

Village of Carol Stream

AGENDA

REGULAR MEETING-PLAN COMMISSION/ZONING BOARD OF APPEALS

MONDAY, JULY 25, 2011 AT 7:30 P.M.

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

- I. Roll Call: Present:
Absent:
- II. Previous Minutes: Minutes of June 27, 2011
- III. Public Hearing:
 - A. 11179 Illinois Central School Bus, LLC - 640 Kimberly Drive
Special Use - Outdoor Activities and Operations
Special Use - Garage or Parking Lot Not Incidental to a Permitted Use
 - B. 11188 Northern Builders / Temple Inland Corporation - 139 Fullerton Avenue
Special Use - Outdoor Activities and Operations & Structure Exceeding 50' Height
Gary Avenue Corridor Review
- IV. Presentation:
- V. Old Business:
- VI. New Business:
Discuss cancellation of August 8, 2011, meeting
- 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

June 27, 2011

Chairman David Michaelsen called the Regular Meeting of the Combined Plan Commission/Zoning Board of Appeals to order at 7:30 p.m. and directed Secretary Roberta Michalak to call the roll. The results of the roll call vote were:

Present: Chairman Dave Michaelsen and Commissioners Dee Spink, Timothy McNally, Angelo Christopher, Ralph Smoot, Frank Petella and David Hennessey

Absent:

Also Present: Donald Bastian, Assistant Community Development Director, Roberta Michalak, Permit Systems Coordinator and court reporter from DuPage County Court Reporters.

MINUTES:

Commissioner Spink moved and Commissioner McNally made the second to approve the minutes of the meeting June 13, 2011. The results of the roll call vote were:

Ayes: 7 Commissioners Smoot, Christopher, McNally, Spink, Hennessey, McNally, Petella and Chairman Michaelsen

Nays:

Abstain:

Absent:

Chairman Michaelsen stated that he would like to start with the presentation before the Public Hearing

**Case # 11115 McDonald's USA, LLC – 355 S Schamle Road
Final Plat of Subdivision**

Chairman Michaelsen swore in Elaine Kindt, for Rich Neubauer, Rebuild Manager for McDonalds, 1325 Chapman Dr. Darien IL.

Elaine Kindt stated that Rich Neubauer could not be here and she would be conducting the hearing. As you know McDonalds was approved to rebuild the site and we plan on starting the demolition on July 5th, pending ComEd's schedule for electrical shut off. This site has two parcels and we want to compile them into one lot and in doing so we are also able to do an easement with the Village of Carol Stream and McDonalds for the Storm Water Management and sidewalk easement as well. That's why we are here today to request approval for a Plat of Subdivision. I brought the site plan along with the Plat of Subdivision I can go over it if you'd like. Once again we are very happy to be part of Carol Stream, and we are asking for your approval and support as we move our business forward in the future.

Chairman Michaelsen asked Mr. Bastian for any staff comments. Mr. Bastian stated that the staff had nothing further to add, as Ms. Kindt mentioned all the zoning approvals have been granted and as you recall a few months ago they came before us and everything had been approved, the

building permit has been submitted and near completion for issuance and at this time this is just a plat to consolidate the two lots into one and we recommend approval of the Plat of Subdivision for McDonald's Schmale Road Consolidation.

Chairman Michaelsen asked if the Plan Commissioners had any questions regarding the staff report.

Commissioners Hennessy, Spink, Christopher, Petella, Smoot and McNally did not have any questions

Commissioner Spink moved and Commissioner Petella made the second to recommend approval of the request for Final Plat of Subdivision.

The results of the roll call vote were:

Ayes: 7 Chairman Michaelsen and Commissioners Christopher, Smoot, McNally,
Hennessy, Spink and Petella

Nays: 0

Absent: 0

PUBLIC HEARING:

Commissioner Spink moved and Commissioner Petella made the second to open the Public Hearing. The motion passed by unanimous voice vote.

**Case # 11115 Direct Import Home Décor – 1175 N Gary Ave
Special Use – Planned Unit Development, Shopping Center and Retail
and Wholesale Sales and Display Rooms and Distribution Facilities
Preliminary/Final Planned Unit Development Plan
Gary Avenue Corridor Review
Sign Code Variations – Ground Signs**

Chairman Michaelsen swore in the witness, Ray Fang, 739 Red Oak Drive, Bartlett IL. 60103.

Mr. Fang stated that his customer purchased the property at 1175 N Gary Avenue at the end of March 2011. Prior to purchasing the property his client merged with a new business and together they propose to subdivide the building into several areas.

Mr. Bastian reminds the applicant that the Plan Commission members have a copy of the plans in the packet.

Mr. Fang states Direct Import Home Décor the owner will occupy 50% of the of the building as his own wholesale and direct import business approximately 15,000 square feet facing Gary Ave will be individual stores and the larger area of approximately 35,000 square foot area will be left open for a single big box tenant and is requesting a Special Use to make a mini mall style. Also trying to satisfy the Gary Ave requirements we are proposing on the west side to make the new store elevation more appealing to the people. If you look at the elevation view, we are making all the stores in the front there will be front panel piece protruding out of the current building this will break the monolithic feeling of the current pre-cast walls. We believe with this kind of design will be better for any kind of a retailer in this area. The design is open, especially on the west part because of the store requirement we are re-arranging the parking lot based on our desire and because of that we are taking 3500 square feet of parking spaces into a landscaping area and we are dedicating this area to satisfy the new Gary Ave Landscaping Code. If you look at summary on L-1 which will give you the idea we are adhering to by the code requirements. The most important part of this requirement on the Planned Unit Development part the customer thinks on

the north portion we have a tremendous parking area not only this we have one main aisle which pretty much can divide the lot into two distinctive areas, we think on the north side we will provide some sort of out-lot we are proposing about 20,000 square feet for the future new location. The zoning said we are subject to later approval for occupancy. We also compared the Gary Ave new codes to the old codes and we found out on the parking set back the previous requirement is 20' only, the new set back requirements on Gary Ave is 30' we would like to stay with 20' which we have subject to the future development especially to the out lot in the north area which we have 25' set back on the front so we would have to make modification on the parking. Also on the building set back requirements the old requirements shows 100', Gary Avenue Code requirements say 60' maximum 100' and we have obviously gone beyond that, now for the Future out-lot because we would like have the front as close as possible to Gary Avenue so we would like to request to go with the Gary Avenue Code requirements for the building set backs. The landscaping requirements require where we provide parking lot on the west side of the building request 10% landscaping based on the parking lot and propose to lower bar to 5% the reason we have this, based on the Zoning Code every time you have parking stalls you are suppose to provide 1 island, 1 of 20 is about 5% even, so if you can lower that bar to 5% for us that would be very good for us, even though right now we provided 10.5 % of landscaping area based on the parking area. The last request is a sign code zone variance to allow current sign code 6' high because we have 1000 foot frontage we figured that if we have more signage with more height it would allow people to see our signs and not pass us by, we are requesting two signs 10' high and 12 wide one at main traffic light entrance and another on the south side of the lot by the right in right out entrance. This will help to identify the tenants without passing up the entrances. That concludes the request by the applicant.

Chairman Michaelsen asked Mr. Bastian for the staff report.

