

Village of Carol Stream

AGENDA

REGULAR MEETING-PLAN COMMISSION/ZONING BOARD OF APPEALS

MONDAY, OCTOBER 10, 2016 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: August 8, 2016
- III. Public Hearing:
 - A. 16-2064 **John Doyle – Chicago Sign and Light – 580 N. Kuhn Road**
Sign Variation for the location of an electronic message board portion of a ground sign
 - B. 16-2065 **Mark Layne – Insite, Inc. – 290 E. Fullerton Avenue**
Special Use to allow a structure to exceed 50 feet in height in the I Industrial District
- IV. Presentation:
- V. Old Business:
- VI. New Business:
- VII. Report of Officers:
- VIII. Adjournment:

**Regular Meeting – Plan Commission/Zoning Board of Appeals
Gregory J. Bielawski Municipal Center, DuPage County, Carol Stream, Illinois**

All Matters on the Agenda may be Discussed, Amended and Acted Upon

August 8, 2016

Planning and Economic Development Manager Tom Farace called the Regular Meeting of the Combined Plan Commission/Zoning Board of Appeals to order at 7:00 p.m. and requested a nomination for an Acting Chairman in the absence of Chairman Parisi. Commissioner Meneghini nominated Commissioner Creighton and Commissioner Petella seconded the nomination which was passed by unanimous vote. Acting Chairman Creighton directed Roberta Vogel, Permit Systems Coordinator, to call the roll.

The results of the roll call were:

Present: Acting Chairman David Creighton, Commissioners John Meneghini, Frank Petella, Dee Spink, Angelo Christopher, and Charlie Tucek.

Absent: Chairman Frank Parisi.

Also Present: Tom Farace, Planning and Economic Development Manager, Roberta Vogel, Permit Systems Coordinator, and a representative from DuPage County Court Reporters.

MINUTES:

Commissioner Spink moved and Commissioner Tucek made the second to approve the minutes of the meeting of July 11, 2016.

The results of the roll call vote were:

Ayes: 5 Acting Chairman Creighton and Commissioners Meneghini, Petella, Spink, and Tucek.

Nays: 0

Abstain: 1 Commissioner Christopher.

Absent: 1 Chairman Parisi.

PUBLIC HEARING:

Commissioner Spink moved and Commissioner Petella made the second to open the Public Hearing.

The motion passed by unanimous vote.

**Case # 16197, CLM Cuisine Corp. (Ye's Restaurant), 934 W. Army Trail Road
*Special Use Permit – Restaurant with a Bar Area in the B-3 District***

Acting Chairman Creighton swore in the witness, Mr. Jason Liang, Ye's Restaurant, 934 W. Army Trail Road, Carol Stream, IL 60188.

Mr. Liang stated that Ye's Restaurant has been in business in Carol Stream for 28 years, and after hearing from customers that they would like to have dine-in service, Ye's has decided to expand to have dine-in service by renting a portion of the tenant space next door. They will be able to provide a good

dining experience for their customers, and also bring in more revenue for the restaurant and for Carol Stream.

Acting Chairman Creighton asks for any questions from the audience.

There were no questions from the audience.

Acting Chairman Creighton asks Mr. Farace for the staff report.

Mr. Farace stated that the petitioner is requesting special use approval for a restaurant with a bar area. As indicated by the applicant, Ye's has been at County Farm Plaza at the southwest corner of Army Trail and County Farm for quite a long time, but has just been a carryout facility. They are proposing to now expand into a portion of the tenant space next door, which is a dry cleaners and tailoring facility. Approximately 400 square feet of the adjacent tenant space will be vacated, and Ye's will expand into that space to provide dining for 22 customers and a small bar area. Mr. Farace stated that the applicant has been working with the DuPage County Health Department on kitchen and floor plan modifications, and also pointed out where the bar area will be located in the center part of the restaurant. Alcoholic beverages will be served to customers at their tables; although, Mr. Farace pointed out that the applicant may be interested in adding a few bar stools to the bar area in the future. Mr. Farace also stated that there has been discussion about having video gaming terminals at the restaurant, and pointed out where the video gaming terminals could be located on the floor plan. If video gaming terminals were to be approved, there would still be dining capacity for 12 customers, and the applicant understands that there is a separate process that he needs to go through to obtain that approval which is not part of this zoning approval process. Mr. Farace stated that staff believes that parking is more than adequate at the shopping center to accommodate the restaurant expansion and bar area, and so staff recommends approval of the special use permit request.

Acting Chairman Creighton asks Commissioners for any questions.

Commissioner Meneghini congratulated the applicant on all the years that the restaurant has been in Carol Stream, and also wanted verification that the applicant will be occupying a portion of the dry cleaning and tailor space next door.

Mr. Liang stated that is correct.

Commissioner Petella had no questions.

Commissioner Spink wanted to know if the restaurant would be changing their hours of operation and be open earlier, and also wanted to know if the restaurant would be buffet-style.

Mr. Liang stated that they will probably change their hours of operation once they have dine-in customers and have a liquor license, and they will not be buffet-style but will make meals as they are ordered.

Commissioners Christopher and Tucek had no questions.

Acting Chairman Creighton wanted to know if the proposed bar area will also be where carry-out orders will be picked up. Acting Chairman Creighton also congratulated Ye's on their long-time success in the community and wished them luck with their expansion.

Mr. Liang stated yes that the bar area will be where carryout orders will also be picked up.

Commissioner Meneghini moved and Commissioner Spink made the second to approve the request for a Special Use Permit for a restaurant with a bar area in the B-3 District with the staff recommendations.

The results of the roll call vote were:

Ayes: 6 Acting Chairman Creighton and Commissioners Meneghini, Petella, Spink, Christopher, and Tucek.

Nays: 0

Abstain: 0

Absent: 1 Chairman Parisi.

Acting Chairman Creighton reminded the applicant that the request for the Special Use Permit will go before the Village Board on Monday, August 15, 2016, at 7:30 PM for final action.

Case # 16198, Sergio Luna (Surge to New Levels), 314 St. Paul Boulevard
Special Use Permit – Private Recreational Use in the I Industrial District

Acting Chairman Creighton swore in the witness, Mr. Sergio Luna, 314 St. Paul Boulevard, Carol Stream, IL 60188.

Mr. Luna stated that he is the owner of Surge to New Levels LLC, which is a personal training business that he currently runs out of FASE Fitness on Commonwealth Drive. He primarily works with clients using different strength training and conditioning principles to apply them toward their fitness and weight loss goals. Mr. Luna stated that he works with a variety of age groups and individuals, and he is requesting a special use permit move out of FASE Fitness and establish his own private training studio. The private studio would be by appointment only, and he is the only employee. Training sessions would be on a one-on-one basis, with one-hour time slots. Mr. Luna stated that his main hours of operation would be between 5:00pm and 9:00pm during the week and after normal work hours for his clients, but he would also have some early morning hours for clients. Mr. Luna stated that he believes his business will add value to the Village of Carol Stream, and his experience with helping clients attain their goals from a physical, mental, and emotional level can be invaluable to his clients.

Acting Chairman Creighton asks for any questions from the audience.

There were no questions from the audience.

Acting Chairman Creighton asks Mr. Farace for the staff report.

Mr. Farace stated that the petitioner is requesting special use approval for a private recreational use in the industrial district, specifically at a multi-tenant industrial building at the corner of St. Paul Boulevard and Kimberly Drive. In the staff report, there is a listing of other recreational uses that have been approved over the years within the industrial park, and Mr. Farace pointed out that staff reviews each request to see if that use is compatible with other uses in buildings or on surrounding properties and if parking is adequate for the recreational use. Staff believes that this use is similar to other businesses that have been approved for personal training in the industrial park, with one-on-one training and the possibility of small group training of maybe 2-3 clients. Mr. Farace also stated that, since the main hours of operation for the training facility are at night, with limited client visits during the day on weekdays and some visits on Saturdays, staff believes parking should be adequate and should not impact the other businesses in the building. Staff visited the property several times, including after 5:00pm, and noted that there were available parking spaces on the property and specifically in front of the subject tenant space. Mr. Farace stated that the tenant spaces in the building are all about 2,500 square feet, with about the same amount of office and warehouse space, and rear dock areas which were deducted from parking requirements for each tenant space. In total, each tenant space is required 3-7 parking spaces per the Zoning Code requirements, and there are 39 on-site parking spaces, so staff believes parking is adequate. Mr. Farace also stated that staff looked at general property conditions, and there is currently

outdoor storage of campers, inoperable vehicles, and other materials in the east parking lot that needs to be removed. Staff has been in contact with the property owner about this, and he is in agreement to remove the outdoor storage, which will free up several parking spaces on the east side of the property. Mr. Farace stated that staff recommends approval of the special use permit request with the conditions listed in the staff report.

Acting Chairman Creighton asks Commissioners for any questions.

Commissioner Tucek wanted to confirm that there will mostly be individual training sessions versus small group training sessions, so that parking will not be greatly impacted by this business.

Mr. Luna stated that he prefers individual training over small group training given his style of strength training exercises.

Commissioner Christopher asked staff if they walked the interior of the building, and if the applicant is aware of bathroom and accessibility requirements.

Mr. Farace stated that staff did not go inside the tenant space, but have discussed restroom and handicapped accessibility requirements with the applicant which will be more thoroughly reviewed during the permit process.

Commissioner Meneghini had no questions.

Commissioner Petella wanted to know if clients would ever use the rear entrance to get into the tenant space.

Mr. Luna stated that clients would only use the front entrance.

Commissioner Spink had no questions.

Acting Chairman Creighton wanted to know what will happen if his clientele expands, and will he need to hire more staff or even relocate. Acting Chairman Creighton also wanted to confirm with staff what the parking requirements would be for the personal training studio. Acting Chairman Creighton also thanked Mr. Luna for keeping his business in Carol Stream.

Mr. Luna stated that he would probably look for a different space if clientele grew greatly. He is signing only a two-year lease at this location, but if business increases substantially, he might look at a larger space.

Mr. Farace stated that staff believes that three parking spaces will be adequate for the facility, and if there were ever small group training sessions, those would probably be at night when parking is abundant due to other businesses in the building being closed.

Commissioner Spink moved and Commissioner Meneghini made the second to approve the request for a Special Use Permit for a private recreational use with the staff recommendations.

The results of the roll call vote were:

Ayes:	6	Acting Chairman Creighton and Commissioners Meneghini, Petella, Spink, Christopher, and Tucek.
Nays:	0	
Abstain:	0	

Absent: 1 Chairman Parisi.

Acting Chairman Creighton reminded the applicant that the request for the Special Use Permit will go before the Village Board on Monday, August 15, 2016, at 7:30 PM for final action.

Commissioner Meneghini moved and Commissioner Spink made the second to close the Public Hearing.

The motion passed by unanimous vote.

NEW BUSINESS:

Cancellation of the August 22, 2016 Plan Commission meeting.

Commissioner Meneghini moved and Commissioner Spink made the second to cancel the August 22, 2016 Plan Commission meeting.

The motion passed by unanimous vote.

ADJOURNMENT:

At 7:26 p.m. Commissioner Meneghini moved and Commissioner Spink made the second to adjourn the meeting.

The motion passed by unanimous vote.

FOR THE COMBINED BOARD

Recorded and transcribed by,

Tom Farace, AICP
Planning & Economic Development Manager

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

Chairman

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

STAFF REPORT

October 10, 2016

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 Variation for the location of the electronic message board portion of a ground sign in accordance with Section 6-11-12 (B)(1) of the Sign Code.

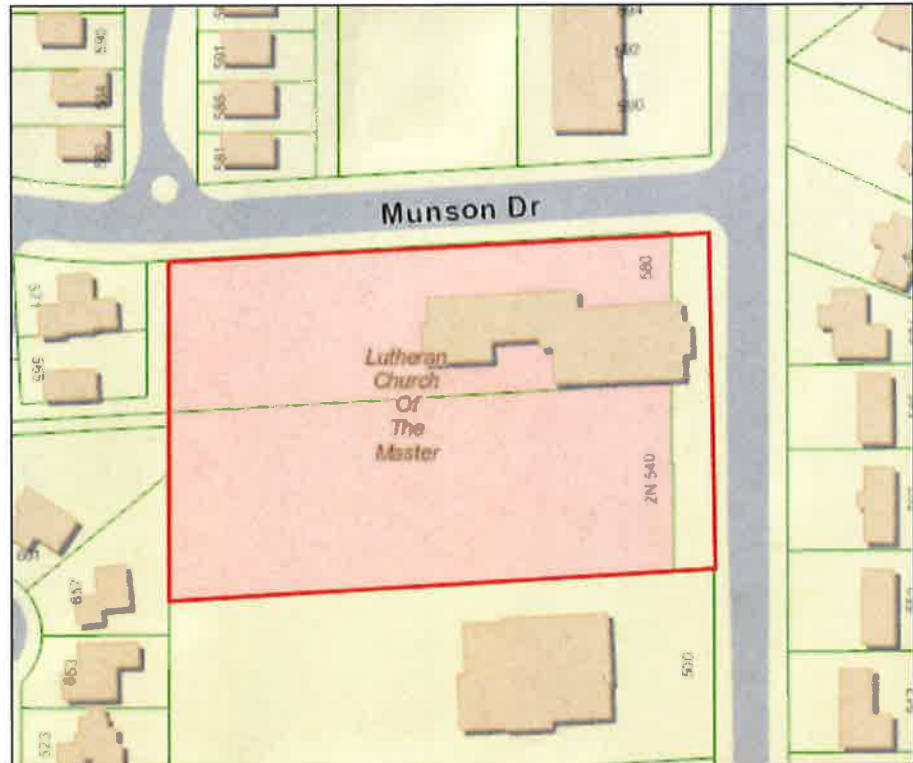
APPLICANT/ CONTACT:
Mr. John Doyle
Chicago Sign and Light
26W535 St. Charles Road
Carol Stream, IL 60188



CASE #: 16-2064

LOCATION: 580 N. Kuhn Road

PROJECT NAME: Chicago Sign and Light / Lutheran Church of the Master



LOCATION	ZONING DISTRICT	LAND USE	COMPREHENSIVE PLAN DESIGNATION
Subject Property	R-3 One-Family Residence District	Institutional	Institutional
North	B-2 General Retail District and R-1 One-Family Residence District	Commercial (Willow Square Center) Residential (Vacant)	Neighborhood Commercial and Open Space
South	R-2 One-Family Residence District	Institutional (College of DuPage)	Institutional
East	R-2 One-Family Residence District	Residential (Carol Stream Unit 8 Subdivision)	Single-Family Residential
West	R-3 One-Family Residence District	Residential (The Park Unit One Subdivision)	Single-Family Residential

The existing church highlighted above is located at the southwest corner of Kuhn Road and Munson Drive.

Site Assessment

COMPREHENSIVE PLAN DESIGNATION:

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

AERIAL PHOTOGRAPH:



Project Summary

ATTACHMENTS:

Attached for review is the General Application, Sign Code Variation Application, cover letter from Chicago Sign and Light dated September 16, 2016, owner's consent letter, Sign Drawing (Exhibit A), and Plat of Survey (Exhibit B).

BACKGROUND:

The applicant, John Doyle of Chicago Sign and Light, on behalf of Lutheran Church of the Master, requests approval of a sign variation to locate the electronic message board portion of a ground sign closest to the street (Kuhn Road). The Church currently has a ground sign with an interchangeable letter board, and proposes to install a new ground sign for the church which will include an electronic message board.

