

Village of Carol Stream

AGENDA

REGULAR MEETING-PLAN COMMISSION/ZONING BOARD OF APPEALS

MONDAY, AUGUST 28, 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: July 24, 2017
- III. Public Hearing:
 - A. 17-0030 **Panattoni Development Company – 245 Kehoe**
Special Use for Outdoor Activities and Operations – Trailer Parking and Storage
 - B. 17-0031 **Chicago Sign and Light Company – 544-552 N. Gary and 129–195 Hiawatha (Greenway Shoppes)**
Sign Code Variation
Gary Avenue Corridor Review
- IV. Presentation:
- V. Old Business:
- VI. New Business:
- VII. Report of Officers:
- VIII. Adjournment:

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

***All Matters on the Agenda may be Discussed, Amended and Acted Upon
July 24, 2017.***

Chairman Parisi called the Regular Meeting of the Combined Plan Commission/Zoning Board of Appeals to order at 7:03 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, Angelo Christopher, Frank Petella, Dee Spink, Charlie Tucek, John Meneghini

Absent:

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

MINUTES:

Commissioner Spink moved and Commissioner Creighton seconded the motion to approve the minutes of the meeting of June 26, 2017, with one correction.

The results of the roll call vote were:

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

Nays: 0

Abstain: 1 Commissioner Meneghini.

Absent: 0

PUBLIC HEARING

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

**Case # 17-0022 – Recchia Residence – Dominick Recchia – 560 Creekwood Court.
A Zoning Code Variation for Lot Coverage (Patio).**

Chairman Parisi swore in the witness, Mr. Dominick Recchia, 560 Creekwood Court, Carol Stream, IL.

Mr. Recchia stated that he is requesting a variance to install an 8 foot by 20 foot concrete patio, which would put the lot coverage over 30% by about 2.8%.

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

Chairman Parisi asked Mr. Farace for the Staff Report.

Mr. Farace stated that applicant is seeking a lot coverage variation for a patio at 560 Creekwood Court, in the Park Unit 1 subdivision which has very small lots, that 560 Creekwood Court is just under 5500 sq. ft. He stated that the aerial view of the property shows a home on the lot, but that the home was demolished a couple of years ago.

Mr. Farace stated that the applicant is interested in building a new one story home of a little over 1600 sq. ft., and that a small patio that would extend off of the back of the house from the rear doors. He stated that lot coverage would include the house and any other impervious surface, including a patio, but would exclude sidewalks or driveways.

Mr. Farace stated that 30% lot coverage is what is allowed in the R-3 residential district. He stated that, given the house is right up to the 30%, that any addition impervious surface, including the patio, would increase the lot coverage percentage to just under 33%.

Mr. Farace stated that if the applicant were interested in installing a deck that the allowable lot coverage would increase to 35%, because the deck allows for stormwater run-off. Mr. Farace stated that the applicant prefers a patio to a deck for maintenance purposes and ease of use.

Mr. Farace stated that the Staff Report lists variations that have been approved by the Village Board in the past, some of which received positive recommendations from the Plan Commission and some did not. Mr. Farace believes that the request in this case is different from others that have been approved since 2000. He said that some of the other requests were approved for replacement of patios that were in existence, and a new patio was going where a patio was already existing due to flooding or seepage problems. Mr. Farace stated that, in some instances, it was looked at as a hardship if a new homeowner installed a patio to replace one that was installed without a permit by a previous owner, and so as not to penalize the new homeowner, a variation was granted.

Mr. Farace stated that this scenario was different because it is a brand new home, and there are alternatives, such as installing a deck or the house could be reduced in size by 160 sq. ft, but that the architect worked with the applicant to get the house to this size and didn't think it could be reduced any further.

Mr. Farace stated that Staff is sympathetic to the applicant, but recommends denial of the request.

Chairman Parisi asked for questions from the Commission.

Commissioner Tucek proposed to focus, not on the 3%, but on a resolution that fits all parties, and asked if there was any way to use a different material, such as a permeable brick.

Mr. Recchia said that he would probably go in that direction if he gets turned down for his request, but that he would rather have a concrete patio because of ease of shoveling, as pavers are not a flat surface and there would be ice. He said that a deck would require more maintenance.

Mr. Farace stated that a paver patio option would still fall within the 30% lot coverage requirement.

Chairman Parisi said that Commissioner Tucek was referring to permeable pavement as is installed elsewhere in the community, and the intent was to address the stormwater issues in the Staff Report and still accomplish the maintenance aspect that the petitioner is requesting. Chairman Parisi asked Mr. Farace if it would still fall under the 30% requirement.

Mr. Farace said that he thought it would, and the only other option had been discussed was some type of gravel or stone area where a patio table could be placed, but that any other type of surface would fall under the lot coverage percentage.

Commissioner Petella stated that he was confused because a deck would be ok because it would allow water run-off, but bricks, which also allow water run-off are not ok.

Mr. Farace stated that he did not know how many residents have permeable pavement patios.

Commissioner Creighton stated that it was a newer development and he didn't think the code addressed that.

Commissioner Petella asked what happened to the building that was originally on the property.

Mr. Recchia said that it was very old and was beyond repair, or it burned down.

Commissioner Petella asked to clarify that Mr. Recchia wasn't the original owner of the property, that he purchased it, and if there was a bike trail behind the property.

Mr. Recchia stated that he purchased the property and there was a bike trail behind it.

Commissioner Petella stated that it seems foolish to squabble over 3% when people who didn't ask for a permit were rewarded and granted a variation, and people who ask for permit are denied.

Commissioner Spink stated that she was looking for a unique reason for granting the variance, and asked if Mr. Recchia was building a ranch house because someone who may be living there was disabled and needed a flat area to get around, so they don't fall.

Mr. Recchia stated that he was partially disabled and that he was thinking ahead. He said that he was thinking if leaving it grass but that wasn't really an option, and that a deck, grass, or shrinking the house were his only options, and there was a lot shaved off of the house to make it work.

Commissioner Spink asked if he was able to shave any square footage off of the patio.

Mr. Recchia said that he had already shaved it down from 15 x 20, and that the engineer drew up the drainage with the patio.

Commissioner Meneghini asked if Mr. Recchia was going to live in this residence.

Mr. Recchia said yes.

Commissioner Creighton asked Mr. Farace if the 30% requirement is an industry standard.

Mr. Farace stated that, in most suburban areas 30% to 35%, is standard.

Mr. Recchia asked if R-3 a different standard compared than normal.

Mr. Farace stated that R-2 would have the same lot coverage.

Commissioner Christopher asked Mr. Farace to clarify that the percentage is 2½% to 3% over.

Mr. Farace said yes.

Commissioner Christopher suggested other creative ways of lowering the percentage, such as inserting landscaping or a fire pit on a gravel base, and that it was strange that a deck would be allowed, but pavers, which can drain about 20% of rain through the gravel and sand, are not allowed. He said that it was not right to hold Mr. Recchia accountable when there are materials that can get this done without run-off like a hard slab.

Mr. Farace said that was a valid point and that is likely a section of the code that hasn't been updated.

Commissioner Christopher suggested that the applicant look into materials that would accommodate the drainage issue, and then revisit the variance with Mr. Farace.

Commissioner Petella asked to clarify that, if the footprint of the house is already 30% of the property, then there is no room for a patio.

Mr. Farace stated that there was no room for a patio even with an alternate material, and that a variance would still be required, based upon how the code was written.

Chairman Parisi stated that he understands the intent of the code and the FAR with the size of the property. He said that the intent is really to accomplish stormwater run-off, that there are other materials that can be used, and that a permeable pavement with the right cross section will act as a pervious surface and water will go into the soil. Chairman Parisi said that permeable pavement is not typically used residentially, but that it could be an opportunity in this case.