Mr. Bastian states that there is a request for several zoning approvals, a Special Use for a Planned Unit Development, Shopping Center, and Retail and Wholesale Sales and Display Room and Distribution Facility, approval of a Preliminary/Final Planned Unit Development Plan, Gary Avenue Corridor Review and Sign Code variations. As the petitioner indicated the property was purchased by the Windfall Group and the main tenant is Direct Import Home Décor, they are an importer and wholesaler of granite and cabinets used in kitchen, bath, office and retail build-outs and remodeling project. They have existing outlets in Cleveland and Toronto, and are proposing to establish a location in Carol Stream as their new Chicagoland facility. Direct Import Home Décor would occupy about 56,000 square feet of the 105,000 square foot building with their warehouse, showroom and offices. The plans also propose to create about 16,000 square feet of inline tenant spaces on the west side of the building facing Gary Avenue, with the northern 35,000 square foot tenant space on the front of the building, planned for occupancy by a single, yet unknown retail tenant. As part of the request for a Special Use they also show a future out-lot user on the north side of the property, the applicant is certainly aware before anything can be done out there the building will need to come back before the Plan Commission/Village Board for the Gary Avenue Corridor Review and commercial Planned Unit Development Plan approval. This is understood by the applicant. They showed the building on the plan as a representation of what could happen. As for the Special Use for Planned Unit Development, historically, this has been an important building in the community which has been vacant for more than two years we also know this property configuration is sort of unique with the very long frontage and a comparatively shallow depth, we think that sort of drove the unusual design of the original building which has the front of the store facing north as apposed to facing Gary Avenue. Approving the property as a Planned Unit Development would provide some flexibility for the current redevelopment plan as well as into the future; it would also allow the property to contain multiple buildings without having to go through a Plat of Subdivision process. The staff is supportive of the concept of an additional building on the northern part of the site; it would be advantageous to the property owner as well

as to the Village for the space to be put to a more productive use. As the analysis in the report shows there is more parking than would seem to be needed so it would appear those parking spaces on the far north end of the lot could be eliminated. Staff recommends approval for the Planned Unit Development. The next Special Use is for the shopping center which is defined by our Code as a commercial development in excess of 10 acres of land with a structure of at least 50,000 square feet containing 5 or more business and as explained by the petitioner the plan at this point is to take the single tenant building and divide it into multiple tenant spaces, as discussed Direct Import Home Décor would have 9,100 square feet of office and showroom, about 16,000 square feet of inline commercial spaces, the 35,000 square feet space at the north end for a future retail tenant and 47,000 square feet of warehouse space for Direct Import Home Décor, along with the future out-lot. In review of the Special Use the main concerns come down to the adequacy of parking, traffic issues and the pedestrian accommodations. The table on page 4 of the report outlines parking, the zoning code requires 359 spaces and the plan proposes 433 so there is still quite a surplus of space above and beyond the requirements certainly there is some flexibility if the future out-lot is a restaurant or some other type of use that generates a higher parking demand there looks that there is some cushion. We are comfortable with parking. With respect to traffic there are two entrances into the property, the signalized intersection at Stark Dr. and the right in right out at the south end of the building, the right in right out will certainly be convenient for the north bound traffic as well as the vehicles that would service the Direct Import Home Décor warehouse use, and the traffic again with the signalized intersection access is certainly adequate regarding pedestrian facilities, the plans show that there would be about a 20' wide space between the new parking lot on the west side of the building and the front of the building, in that 20' zone would be the new building overhang and canopy system as well as sidewalks up and down the west side of building, and so certainly the plan provides the significant improvements in terms of pedestrian facilities so staff is in support of the special use for the shopping center. We also support the Special use for the Retail and Wholesale Sales and Display Room and Distribution Facility which is being requested by the Direct Import Home Décor Use. This is an ideal use for this building if you think about it the office and showroom on the west side of the building will make an appropriate store front use, the warehouse behind the building or out back of the building is not going to be the most undesirable space in the building for any retailer and so to have a warehouse use in there makes sense and is a good fit for this building. We recommend approval to the Special Use for the Retail and Wholesale Sales and Display Room and Distribution Facility. As for the Gary Ave Corridor Review we will discuss the site design, architectural design and landscaping design. We started to talk about the site design essentially your going to focus on the reconfiguration and the expansion of the parking and the pedestrian facilities on the west side of the building as I mentioned a minute ago as shown on the exhibit the Planned Unit Development Plan a new conventional two way drive aisle will be added on the west side of the building with parking on both sides that will locate many new parking spaces close to new shop spaces and as I mentioned, new pedestrian facilities up and down the west side of the building, they propose to install two new masonry trash enclosures that would match the color of the building, so they will exceed the Gary Ave Corridor goals of properly screening the trash facilities, staff recommends the approval of the site design. With respect to the architectural design the rendering in the packet and the elevation shows the primary changes, again what they are really hoping to do here is make the building attractive to small shop tenants on the west side and the new overhang and canopy system and the landscaping planters up and down the west side will surely present a much more appealing appearance to that side of the building. Essentially what they have done is to take the west wall of the building which was a blank elevation at this point and they are trying to make it look more like the front of the building and truly their efforts should be applauded we have been through several design concepts with the client and staff recommends approval of the final design. It certainly meets the architectural design requirements of the corridor regulations. With respect to landscaping again the corridor regulations apply to the new parking spaces and landscaping areas to the west of building, the

petitioner mentioned the green space requirements and while they do fall short of meeting the requirement within the landscape islands in the new parking lot as we discussed in the report if you were to count the landscape areas and new planting beds that are in the pedestrian sidewalk adjacent to the building and the new parking lot they would go over the 10%, that is not how we count parking lot green space but I am pointing out that not only are they enhancing the landscaping in the new parking lot but installing a significant amount of new landscaping material right in front of building next to parking lot, as we noted this is an existing developed property and the corridor regulations advise the Plan Commission should use flexibility in the consideration of the variances from the requirements in this section, so this is one area where the applicant is looking for flexibility from the Plan Commission in terms of the way we would look at green space requirements in front of the building. As I mentioned in the preliminary final Planned Unit Development Plan that is one of items they are looking for relief on as well as the accommodations of the landscape screen and landscape setback calculations in front of the building and they do have significant quantity existing landscape materials in front of the building and they do get credit for those existing trees and shrubs for this project. With the respect to the sign code variations, two variations are being requested, first to have 2 ground signs for property because the property has only has frontage on one public street the Sign Code only allows one ground sign and they would like to have 2, we note that it would be very difficult to effectively advertise all of the possible future tenants in this building with only ground sign based on the location of the entrances to the property. If you're a southbound motorist and we put a ground sign at the signalized intersection that works good for you but the north bound motorist you may miss the entrance to the building and conversely if you put the one ground sign on the south end of the parking lot located by the right in right out entrance works well for a north bound motorist but the southbound may miss the tenants and pass the entrance. So, based on the fact that the frontage of this property is about ¼ of a mile and its on a curve and you have a railroad crossing and the southern access is just a right in right out which is limited, the staff can support variance to allow 2 ground signs. The second variance is to allow a ground sign to be 10' in height verses 6' which allowed by the sign code the village has taken a pretty critical look over the years when evaluating the sign height and variations we have approved some though, in 2004 the Plan Commission approved a variation to allow 2 ground sign at the town center park at over 11' tall in that case the size of the property and the scale of the improvements and the need to adequately inform the people passing by the location of the site those were all the unique factors. In 2009 the Plan Commission approved a variance for the Holiday Inn to have a 13' 3" tall sign as apposed to 6', in that case the limited visibility of the 6' tall sign was viewed to be a hardship and the fact that there was no consistent streetscape that had been established was also noted to be unique. In this case here we again think we have several factors that support the variance first it's a high speed roadway, it is located on a curve, there is a railroad crossing on the north end there are many distractions when people drive past, so a taller sign would be appropriate at this location and certainly is not a significant height variance. They will be removing the existing electronic changeable copy 25' tall pole sign toward the north end of the site and they will install two directory style signs in place of that. Staff recommends approval of the sign code variances as well as the other requests for special uses and Corridor Review and the preliminary/final Planned Unit Development Plan subject to conditions on page 12. I will be happy to answer any questions.