Staff Analysis

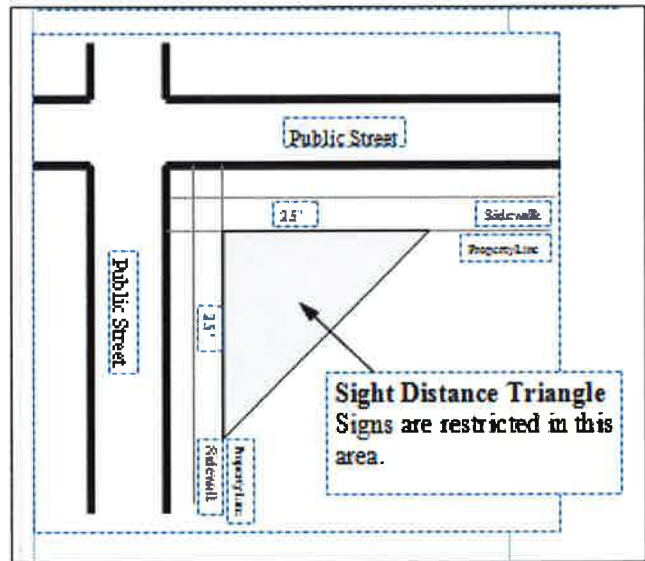
SIGN VARIATION

According to Section 6-11-12 (B)(1) of the Village Sign Code, a changeable copy sign (whether the copy is interchangeable letters or electronic messages) is allowed as a permanent sign on the church property with the following requirement:

"One-third of the sign area must be permanent copy, containing only the name and/or logo of the occupant. The permanent portion of a changeable copy sign shall be the upper portion of the sign, except that the permanent portion of a ground sign must be the street side of the sign if the sign is split vertically. If the changeable copy sign is a wall sign and is one of multiple signs on the same facade, then a permanent portion shall not be required if the name and/or logo of the occupant is provided on another wall sign on the same facade."

The Church proposes a double-sided sign that is split vertically. The permanent portion of the sign, denoting the name of the church, will be made of an aluminum cabinet with acrylic lettering, will be internally illuminated, and will measure six feet in height and approximately 14 square feet in area. The electronic message board portion of the sign will project off of the permanent portion of the sign, and will measure approximately 18 square feet. The electronic message board will be the portion of the sign closest to Kuhn Road, and as such requires approval of a variation. The applicant requests that the electronic message board portion of the sign be positioned toward Kuhn Road, as compared to being positioned toward the church building as required in the Sign Code, in order to more effectively display messages about the church and its various events (food drives, hunger walks, etc.).

The proposed sign will meet location standards of the Village Sign Code in terms of not being located within a 25-foot “sight triangle” at the intersection of Kuhn Road and Munson Drive, and will specifically be located 35 feet away from the church property line along Munson Drive and seven feet away from the church property line along Kuhn Road (or right along the edge of the sidewalk and bikepath along both roadways). For a point of reference, the current ground sign for the church is located approximately 130 feet away from property line along Munson Drive and 10 feet away from the property line along Kuhn Road.



Staff from the Community Development and Engineering Services Departments visited the site to determine the impact of the electronic message board portion of the sign closer in proximity to Kuhn Road. It should be noted that the speed limit on Kuhn Road is 35 mph, and there is a stop sign for motorists along Munson as they approach the Munson/Kuhn intersection but not for motorists along Kuhn as they travel through the intersection.

Initially, the applicant proposed the sign to be located five feet away from Kuhn Road which is allowed per Code. However, in reviewing traffic speeds and sight distances, it was determined that shifting the sign to be seven feet from Kuhn Road would provide additional visibility for both motorists stopped at Munson waiting to turn left (north) onto Kuhn and for those motorists who are traveling both northbound and southbound on Kuhn. In addition, visibility of pedestrians and bicyclists on the adjacent bike path is broader if the sign is placed seven feet away from Kuhn. Likewise, the 35-foot distance from Munson will allow motorists on that roadway to view messages on the proposed sign while stopped at the intersection.

Given the proposed increase in communication for church activities and the safer distance from both adjacent roadways, staff can support the electronic message board portion of the sign to be positioned toward Kuhn Road. A similar variation was granted for the Geneva Plaza Shopping Center (center at the corner of Geneva Road and President Street) in 2012, and was approved for comparable visibility reasons.

Staff would like to determine from the Plan Commission/Zoning Board of Appeals if a Sign Code amendment may be in order to remove the provision of having the changeable copy portion of a vertically split sign be closer to the building than the roadway. Staff has reviewed Sign Codes from several other communities and did not find the same requirement in any other code.

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.

While staff does not believe there are unique physical features for the church property, staff does believe that the positioning of the sign, and in particular the location of the electronic message board portion of the sign closer to Kuhn Road, will not have any adverse effects on surrounding properties or motorists/pedestrians/bicyclists along Kuhn Road.

2. The available locations for adequate signage on site.

The availability of potential locations for the proposed sign are numerous for the subject property. However, staff believes that the proposed location will allow for electronic messaging to be clearly and safely displayed for motorists along Kuhn and Munson. In fact, if the sign were placed further south along Kuhn, or if the electronic message board portion of the sign were positioned to be closer to the building, this might require motorists to try to view the messages on the sign in an unsafe manner while driving based its distance from the roadways.

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

The applicant and the church anticipate that the electronic message board portion of the sign closer to Kuhn Road will help inform pedestrians and motorists of the activities and events at the church in a safe manner.

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 positioning of the electronic message board portion closer to Kuhn, should increase awareness of the church activities, with no apparent detriment accruing to the public if the Sign Code variation is approved.

Recommendation

Staff recommends approval of the requested sign variation to locate the electronic message board portion of the proposed ground sign to be closer to Kuhn Road for Chicago Sign and Light/Lutheran Church of the Master, subject to the following conditions:

1. That the applicant must obtain the required sign permit prior to the installation of the new sign; and
2. That the sign must otherwise comply with all state, county and Village Codes and requirements.

T:\Planning\Plan Commission\Staff Reports\2016 Staff Reports\162064 Chicago Sign and Light - Lutheran Church of the Master Sign Variation.docx

Do Not Write in This Space
 Date Submitted: 9/16/16
 Fee Submitted: \$1040.00
 File Number: 16-2064
 Meeting Date: 10/10/16
 Public Hearing Required:

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 @ Chicago Sign and light Phone 630-407-0802
 Address 26W535 Saint Charles Rd Carol Stream Fax NA

E-Mail Address ChicagoSign@aol.com
 (required)

Name of Attorney _____ Phone _____
 (if represented)
 Address _____ Fax _____

Name of Owner Jeff Elrod (President) Phone 630-781-9860
 (required if other than applicant)
 Address 580 Kuhn Rd Carol Stream, IL Fax _____

Name of Architect _____ Phone _____
 (if applicable)
 Address _____ Fax _____

2. *Common Address/Location of Property 580 Kuhn Rd

3. Requested Action (check all that apply)
- | | |
|---|--|
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Gary/North Avenue Corridor Review |
| <input type="checkbox"/> Planned Unit Development – Preliminary | <input type="checkbox"/> Text Amendment |
| <input type="checkbox"/> Planned Unit Development – Final | <input type="checkbox"/> Variation – Zoning (requires Form B-1) |
| <input 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 Sign Variation to allow Electronic Message
center to be located on the side near the road
Kuhn Road

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?

No

2. The available locations for adequate signage on site.

Wall Sign and Ground Signage

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

To provide valuable information regarding
community outreach and community programs
to better the Village of Carol Stream residents.

Chicago Sign and Light Company

26W535 Saint Charles Road, Carol Stream, IL 60188 | 630-407-0802 | ChicagoSigns@Aol.com

09/16/2016

Village of Carol Stream
Planning and Zoning

Dear Village of Carol Stream:

Chicago Sign and Light would like to apply for a variation on behalf of Lutheran Church of the Masters at 580 Kuhn Rd. The variation request pertains to the location of the electronic message center. The Lutheran Church of the Masters is requesting a variation to allow the electronic message center to be located toward the road side of the signage to inform the public about upcoming events to help the community as a whole.

We believe, the usage of the electronic message center is a more important tool than the static panel to provide community messages to the public. The usage of the message center is going to be geared towards providing information regarding food drives, hunger walks, and other events to help the community and bring awareness of specific events.

Sincerely,

James Kopke / John Doyle

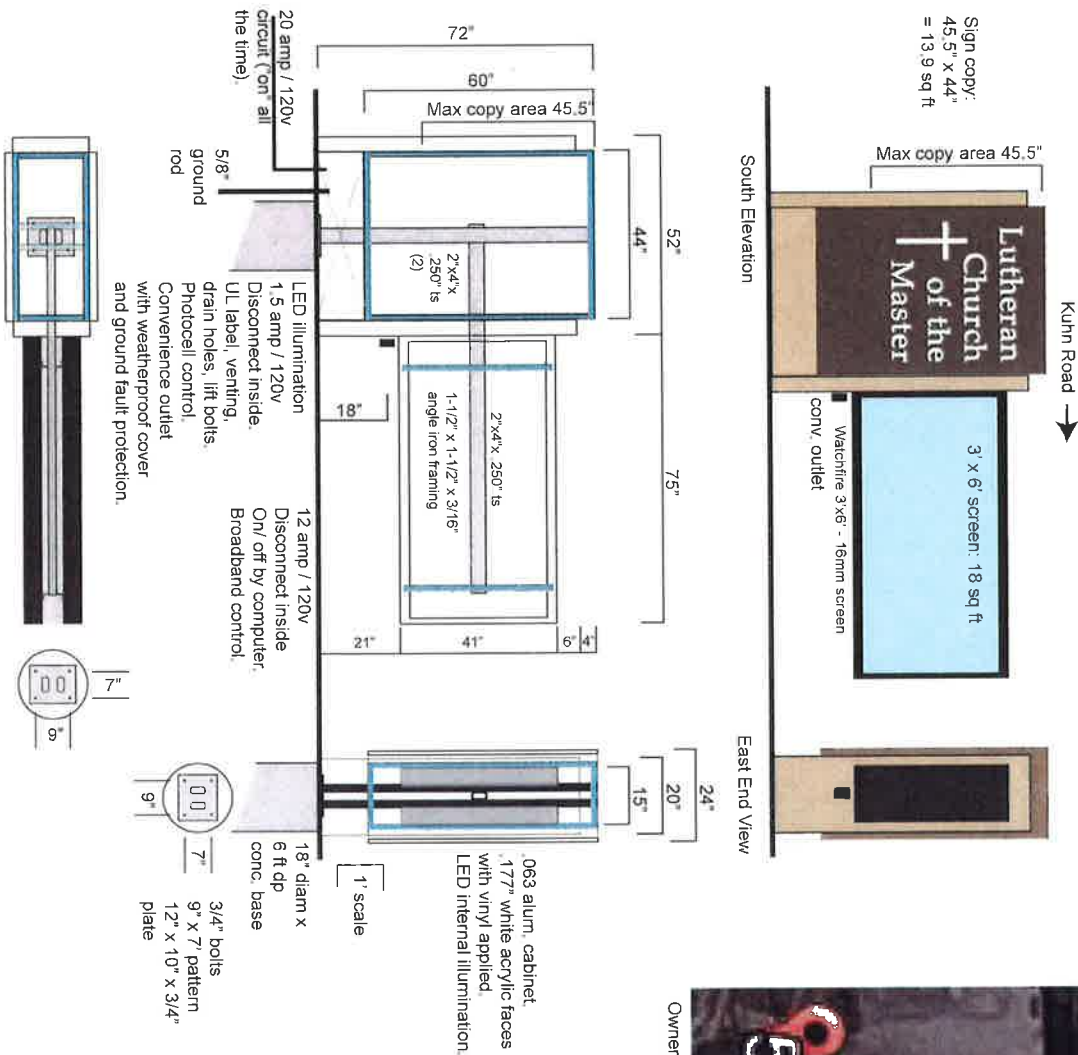
Chicago Sign and Light Company

CHICAGO SIGN®

Chicago Sign® and Light Company
 26w 535 St Charles Road, Unit A
 Carol Stream, IL 60188
 630-407-0802 Fax 630-407-0805
 ChicagoSigns@aol.com

10.04.2016
 Lutheran Church of the Master
 580 N. Kuhn Road
 Carol Stream, IL 60188

Furnish and install monument sign with electronic message center. Extend electric from junction box in planter area approx. 40 ft from sign.



Owner to provide landscaping at base of sign.

Extend electric as shown.
 One 20 amp / 120V circuit
 #12THHN (bl / wh / gr)
 Min. 6" cover with rigid pipe.
 Min. 18" cover with PVC pipe.

RECEIVED

OCT 04 2016

COMMUNITY DEVELOPMENT
 DEPT.

EXHIBIT A

PLAT OF SURVEY

Thomas H. Johnson Professional Land Surveyor
 970 Lake Side Drive West Chicago, IL 60085 630-291-0799

Parcel 1: That part of the SW 1/4 of Section 30, Township 40 North, Range 10 East of the Third Principal Meridian, as described by commencing at the SE corner of said SW 1/4 and running thence N 0-11 E along the East line of said SW 1/4, 269.89' for a place of beginning; thence S 87-00 W 519.38'; thence N 0-11 E, 168.00' more or less, to the South line of the Luerhagen Farm as monumented and occupied; thence N 87-00 E, 519.38' to said East line of the SW 1/4; thence S 0-11 W along said East line 168.00' to the place of beginning, in the Village of Carol Stream, DuPage County, Illinois. Except the East 35' thereof.

Parcel 2: That part of the SW 1/4 of Section 30, Township 40 North, Range 10 East of the Third Principal Meridian, as described by commencing at the SE corner of said SW 1/4 and running thence N 0-11 E along the East line of said SW 1/4, 437.89' for a place of beginning; thence S 87-00 W 519.38'; thence N 0-11 E, 195.21'; thence N 87-00 E, 519.38' to said East line of the SW 1/4; thence S 0-11 W along said East line 195.21' to the place of beginning, in the Village of Carol Stream, DuPage County, Illinois. Except the East 35' thereof.

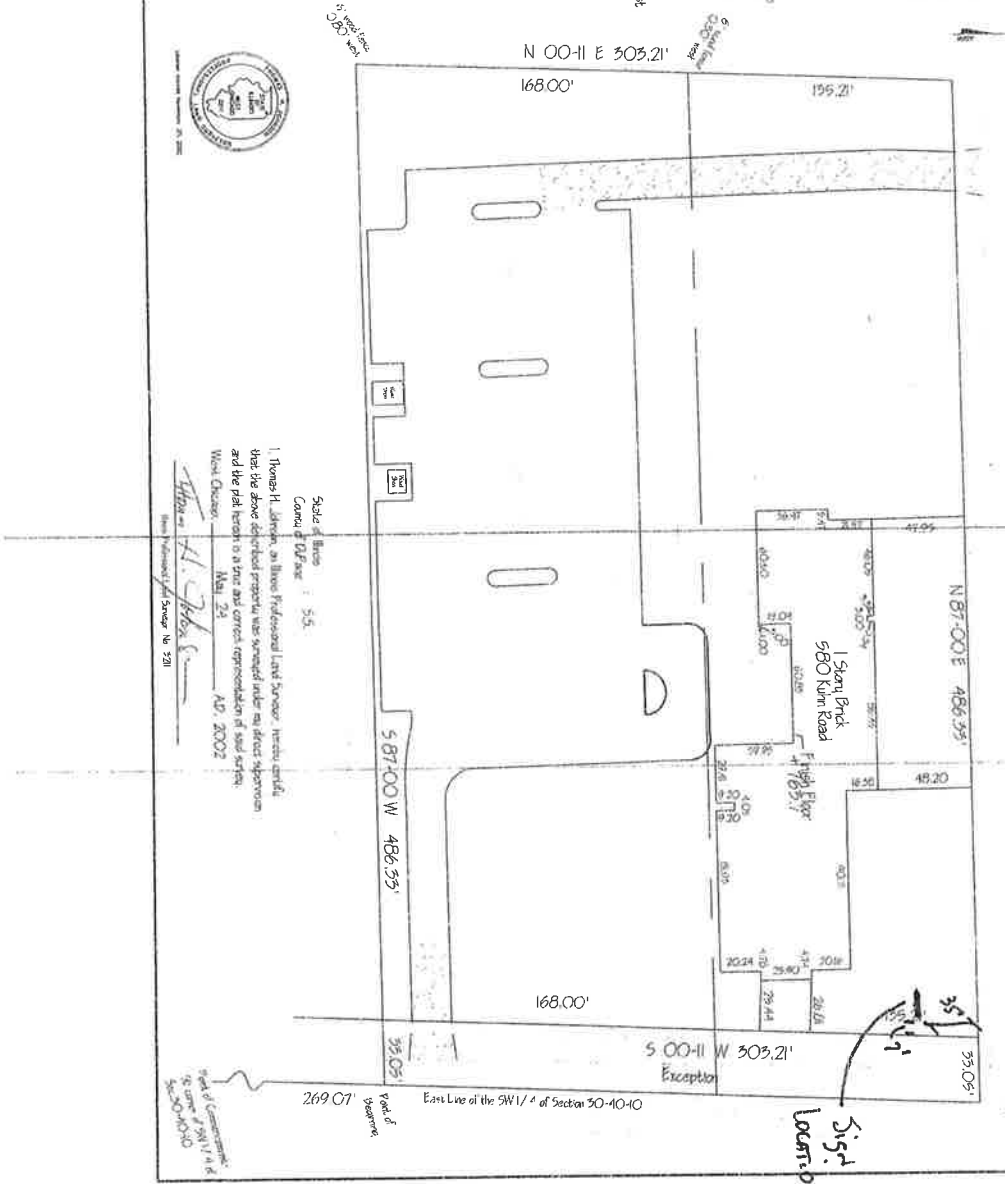
Scale: 1" = 30' feet

Updated location and improvements 5/09/02

Dimensions shown in feet and decimal parts thereof. Refer to Deed, Guaranty Policy or Village for restrictions not shown herein.