Chairman Parisi suggested that if the Commission is receptive to allowing a paver patio, a recommendation for a motion to approve a certain type of material that would defer stormwater management/issues could be added if the variance is granted, and that Engineering could look at it for correctness.

Mr. Recchia stated that the engineer drew the plans so that there would be no problems with drainage.

Chairman Parisi said that the engineer is correct from a drainage perspective, but the issue, from a zoning perspective, is the coverage that the variance is asking for, and that if there was a permeable pavement there could be other options, as Commissioner Christopher stated, such as connecting sub-drains.

Mr. Recchia said the engineer included sub-drains called soak way pits.

Chairman Parisi stated that could be done with permeable pavement as well, and that there are 2 locations in town, Fountain View and Western Trails School, that the petitioner can view.

Commissioner Petella asked what the cost of concrete was in comparison to wood and pavers.

Mr. Recchia said that concrete would be most expensive because he would hire a contractor, but he would install pavers himself, which would make the cost lower.

Commissioner Tucek asked to clarify that, as it stands, there is no room for a patio.

Mr. Farace stated that was correct and that a variation would still be needed.

Chairman Parisi clarified that decks are allowed to exceed the limit because they provide stormwater management issue.

Commissioner Creighton made a motion with the condition that the petitioner use permeable pavers.

The motion did not carry.

Commissioner Meneghini made a motion and Commissioner Petella seconded to deny the request for the variance.

The motion failed.

The results of the roll call vote were:

Ayes: 3 Commissioners Creighton, Meneghini, Chairman Parisi.
Nays: 4 Commissioners Christopher, Petella, Spink, Tucek.
Abstain: 0
Absent: 0

Commissioner Petella moved and Commissioner Spink seconded the motion to approve the request for variance.

The results of the roll call vote were:

Ayes: 2 Commissioners Petella, Spink.
Nays: 5 Commissioners Creighton, Christopher, Meneghini, Tucek, Chairman Parisi
Abstain: 0
Absent: 0

This case will go before the Village Board of Trustees on Monday, August 7, 2017, at 7:30 PM for formal approval with a recommendation to deny the request from the Plan Commission.

Case #17-0023 – American Litho / Bruce Matuszak – 175 Mercedes Drive

A Special Use Permit to Allow for Outdoor Activities and Operations in the I Industrial District (Air Compressor)

Chairman Parisi swore in the witness, Bruce Matuszak, Maintenance Manager, 175 Mercedes Drive.

Mr. Matuszak stated that he was looking for a variance to put air compressors in the back of the building due to a catastrophic failure in the plant. He stated that in order to keep the plant open, they had to install the compressors immediately and he is now applying for the Special Use and permits.

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

Chairman Parisi asked for the Staff Report.

Mr. Farace stated that American Litho, located at 175 Mercedes Drive, was seeking a Special Use permit for outdoor activities and operations for the installation of air compressors, which are pre-fabricated metal structures located at the southeast corner of the property and were installed due to an emergency situation. Mr. Farace stated the structures are 11 feet tall, 11 feet wide, and 32 feet long. He stated that there is other equipment/structures in the back of the property.

Mr. Farace stated that Staff feel comfortable with supporting the request with additional landscape screening in the greenspace area directly south of the compressors. He stated that this request is fairly common with other industrial properties in town, and that Staff is supportive with the additional landscaping condition for trees in the greenspace area.

Chairman asked for questions from the Commission.

Commissiner Christopher, Commissioner Meneghini had none.

Commissioner Creighton asked to clarify that no parking spaces were used and that the petitioner was agreeable to the Staff recommendation.

Mr. Matuszak stated that they weren't really in agreement with the recommendation, but would plant the trees if they must. He stated that the only people that see the compressors are the truck drivers that come behind the building, and the employees. He said that there were railroad tracks one side and an open lot that belongs to Mercedes Benz on the other, and that it is on the end of a cul de sac. He said that it was just an added expense and they would do whatever was decided, but they weren't happy about it.

Mr. Farace stated that they were requesting the additional landscaping for consistency.

Commissioner Spink asked for clarification saying that the application said two trees, but the recommendation was for three trees.

Mr. Matuszak said that landscaping company said three trees.

Mr. Farace stated the three trees would be spaced to the north and in between the two existing deciduous trees.

Commissioner Spink asked if there was enough space.

Mr. Farace stated that there was plenty of space.

Commissioner Petella asked when the air compressors were installed.

Mr. Matuszak stated that they were up and running around January, 2017.

Commissioner Tucek asked if they have been inspected by the Village.

Mr. Farace stated that the Fire District has reviewed them and permits have been applied for.

Commissioner Tucek asked what the liability was if they compressors were reviewed and failed.

Mr. Farace said that something would be done to make sure they were installed correctly.

Commissioner Tucek asked if waste water run-off was going outside.

Mr. Matuszak said that it goes into the building and into an oil/water separator where the oil is collected and the water goes down the drain.

Chairman Parisi had no questions.

Commissioner Meneghini moved and Commissioner Creighton seconded the motion to approve the request for a Special Use permit or outdoor activities and operations with Staff recommendations.

The motion passed.

The results of the roll call vote were:

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

Nays: 0
Abstain: 0
Absent: 0

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

Case #17-0024 – St. Charles Investments, LLC / Pre-owned of St. Charles – 27W301 North Avenue, West Chicago, IL.
A Zoning Map Amendment (Rezoning) to B-3 Service District (upon annexation)

There were no witnesses to be sworn in. Chairman Parisi asked Mr. Farace for the Staff Report.

Mr. Farace stated that there was no one in attendance from the car dealership, and that this case is a rezoning request to rezone a sales lot for Pre-Owned of St. Charles/St. Charles Investments to a B-3 service district. He referred to a slide that showed the location of the property located next to the AT&T property, along with the next property just to the west which is also owned by Pre-Owned of St. Charles/St. Charles Investments.

Mr. Farace stated that easternmost parcel is the main part of the dealership, and is party to a pre-annexation agreement from the mid-90s which states that the car dealership property was able to hook up to Village water and sewer, and would be required to annex into the Village when the property, along with the property just to the west, which has cars and a small storage building, became adjacent to the Village boundary. Mr. Farace stated that the property became adjacent when the AT&T property was annexed in earlier this year.

Mr. Farace stated that, typically, when a property is annexed in to the Village, it defaults to R-1 zoning, but that the property will be zoned to B-3, which is the zoning designation for the majority of properties along North Avenue.

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

Chairman Parisi asked for questions form the Commission.

Commissioners Tucek, Spink, Meneghini, Christopher and Chairman Parisi had none.

Commissioner Petella, asked if all the businesses along that particular corridor to tie into the Village water and sewer supply with the contingency that when the property annexed in, and asked if DuPage Honda and Yamaha was included.

Mr. Farace said yes, that the contingency is correct, but that DuPage Honda/Yamaha did not tie into Village water and sewer, but that AT&T, Pre-Owned of St. Charles, Chicago Motor Cars, and John and Tony's are connected to Village water and sewer.

Commissioner Creighton asked if the two properties were going to be combined into one property.

Mr. Farace said that at this point the two properties were not going to be combined, but potentially in the future.

Commissioner Meneghini moved and Commissioner Tucek seconded the motion to rezone 27W301 North Avenue to a B-3 service district upon annexation into the Village of Carol Stream.

The motion was passed.

The results of the roll call vote were:

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

Nays: 0

Abstain: 0

Absent: 0

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

The motion was passed by unanimous vote.