Mr. Bastian and Chairman Michaelsen open the floor for questions.

Commissioners Hennessy had no questions the plan looks nice and it a major improvement to the existing building and they will be nice addition to the town.

Commissioner Petella had a couple of questions: Is the directory sign shared with everybody that goes into the building then? Mr. Fang answered yes. Commissioner Patella asked are you going to increase the size of the signs, the staff has approved you to go to 120 square feet? Mr. Fang

said no and Don explained the sign is allowed to be 120 square feet in area I think what Mr. Fang did was include the brick base of the sign in the area calculations, the drawing on L-2 Exhibit E-2 shows a 10' tall by 12' wide sign that's 120 square feet but we don't include the area of the brick base in the area of the sign so we wanted to make sure that they are aware, in fact, the actual panel of these individual signs can be larger, they can't go more than 10' high but they can go larger in width to maximize the visibility of the businesses. Commissioner Petella asked about the parking lot on the west side is the furthest parking spaces in the west area in the Gary Ave Corridor regulations? Mr. Bastian answered the parking lot just west of the building is in the Corridor and it meets the 30' set back. Commissioner Petella states we're glad someone is taking interest in the property.

Commissioner Spink had one question about the deliveries to the businesses and warehouse. Mr. Fang answered they have two loading docks in the rear of the building and because the owner has occupied more than 50% of the building they had to grant the tenants access to the corridor in the back of the individual stores for deliveries. Mr. Bastian explains there is a corridor in the rear of the stores that runs the length of the building as shown on Exhibit B and this corridor can be accessed from the loading docks on the south side of the building, major deliveries can be accepted through this corridor, if smaller deliveries are needed that can be done through the front door. Commissioner Spink mentions her concern about a restaurant food delivery, that we would not want them to sit at the back of the dock you would want to make sure they were delivered properly, that's all I had to ask.

Commissioner Smoot had no questions and complimented the petitioner on the design of the building.

Commissioner Christopher had no questions.

Commissioner McNally no questions and thanks the petitioner for finding Carol Stream.

Chairman Michaelsen also thanks the petitioner for coming to Carol Stream and updating the building and asks Mr. Bastian if there is anything with the lighting being updated? Mr. Bastian answered Exhibit B shows the furthest west row of parking will have new lighting in the islands. Mr. Bastian states that the building application is in and shows the new lighting and that it complies with Village Code. Chairman Michaelsen asks if there is a limitation set for the new tenants to occupy the new building. Mr. Bastian states there are no limitations on the tenants it is zoned B-3 Service District which allows a wide variety of possible uses at this point and there are no known building tenants other than Direct Import Home Décor. Mr. Bastian states that he would hope that once the exterior improvements are in process that would make the building more attractive for possible tenants to find the location close to Stratford Square to be appealing. Chairman Michaelsen states that the office for the Direct Import Home Décor is on the southern part of the building. Mr. Fang confirms the location. Chairman Michaelsen commends the petitioner for coming into the Village and asks for a motion to approve the case.

Commissioner Hennessey moved and Commissioner Spink made the second to recommend approval of the request for the Special Use – Planned Unit Development, Shopping Center and Retail and Wholesale Sales and Display Rooms and Distribution Facilities, Preliminary/Final Planned Unit Development Plan, Gary Avenue Corridor Review, Sign Code Variations – Ground Signs at 1175 N. Gary Avenue

The results of the roll call vote were:

Ayes: 7 Chairman Michaelsen and Commissioners Petella, Hennessey, Spink, Smoot,

Christopher and McNally

Nays: 0

Absent: 0

Chairman Michaelsen reminded the petitioner that the Plan Commission's recommendation would be forwarded to the Village Board at their next meeting on July 5, 2011, at which time the Board would take final action on the matter.

**Case #: 11154 Northern Builders for Temple-Inland Corporation – 139 Fullerton Avenue
Special Use Permit – Outdoor Activities and Operations
Variation – Landbanked Parking
Gary Avenue Corridor Review**

Chairman Michaelsen swore in the petitioners Steve Crawford, 1300 S. Mopac Expressway, Austin, TX. 78739 and Bradley Wood, 5060 River Road, Schiller Park, IL. 60176.

Mr. Crawford opens the meeting with a thank you for allowing them to present tonight. Mr. Crawford states Temple-Inland is a company we are all familiar with, Temple-Inland is a publicly traded New York Stock Exchange Company with 10,000 employees, they are a manufacturing company focused on corrugated packaging and building products. Temple-Inland had about \$4 billion in annual sales last year with 80 locations in the United States, Mexico and Puerto Rico, 7 containerboard mills, 59 converting facilities and 14 building product plants. As you can see we have a strong dependence in the midwest area. Little history, Temple – Eastex Inc. was founded by a family named the Temples in east Texas in the late 1800's, 1890, in 1983 Temple – Eastex Inc and Inland Container Corporation are joined to become Temple-Inland, in 1986 we grew by acquiring some Owens-Illinois properties, including the linerboard mill in Orange, Texas, also acquired 260,000 acres which shows we have a long history of companies in Illinois. In 2001 we acquired Gaylord Container which was based out of Deerfield; we also acquired Chesapeake Packaging, Elgin Corrugated Box, Mack Packaging and ComPro. In 2007, Temple-Inland actually shrunk and spun off its financial services, timberland and real estate interests to focus on corrugated packaging and building products. Our vision is working together to create superior values primarily for our shareholders, customers and employees. Our mission is to be the best in what we do. Our values which are very important to us are our customers, employees and of course our operational efficiency and our corporate citizenship. We are actually involved in a lot of small towns in America, involved in high school bands and football teams; we are making this application without any financial support from Carol Stream, the County, or State. It was a corporate decision we made to grow our company and modernizing facilities without the help of the taxpayer. Thinking inside the box, we design, customize, print, test and fulfill high-end packaging solutions for customers every day. From an industry point of view we have the largest pre-print facility in our testing solutions lab in Illinois. Temple-Inland is the 3rd largest producer of corrugated packaging company in North America. Service and solutions, we do a lot of display corrugated ads and boxes, displays at the grocery stores and on the counter tops of business, we a large agricultural business, industrial, linerboard and specialty products. A little history on the building in Carol Stream, it was built back in the 1960's by Crown Zellerback and acquired by Gaylord in mid 1980's, and Temple-Inland acquired Gaylord in 2002 and has recently closed the plant in 2011, that is the bad news but that brings us to why we are here today. In the old days a box was a box and we had 50 year old machines with men and women keeping them running now with the new technology those same people are wearing lab coats and working with computers. Temple-Inland back in 2007 made a commitment to spend \$250 million dollars, this was a 2 year commitment called Transformation I, and we have committed another \$250 million dollars with Transformation II in 2011. Part of this is the new box plant in 350,000 square feet state-of-the-art building in Aurora and spent \$65 million dollars and brought in equipment from all