Other those easements and building lines shown on the recorded plat of subdivision are shown herein.

Ordered by: Lutheran Church of the Messiah
 Surveyed by: THJ / MNU
 Order No: 00-151697P



Scale of this
 Corner of 1/2 Acre : 55'
 This the above described property was surveyed under my direct supervision and the plat herein is a true and correct representation of said survey.
 West Chicago, Ill. May 23 A.D. 2002
 Thomas H. Johnson
 Professional Land Surveyor No. 00151697P

RECEIVED
 OCT 03 2016
 COMMUNITY DEVELOPMENT
 DEPT.

EXHIBIT B

Village of Carol Stream Plan Commission/Zoning Board of Appeals

STAFF REPORT

October 10, 2016

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 a structure to
exceed 50 feet in height in the I
Industrial District in accordance
with Section 16-10-2 (B)(4) of
the Zoning Code.

APPLICANT/ CONTACT:
Mr. Mark Layne
Insite, Inc.
1S660 Midwest Road
Oakbrook Terrace, IL 60181



CASE #: 16-2065

LOCATION: 290 E. Fullerton Avenue

PROJECT NAME: Insite, Inc. (Parallel
Infrastructure/Verizon Wireless)



LOCATION	ZONING DISTRICT	LAND USE	COMPREHENSIVE PLAN DESIGNATION
Subject Property	I Industrial District	Industrial (American Flange)	Industrial
North	I Industrial District	Industrial (Prinova USA)	Industrial
South	I Industrial District	Industrial (SFS Distribution)	Industrial
East	I Industrial District	Industrial (Demar Logistics, Neenah Foundry)	Industrial
West	I Industrial District	Industrial (Saint-Gobain Abrasives)	Industrial

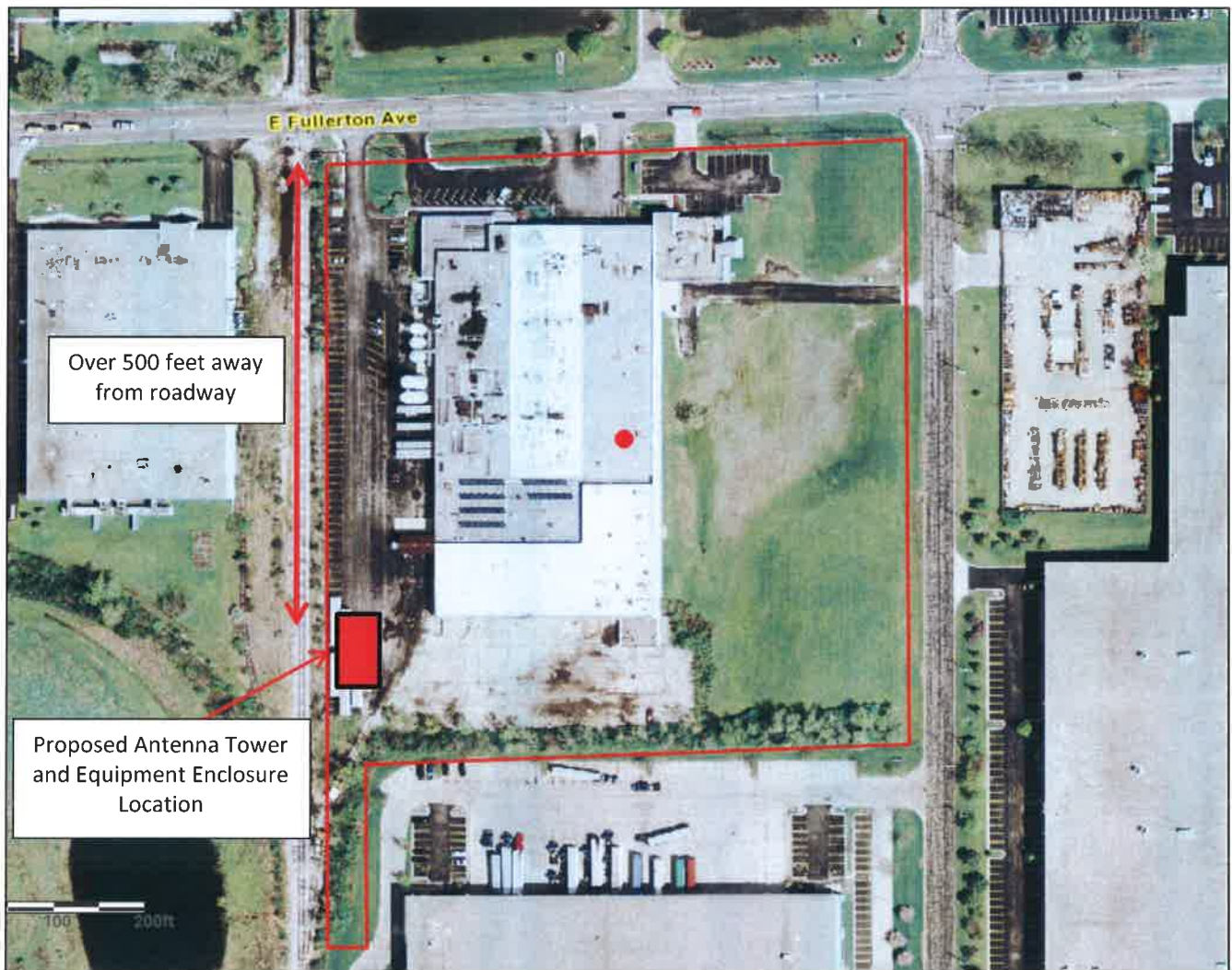
The existing industrial property highlighted above (American Flange) is located at the southwest corner of Fullerton Avenue and Kimberly Drive.

Site Assessment

COMPREHENSIVE PLAN DESIGNATION:

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

AERIAL PHOTOGRAPH:



Project Summary

ATTACHMENTS:

Attached for review is the General Application, Special Use Application, cover letter from Insite, Inc. dated September 15, 2016, owner's consent email, Public Notice, Title Sheet (Exhibit A-1), Location Plan (Exhibit A-2), Enlarged Site Plan (Exhibit A-3), Fence Details (Exhibit A-4), Site Elevation and Antenna Layout (Exhibit A-5), Site Details (Exhibit A-6), Antenna Mounting Details (Exhibit A-7), Existing Site Photos (Exhibit A-8), and Photo Mockup (Exhibit B) and Propagation Maps (Exhibit C).

BACKGROUND:

The applicant, Mark Layne of Insite, Inc. on behalf of Parallel Infrastructure and Verizon Wireless, requests approval of a Special Use Permit to allow for a structure to exceed 50 feet in height in the I Industrial District. A 125-foot tall wireless antenna tower and associated equipment enclosure are proposed in a leased area in the rear of the American Flange property at 290 E. Fullerton Avenue. Verizon proposes to install an array of wireless antennas on the tower, with room for three additional wireless carriers to install antennas on the tower as well.

Staff Analysis

SPECIAL USE FOR A STRUCTURE TO EXCEED 50 FEET

According to Section 16-10-2 (B)(4) of the Village Zoning Code, any building or structure that exceeds 50 feet in height requires approval of a Special Use Permit. As mentioned above, an antenna tower of 125 feet is proposed in the southwest corner of the American Flange property at 290 E. Fullerton Avenue. Verizon Wireless has identified a gap in cellular coverage within the areas north and west of the intersection of Gary and Fullerton Avenues (see submitted propagation maps). Insite, Inc. has tried to identify potential locations suitable for an antenna tower within this general area, and has determined that the proposed location at 290 E. Fullerton will be in close proximity to the coverage gap area. In addition, the proposed location is within the Village's industrial park and not along the Gary Avenue Corridor or within a residential area, thereby limiting aesthetic issues for an antenna tower within such areas. Furthermore, the tower will be able to accommodate antennas for three additional carriers in the future.

The proposed antenna tower will be constructed of galvanized steel, and will be located within a fenced-in enclosure in the rear parking area of the American Flange property. A seven foot-tall chain link fence topped with barbed wire is proposed to secure the tower, and the enclosed area will also include Verizon ground-mounted equipment and space for equipment for future

carriers. The proposed enclosed space will occupy 6-7 parking spaces in the rear of the property; however, staff has reviewed parking requirements for the subject building and has determined that parking needs will still be met with the loss of a few parking spaces. Excluding the parking spaces to be occupied by the antenna/equipment enclosure area, there will be approximately 109 available parking spaces on-site, and the Zoning Code requires 107 parking spaces based on office, warehouse, and production space allocations within the building. It should be noted that the current business has about 85 employees. Furthermore, there is a paved area directly south of the building that was previously striped for an additional 100 parking spaces, but is not striped at this time because of the lack of need for the additional parking.

History of Similar Projects

Following is a brief summary of other antenna projects which have been approved in the Village:

- *T-Mobile/McDonald's at 1335 County Farm Road.* In February 2007, approval was granted to T-Mobile to construct an 80-foot tall wireless communications tower on the McDonald's property at 1335 County Farm Road. The cell tower built on the McDonald's property was designed to have the appearance of a flag pole, was installed between two existing flag poles on the property, and includes an American flag on the tower. The equipment for the tower is housed in a masonry equipment enclosure on the north side of the building.
- *T-Mobile/Geneva Plaza at 877-901 Geneva Road.* In November 2010, approval was granted for a 100-foot tall wireless communications tower on the Geneva Plaza commercial property at the northwest corner of Geneva Road and President Street. The tower is located behind the main shopping center building, and is similar to the McDonald's location as it is a "stealth" design with the antenna inside the monopole. The equipment for the tower is also housed in a masonry equipment enclosure to match dumpster enclosures on the property.
- *Communications Tower at 245 E. North Avenue.* In January 1973, approval was granted for a 100-foot tall communications tower in the rear of the property at 245 E. North Avenue (west of the Village's Public Works facility). The base of the tower and associated equipment shelter is enclosed by a chain link fence.
- Antennas are also located on water towers in the Village on Fullerton Avenue and Lies Road.

The proposed antenna tower at 290 E. Fullerton will be the tallest tower in the Village; however, staff can support the special use request based on the following observations:

- The proposed tower will be located in an industrial area as compared to a commercial or residential area. While the antenna will be visible from adjacent properties and nearby roadways, it will blend more with the industrial characteristics of the area. It should be noted that the proposed tower will be over 500 feet away from Fullerton Avenue, over 600 feet away from Kimberly Drive, and over 1,300 feet away from Gary Avenue.

- Staff supports the co-location aspect of the tower. The applicant has indicated that a tower could be installed at a lower height, but the reduction in height would also reduce the number of co-location opportunities on the tower and provide less relief to Verizon’s coverage deficiency for this portion of the Village. Industry standards suggest that an antenna at a height less than 70-80 feet minimizes the bandwidth capabilities of the antenna and increases the chances of service interruptions due to trees and taller buildings blocking radiofrequency waves. In addition, in order for other carriers to co-locate on the tower, spacing of at least 10 feet between each carrier’s antenna platform is required. Thus, the height of 125 feet, which includes five feet for the required lightning rod on top of the tower, is requested.

In the case of the McDonald’s and Geneva Plaza locations which contain a “stealth” tower design, antennas are located inside the tower as compared to an array-style design with antennas mounted on a platform and externally mounted around the tower as proposed on the subject tower. Co-location opportunities are not as feasible with a stealth design due to the limited space inside the tower. Likewise, greater radio-frequency coverage is obtained with the array-style design with multiple antennas for the carrier as compared to a single antenna inside a stealth-designed monopole.

- While staff would normally recommend additional screening mechanisms for outdoor equipment installation, including landscaping, staff can support the proposed chain link fencing topped with barbed wire to enclose the area. The area is located in the rear of an industrial property, and is not readily visible from adjacent roadways. Likewise, any type of landscape screening would require the removal of additional parking spaces around the leased area and would have limited effectiveness in screening the 125-foot tall tower. Therefore, staff can support the proposed chain link fencing topped with barbed wire in this instance.

SPECIAL USE FINDINGS OF FACT

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

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

The applicant has indicated that the need for a taller antenna tower is necessary to improve cellular coverage within the area. In addition, the taller height allows for co-location opportunities for three other carriers, rather than constructing separate towers for each carrier throughout the Village.

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

Staff does not believe the proposed antenna tower will be unreasonably detrimental or endanger the general public in regards to health, safety, morals, comfort, or general welfare. The antenna tower will be situated several hundred away from major roadways and residential areas.

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.

Staff does not believe the proposed antenna tower will be injurious to the use and enjoyment of other property in the immediate vicinity, nor substantially diminish or impair property values in the neighborhood.

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

The surrounding properties are already developed. This criterion is not applicable.

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

Adequate utilities, roads, drainage and other facilities have already been provided.

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 proposed antenna tower is expected to conform to all applicable codes and requirements.

Recommendation

Staff has reviewed the applicant's request and can support the taller antenna tower given its location within the industrial park and distance from adjacent roadways and neighborhoods, and the fact that other carriers will be able to co-locate on a single tower. Therefore, staff recommends approval of the requested Special Use Permit to allow for a structure to exceed 50 feet in height in the I Industrial District for Insite, Inc. (Parallel Infrastructure/Verizon Wireless), subject to the following conditions:

1. That the height of the fencing around the tower and equipment shall be no taller than seven feet in height, excluding an additional one foot of barbed wire on top of the fence;
2. That bollards shall be installed around the fenced enclosure to protect from potential vehicle impact;
3. That all equipment associated with the proposed Verizon antennas and any future antennas shall be located within the proposed fenced enclosure/leased area and not outside of the enclosure/leased area;
4. That the proposed monopole and its foundation shall be designed and stamped by a Registered Structural Engineer, and the load of all four potential antennas along with all required equipment for each shall be included in the design. More detailed drawings must be shown for the pole and foundation;
5. That in the event that the use of the antenna tower is discontinued, the tower owner shall provide written notice to the Village of its intent to discontinue use not less than ten (10) days from the date when the use will be discontinued. Upon discontinuance of the use of the tower, the tower owner shall, within ninety (90) days, dismantle and remove the tower and its equipment, conduits, fixtures and all personal property and restore the property to its original condition. If it is determined by the Village that the tower has ceased to be used for a period of three hundred and sixty-five (365) consecutive days, and the tower owner has not notified the Village of the discontinuance of use, the Village shall notify the tower owner that the site will be subject to a determination that such site has been abandoned. The tower owner shall have thirty (30) days from receipt of said notice to show, by a preponderance of the evidence, that the tower has been in use or under repair during the period. If the tower owner fails to show that the tower has been in use or under repair during the period, the Village shall issue a final determination of abandonment for the site. Upon issuance of the final determination of abandonment, the tower owner shall, within ninety (90) days, dismantle and remove the tower and its equipment, conduits, fixtures and all personal property and restore the property to its original condition;
6. That the applicant must obtain building permits for all of the proposed work, and that building permit plans shall denote that the antenna tower shall be constructed of galvanized steel and shall be a natural metal color, and maintained as such;
7. That utility permits shall be required for the power source connection for the tower and the fiber optic line installation; and
8. That the development of the wireless communications tower and associated equipment and structures must comply with all state, county and Village Codes and requirements.