OLD BUSINESS:

NEW BUSINESS:

ADJOURNMENT:

At 7:41pm Commissioner Creighton moved and Commissioner Tucek 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
August 28, 2017

TO:
Chairman and Plan
Commissioners

FROM:
Community Development
Department

CASE MANAGER:
Tom Farace, Planning &
Economic Development
Manager

ACTION REQUESTED:
The applicant is requesting approval of a Special Use Permit to allow for outdoor activities and operations in the form of trailer parking and storage in the I Industrial District, in accordance with Section 16-10-2(B)(14) of the Zoning Code.

APPLICANT/ CONTACT:
Mr. John Pagliari
Panattoni Development
Company
6250 River Road, Suite 4050
Rosemont, IL 60018



CASE #: 17-0030

LOCATION: 245 E. Kehoe Boulevard

PROJECT NAME: Panattoni Development Company



LOCATION	ZONING DISTRICT	LAND USE	COMPREHENSIVE PLAN DESIGNATION
Subject Property	I Industrial District	Industrial (former Henkel Development)	Industrial
North	I Industrial District	Industrial (SFS Distribution)	Industrial
South	I Industrial District	Industrial (Packaging Personified)	Industrial
East	I Industrial District	Industrial (Fern Manufacturing, Multi-Tenant Building)	Industrial
West	I Industrial District	Industrial (Schmolz & Bickenbach, Multi-Tenant Building)	Industrial

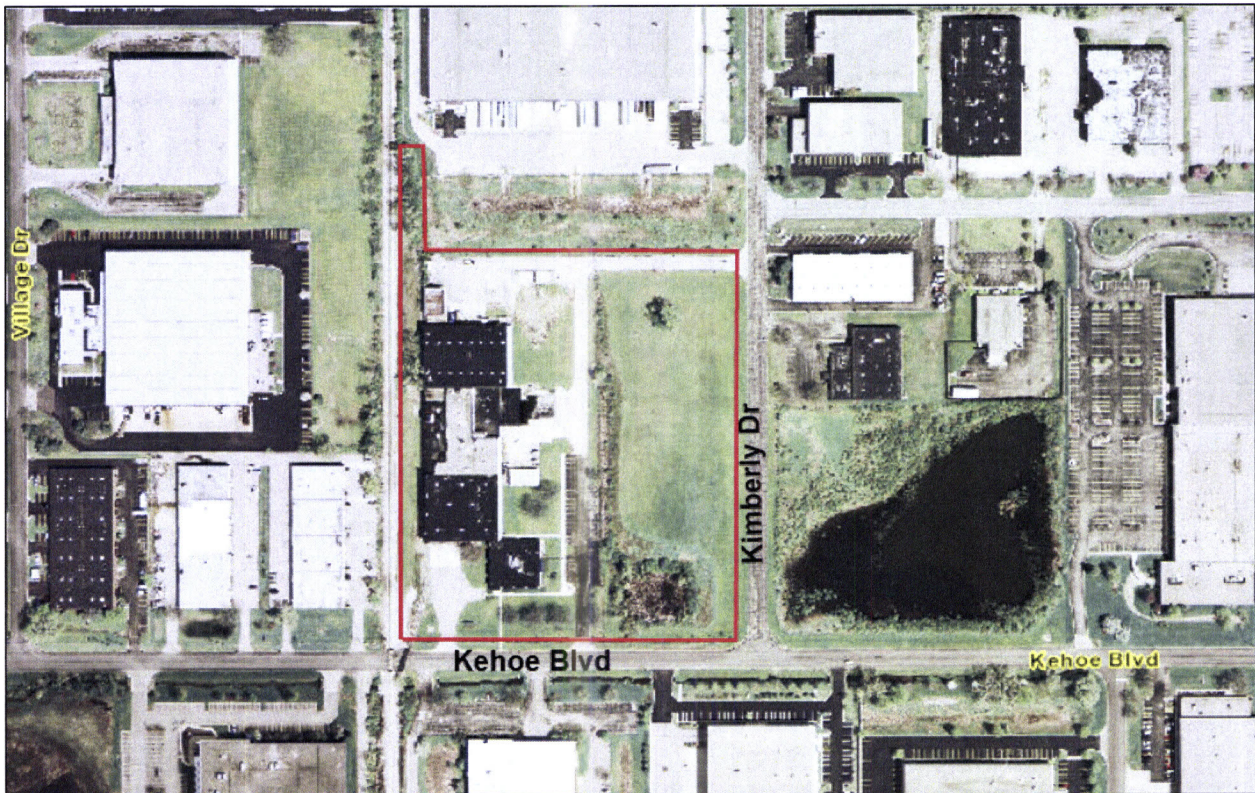
The industrial property outlined above is located at the northwest corner of Kehoe Boulevard and Kimberly Drive.

Site Assessment

COMPREHENSIVE PLAN DESIGNATION:

The subject property is designated for industrial uses according to the Village's 2016 Comprehensive Plan.

AERIAL PHOTOGRAPH:



Project Summary

ATTACHMENTS:

Attached for review is the General Application, Special Use Application, cover letter dated July 31, 2017, Public Notice, Site Plan (Exhibit A), and Landscape Plan (Exhibit B).

BACKGROUND:

The Panattoni Development Company proposes to demolish the vacant Henkel building at 245 Kehoe Boulevard (northwest corner of Kehoe Boulevard and Kimberly Drive), and construct a 186,200 square foot speculative office/warehouse building with 32 truck docks on the west side of the building. Since the property is zoned I Industrial, the proposed use is permitted in the Industrial District; however, the applicant also requests approval to allow for the outdoor storage and parking of trailers for a future use within the building. Outdoor storage/parking of trailers requires approval of a Special Use Permit as an outdoor activity or operation.

Staff Analysis

SPECIAL USE FOR OUTDOOR ACTIVITIES/OPERATIONS

Section 16-10-1(C) of the Zoning Code states that, *“unless specifically permitted, all business, processing, storage and all other activities and operations shall be conducted within completely enclosed buildings. If permitted as a special use, such operation or activity shall be screened by a fence.”*

Requests for Special Use Permits for outdoor activities and operations in the Industrial District are common, and the Plan Commission recommends approval of most requests. Typical requests seek approval to allow outdoor trailer parking or equipment storage, or the outdoor installation of process equipment such as dust collection equipment, storage tanks, and silos. In review of such requests, staff works with applicants to minimize visibility of the outdoor activity or installation to the extent possible, depending on the specific circumstances of each request.

The following points summarize the request and screening mechanisms proposed for the trailer parking:

- Panattoni has submitted a site plan and landscape plan for the proposed development, which illustrates 42 trailer parking spaces along the west side of the property.
- As depicted on the landscape plan, the proposed trailer parking spaces will be screened by a double row of evergreen trees that will be installed at the southern corner of the building and at the southwest corner of the parking lot that will also extend north approximately 100 feet along the western edge of the parking lot.
- In addition, the landscaping at the southwest corner of the parking lot will be installed on top of a berm, and a cedar fence is proposed behind the proposed landscaped areas for additional screening.
- The proposed trailer parking spaces will be set back almost 200 feet from Kehoe Boulevard, with detention areas and associated plantings also providing both a softened appearance for the detention areas and an additional screening method for the potential trailer parking.
- Likewise, staff believes that both the proposed building and the existing building to the west will provide additional shielding of the trailer parking as viewed by motorists on Kehoe.

Staff believes that the landscaping, berming, fencing, and building configurations will provide adequate screening of the proposed trailer parking area and has no objections to the Special Use request. It should be noted that the submitted plans depict an eight-foot tall cedar fence; however, the Village Fence Code only allows a seven-foot tall fence within the Industrial District. As such, staff recommends that the plans be modified prior to the issuance of a building permit to denote a seven-foot tall fence instead.