over the world, employ 150 people at this location. Which brings us to the location in Carol Stream; we had a plan to create some high quality printing, state-of-the-art sheet operation without corrugators, just taking a box and design an advertising box by computer in this sheet plant. We were looking in the midwest for a business friendly community, excellent place to work and live, with a skilled work force, and Inland said why not Carol Stream, which brings us to why we picked Carol Stream for all those qualities mentioned. The company came to look at the existing Temple-Inland building and met with Don and Bob Grees and discussed the idea. We want to take this building and refocus it and turn into this state-of-the-art facility with a budget of \$45 million dollars to repurpose the building across the street. We have formed a team of partners the most important being the Village of Carol Stream, we have a long relationship for many years. Northern Builders, Brad Wood, General Contractor, Harris Architects, Civil Engineers, Spaceco, Inc. and Landscape Architects, Dowden & Associates. The idea is take the building across the way and completely transform the outer appearance of the building. We will demo and rebuild the office portion of the building moving it closer to Gary and Fullerton. Redo the outside of the building, at least paint the exterior, and remove the existing cyclone, remove pump house and water tank, remove most of rail, redesign parking lot and landscape and create about 120 jobs. Today we are here to request the Commissions approval for a special use permit for outdoor trailer storage, we are asking to go to 48 spaces for trailer parking, the trailer will be screened with a pre-cast screening wall, we also are requesting a variance for land-banking, the code requires in excess of 238 parking spaces we will have 40 full time in our office and 40 per shift, we will operate two shifts to begin with, we are looking at needing only about 80 parking spaces and there could be 15-20 guests at times, will need coverage for shift change. We are requesting 143 spaces and land-bank the balance of the spaces required by code. We may want to mirror the Village sitting area or do something with landscaping but the idea is to grow and build on what the Village has already done and we think it would be good for the intersection. The cyclone is a vacuum on the top of the building, it recycles all the scraps, and we send it to one of our plants to recycle. The decision to replace and relocate the cyclone was made after we submitted our application to the Plan Commission and the notice was posted in the paper. We will need to reapply for that and out signage package. Mr. Crawford introduces Brad Wood.

Mr. Wood starts the slide presentation and explains slide one, the photo of the existing site and explains the current cramped trailer space area and the geometric layout for the facility.

Slide two; shows the current civil geometric layout of the facility, explains the new layout silhouettes the old in the lower southeast corner and shows the new car parking, new trailer stalls, and the new proposed office area. Civilly we comply with all the setback requirements and we show the new storm detention pond up near the intersection of Gary Ave and Fullerton Avenue which is in compliance with new DuPage County Storm Water Ordinance, it will be a dry bottom pond with wetland plantings, which will comply with best management practices, the existing storm swale along the north side of the property we will continue to use.

Slide three; landscape plan by Dowden & Associates, in the new area we meet all the requirements and asks Mr. Bastian if this is correct and Mr. Bastian confirms.

Slide four; office landscape plan one thing we did to make this comply with our 10% requirements is change our handicap parking we're only going to have two to expand the landscape island to meet the 10%. Two to three flag poles as part of the new landscape plan one for the American Flag, a Temple-Inland flag and possibly a Carol Stream Flag that would have lighting for evening visibility.

Slide five; architectural site plan this gives you a little of what we are doing with the new car parking, fully curbed lot, and on the south side the trailer parking, on the east side of the building

we have this pre-cast screen off the core of building to screen the trailers, along the back side of the building and we're going to maintain the current landscaping conditions screen us and the building to east. We will add evergreens in there for more year round screening.

Slide six; land bank car parking plan again would be for the stalls to be for future needs, if we do get pinched by the number of employees we end up losing trailer stalls and be faced with the decision of where to maintain those trailers in the future we do have the capacity to absorb more cars.

Slide seven; overall building plan currently the building was very busy inside, we opening up to see the entire building, we have two new pieces of equipment that will come in, a few other pieces, the conveyor system that will bring the finished product out, and then a storage area for what they call finished goods, and then ship out from the shipping and receiving area. There is a new maintenance area down in the southeast corner, the waste water treatment room, they treat there own paint dye, then we have the baler room which is where the new cyclone will go, on the far east end of the building.

Slide eight; space use plan is the manufacturing area, the warehouse area and the office area, to give the interpretation of the car parking counts.

Slide nine; office plan Temple-Inland is very unique and interesting I had the opportunity to go to the facility in Aurora and towards the end of the visit the president of the company came in and said you know I want my plant employees to be treated the same as my office employees. So what we did was tear out the bathroom facilities and replace them with high end materials. Very high tech office area we will have an open feeling in the break room area men's and women's locker rooms, you have a customer care conference room, you have production managers offices on the first floor, on the second floor we have the sales and marketing offices, the other unique thing we had in aurora that we will also have here is on the second floor in the training room but could be switched to a conference room is an observation window where they can look out and see the into the plant over the new process equipment to see what's going on and how its done.

Slide ten; line of site for the cyclone relocation, the cyclone is about a foot taller, but as you can see if you're standing on the west side of Gary Avenue what you can currently see you won't be able to see in the future. It will be beyond that line of site. It will be painted to match the building so it disappears, a newer technical look. We will present more information on the cyclone when we reapply.

Slide eleven; color rendering of the building, high tech looking we're looking at basically white and grays with silver on the building blue glass, fresh and brand new look.

Slide Twelve; elevation plan to show the elevation of the building and you can see the office component where we are moving closer to the intersection and then we are using this grand two story atrium look from the interior lobby of the building as you walk in.

Presentation of pictures to understand what Aurora looks like. This will represent what is coming to Carol Stream. Temple-Inland diamond polishes all there floors that looks like the home depot that you go into, the lighting in this 150' candle standard warehouse is only 30' candle code, high gloss lights in it the ceiling in this building will get cleaned and repainted. The next photo is a sample of the Aurora baler/scrape room Carol Stream will be similar to this one. The next photo is the finished goods area, we will put a couple of what they call big fans in this building for air circulation, next photo is the converting machines and printer, next photo is the dye wash area where they wash the print dyes that are on the printing equipment, next photo is of the Evol

printer equipment, next photo is the waste water treatment room where they clean out the water that comes off the equipment, next photo is the second floor observation window that looks out of the training room. Next photo is the training room; next photo is the Entrance Lobby with granite tile floor wood wall paneling. The next photo one of the conference rooms, next photo is a typical bathroom; next photo the customer care conference rooms and finally the current building signage.

Chairman Michaelsen thanks the gentlemen for their thorough presentation and states this is a public hearing and asks for any questions, comments pertaining to this case. If not we will go to my fellow commissioners starting to my right.

Commissioner McNally states that the presentation was very impressive and would like to thank them for rediscovering Carol Stream; I think you will really appreciate those big fans in August. No questions.

Commissioner Christopher, no questions.

Commissioner Smoot, no questions.

Commissioner Spink, no questions.

Commissioner Petella, no questions.

Commissioner Hennessey, no questions.

Chairman Michaelsen states that it was a very thorough presentation and thanks Temple-Inland for choosing to stay in Carol Stream.

Commissioner Hennessey moved and Commissioner McNally made the second to recommend approval of the request for Case No. 11154, Northern Builders for Temple-Inland Corporation – 139 Fullerton Avenue for the Special Use Permit – Outdoor Activities and Operations, Variation – Land-banked Parking, and Gary Avenue Corridor Review.

The results of the roll call vote were:

Ayes: 6 Chairman Michaelsen and Commissioners Smoot, McNally,
Hennessey, Petella and Spink

Nays: 0

Abstain 1 Commissioner Christopher

Absent: 0

Mr. Bastian states the Gary Avenue Corridor Review is approved tonight and the Special Use and the Variation will go the Village Board for final action on July 5, 2011. The village Board meeting is moving to the fifth due to the holiday on the fourth. And as mentioned you had a preview of the cyclone they would like to install and they have also mentioned that they will design a new ground sign. Because were not able to include the cyclone baler and the height of that structure or the outdoor installation of the structure in the public notice for this meeting, that is why they need to come back so they will be coming back I would expect in the next month or so with additional special Use and corridor review for the ground sign. The Gary Ave corridor Review is approved tonight and the other requests go to the board next week.

Chairman Michaelsen asked for a motion to close the Public Hearing.