Do Not Write in This Space
 Date Submitted: 9/16/16
 Fee Submitted: _____
 File Number: 16-2005
 Meeting Date: 10/12/16
 Public Hearing Required: Y

Village of Carol Stream

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

FORM A

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

1. Name of Applicant Mark Layne, Agent for Parallel/Verizon Phone 630-890-4514
 Address 1S660 Midwest Rd., Oakbrook Terrace, IL 60181 Fax _____
 E-Mail Address layne@insite-inc.com
 (required)
 Name of Attorney _____ Phone _____
 (if represented)
 Address _____ Fax _____
 Name of Owner American Flange & Mfctg. Phone 630 260 8630
 (required if other than applicant)
 Address 290 E. Fullerton, Carol Stream Fax _____
 Name of Architect Terra Consulting Ltd. Phone 847-698-6400
 (if applicable)
 Address 600 Busse Hwy., Park Ridge, IL 60068 Fax _____

2. *Common Address/Location of Property 290 E. Fullerton, Carol Stream

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

Describe requested action Special use permit to construct a new 120' monopole communications tower within a 100' x 40' lease space behind Tri-Sure Mfctg. to benefit the residents of Carol Stream.

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> </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> x </u>	Proof of Ownership or Written Consent From Property Owner
<u> x </u>	Project Narrative/Cover Letter
<u> x </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.

Mark Layne, Agent for Verizon Wireless/Parallel Infrastructure

Print Name

Mark Layne
Signature

9/15/2016
Date

FORM C

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.

See attached.

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

See attached.

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.

See attached.

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

See attached.

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

See attached.

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.

See attached.

7. Other pertinent information or reason for request.

See cover letter.

SUPPLEMENT TO FORM C – CAROL STREAM SPECIAL USE APPLICATION

In accordance with the requirements of the Carol Stream zoning ordinance, the applicant wishes to address the following standards related to their request for a special use as noted in Form C:

1. The special use is deemed necessary for public convenience at this location

Owing to demand for Verizon wireless service by Carol Stream residents and in compliance with the terms of their FCC license which requires the provision of seamless wireless coverage to subscribers of their network, Verizon Wireless has identified a gap in coverage within the residential area north and west of the intersection of Gary and Fullerton Avenues. In attempting to identify a tower location suitable to address Verizon's customer needs in this area, several potential opportunities were explored, all of which met with unfavorable results. Although the propose current location is not ideal in terms of its proximity to the gap in coverage, it does provide relief to Verizon's signal deficiency while at the same time accommodating the intent of the Carol Stream Zoning Ordinance by locating the tower outside the Gary Avenue Corridor into a more appropriate industrial setting.

2. The special use will not be unreasonably detrimental to or endanger the public health, safety, morals, comfort, or general welfare;

The proposed facility will be designed and constructed to meet all applicable government and industry regulatory compliance standards. Specifically, Verizon Wireless is required to comply with all FCC and FAA rules governing construction, technical standards, radio frequency interference protection, and power limitations as a condition of their FCC license.

Wireless technology does not have an adverse effect on matters relating to public health, safety and welfare. In fact, wireless technology supports vital communications in emergency situations and will be used by local residents and emergency personnel to protect the general public's health, safety and welfare. These emergency services include e911 support, the ability to transmit vital data, and a backup system to traditional landline telephone communications.

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

The proposed Verizon installation will not negatively impact the use or enjoyment of other neighboring properties nor diminish or impair the value of other property in the immediate vicinity. The proposed installation consists of a monopole communications

tower located on an unused portion of the paved parking lot at the southwest corner of the American Flange facility, and represents an appropriate industrial use within an industrial setting. The presence of the new facility will provide more reliable wireless communications service to local residents and visitors traveling along Fullerton Avenue, as well as to the businesses residences near the intersection of Fullerton and Gary. Enhanced wireless communication will have a positive influence on the economic desirability of this area, and all Verizon Wireless subscribers will benefit.

4. The special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district;

The proposed Verizon installation is a minor addition to an existing developed parcel in a fully developed area, and as such will not impede development or impact surrounding properties in any way.

5. The special use will provide adequate utilities, access roads, drainage and other important and necessary community facilities;

The proposed facility will be unmanned and serviced by standard electric service and a fiber or cable backhaul network already present in the area, thus creating no additional burden upon Carol Stream's public utility infrastructure. Nor will the scope of this project create any adverse impact on public roads or drainage. The site will be maintained by a single technician in a non-commercial car or van on a monthly or bi-monthly basis.

6. The special 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;

It is Verizon's intention to conform to all applicable regulations, ordinances, and codes of the Village of Carol Stream as they pertain to the proposed antenna facility.



September 15, 2016

Chairman Frank Parisi
Carol Stream Plan Commission/ZBA
Village of Carol Stream
500 N. Gary Ave.
Carol Stream, IL 60188

Dear Chairman Parisi:

My name is Mark Layne, site acquisition agent for Insite, Inc., representing Parallel Towers and Verizon Wireless in their petition to construct a new communications tower at 290 E. Fullerton.

This request is driven by customer demand for Verizon wireless service in the area of Gary and Fullerton Avenues where Verizon signal strength maps show a deficiency in coverage.

Per the signal propagation maps included with this submittal, the true center of the coverage gap lies within the residential area north and west of the intersection of Gary and Fullerton. In attempting to identify a tower location suitable to address Verizon's customer needs in this area, we explored the following opportunities, all which met with unfavorable results:

1. Carol Stream Village Hall
 - Based on feedback we received via Don Bastian, the Village was not interested in constructing a new tower on the Village Hall property.
2. Armstrong Park Field Light
 - Verizon and Carol Stream Park District could not agree on a suitable location within Armstrong Park.
3. International Paper Railroad Spur
 - Although local interest was strong, IP's corporate headquarters declined to enter into a lease agreement with Parallel for the construction of a new tower.

Having exhausted all potential locations closest to the coverage need, we were able to come to financial terms with Tri-Sure Manufacturing/American Flange at 290 E. Fullerton for construction of a tower in unutilized parking lot space behind their building.



Although this location is not ideal in terms of its proximity to the gap in coverage, it does provide relief to Verizon's signal deficiency while at the same time accommodating the intent of the Carol Stream Zoning Ordinance by moving the tower outside the Gary Avenue Corridor into a more appropriate industrial setting where the tower will be screened from Gary Ave. by the interceding buildings along Gary and Fullerton Avenues.

Attached to this submission we have provided evidence in support of the proposed installation including RF propagation maps and drawings detailing the proposed scope of the project.

Please feel free to contact me with any additional questions or concerns.

Thank you.

Sincerely,

A handwritten signature in black ink that reads 'Mark F. Layne'.

Mark Layne
Agent for Parallel/Verizon Wireless


Real Estate Consulting Services
1s660 Midwest Road, Suite 140
Oakbrook Terrace, Illinois 60181
layne@insite-inc.com
(630) 890-4514

From: [Cornelis Van De Klippe](#)
To: dbastian@carolstream.org
Cc: [Mark Layne \(layne@insite-inc.com\)](mailto:Mark.Layne@insite-inc.com)
Subject: verizon tower
Date: Wednesday, September 14, 2016 2:58:05 PM

Dear Don,

Be advised that American Flange & Manufacturing is in process of finalizing a lease agreement with Parallel Infrastructure on behalf of Verizon Wireless for construction of a new communications tower on our property at 290 E. Fullerton Ave. I hereby provide our consent to allow Mark Layne of Insite RE, Inc. to apply for a Special Use per Village code.

Feel free to contact me with any questions.

Best regards,

Cornelis van de Klippe
Tri-Sure more than closures
Tel: 630 260 8630
Fax: 630 665 7721
E-mail: kees.vandeklippe@Tri-Sure.com
Website: <http://www.Tri-Sure.com>

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LEGAL NOTICES

LEGAL NOTICE

PUBLIC NOTICE FILE # 16-2065

Notice is hereby given that the Carol Stream Plan Commission/Zoning Board of Appeals will hold a Public Hearing at the Carol Stream Gregory J. Bielawski Municipal Center, 500 N. Gary Avenue, Carol Stream, Illinois, on Monday, October 10, 2016, at 7:00 p.m. to consider an application from Insite, Inc. (Parallel Infrastructure/Verizon Wireless) for the following actions:

A Special Use Permit in accordance with Section 16-10-2(B)(4) of the Carol Stream Zoning Code to allow for a building or structure to exceed 50 feet in height in the I Industrial District.

For the property located at 290 E. Fullerton Avenue, P.I.N. 02-32-202-011.

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

By order of the Combined Plan Commission/Zoning Board of Appeals, Village of Carol Stream, Illinois. Published in *The Examiner* on Wednesday September 21, 2016.

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* Sept. 21, 2016 0921

CONSULTANT TEAM

PROJECT CONSULTANT: TERRA CONSULTING GROUP, LTD.
600 BUSSE HIGHWAY
PARK RIDGE, IL 60068
(847) 698-6400

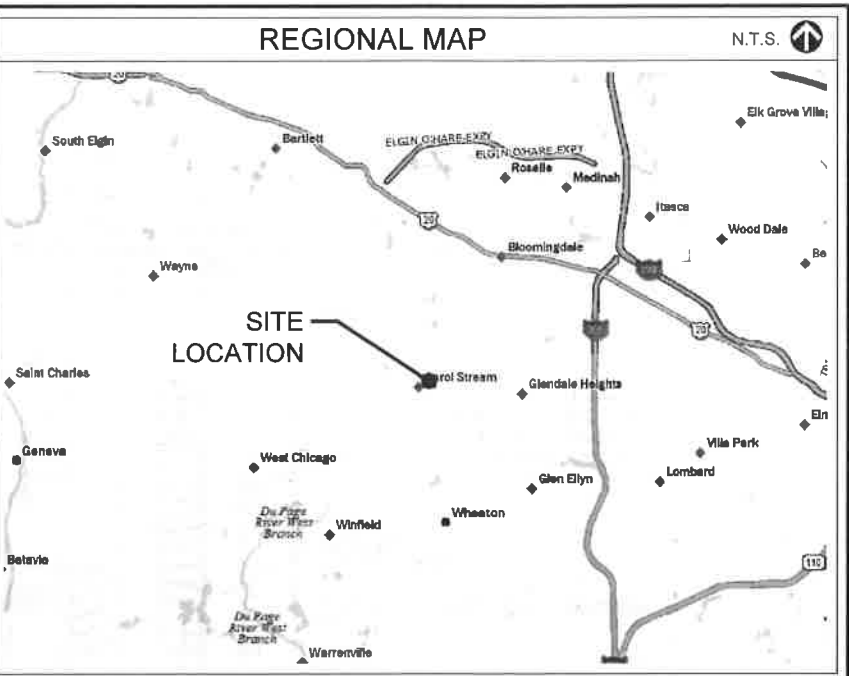
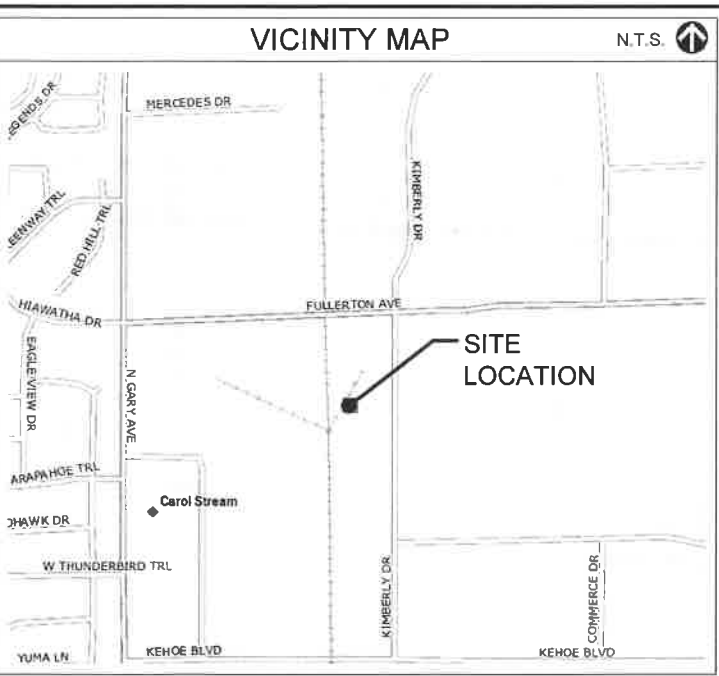
SURVEYOR: ASM CONSULTANTS, INC.
P.O. BOX 7
PLANO, IL 60545
(630) 273-2500

PROJECT TYPE

PROPOSED VERIZON ANTENNAS MOUNTED ON A NEW MONOPOLE TOWER WITH PROPOSED 9'-4" x 11'-0" EQUIPMENT PLATFORM AT BASE.

SITE COORDINATES:
LATITUDE: 41° 54' 52.98" N (FROM SURVEY)
LONGITUDE: 88° 06' 51.73" W (FROM SURVEY)
ELEVATION: ±795.93' (FROM SURVEY)

DRIVING DIRECTIONS:
FROM VERIZON OFFICE: START OUT GOING EAST ON E WOODFIELD RD TOWARD MALL DR. TURN RIGHT ONTO W FRONTAGE RD. MERGE ONTO I-290 E VIA THE RAMP ON THE LEFT. KEEP LEFT TO TAKE I-355 S VIA EXIT 7 TOWARD JOLIET. TAKE THE ARMY TRAIL RD EXIT. KEEP RIGHT TO TAKE THE RAMP TOWARD BLOOMINGDALE/GLENDALE HTS. MERGE ONTO W ARMY TRAIL RD. TURN LEFT ONTO SCHMALE RD. TURN RIGHT ONTO FULLERTON AVE. DESTINATION WILL BE ON THE LEFT.



APPROVALS

REAL ESTATE: _____

RF: _____

CONSTRUCTION: _____

OPERATIONS: _____

EQUIPMENT ENGINEERING: _____



PI TOWER, DEVELOPMENT LLC

4601 TOUCHTON RD BLDG.
300 SUITE 3200
JACKSONVILLE, FL 32246

CHICAGO SMSA
limited partnership

CHICAGO SMSA LIMITED PARTNERSHIP
d/b/a VERIZON WIRELESS
1515 WOODFIELD ROAD, SUITE 1400
SCHAUMBURG, ILLINOIS 60173
PHONE: (847) 619-5397 FAX: (847) 706-7415

LOCATION NUMBER: 380737
SITE NAME: CLOVERDALE WEST

GENERATOR TYPE: DIESEL

PROJECT INFORMATION

UTILITIES: POWER: T.B.D. FIBER: T.B.D.