SPECIAL USE FINDINGS OF FACT

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

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

The speculative office/warehouse building is deemed more attractive to potential users if trailer storage is an allowable option for the property, and the applicant has provided suitable screening for the proposed trailer storage.

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

Since the outdoor storage is proposed to be properly screened, this outdoor activity should not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare.

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

Other properties within the Industrial District have received Special Use approval for outdoor activities and operations in the form of outdoor trailer parking and storage, including Weiss Commercial Properties at 163 Easy Street, Temple-Inland at 139 Fullerton Avenue (now International Paper), and the Beltmann Group at 225 Westgate Drive, with no apparent injury to the use or enjoyment of properties in the immediate vicinity or diminution or impairment to property values within the neighborhood.

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

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

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

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

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

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

Recommendation

Staff has reviewed the applicant's request and can support the trailer storage given the proposed screening mechanisms and similarity to comparable requests in the industrial park. Therefore, staff recommends approval of the Special Use Permit to allow for outdoor activities and operations in the form of outdoor trailer parking and storage in the I Industrial District for the Panattoni Development Company, Case No. 17-0030, subject to the following conditions:

1. That no more than 42 trailers be permitted to be parked outdoors on the west side of the property, and that cargo containers not on a trailer may not be stacked or stored on the property;
2. That all landscape materials shall be maintained in a neat and healthy manner, with dead or dying materials replaced with the approved size and species type per the approved landscape plan on an annual basis;
3. That the fence proposed to screen the trailer parking shall be seven-feet tall, board-on board cedar fencing;
4. That the entire parking lot shall be striped in accordance with the Village's looped parking stall striping requirements; and
5. That the site must be maintained and any future businesses must be operated in accordance with all State, County and Village codes and regulations.

Do Not Write in This Space
 Date Submitted: 7/31/17
 Fee Submitted: \$800
 File Number: 17-0030
 Meeting Date: 8/28/17
 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

7/31/17

FORM A

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

- Name of Applicant Panattoni Development Company Phone 847-292-4520
 Address 6250 N. River Road Suite 4050, Rosemont, IL Fax 847-292-4501
 E-Mail Address jpagliari@panattoni.com
 (required)
 Name of Attorney _____ Phone _____
 (if represented)
 Address _____ Fax _____

Name of Owner Panattoni Development Company Phone 847-292-4520
 (required if other than applicant)
 Address 6250 N. River Road Suite 4050, Rosemont, IL Fax 847-292-4501

Name of Architect Harris Architects Inc Phone 847-303-1155
 (if applicable)
 Address 4801 Emerson Ave, Palatine, IL 60067 Fax _____
- *Common Address/Location of Property 245 Kehoe Boulevard
- Requested Action (*check all that apply*)

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

Describe requested action We are requested preliminary approval to construct a new 186,200 SF office / warehouse building with 135 car stalls and 42 trailer stalls.

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> x </u> | Special Use Application (Form C) |
| <u> </u> | Application for Development Approval (Form D) |
| <u> </u> | Gary/North Avenue Corridor Application (Form E) |
| <u> x </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> </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> x </u> | Project Narrative/Cover Letter |
| <u> </u> | Application Fee \$ <u>800.00</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.

John Pagliari

 Print Name

 Signature

 7-31-17

 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

SPECIAL USE APPLICATION

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

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

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

Yes, warehouse buildings require trailer storage for the
tenants.

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

No, trailer parking will be located adjacent to the existing
rail tracks and be screened with a landscaped berm along Kehoe Blvd.

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

No, again trailer parking will be located adjacent to the existing
rail tracks and be screened with a landscaped berm along Kehoe Blvd.

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

No, the surrounding properties are industrial uses.

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

Yes, all utilities, access roads, drainage, will be installed
per code.

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

Yes, all improvements will be installed per code.

7. Other pertinent information or reason for request.

N/A



July 31st, 2017

Tom Farace, AICP
Planning & Economic Development Manager
Village of Carol Stream
500 N. Gary Avenue
Carol Stream, IL 60188

RE: 186,000 +/- Office Warehouse Development
245 Kehoe Boulevard
Carol Stream, IL 60188

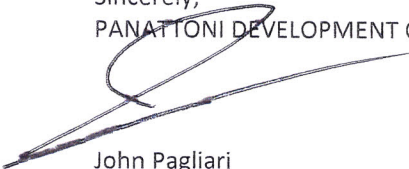
Dear Tom:

My name is John Pagliari and I am a Senior Partner with Panattoni Development Company. Currently my company is looking to redevelop the property located at 245 Kehoe Boulevard in Carol Stream into an 186,000 +/- SF office /warehouse building with 135 car parking spots and 42 trailer parking spots. We are currently looking for preliminary planned unit development approval and a special use permit for the trailer parking located on west side of the property. To support our requested please find the enclosed items:

1. Completed General Application (Form A) Dated 7/31/17.
2. Completed Special Use Application (Form C) Dated 7/31/17.
3. Eight (8) Full Size and one (1) 11x17 Plat of Survey with Legal Description prepared by SpaceCo dated 6/26/2017.
4. Eight (8) Full Size and one (1) 11x17 Site Plans prepared by SpaceCo dated 7/28/17.
5. Eight (8) Full Size and one (1) 11x17 Landscape Plans prepared by McCallum Associates dated 7/27/17.

If you need anything else, or have any additional questions please do not hesitate to contact me at 847-292-4520.

Sincerely,
PANATTONI DEVELOPMENT COMPANY



John Pagliari
Senior Partner

Enclosures

Certificate of the Publisher

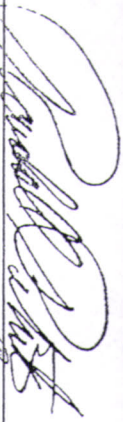
Examiner Publications, Inc. certifies that it is the publisher of The Examiner of Carol Stream. The Examiner of Carol Stream is a secular newspaper, has been continuously published weekly for more than fifty (50) weeks prior to the first publication of the attached notice, is published in the Village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

A notice, a true copy of which is attached, was published 1 times in The Examiner of Carol Stream, namely one time per week for 1 successive weeks. The first publication of the notice was made in the newspaper, dated and published on August 9, 2017 and the last publication of the notice was made in the newspaper dated and published on August 9, 2017. This notice was also placed on a statewide public notice website as required by 5 ILCS 5/2.1.

In witness, Examiner Publications, Inc. has signed this certificate by Randall Petrik, its publisher, at The Village of Carol Stream, Illinois, on August 9, 2017.

Examiner Publications, Inc.

By: Publisher



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

Subscribed and sworn to before me this 11 day of Aug, A.D. 2017.

Notary Public

PUBLIC NOTICE FILE # 17-0093

Notice is hereby given that the Carol Stream Plan Commission/Zoning Board of Appeals will hold a Public Hearing at the Carol Stream Fire District - Station 28, 3655 N. Kuhn Road, Carol Stream, Illinois, on Monday, August 28, 2017 at 7:00 p.m. to consider an application from Panatieri Development Company for the following actions:

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

For the property located at 245 Kehoe Boulevard, P.I.N. 02-32-202-006

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

By order of the Combined Plan Commission/Zoning Board of Appeals, Village of Carol Stream, Illinois, Published by The Examiner on Wednesday, August 9, 2017.