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

The results of the roll call vote were:

Ayes: 7 Chairman Michaelsen and Commissioners Petella, Hennessey, Spink, Smoot,
Christopher and McNally

Nays: 0

Absent: 0

NEW BUSINESS:

To cancel the meeting scheduled for July 11, 2011

Commissioner McNally moved and Commissioner Petella made the second to cancel the July 11th meeting.

The results of the roll call vote were:

Ayes: 6 Chairman Michaelsen and Commissioners Petella, Hennessey, Spink,
Christopher and McNally

Nays: 1 Commissioner Smoot

Absent: 0

ADJOURNMENT:

At 8:45 p.m. Commissioner Spink moved and Commissioner Smoot made the second to adjourn the meeting. The motion passed by unanimous vote.

FOR THE COMBINED BOARD

Recorded and transcribed by,

Roberta Michalak
Permit Systems Coordinator

Minutes approved by Plan Commission on, July 25, 2011.

Chairman

Staff Report - Plan Commission/Zoning Board of Appeals meeting of July 25, 2011

Case No. 11179, Illinois Central School Bus, 640 Kimberly Drive

Special Use – Outdoor Activities and Operations

Special Use – Garage and Parking Lot Not Incidental to a Permitted Use

GENERAL INFORMATION

Applicant:

Attorney Gary S. Mueller on behalf of Illinois Central School Bus, LLC

Size and Location:

The 11.52-acre property is located on the west side of Kimberly Drive, approximately 700 feet north of Fullerton Avenue. (See attached location map.)

Existing zoning and land use:

The subject property is zoned I Industrial District and improved with an approximate 29,000 square foot industrial building.

Adjacent zoning and land uses:

All surrounding properties are zoned I Industrial District. The properties to the north, south and east are improved with industrial buildings, and the property to the west is vacant.

Attachments:

Attached for review are a location map, aerial photo, public notice, letter from attorney Gary Mueller dated June 27, 2011, undated letter from Scott Cheshareck, CFO of Illinois Central School Bus, second letter dated July 12, 2011, from Scott Cheshareck, the General Application, Special Use Application, and reduced size copies of the Site Plan (Exhibit A) and Tree Survey (Exhibit B).

Request:

The applicant is requesting a Special Use in accordance with §16-10-2(B)(14) of the Carol Stream Zoning Code to allow outdoor activities and operations in the form of fleet vehicle parking and an outdoor aboveground fuel tank, and a Special Use in accordance with §16-10-2(B)(7) of the Carol Stream Zoning Code to allow a garage or parking lot for motor vehicles not incidental to a permitted use.

BACKGROUND

As noted in the letter from Illinois Central School Bus (ICSB) CFO Scott Cheshareck, ICSB provides school student transportation out of 40 offices operating in five states. ICSB has over 3,300 employees and plans to add 1,000 more for the coming school year. ICSB was recently awarded school transportation contracts for several area school districts, including Districts 41, 44, 87, and 89. To accommodate their increased operations in the area, ICSB purchased the property at 640 Kimberly Drive in Carol Stream for use as a school bus storage yard, light maintenance facility, and offices. To accommodate the proposed use of the property, ICSB is requesting Special Use approval for *outdoor activities and operations* in the form of outdoor vehicle parking and an aboveground outdoor fuel tank, and Special Use approval for the principal use of the property, which is a *garage or parking lot not incidental to a permitted use*.

Staff Report - Plan Commission/Zoning Board of Appeals meeting of July 25, 2011

Case No. 11179, Illinois Central School Bus, 640 Kimberly Drive

Special Use – Outdoor Activities and Operations

Special Use – Garage and Parking Lot Not Incidental to a Permitted Use

Page 2

Special Use – Outdoor Activities and Operations

Two aspects of ICSB's proposed use – the outdoor parking of up to 120 school buses and the outdoor aboveground fuel tank – require approval of a Special Use for *outdoor activities and operations*. With respect to outdoor activities and operations generally, the Village's primary concern usually involves the extent to which the outdoor activity or operation would be screened from view from the adjacent public street. As shown on the Site Plan (Exhibit A), 121 outdoor bus parking spaces are shown at various locations on the north, west and south sides of the building. All of the bus parking spaces would be behind the concrete wall and chain link fence that extends across the front of the property. The chain link fence, excluding the access gates, contains green screening slats. Overall, the proposed screening of the bus parking areas would meet the Village's typical standard for the screening of outdoor storage, provided that a few improvements are made. First, staff recommends that the screening slats in the fence be replaced at locations where the slats are damaged or missing. Second, screening slats should be added to the operable gates on the north and south sides of the building. Third, the leaning sections of chain link fence north of the building need to be repaired. Finally, trees identified for removal on the Tree Survey (Exhibit B) should be replaced in cases where doing so would improve the screening of on-site activities.

The proposed 2,500 gallon aboveground diesel fuel tank is shown on the Site Plan just to the west of the building. The applicant has stated that 10-inch diameter bollards filled with concrete will be installed around the tank to protect the tank from impact. The applicant is aware that a permit for the tank will be required from the Office of the State Fire Marshal, and that the design and installation of the tank will need to comply with all applicable codes. Based on the low height of the tank, at under five feet, its location generally behind the building, and the 400 foot distance from Kimberly Drive, staff believes that the screening of the tank will be acceptable.

Special Use – Garage and Parking Lot Not Incidental to a Permitted Use

The Zoning Code lists *garages and parking lot not incidental to a permitted use* as a Special Use in the I Industrial District. ICSB is proposing to use the building and property primarily as a garage and parking lot. In review of this Special Use, staff believes that the primary concerns would involve the screening of outdoor parking as well as the suitability of the property for the proposed use. We have evaluated the screening of the outdoor parking operation and it is staff's assessment that adequate screening will be provided subject to the minor improvements noted above. In evaluating the suitability of the property for use as a garage and parking lot, staff is primarily concerned with the provision of adequate space for the safe and efficient parking and maneuvering of vehicles on the property, as well as the compatibility of such operations with surrounding properties and uses.

To evaluate these factors, it is necessary to understand ICSB's proposed use of the property. ICSB plans to park, maintain and operate up to 120 school buses out of this facility to provide

Staff Report - Plan Commission/Zoning Board of Appeals meeting of July 25, 2011

Case No. 11179, Illinois Central School Bus, 640 Kimberly Drive

Special Use – Outdoor Activities and Operations

Special Use – Garage and Parking Lot Not Incidental to a Permitted Use

Page 3

transportation for children in several area school districts. Buses would leave and return to the property at various times depending on the timing and location of the particular bus run, which would spread out traffic movements, thereby minimizing traffic congestion. We also note that there are three access drives serving the property from Kimberly Drive, and that bus traffic is intended to circulate in a one-way direction around the site. Buses would enter the property using the middle access drive just north of the building, while buses exiting the property would use the southern driveway just south of the building. This one-way circulation pattern will facilitate good traffic flow into and out of the site. Light maintenance, including oil changes, light bulb replacement and tire service would be done in the service bays, but major engine, transmission and body work would be done off-site at another ICSB facility.

Automobile and Bus Parking:

The table below presents information regarding the required number of automobile parking spaces as set forth in the Zoning Code.