ZONING: I INDUSTRIAL DISTRICT

OCCUPANCY: UNINHABITED

CONSTRUCTION TYPE: RAW LAND

PROPERTY OWNER: AMERICAN FLANGE & MFG CO., INC.
290 E. FULLERTON AVE
CAROL STREAM, IL 60188
CONTACT NAME: CORNELIS VAN DE KLIPPE

APPLICANT: PARALLEL TOWER DEVELOPMENT, LLC
7411 FULLERTON ST, SUITE 110
JACKSONVILLE, FL 32256
CONTACT:
PHONE:

NO	DESCRIPTION	DATE	BY
	ISSUED FOR REVIEW	08/15/16	PP

SHEET	DRAWING INDEX	REVISION
T-1	TITLE SHEET	
LP	LOCATION PLAN	
C-1	ENGINEERING SITE PLAN	
C-2	SITE GRADING PLAN (SHEET 1 OF 1)	
C-3	FENCE DETAILS	
C-4	GENERAL NOTES	
C-5	SITE DETAILS	
C-6	PLATFORM FOUNDATION PLAN	
C-7	GENERATOR FOUNDATION PLAN	
ANT-1	SITE ELEVATION & ANTENNA LAYOUT	
ANT-2	ANTENNA INFORMATION	
ANT-3	SITE DETAILS	
ANT-3A	ANTENNA MOUNTING DETAILS	
ANT-4	SITE DETAILS	
B-1	EQUIPMENT PLATFORM PLAN & NOTES	
B-2	EQUIPMENT PLATFORM ELEVATIONS	
E-1	UTILITY ROUTING PLAN	
E-1A	GENERATOR UTILITY ROUTING PLAN	
E-1B	GENERATOR SINGLE LINE DIAGRAM & ALARM WIRING	
E-2	SINGLE LINE DIAGRAM & LINE DETAILS	
E-3	ELECTRICAL AND GROUNDING NOTES	
E-4	SITE GROUNDING PLAN	
E-5	GROUNDING DETAILS	
E-6	GROUNDING DETAILS	
E-7	ELECTRICAL DETAILS	
P-1	EXISTING SITE PHOTOS	

LOC. # 380737

CLOVERDALE WEST

290 E FULLERTON AVE
CAROL STREAM, IL 60188

DRAWN BY: PP

CHECKED BY: JM

DATE: 08/15/16

PROJECT #: 85-035

SHEET TITLE
TITLE SHEET

SHEET NUMBER
T-1

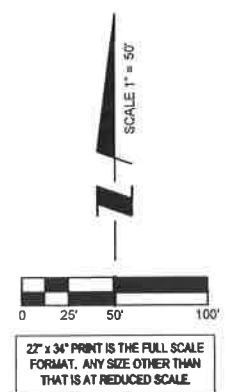
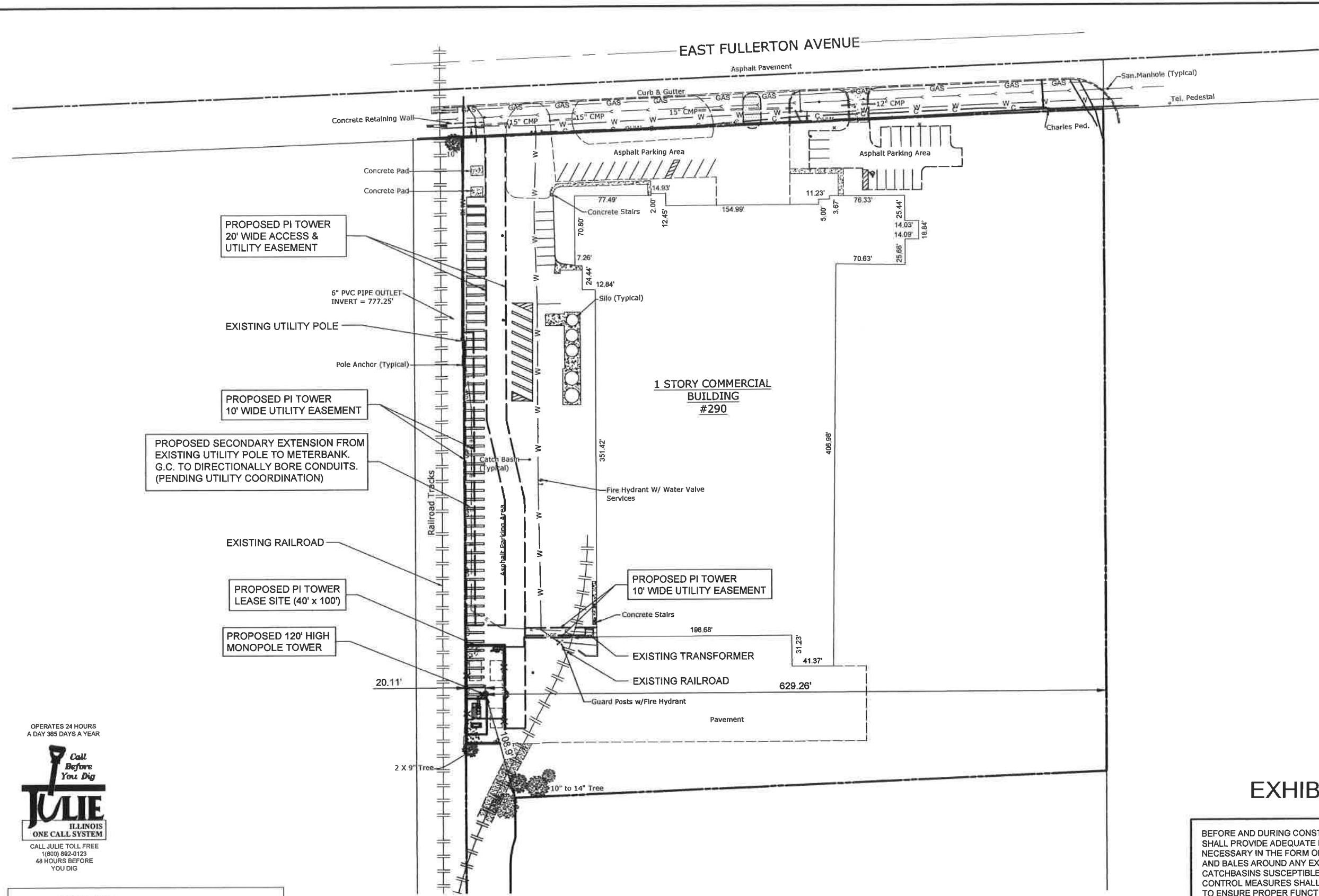
SITE NAME: CLOVERDALE WEST

290 E FULLERTON AVE
CAROL STREAM, IL 60188

FIBER COORDINATION IS NOT COMPLETE (PENDING FIBER CONTACT). PRIOR TO CONSTRUCTION, CONTACT DESIGNER FOR UPDATE.

1 OF 1 PLAT OF SURVEY **EXHIBIT A-1**





Parallel
INFRASTRUCTURE

TERRA
CONSULTING & SURVEYING, INC.
600 BUSSE HIGHWAY
PARK RIDGE, IL 60068
PH: 847-498-4488
FAX: 847-498-4491

REVISIONS		NO.	DESCRIPTION	DATE	BY	PP
	ISSUED FOR REVIEW			08/15/16		

LOC. # 380737
CLOVERDALE WEST

290 E FULLERTON AVE
CAROL STREAM, IL 60188

EXHIBIT A-2

BEFORE AND DURING CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE ADEQUATE EROSION CONTROL AS NECESSARY IN THE FORM OF SILT FENCES FOR THE SITE AND BALES AROUND ANY EXISTING MANHOLES, INLETS, OR CATCHBASINS SUSCEPTIBLE TO EROSION. EROSION CONTROL MEASURES SHALL BE PERIODICALLY INSPECTED TO ENSURE PROPER FUNCTION. EROSION CONTROL SHALL BE REMOVED UPON COMPLETION OF WORK.

CONTRACTOR TO PROVIDE APPROXIMATE 100'x100' STAGING AREA AND TEMPORARY ROAD. CONTRACTOR SHALL COORDINATE WITH ANTENNA CONTRACTOR, A STAGING AREA AND TEMPORARY ROAD THAT IS ACCEPTABLE TO THE OWNER. STAGING AREA AND TEMPORARY ROAD SHALL BE RESTORED TO EXISTING CONDITIONS AS NECESSARY UPON COMPLETION OF THE PROJECT.

DRAWN BY: PP
CHECKED BY: JM
DATE: 08/15/16
PROJECT #: 85-035

SHEET TITLE
LOCATION PLAN

SHEET NUMBER
LP

OPERATES 24 HOURS
A DAY 365 DAYS A YEAR

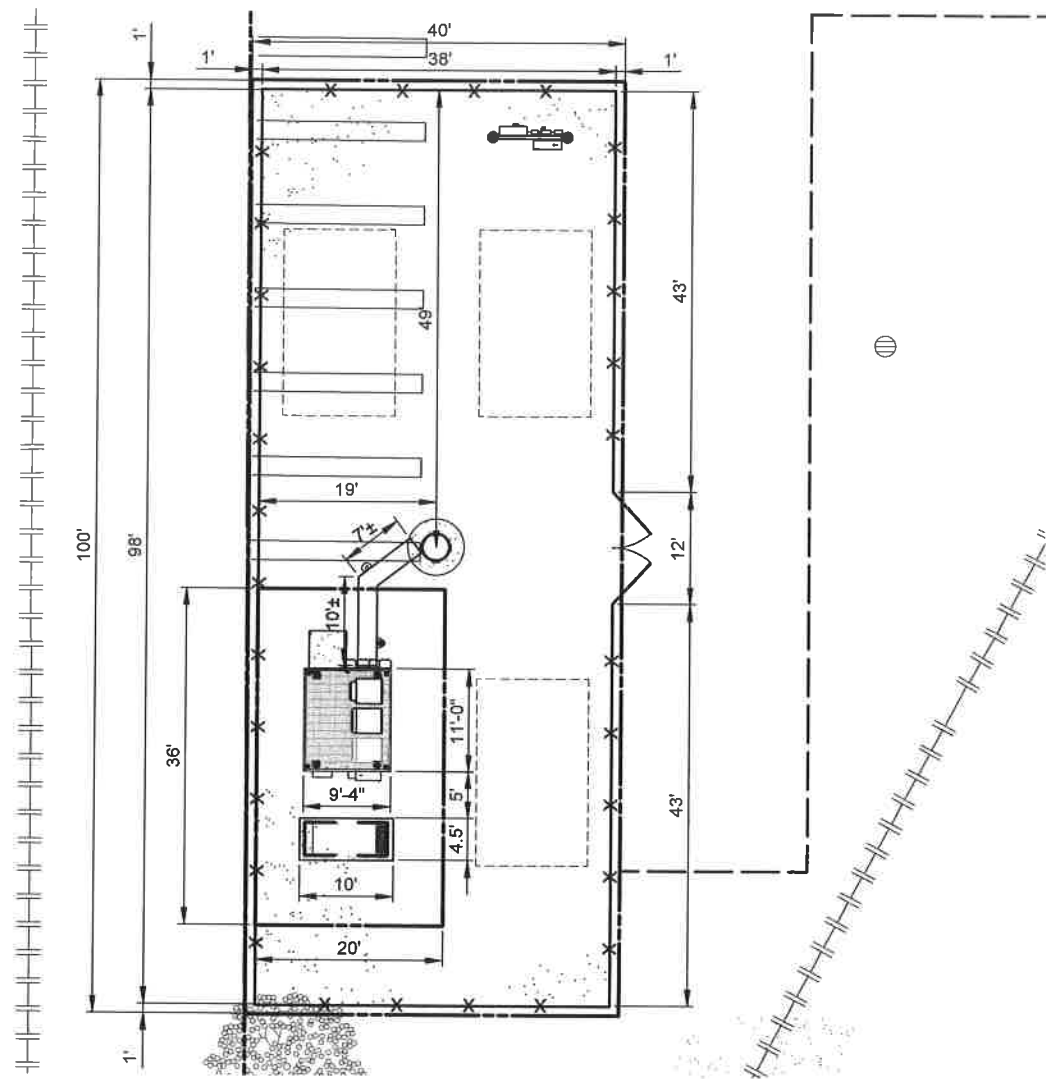
CALL JULIE TOLL FREE
(800) 682-0123
48 HOURS BEFORE YOU DIG

SURVEY PERFORMED BY:
Advanced Surveying & Mapping
Telephone (630) 273-2500
Fax (630) 273-2600
E-MAIL advanced@advct.com

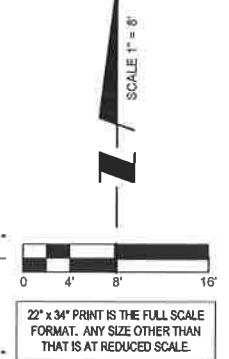
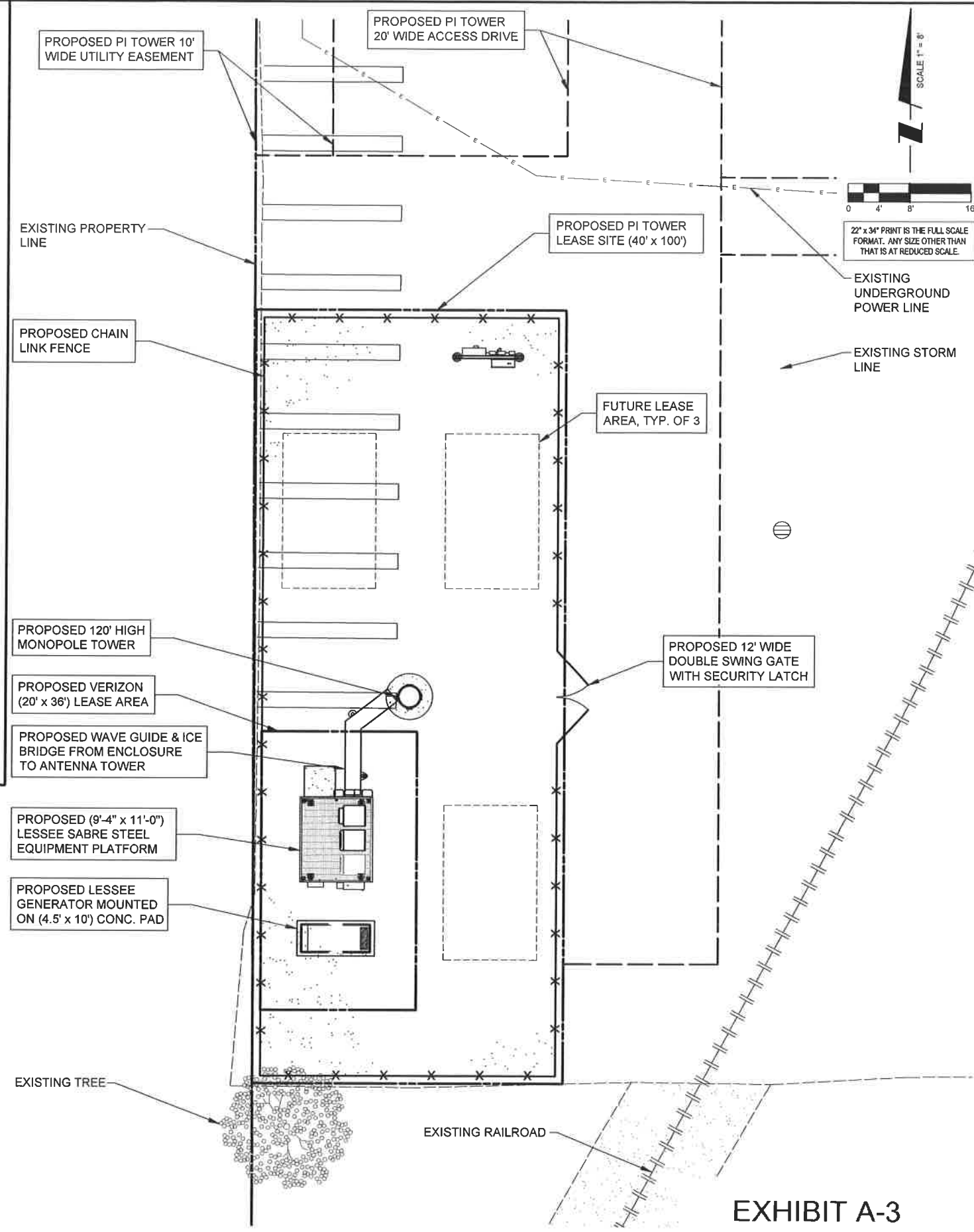
1 LOCATION PLAN
SCALE: 1" = 50'-0"

CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING PAVEMENT. CONTRACTOR SHALL PHOTOGRAPH AND VIDEOTAPE EXISTING PAVEMENT PRIOR TO CONSTRUCTION. ANY DAMAGE CAUSED DURING CONSTRUCTION SHALL BE REPLACED TO EXISTING OR BETTER CONDITION AT NO ADDITIONAL COST.