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

As published in The Examiner Aug. 9, 2017 0809

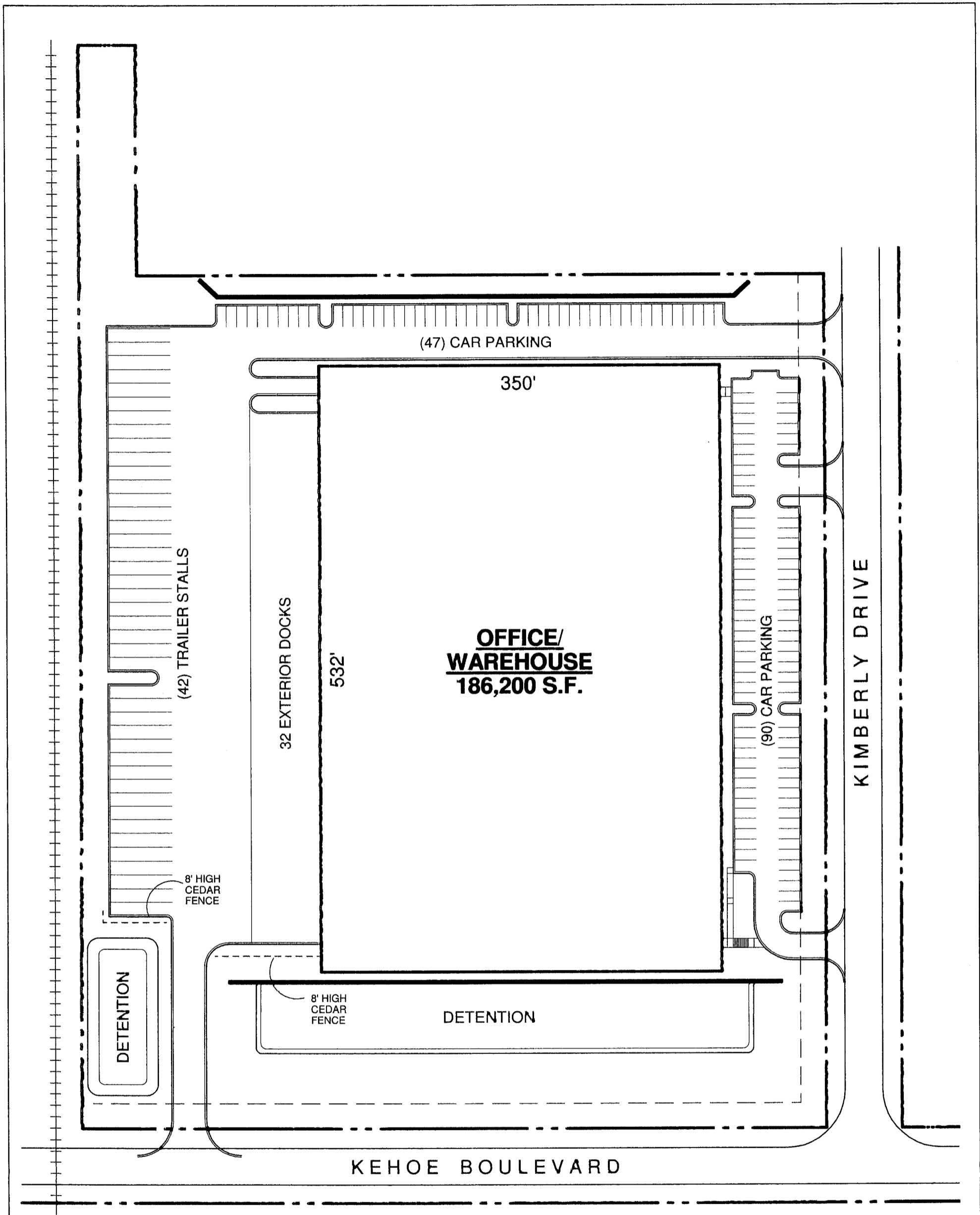
"OFFICIAL SEAL"

RENEE M KOENEN

NOTARY PUBLIC, STATE OF ILLINOIS

Commission Expires 06/24/2018



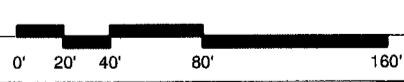


SITE AREA (±11.75 AC.)	511,944 S.F.	PARKING	
BUILDING AREA	186,200 S.F.	PARKING PROVIDED	137 STALLS
TOTAL EXTERIOR DOCKS	32 DOCK	TRAILER STALLS	42 STALLS
DRIVE IN OVERHEAD DOORS	2 DOORS		

CONCEPTUAL MASTER SITE PLAN FOR:
NEW OFFICE/WAREHOUSE
 245 EAST KEHOE BOULEVARD CAROL STREAM, ILLINOIS

SITE PLAN

213215 NAE 08-18-2017



Village of Carol Stream Plan Commission/Zoning Board of Appeals

STAFF REPORT

August 28, 2017

TO:
Chairman and Plan
Commissioners

FROM:
Community Development
Department

CASE MANAGER:
Tom Farace, Planning &
Economic Development
Manager

ACTION REQUESTED:
The applicant is requesting approval of a Sign Code Variation to increase the height of a shopping plaza ground sign from six feet to eight feet in accordance with Section 6-11-17 (D)(2) of the Carol Stream Sign Code; and Gary Avenue Corridor Review in accordance with Section 16-5-6 of the Carol Stream Zoning Code.

APPLICANT/ CONTACT:
Mr. John Doyle
Chicago Sign and Light
26W535 St. Charles Road, Unit A
Carol Stream, IL 60188



CASE #: 17-0031

LOCATION: 544-552 N. Gary Avenue and 125-195 Hiawatha Drive

PROJECT NAME: Chicago Sign and Light / Greenway Shoppes



LOCATION	ZONING DISTRICT	LAND USE	COMPREHENSIVE PLAN DESIGNATION
Subject Property	B-2 General Retail District	Corridor Commercial	Corridor Commercial
North	R-4 General Residence District	Multi-Family Residential (Greenway of Carol Stream)	Multi-Family Residential
South	R-3 One-Family Residence District	Institutional (Municipal Center)	Institutional
East	I Industrial	Industrial (International Paper)	Industrial
West	R-4 General Residence District	Multi-Family Residential (Greenway of Carol Stream)	Multi-Family Residential