Use of Space	Area of Use	Code Requirement	Spaces Required
Office	3,954 s.f.	1 space for each 250 s.f.	15.8
Service Bays (#)	4	2 per service bay	8
Warehouse	9,693 s.f.	4/1 st 1,200 s.f., then 1/1,500 s.f.	9.6
Interior Bus Parking	6,660 s.f.	exempt	0
Employee Breakroom	850 s.f.	exempt	0
Total Number of Automobile Parking Spaces Required:			33
Total Number of Automobile Parking Spaces Provided:			125

The site plan shows that 125 automobile parking spaces would be provided on the property, which far exceeds the 33 spaces required by the Zoning Code. However, we note that in his letter dated July 12, 2011, Scott Cheshareck states that 100 to 120 employees would operate out of this facility. In discussions with the applicant, staff has been advised that due to carpooling, bus drivers are likely to regularly use only about 80 of the parking spaces. With 12 additional office and maintenance employees, the plan to provide 125 parking spaces should be sufficient for start up operations and also allow a cushion for future growth. Staff suggests as a condition that the automobile parking spaces be re-striped in accordance with the Village's looped striping requirements. We also recommend that additional modifications be made to the northernmost driveway off of Kimberly Drive to include a reduction in the width of the apron and the extension of the new landscape island as part of the apron work so as to properly channel and direct the one-way automobile traffic adjacent to the new parking spaces on this driveway. Finally, a "One-Way Do Not Enter" sign should be installed at the south end of this one-way drive aisle to prevent motorists from entering this drive aisle going in the wrong direction.

The site plan shows 121 bus parking spaces, with 13 of these spaces located inside the building and the remainder located outside on the property. The layout of bus parking spaces and drive

Staff Report - Plan Commission/Zoning Board of Appeals meeting of July 25, 2011

Case No. 11179, Illinois Central School Bus, 640 Kimberly Drive

Special Use – Outdoor Activities and Operations

Special Use – Garage and Parking Lot Not Incidental to a Permitted Use

Page 4

aisles should allow for safe and efficient maneuvering of the buses on the property, as the parking stalls are appropriately oversized for buses, and drive aisles that are wider than usual will also be provided. We also note that, in contrast to a somewhat similar request for MV Transportation (Pace Bus) at 445-449 Randy Road in 2010, bus and automobile parking would not be shared, as the site plan shows enough separate bus and automobile parking spaces to accommodate all of the buses and employee automobiles that would be needed on the property. The provision of separate bus and automobile parking spaces should allow for efficient and safe vehicular maneuvering on the property. Finally, staff also believes that this use would be compatible with other adjacent industrial uses.

According to §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.

ICSB will be a provider of transportation services to many area school districts, which will serve the public convenience.

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

Provided the site is operated in accordance with all applicable codes, standards and permit requirements, the use 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.

Provided that the site is improved and maintained in accordance with the suggested conditions of approval, the use of the property as a parking facility should not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair property values in the area.

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

The surrounding properties to the north, south and east are already developed. The property to the west is not developed, but a storm water management facility is located on the west side of the ICSB property, which would provide a buffer between ICSB's site activities and any future development on the property to the west.

Staff Report - Plan Commission/Zoning Board of Appeals meeting of July 25, 2011

Case No. 11179, Illinois Central School Bus, 640 Kimberly Drive

Special Use – Outdoor Activities and Operations

Special Use – Garage and Parking Lot Not Incidental to a Permitted Use

Page 5

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

Other Items:

Future Parking Expansion – As shown on the site plan, an area measuring about 29,000 square feet at the northwest portion of the site is labeled as “Future Parking Expansion”. Depending on the growth of their Chicagoland operations, ICSB may wish to expand their school bus or employee parking capacity at this location in the future. By showing the possible expansion area on the plan at this time, ICSB wishes to avoid having to submit an application for an expansion to their Special Use in the future. In review of this matter, staff would note that no detail is provided as to the layout of the bus or automobile parking in this area. However, we also note that the possible future expansion area is at the back of the site and would be well screened from Kimberly Drive. Staff is confident that we could work with ICSB in developing a parking field layout for the bus or automobile parking that would comply with the Zoning Code. As such, staff is comfortable including the “future parking expansion” area on the plan, and recommends that ICSB should not have to come back through the Special Use process to allow for a future expansion, provided that it is within the designated “future parking expansion” area

Vehicle Stickers – As a point of information for the applicant, ICSB will be required to annually purchase a vehicle license in a quantity generally equal to the number of buses that will be ordinarily parked or stored at the Carol Stream facility. ICSB should work with the Village’s Finance Department with respect to annual fulfillment of this Village Code requirement.

RECOMMENDATION

Staff recommends approval of the Special Use to allow outdoor activities and operations in the form of outdoor bus parking and an outdoor aboveground fuel tank, and of the Special Use to allow a garage or parking lot for motor vehicles not incidental to a permitted use, subject to the following conditions:

1. That screening slats in the fence must be replaced at locations where they are damaged or missing, and that slats must be added to the gates on the north and south sides of the building;
2. That leaning sections of chain link fence north of the building must be repaired;

Staff Report - Plan Commission/Zoning Board of Appeals meeting of July 25, 2011

Case No. 11179, Illinois Central School Bus, 640 Kimberly Drive

Special Use – Outdoor Activities and Operations

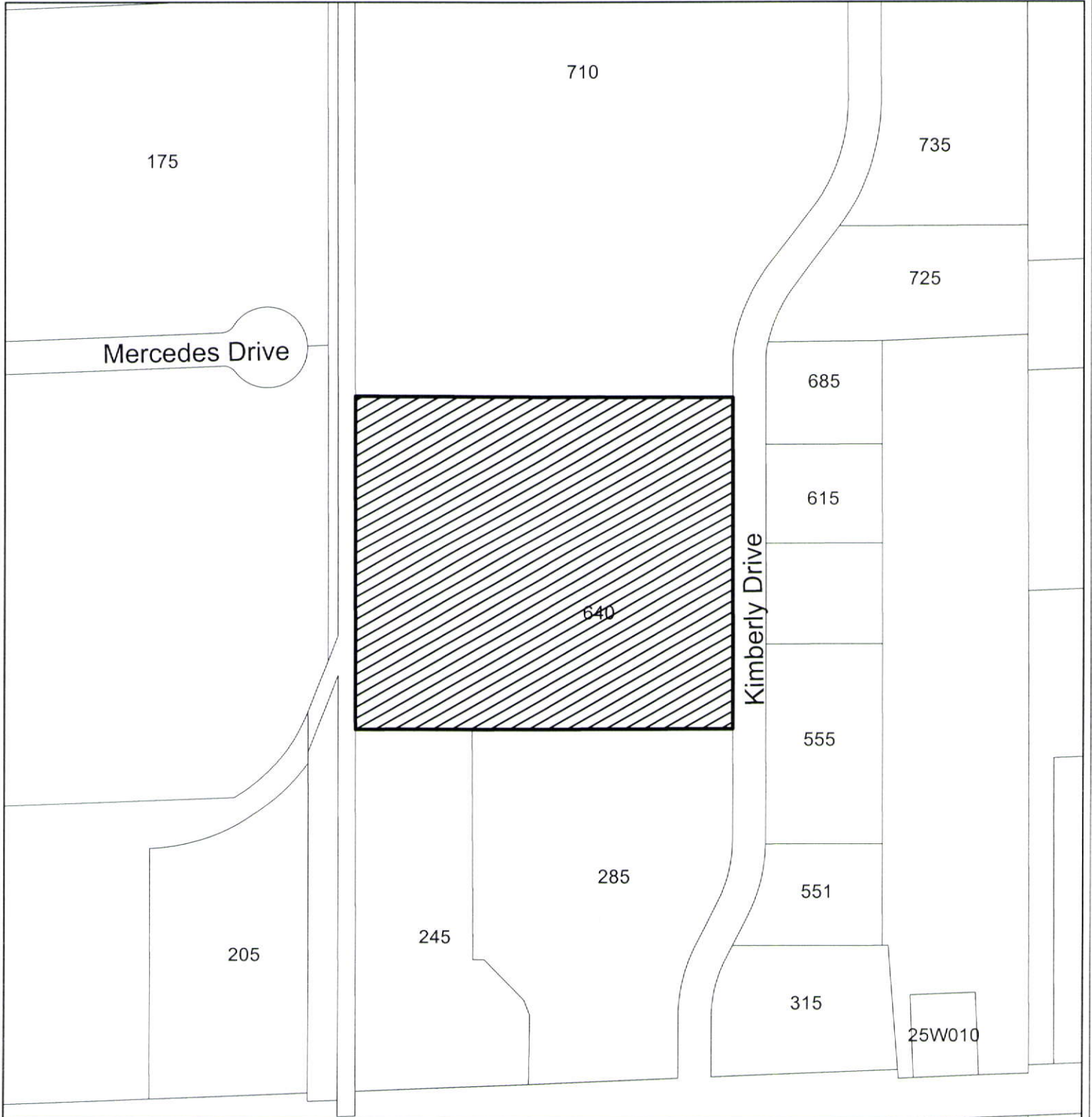
Special Use – Garage and Parking Lot Not Incidental to a Permitted Use