THE CONTRACTOR WILL, UPON BECOMING AWARE OF SUBSURFACE OR LATENT PHYSICAL CONDITIONS DIFFERING FROM THOSE DISCLOSED BY THE ORIGINAL SOIL INVESTIGATION WORK, PROMPTLY NOTIFY THE OWNER VERBALLY AND IN WRITING, AS TO THE NATURE OF THE DIFFERING CONDITIONS. NO CLAIM BY THE CONTRACTOR FOR ANY CONDITIONS DIFFERING FROM THOSE ANTICIPATED IN THE PLANS AND SPECIFICATIONS AND DISCLOSED BY THE SOIL STUDIES WILL BE ALLOWED UNLESS THE CONTRACTOR HAS SO NOTIFIED THE OWNER, VERBALLY AND IN WRITING, AS REQUIRED ABOVE, OF SUCH DIFFERING SUBSURFACE CONDITIONS.



1 SITE DIMENSION PLAN
SCALE: 1" = 10'



SURVEY PERFORMED BY:
Advanced Surveying & Mapping
Telephone (630) 273-2500
Fax (630) 273-2600
E-MAIL advanced@advct.com



PAVEMENT MATERIAL

LEASE SITE
414± S.Y.
8" COMPACTED AGGREGATE BASE COURSE, WITH 3/4" CRUSHED AGGREGATE, NO FINES, OR APPROVED EQUAL. MIRAFI 500X SUBGRADE GEOTEXTILE FABRIC OR APPROVED EQUAL

THE CONTRACTOR SHALL INCLUDE AS PART OF THE BID, THE COST OF REMOVAL OF ANY SURFACE VEGETATION AND ORGANIC SOILS OR OTHER DELETERIOUS MATERIALS AND THE REPLACEMENT WITH ENGINEERED BACKFILL FOR THE AGGREGATE ACCESS DRIVE AND LEASE SITE, IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT.



NO.	BY	DATE	DESCRIPTION
	PP		ISSUED FOR REVIEW
	JM		

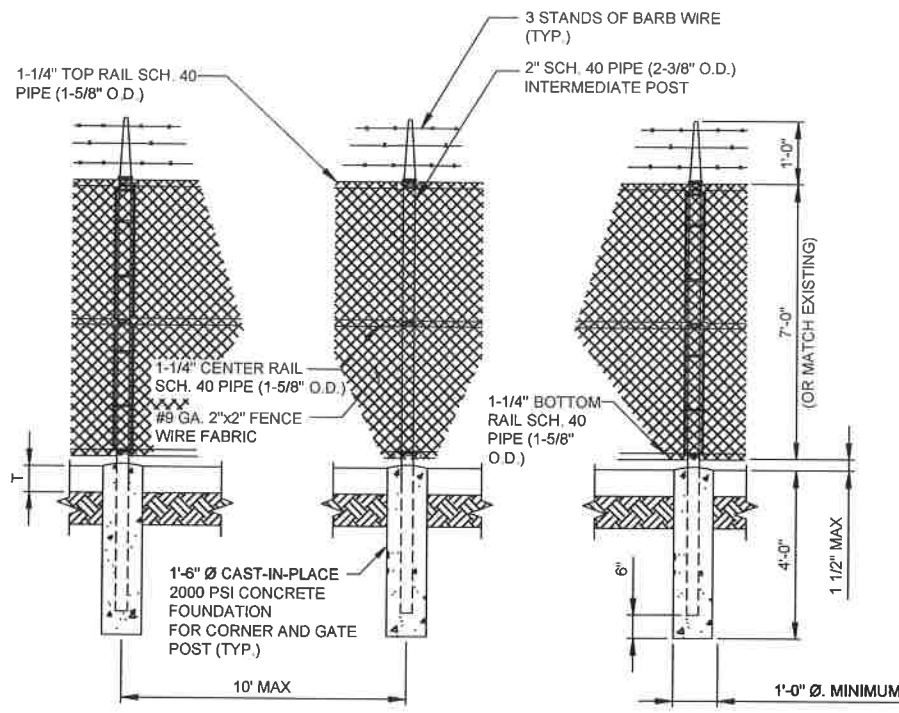
LOC. # 380737
CLOVERDALE WEST
290 E FULLERTON AVE
CAROL STREAM, IL 60188

DRAWN BY: PP
CHECKED BY: JM
DATE: 08/15/16
PROJECT #: 85-035

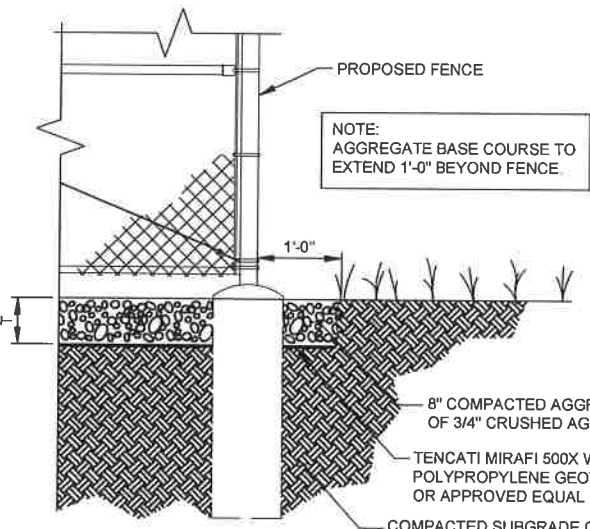
SHEET TITLE
ENLARGED SITE PLAN

SHEET NUMBER
C-1

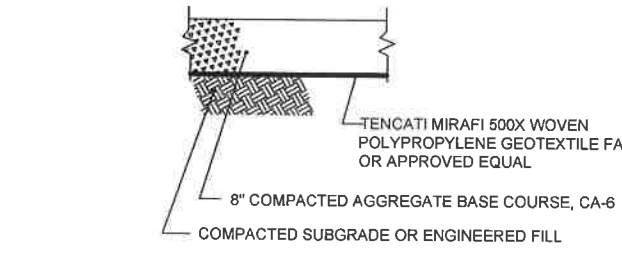
EXHIBIT A-3



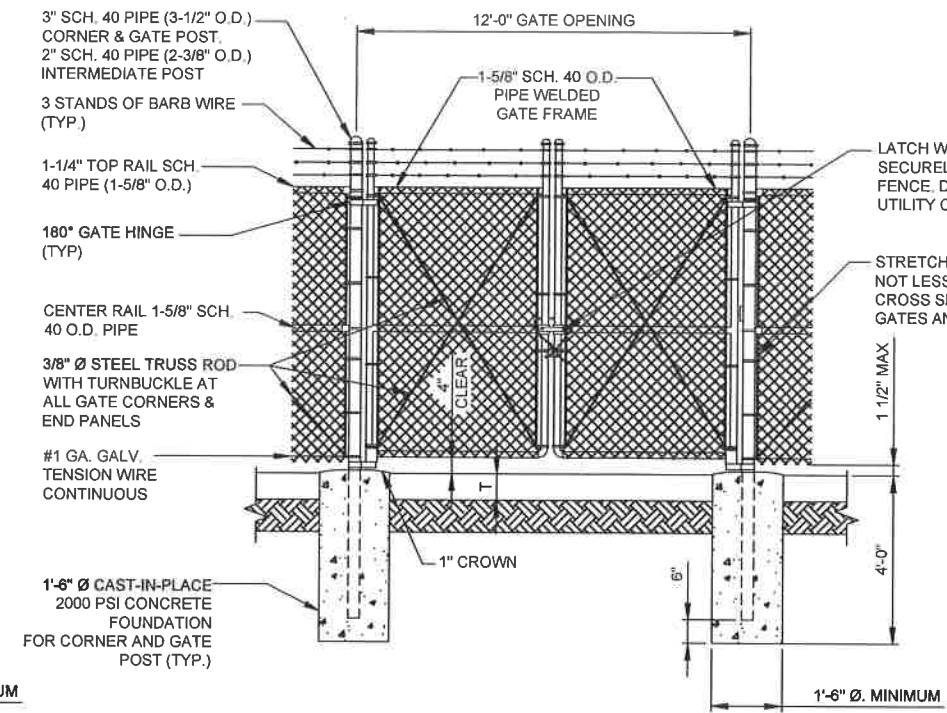
1 FENCE POST DETAILS
N.T.S.



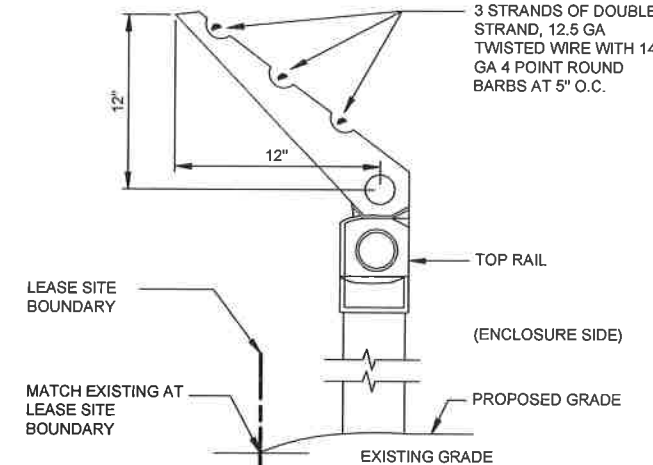
4 AGGREGATE CROSS-SECTION
N.T.S.



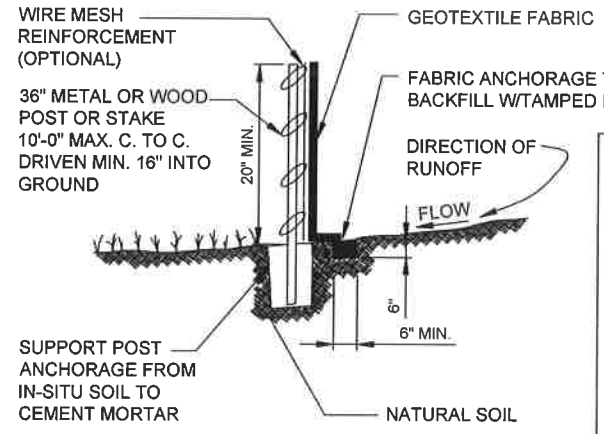
5 AGGREGATE CROSS-SECTION
N.T.S.



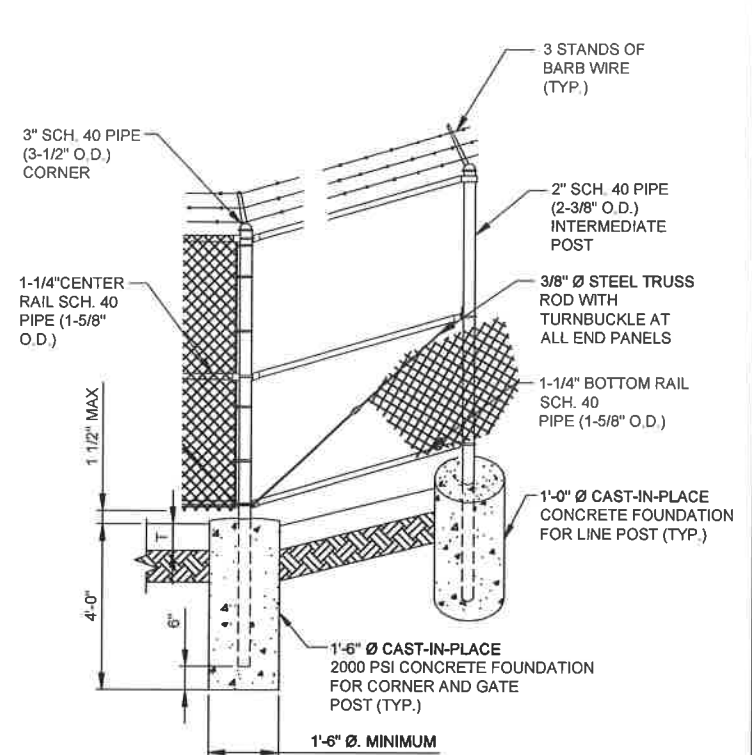
2 12'-0\"/>



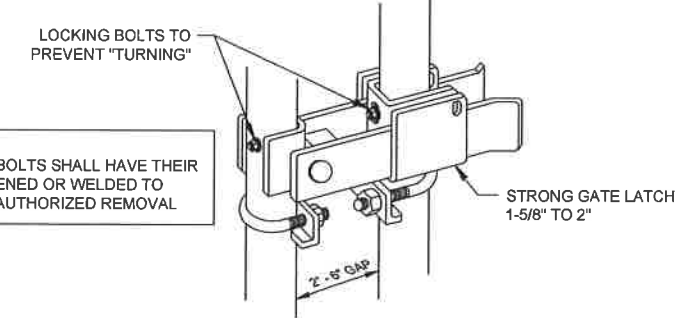
6 BARBED WIRE DETAIL
N.T.S.



8 EROSION CONTROL SILT FENCE DETAIL
N.T.S.



3 CORNER POST DETAIL
N.T.S.



7 STRONG ARM GATE LATCH DETAIL
N.T.S.

OPERATES 24 HOURS
A DAY 365 DAYS A YEAR

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GENERAL NOTES

1) G.C. IS RESPONSIBLE TO PAY AND SCHEDULE THIRD PARTY INSPECTIONS FOR BOTH TOWER AND BUILDING FOUNDATIONS. VZW GETS COPIES AT CLOSE OUT.

COPIES OF THE REPORT ARE ISSUED TO THE CONTRACTOR FOR CONVENIENCE ONLY. THE REPORT IS NOT A PART OF THE CONTRACT DOCUMENTS. NEITHER THE OWNER NOR THE ENGINEER/ARCHITECT GUARANTEE THE ACCURACY OR VALIDITY OF THE DATA CONTAINED THEREIN, NOR DO THEY ASSUME ANY RESPONSIBILITY FOR THE CONTRACTOR'S USE OR INTERPRETATION OF THE DATA CONTAINED THEREIN.

GEOTEXTILE PARAMETERS		
PROPERTY	MINIMUM VALUE (a)	TEST METHOD
GRAB STRENGTH	180 LBS.	ASTM D-4632-91
PUNCTURE STRENGTH	75 LBS.	ASTM D-4833-88
BURST STRENGTH	290 LBS.	ASTM D-3786
TRAPEZOIDAL TEAR	50 LBS.	ASTM D-4571-87

(a) ALL VALUES REPRESENT MINIM

EXHIBIT A-4

NOTES:
THE FABRIC SHOULD BE PLACED IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS. INTERSECTIONS OF SHEETS MUST BE SOWN OR SUFFICIENTLY OVERLAPPED (AT LEAST 24 INCHES) OR AS SPECIFIED BY THE MANUFACTURER. THE GEOTEXTILE SHEETS SHOULD ALSO BE PLACED TAUT TO REDUCE WRINKLES OR FOLDS. CARE MUST BE EXERCISED TO PREVENT PHYSICAL DAMAGE OF THE GEOTEXTILE PRIOR TO, DURING AND AFTER INSTALLATION. UTILITIES SHOULD BE INSTALLED BEFORE PLACING THE FABRIC.