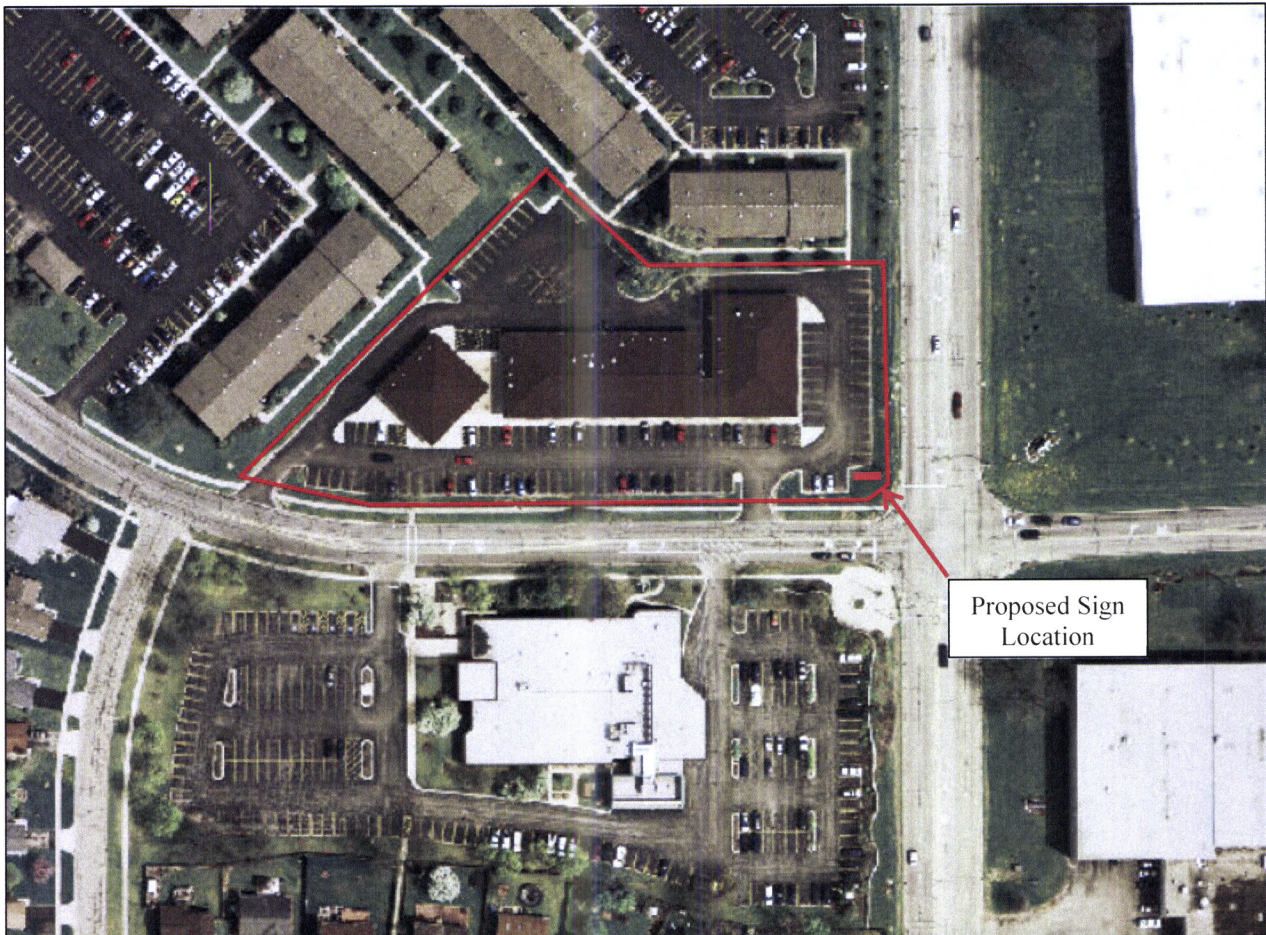
The existing commercial property outlined above is located at the northwest corner of Gary Avenue and Hiawatha Drive.

Site Assessment

COMPREHENSIVE PLAN DESIGNATION:

The subject property is designated for corridor commercial uses according to the Village's 2016 Comprehensive Plan.

AERIAL PHOTOGRAPH:



Project Summary

ATTACHMENTS:

Attached for review is the General Application, Sign Code Variation Application, Gary/North Avenue Corridor Review Application, cover letter from Chicago Sign & Light dated August 2, 2017, Sign Drawing (Exhibit A), and Plat of Survey (Exhibit B).

BACKGROUND:

The applicant, John Doyle of Chicago Sign and Light, on behalf of the Greenway Shoppes Shopping Center, requests Gary Avenue Corridor (GAC) approval for a new shopping plaza ground sign for the center at the northwest corner of Gary Avenue and Hiawatha Drive. In addition, a Sign Code Variation is requested to increase the height of the sign from six feet to eight feet. The shopping plaza currently has an existing multi-tenant directory sign, and proposes to replace it with a modern sign.

Staff Analysis

SIGN VARIATION

According to Section 6-11-17 (D)(2) of the Village Sign Code, a shopping plaza may install one directory ground sign per street frontage, and each sign may not exceed 96 square feet in area or six feet in height. In the case of the Greenway Shoppes shopping plaza, it currently has one directory ground sign at the corner of Gary Avenue and Hiawatha Drive, and the sign measures approximately 40 square feet in area and six feet in height. The proposed sign will be located in the same location as the existing sign, and will measure 96 square feet in area and eight feet in height. With the additional two feet proposed in height for the sign, a variation is requested.

As depicted in Exhibit A, the existing sign is rather small and the tenant panels are difficult to read as motorists travel along Gary Avenue. With a larger and taller sign, the size of each tenant panel will also be enlarged, thereby increasing the legibility of each tenant panel and public's capacity to read information on the sign. Furthermore, as noted in the applicant's variation application, the property frontage along Gary Avenue is small as compared its frontage along Hiawatha Drive, and the majority of the tenants in the center front Hiawatha Drive. The wall signage for each of the tenants along Hiawatha is only visible once a motorist is on that specific street, which makes the directory sign at the corner even more important from an identification perspective.

In review of the request, staff researched sign height variation requests for other properties along Gary Avenue. Our research indicated that when an applicant was able to demonstrate that adhering to the height restriction set forth in the Sign Code would significantly reduce the effectiveness of the sign, the Plan Commission and Village Board have supported those requests in the past. Below is a table listing recently approved sign height variation requests (note that all variations were approved from the allowable six-foot height):

Year	Address/ Location	Requested Height
2004	960 N. Gary/Ross Ferraro Town Center	11 ft, 2 ½ in
2009	150 S. Gary/Holiday Inn	13 ft, 3 in
2011	148 N. Gary/Gary at North Center	12 ft
2011	570 S. Gary/American Legion Lee Pfund Field	12 ft

2013	1175 N. Gary/Windfall Plaza	25 ft
2013	910 N. Gary/Fountain View Rec Center	13 ft, 8 in
2017	1160 N. Gary Avenue/WoodSpring Suites Hotel	14 ft, 6 in

Staff does not believe the new sign for the Greenway Shoppes will adversely impact surrounding properties or be out of character along the Gary Avenue Corridor, including the taller signs for the industrial properties on the east side of Gary Avenue (which can be up to 10 feet in height based on their industrial zoning designation), and can support the height variation request.

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.

Given the limited frontage of the property along Gary Avenue, staff believes a taller sign which allows for larger and more legible tenant panels will allow for increased communication of the businesses within the plaza along the Gary Avenue Corridor. Likewise, two additional feet on the proposed sign should not have any adverse effects on surrounding properties, motorists, or pedestrians/bicyclists.

2. The available locations for adequate signage on site.

The proposed sign will remain in the same location as the existing sign, and is in a suitable location to provide identification for businesses within the plaza for motorists along Gary Avenue.

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

The height variation should allow for more effective advertising of shopping plaza tenants, thereby reducing any motorist uncertainty in not being able to clearly read the tenant names on the existing directory sign.

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. The proposed sign and the two-foot height increase should improve awareness of businesses within the center with no apparent detriment accruing to the public if the Sign Code variation is approved.

GARY AVENUE CORRIDOR REVIEW

The proposed sign also requires GAC Review approval. As indicated on the submitted sign drawing, the proposed sign will be a double-sided directory-style sign, with an aluminum cabinet and steel framing. Masonry is proposed at the base of the sign and as half-column features on either side of the sign, with the material proposed to match other masonry elements along the Corridor including the masonry wall at the Municipal Center. A limestone cap is also proposed on top of each half-column, with Japanese Sedge groundcover proposed around the base of the sign. Staff believes the proposed sign, with its updated materials and landscaping, will be a vast improvement to the existing sign, and will be in compliance with the GAC regulations of the Municipal Code. Therefore, staff supports the design of the proposed sign.

Recommendation

Staff recommends approval of the requested sign variation and Gary Avenue Corridor Review for Chicago Sign and Light/Greenway Shoppes, Case No. 17-0031, subject to the following conditions:

1. That the applicant must obtain the required sign permit prior to the installation of the new sign;
2. That all landscape materials shall be maintained in a neat and healthy manner, with dead or dying materials replaced on an annual basis; and
3. That the sign must otherwise comply with all state, county and Village Codes and requirements.