Page 6

3. The applicant must obtain a permit for the aboveground fuel tank from the Office of the State Fire Marshal;
4. That the automobile parking spaces must be striped in accordance with the Village's looped striping requirements;
5. That modifications must be made, subject to an approved Village permit, to the northernmost driveway off of Kimberly Drive to include a reduction in the width of the apron and the extension of the new landscape island as part of the apron work;
6. That a "One-Way Do Not Enter" sign must be installed at the south end of this one-way drive aisle to prevent motorists from enter this drive aisle going in the wrong direction;
7. That the applicant must coordinate the payment of vehicle licenses with the Village's Finance Department on an annual basis;
8. That the dead or dying shrubs at the north end of the north automobile parking lot must be removed and replaced with healthy landscape materials;
9. That trees identified for removal on the Tree Survey (Exhibit B) must be replaced in cases where doing so would improve the screening of on-site activities;
10. That lighting for the parking lot and bus storage areas must be provided in accordance with the requirements of the Village Code;
11. That the applicant must coordinate with all applicable agencies, including the Illinois Environmental Protection Agency, regarding any and all permits necessary to operate the proposed use; and
12. That the facility must comply with all state, county, and Village codes and requirements.

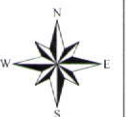
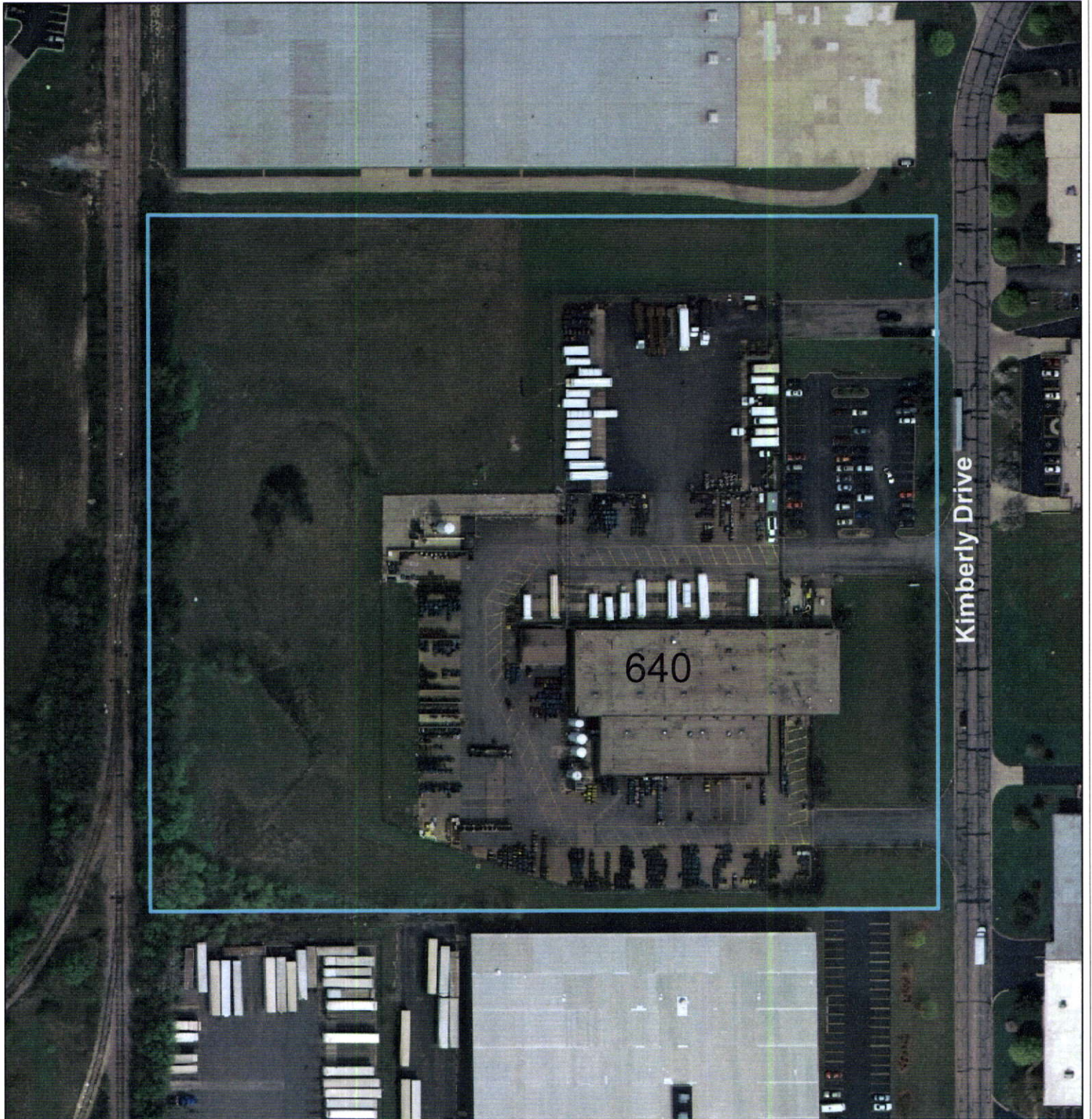
Village of Carol Stream

11179 - Illinois Central School Bus, LLC - 640 Kimberly Drive
Special Use - Outdoor Activities and Operations
Special Use - Garage or Parking Lot Not Incidental to a Permitted Use



Village of Carol Stream

11179 - Illinois Central School Bus, LLC - 640 Kimberly Drive
Special Use - Outdoor Activities and Operations
Special Use - Garage or Parking Lot Not Incidental to a Permitted Use



**PUBLIC NOTICE
FILE #11179**

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 July 25, 2011, at 7:30 p.m. to consider an application from Illinois Central School Bus, LLC for the following actions:

A Special Use to allow a garage or parking lot for motor vehicles not incidental to a permitted use in the I Industrial District in accordance with Section 16-10-2(B)(7) of the Carol Stream Zoning Code; and

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

For the property located at the 640 Kimberly Drive, legally described as follows (P.I.N. 02-29-401-101):

PARCEL 1

LOT 1 OF KIMBERLY NORTH, UNIT 2, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 2, 1984 AS DOCUMENT R84-79139, AND CERTIFICATE OF CORRECTION RECORDED OCTOBER 11, 1991 AS DOCUMENT R91-134667 IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2