Parallel
INFRASTRUCTURE

TERRA
600 BUSSE HIGHWAY
PARK RIDGE, IL 60068
PH: 847-896-4400
FAX: 847-898-4401

NO.	REVISIONS	DATE	BY	PP
	DESCRIPTION	08/15/16		
	ISSUED FOR REVIEW			

LOC. # 380737

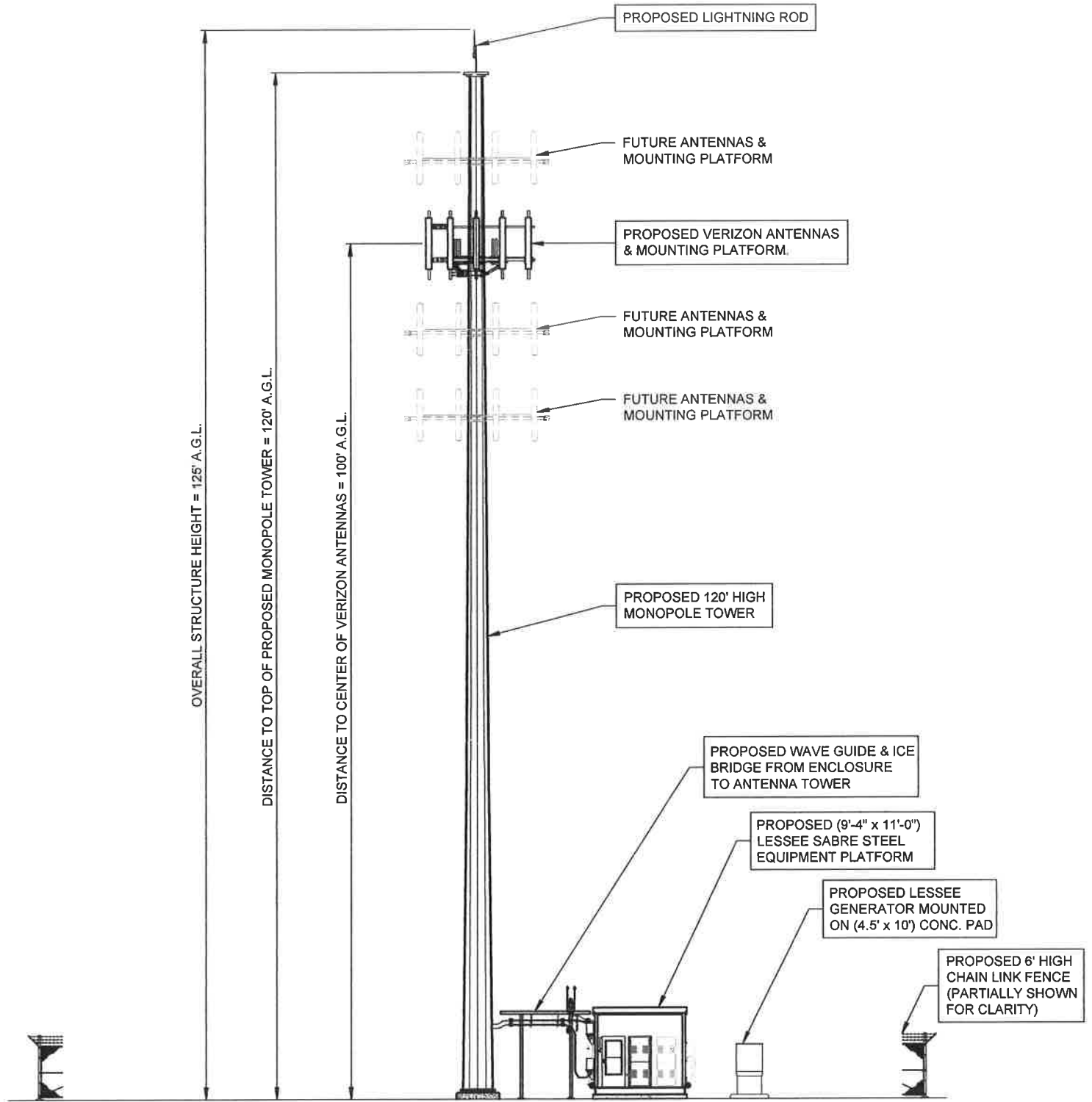
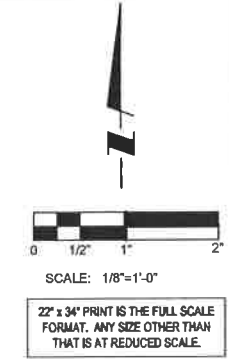
CLOVERDALE WEST

290 E FULLERTON AVE
CAROL STREAM, IL 60188

DRAWN BY:	PP
CHECKED BY:	JM
DATE:	08/15/16
PROJECT #:	85-035

SHEET TITLE
FENCE DETAILS

SHEET NUMBER
C-3



1 EAST ELEVATION
SCALE: 1/8" = 1'-0"

EXHIBIT A-5

NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR REVIEW	08/15/16	PP

LOC. # 380737
CLOVERDALE WEST

290 E FULLERTON AVE
CAROL STREAM, IL 60188

DRAWN BY:	PP
CHECKED BY:	JM
DATE:	08/15/16
PROJECT #:	85-035

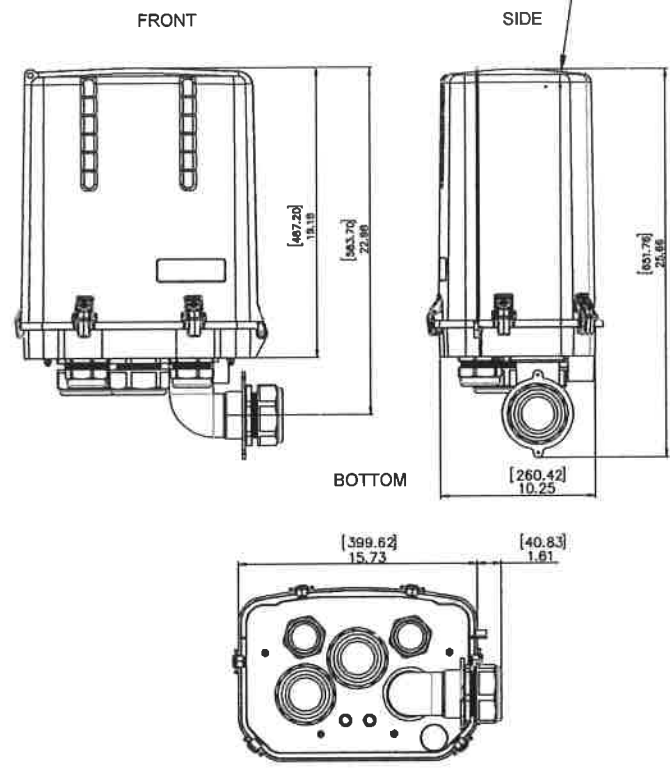
SHEET TITLE
SITE ELEVATION & ANTENNA LAYOUT

SHEET NUMBER
ANT-1

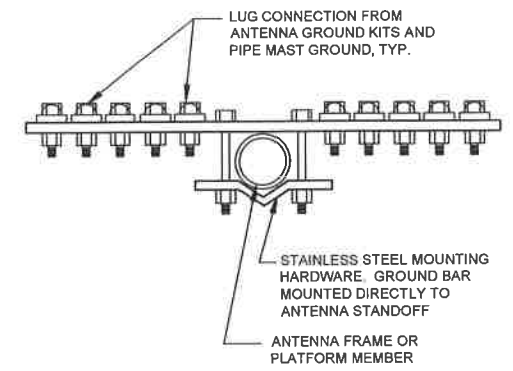
SPECIFICATIONS DC SURGE PROTECTION FOR RRU/INTEGRATED ANTENNA RADIO HEAD
 APPLICATION: TOWER / BASE / ROOFTOP / ROOFTOP DISTRIBUTION MODELS
 WEIGHT: 32LBS (14.51 KG)

[mm]
 INCHES

PROPOSED RAYCAP JUNCTION BOX MODEL# RCMDC-3315-PF-48

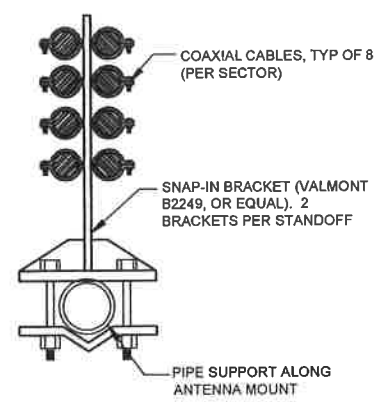


1 RAYCAP JUNCTION BOX DETAIL
 SCALE: N.T.S.



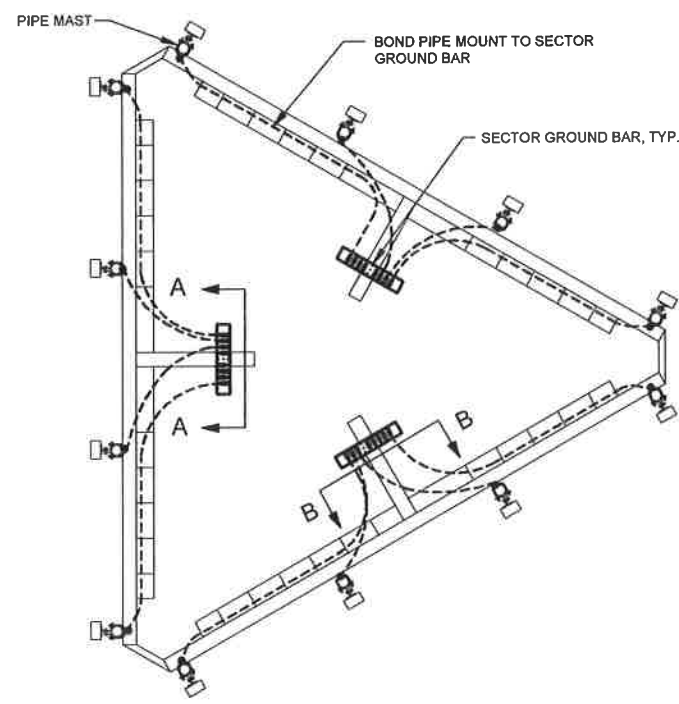
SECTION A-A

2 GROUND BAR AT SECTOR
 N.T.S.



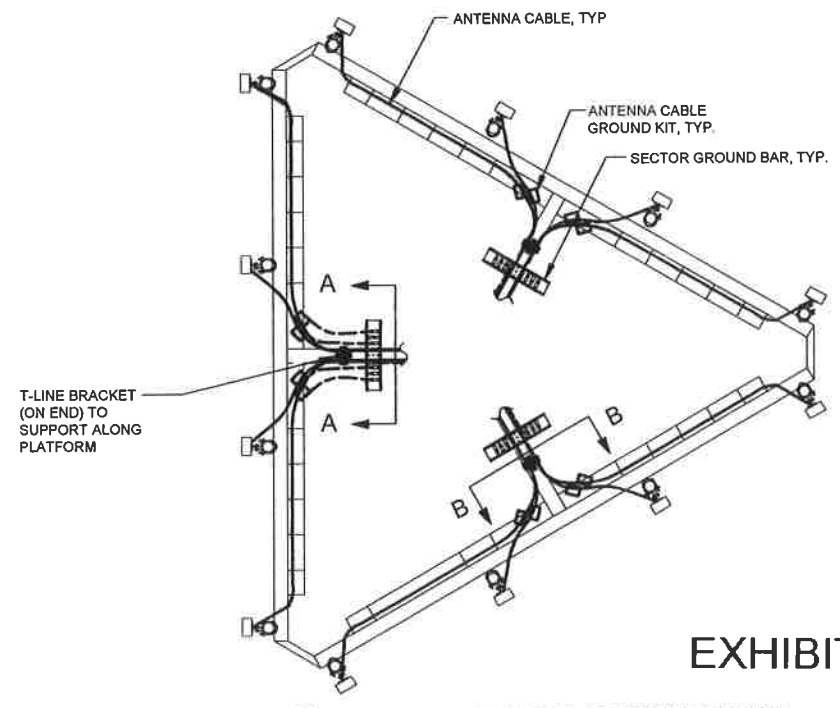
SECTION B-B

3 SNAP-IN BRACKET AT ANTENNA MOUNT
 N.T.S.



4 PIPE MAST GROUNDING AT ANTENNA ELEVATION
 N.T.S.

NOTE:
 THIS DETAIL IS CONCEPTUAL TO DEMONSTRATE GROUNDING AT THE ANTENNAS. VERIFY NUMBER OF ANTENNAS, MOUNTING FRAME, ANTENNA TYPE AND AZIMUTH WITH ANT-1 SHEET.



5 ANTENNA CABLE GROUNDING AT ANTENNA ELEVATION
 N.T.S.

EXHIBIT A-6

Parallel
 INFRASTRUCTURE

TERRA
 COMMUNICATIONS CONSULTING, INC.
 600 INDIAN HIGHLANDS
 PARK RIDGE, IL 60068
 PH: 847-488-8400
 FAX: 847-488-8401

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NO.	DESCRIPTION	DATE	PP
1	ISSUED FOR REVIEW	08/15/16	