T:\Planning\Plan Commission\Staff Reports\2017 Staff Reports\17-0031 Chicago Sign and Light - Greenway Shoppes Sign VAR and GAC.docx

Do Not Write in This Space

Date Submitted: 8/2/17
Fee Submitted: \$140.00
File Number: M-0031
Meeting Date: 8/28/17
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 JOHN DOYLE Phone 630-407-0802
C/O CHICAGO SIGN & LIGHT CO.
Address 26 W 535 SAINT CHARLES CAROL STREAM, IL 60188 Fax _____

E-Mail Address CHICAGOSIGNS@AOL.COM

(required)

Name of Attorney _____ Phone _____

(if represented)

Address _____ Fax _____

Name of Owner GREENWAY SHOPPES, LLC Phone 630-690-1200

(required if other than applicant)

Address 27W 281 GENEVA ROAD, #F, WINFIELD, IL 60190 Fax _____

Name of Architect _____ Phone _____

(if applicable)

Address _____ Fax _____

544-552 N. GARY AND 125-195 HIAWATHA

2. *Common Address/Location of Property GARY + HIAWATHA

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 checked="" 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 REPLACE EXISTING MONUMENT SIGN WITH
96 SQ. FT. SIGN @ ~~8~~ 8' ELEVATION

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

- | | |
|-------------------------------------|---|
| <input checked="" type="checkbox"/> | General Application (Form A) |
| <input type="checkbox"/> | General Variation Application (Form B-1) |
| <input checked="" type="checkbox"/> | Sign Code Variation Application (Form B-2) |
| <input type="checkbox"/> | Fence Code Variation Application (Form B-3) |
| <input type="checkbox"/> | Special Use Application (Form C) |
| <input type="checkbox"/> | Application for Development Approval (Form D) |
| <input checked="" type="checkbox"/> | Gary/North Avenue Corridor Application (Form E) |
| <input type="checkbox"/> | Plat of Survey with Legal Description |
| <input type="checkbox"/> | Site Plan |
| <input checked="" type="checkbox"/> | Landscape Plan |
| <input type="checkbox"/> | Plat of Annexation |
| <input type="checkbox"/> | Preliminary Subdivision Plat |
| <input type="checkbox"/> | Final Subdivision Plat |
| <input type="checkbox"/> | Preliminary Planned Unit Development Plan |
| <input type="checkbox"/> | Final Planned Unit Development Plan |
| <input checked="" type="checkbox"/> | Drawings of Proposed Signs |
| <input type="checkbox"/> | Horizontal Building Elevations |
| <input type="checkbox"/> | Floor Plan |
| <input checked="" type="checkbox"/> | Proof of Ownership or Written Consent From Property Owner |
| <input type="checkbox"/> | Project Narrative/Cover Letter |
| <input checked="" type="checkbox"/> | Application Fee \$ <u>500.00 + 640.00</u> |

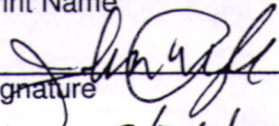
Please submit eight (8) full size drawings and one legible 11 by 17 inch reduced reproducible copy of full size drawings. Additional sets of plans may be required for certain applications. Please contact Village staff with any questions concerning the submittal requirements. **Full size drawings should 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.

JOHN DOYLE AS AGENT FOR GREENWAY SHOPPES, LLC
 Print Name

 Signature
7/26/2017
 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

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?

Sign area slopes to the West. Most tenant storefronts face South and are not visible through trees during the summer. Most traffic is on the East exposure along Gary Avenue.

2. The available locations for adequate signage on site.

The location specified has been in use for more than 10 years. Due to the design and size of the existing sign most tenants have no exposure to Gary Avenue Traffic.

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

There will be no negative effect to pedestrian or motor traffic, nor any negative effect on adjoining properties, nor any negative effect on visibility nor drainage.

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.
In order to comply with the code and make full use of the allowed sign square footage
the sign would have to be shortened vertically and expanded horizontally, which makes
the tenant panel sizes difficult to layout, and the west panels are even further from Gary Ave.

5. Other pertinent information or reason for request.
Other shopping centers along Gary Avenue have monument signs at this height.
The new city hall approach will be enhanced by installation of a new and effective
monument sign across the street at Greenway Shoppes. Citizens will be able to better
locate and patronize the tenant shops.

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: 07.26.2017

Property Address 5440-552 N. Gary Ave and 125-195 Hiawatha

Applicant: John Doyle as agent for Greenway Shoppes, LLC.

Name Corporation

27w281 Geneva Road, Suite F

Street Address Partnership

Winfield, IL 60190

City State Zip Code

John Doyle, Chicago Sign and Light Company 630-407-0802

Contact Person Area Code / Telephone

Relationship of the applicant to the property herein described:

- Owner
- Professional Consultant
- Tenant
- Other _____
- Lessee

Owner: Greenway Shoppes, LLC

Name

27w281 Geneva Road, Suite F

Street Address

Winfield, IL 60190

City State Zip Code

630-690-1200

Area Code / Telephone

Signature of Owner: 

CHICAGO SIGN®

Chicago Sign[®] and Light Company

26w 535 St Charles Road, Unit A

Carol Stream, IL 60188

630-407-0802 ChicagoSigns@aol.com

08.02.2017

Village of Carol Stream
Planning and Zoning Dept
Attn: Tom Farace

I have submitted an application for variation to allow a freestanding sign listing the tenants of the Greenway Shoppes located at the Northwest corner of Hiawatha and Gary Avenue.

This site is a Shopping Plaza zoned B2 that was developed over 25 years ago. It has at least 13 tenants providing neighborhood and convenience services. Most of the stores face Hiawatha Street and have no visibility to Gary Avenue traffic.

The existing sign is poorly designed and the tenant names are hard to read. The sign is in poor condition and the lighting system is obsolete.

The owner would like to install a 96 square foot sign as allowed for the site in order to provide adequate tenant representation to the Gary Avenue traffic.

Per code the maximum height allowed in this area is 6 feet. In order to limit the horizontal dimension of the sign and to have a reasonable aspect ratio for each tenant panel while also keeping the sign 18 inches above the ground we are asking for a variance to place the sign at an eight foot elevation.

The 6 foot height requirement would require the design to have a greater horizontal dimension (say 4 ft x 24 ft) that would place much of the tenant panels further from the Gary Avenue frontage while increasing the size of the footing and the amount of masonry... since the grade slopes to the West.

For aesthetic, visibility, and practical reasons we are asking to be allowed to install the proposed sign at an 8 foot elevation.

Thanks for your help in this matter.

Best regards,
John Doyle, President
Chicago Sign and Light Company

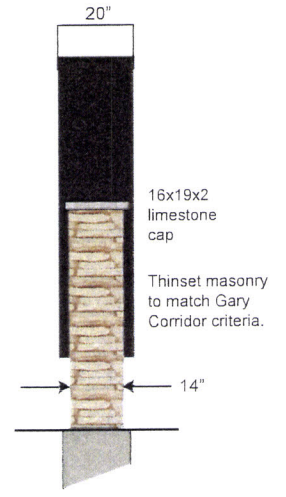
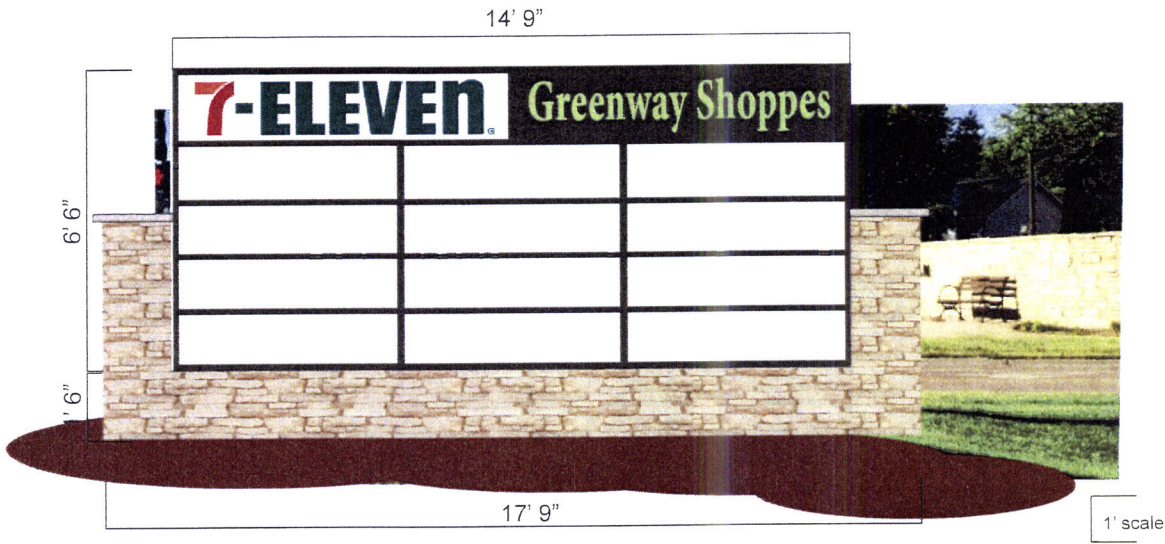
CHICAGO SIGN®

Chicago Sign® and Light Company
 26w 535 St Charles Road, Unit A
 Carol Stream, IL 60188
 630-407-0802 ChicagoSigns@aol.com

08.21.2017
 Greenway Shoppes
 Hiawatha & Gary
 Carol Stream, IL

Replace one existing monument sign.

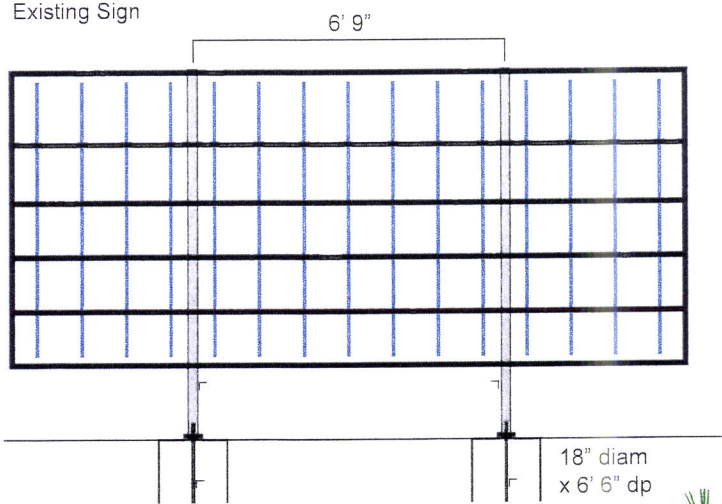
Double faced monument sign.
 Acrylic facing with vinyl applied.
 Aluminum cabinet with steel framing.
 White LED internal illumination. 8 amp / 120v
 Provide disconnect, venting, drain holes.
 Connect to existing electric circuit at site



Proposed Sign



Existing Sign



Partial Site Plan

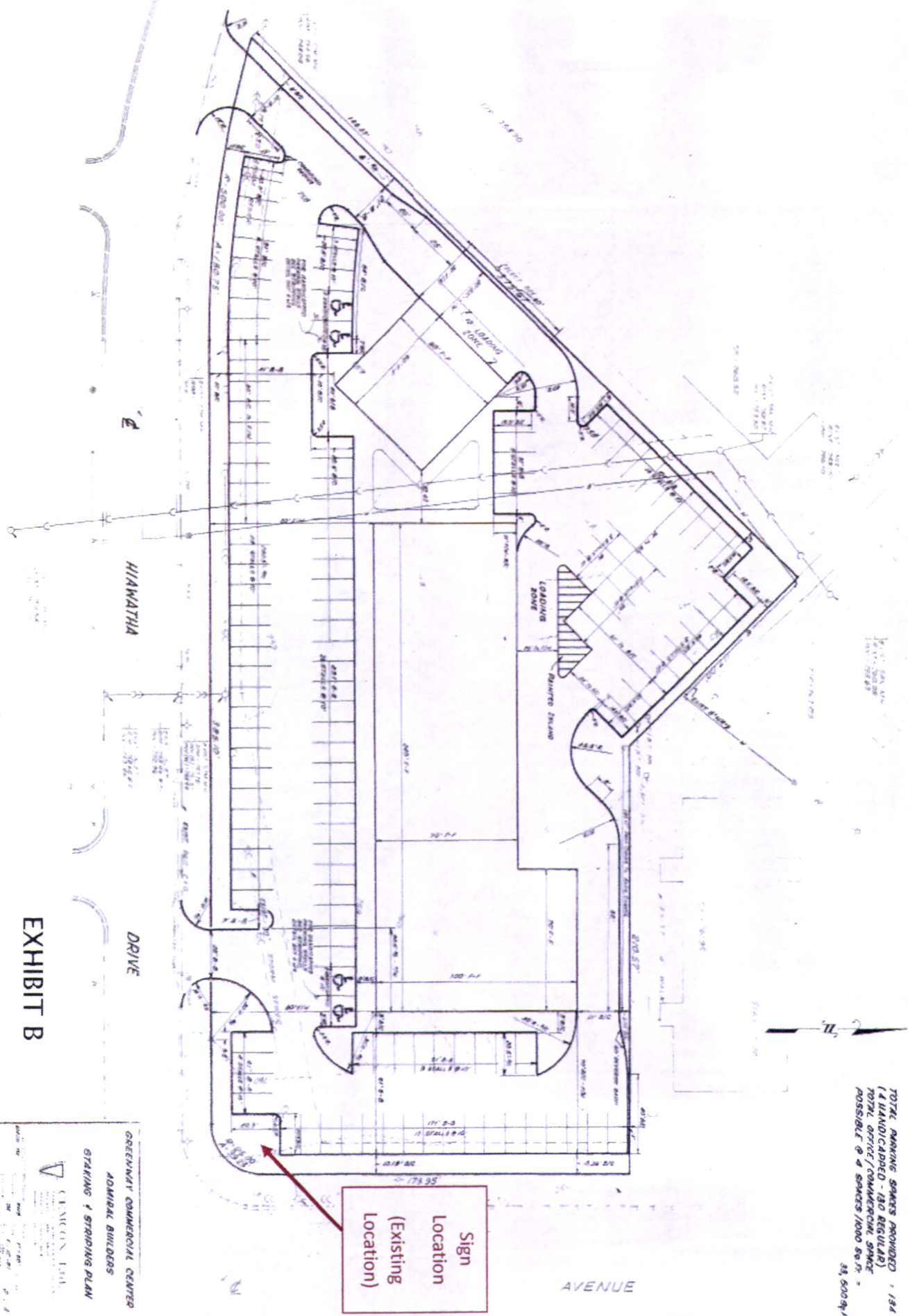
30'



EXHIBIT A



5' x 20' landscape area of Japanese Sedge



TOTAL PARKING SPACES PROVIDED - 134
 (4 HANDICAPPED - (30 REGULAR)
 TOTAL OFFICE / COMMERCIAL SPACE
 POSSIBLE @ 4 SPACES / 1000 SQ. FT.
 34,600 SQ. FT.

Sign
 Location
 (Existing
 Location)

EXHIBIT B

HIAWATHA

DRIVE

AVENUE

GREENWAY COMMERCIAL CENTER
 ADJACENT BUILDERS

STAKING & STRIPING PLAN



DATE: 11/11/11
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT NO: [Number]