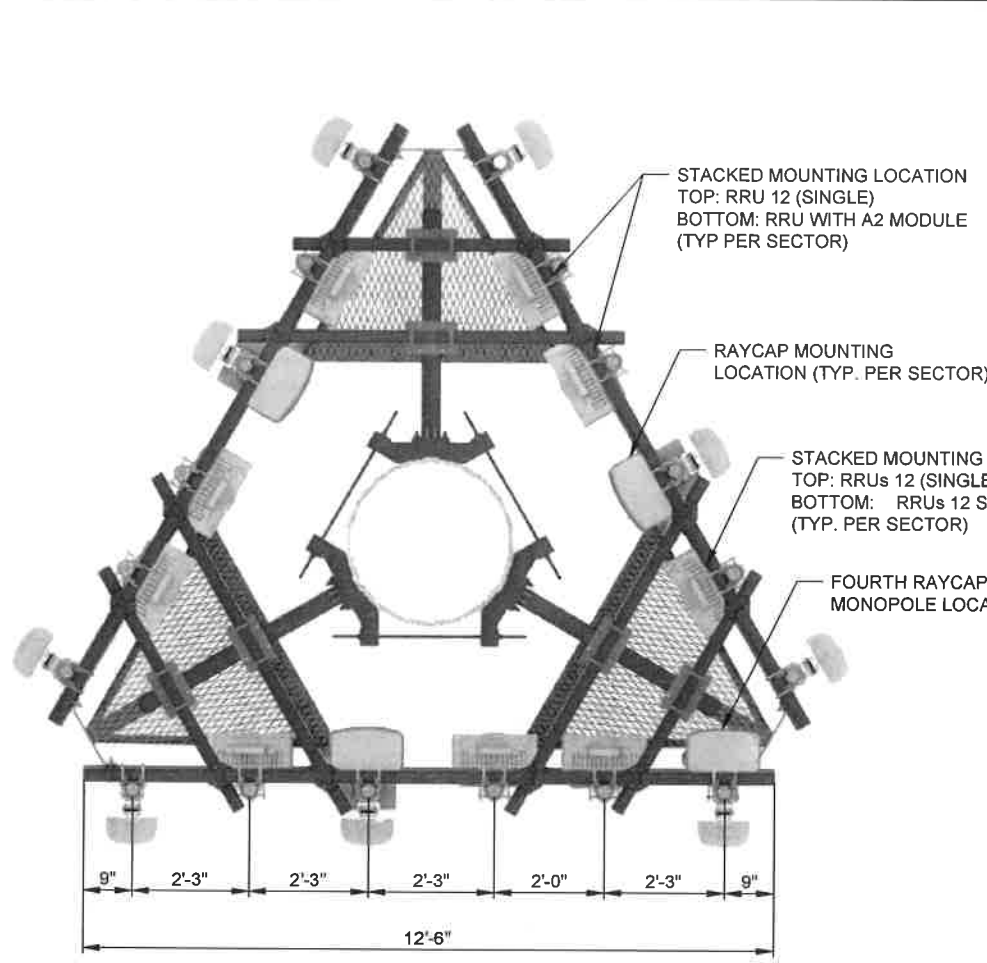
LOC. # 380737
 CLOVERDALE WEST

290 E FULLERTON AVE
 CAROL STREAM, IL 60188

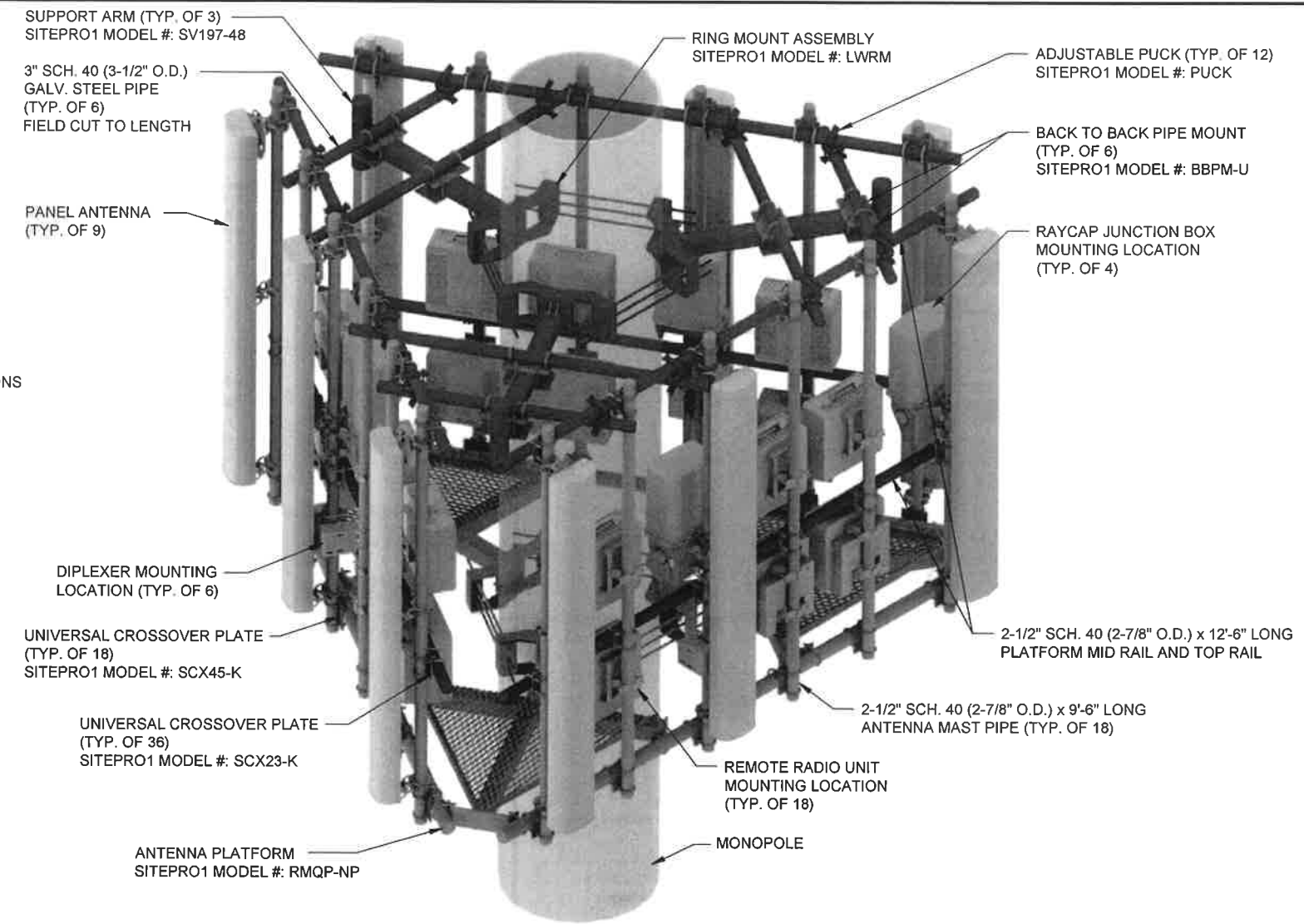
DRAWN BY: PP
 CHECKED BY: JM
 DATE: 08/15/16
 PROJECT #: 85-035

SHEET TITLE
 SITE DETAILS

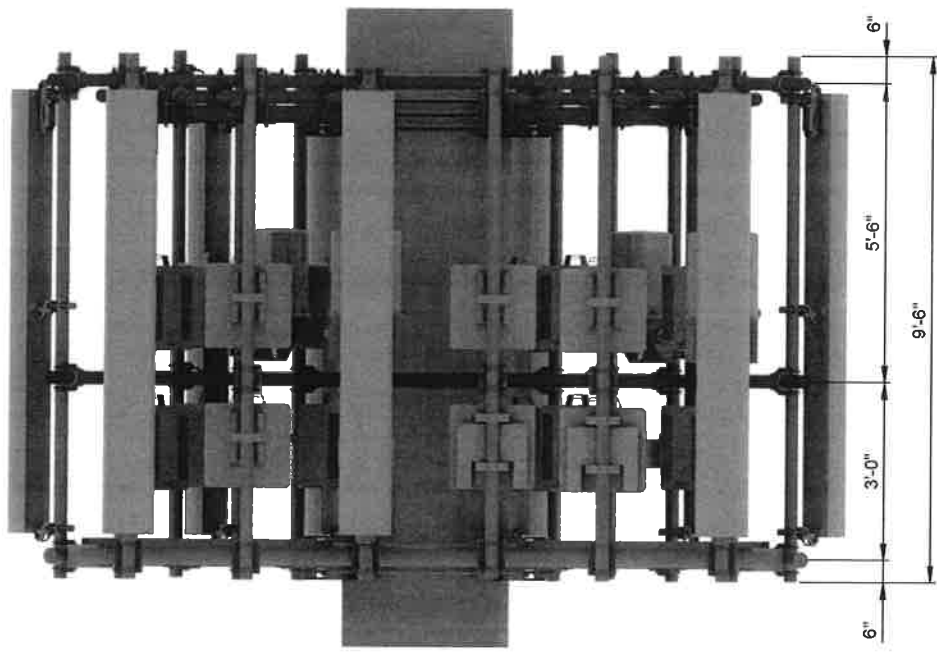
SHEET NUMBER
ANT-3



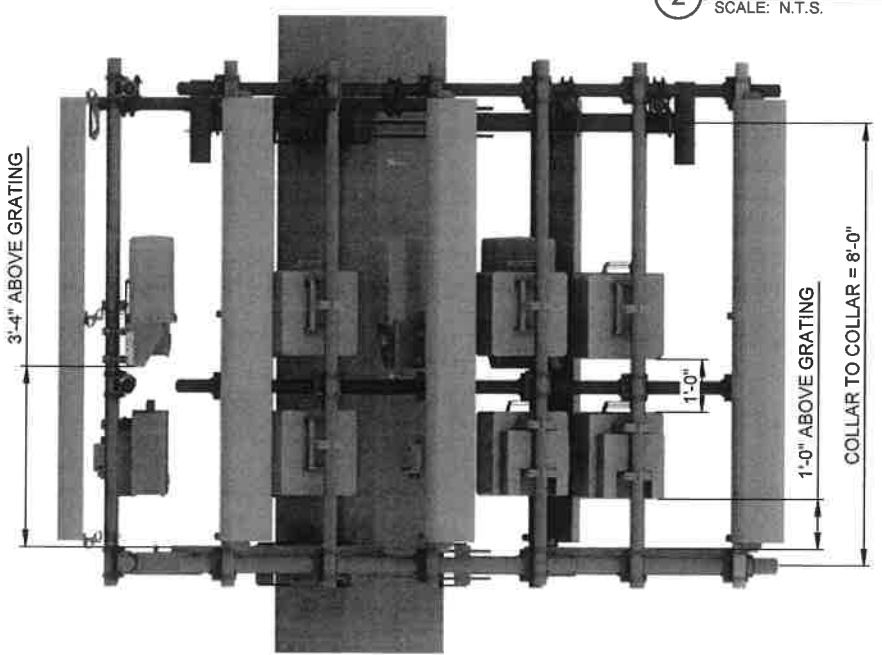
1 PLAN VIEW
SCALE: N.T.S.



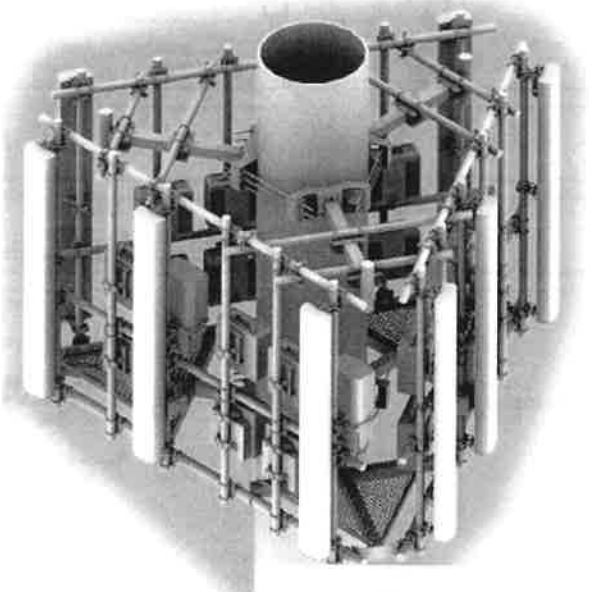
2 ISOMETRIC VIEW
SCALE: N.T.S.



3 FRONT VIEW
SCALE: N.T.S.



4 SIDE VIEW
SCALE: N.T.S.



5 ISOMETRIC RENDERING
SCALE: N.T.S.

Parallel
INFRASTRUCTURE

TERRA
600 BUSSE HIGHWAY
PARK RIDGE, IL 60068
PH: 847-886-4400
FAX: 847-886-4401

REVISIONS	
NO.	DESCRIPTION
BY	PP
DATE	08/15/16
PP	ISSUED FOR REVIEW

LOC. # 380737
CLOVERDALE
WEST

290 E FULLERTON AVE
CAROL STREAM, IL 60188

DRAWN BY:	PP
CHECKED BY:	JM
DATE:	08/15/16
PROJECT #:	85-035

SHEET TITLE
ANTENNA
MOUNTING
DETAILS

SHEET NUMBER

ANT-3A

EXHIBIT A-7



1 EXISTING OVERALL SITE
SCALE: N.T.S.



2 EXISTING ACCESS DRIVE
SCALE: N.T.S.



3 EXISTING UTILITY POLE
SCALE: N.T.S.



4 EXISTING TRANSFORMER
SCALE: N.T.S.

EXHIBIT A-8

Parallel
INFRASTRUCTURE

TERRA
CONSULTING ENGINEERS, LTD.
600 BUSBY HIGHWAY
PARK RIDGE, IL 60068
PH: 847-886-4600
FAX: 847-886-4601

REVISIONS		DATE	BY
NO.	DESCRIPTION	ISSUED FOR REVIEW	PP

LOC. # 380737
CLOVERDALE
WEST

290 E FULLERTON AVE
CAROL STREAM, IL 60188

DRAWN BY: PP
CHECKED BY: JM
DATE: 08/15/16
PROJECT #: 85-035

SHEET TITLE
EXISTING SITE PHOTOS

SHEET NUMBER
P-1



BEFORE



AFTER

SEP 16 2016

COMMUNITY DEVELOPMENT
DEPT.



TERRA
CONSULTING GROUP, LTD.

600 Busse Highway, Park Ridge, IL 60069
Phone: 647 658 6493 Fax: 647 658 6191

Cloverdale West

View From North
(Distance at 600')

EXHIBIT B

Parallel
INFRASTRUCTURE



RECEIVED

SEP 10 2014

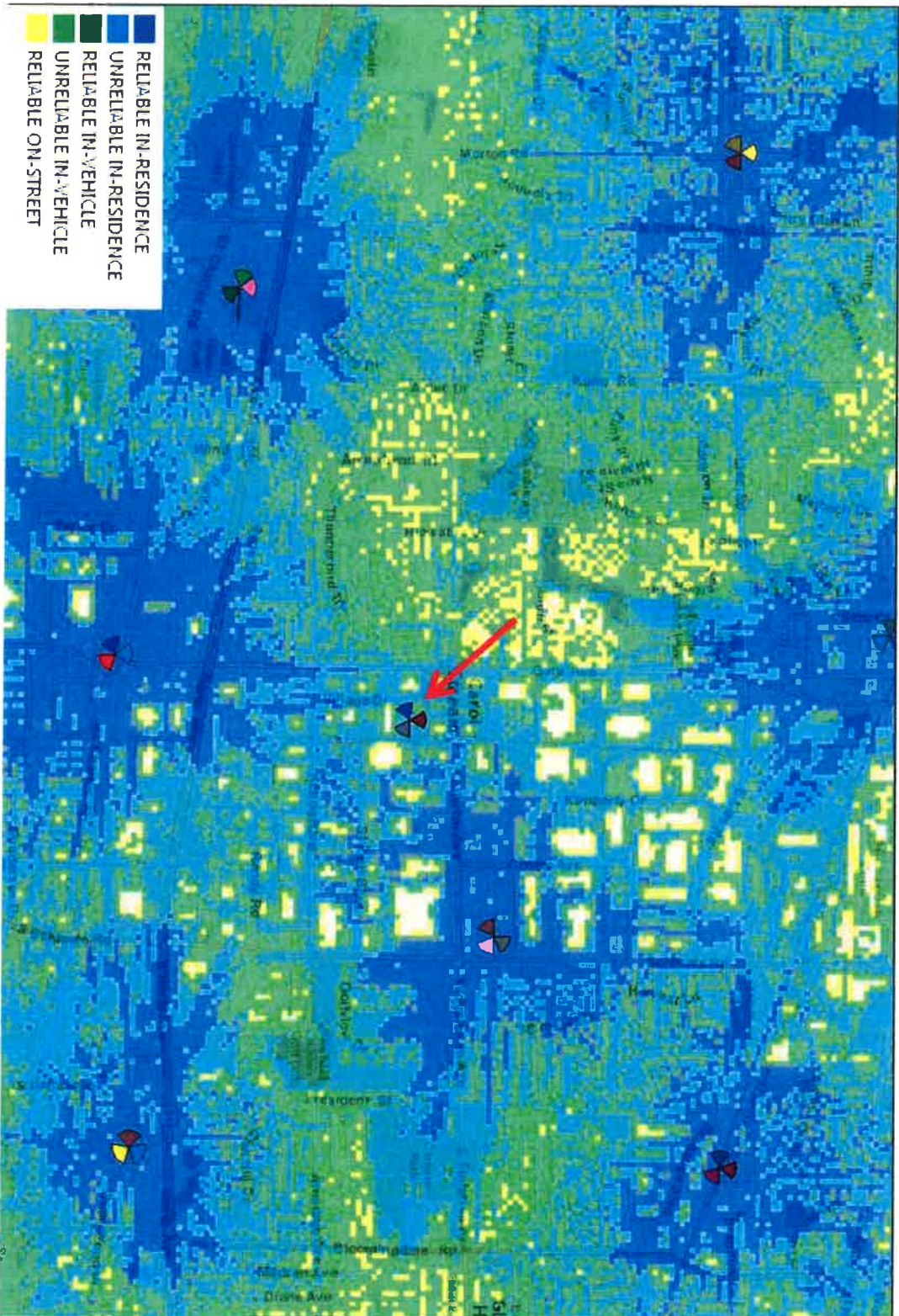
COMMUNITY DEVELOPMENT
DEPT

Cloverdale West
Tri-Sure Mfgctg.
290 E. Fullerton

EXHIBIT C



Existing Coverage





Proposed Coverage