EASEMENT APPURTENANT PARCEL 1 OVER THE WEST 20 FEET OF THE FOLLOWING DESCRIBED PARCEL: EXCEPTION NO. 2: THAT PART OF THE EAST HALF OF THE SOUTHEAST QUARTER AND PART OF THE EAST 5 FEET OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER OF SECTION 29; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 29, A DISTANCE OF 1,344.05 FEET TO A POINT ON THE WEST LINE OF THE EAST 5 FEET OF THE WEST HALF OF SAID SOUTHEAST QUARTER OF SECTION 29, BEING ALSO A POINT ON THE EAST LINE OF THE CAROL STREAM INDUSTRIAL PARK RIGHT OF WAY FOR USE BY THE ILLINOIS CENTRAL RAILROAD AND PUBLIC UTILITIES; THENCE NORTHERLY ALONG THE WEST LINE OF SAID EAST 5 FEET OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 29, BEING ALSO THE EAST LINE OF THE CAROL STREAM INDUSTRIAL PARK RIGHT OF WAY FOR USE BY THE ILLINOIS CENTRAL RAILROAD AND PUBLIC UTILITIES, A DISTANCE OF 50.04 FEET FOR A POINT OF BEGINNING; THENCE CONTINUING NORTHERLY ALONG SAID WEST LINE OF THE EAST 5 FEET OF THE WEST HALF OF THE

SOUTHEAST QUARTER OF SECTION 29, BEING ALSO THE EAST LINE OF THE CAROL STREAM INDUSTRIAL PARK RIGHT A WAY FOR USE BY THE ILLINOIS CENTRAL RAILROAD AND PUBLIC UTILITIES, A DISTANCE OF 730.38 FEET; THENCE EASTERLY AND PERPENDICULAR TO THE LAST DESCRIBED COURSE, A DISTANCE OF 752.18 FEET; THENCE SOUTHERLY AND PARALLEL WITH SAID WEST LINE OF THE EAST 5 FEET OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 29, BEING ALSO THE EAST LINE OF THE CAROL STREAM INDUSTRIAL PARK RIGHT OF WAY FOR USE BY THE ILLINOIS CENTRAL RAILROAD AND PUBLIC UTILITIES, A DISTANCE OF 223.42 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY ALONG A CURVE TO THE RIGHT OF THE LAST DESCRIBED COURSE EXTENDED AND HAVING A RADIUS OF 267.000 FEET, A DISTANCE OF 123.49 FEET TO POINT OF TANGENCY; THENCE SOUTHWESTERLY ALONG A LINE TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 100.00 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY ALONG A CURVE TO THE LEFT OF THE LAST DESCRIBED COURSE EXTENDED AND HAVING A RADIUS OF 333.00 FEET, A DISTANCE OF 154.02 FEET TO A POINT TANGENCY; THENCE SOUTHERLY ALONG A LINE TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 124.74 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF FULLERTON AVENUE DEDICATED AS A PUBLIC ROAD BY DOCUMENT NO. R76-08480; THENCE WESTERLY ALONG THE NORTH RIGHT OF WAY LINE OF SAID FULLERTON AVENUE, A DISTANCE OF 645.00 FEET TO THE POINT OF BEGINNING, AS CONVEYED BY THE STANLEY WORKS, . CONNECTICUT CORPORATION AND VAN DER MOLEN PROPERTIES ASSOCIATION, AN ILLINOIS PARTNERSHIP AN ILLINOIS PARTNERSHIP DATED MAY 7, 1981 AND RECORDED MAY 27, 1981 AS DOCUMENT NO. R81-27339, CASE NUMBER 04-05727

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

By order of the Combined Plan Commission/Zoning Board of Appeals, Village of Carol Stream, Illinois. Published in the Daily Herald, Saturday, July 9, 2011.

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.

GARY S. MUELLER & ASSOCIATES, LTD.

ATTORNEYS AT LAW



June 27, 2011

GARY S. MUELLER
ATTORNEY AT LAW

Planning Commissioner
Board of Directors
Village of Carol Stream
500 North Gary Avenue
Carol Stream, IL 60188

91 129th Infantry Drive
Joliet, IL 60435

815/725-7300
fax 815/725-7320
gsm@muellaw.com

Re: Application for Special Use Permit
Filed by Illinois Central School Bus, LLC ("ICSB")
Property Address: 640 Kimberly Drive, Carol Stream, IL

To Whom It May Concern:

My name is Gary S. Mueller, and I am the attorney for the property owner, ICSB, property located at 640 Kimberly Drive, Carol Stream, Illinois. My client hereby submits a Special Use Application so that it can utilize the above-referenced property to park school buses and to complete routine, light maintenance on the buses. As each one of the representatives is well aware, the property previously had been owned by Airgas and included a tenancy on the property for the parking of vans/trucks by Fed Ex. It is anticipated that the utilization of the property by ICSB will correspond very closely to the prior use of the property. I intend to be present at any hearings and will have representatives from the company in attendance as well to answer any and all questions that you may have. As a new corporate citizen and corporate neighbor to the surrounding properties, my client hopes to enjoy an extended relationship with the Village of Carol Stream and our fellow citizens. We look forward to meeting you and to addressing any concerns that you may have.

If you have any questions, please feel free to contact me.

Very truly yours,

A handwritten signature in black ink that reads "Gary S. Mueller". The signature is enclosed within a large, hand-drawn oval scribble.

Gary S. Mueller, Esq.

GSM:dmn

Enclosures





1818 W. Jefferson St., 2nd Floor
Joliet, IL 60435
June 24, 2011

www.illinois-central.com

Office: 815-744-4800
Fax: 815-744-4806

To: Village of Carol Stream, Plan Commission/Zoning Board of Appeals

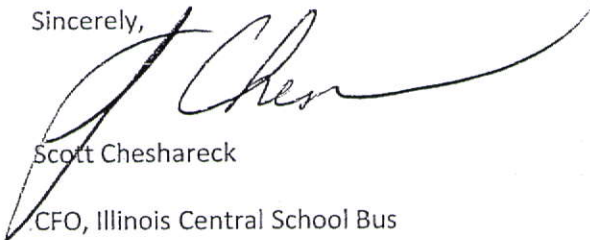
Request for Special Use

Illinois Central School Bus provides school student transportation out of 40 offices in five States. We currently have over 3,300 employees and plan to add 1,000 more for the upcoming school year.

Illinois Central school Bus was recently awarded school transportation contracts for school districts 41, 44, 87, 89, Queen Bee district 16 and Keeneyville. We purchased property at 640 Kimberly Drive in Carol Stream to park and dispatch approximately 150 school buses from this location. Between 150 – 160 employees will work out of the Carol Stream location (manager, dispatch, mechanics and drivers).

We request special use to park our school buses on our property in order to serve the school districts.

Sincerely,



Scott Cheshareck
CFO, Illinois Central School Bus

RECEIVED
JUN 28 2011
DEVELOPMENT



1818 W. Jefferson St., 2nd Floor
Joliet, IL 60435

www.illinois-central.com

Office: 815-744-4800
Fax: 815-744-4806

July 12, 2011

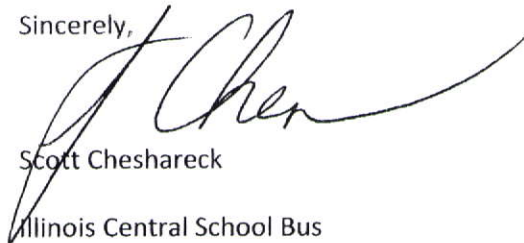
To: Village of Carol Stream, Plan Commission/Zoning Board of Appeals

Re: Request for Special Use

On June 24th of this year, I penned a letter to you stating that we planned to park and dispatch approximately 150 school buses and employ between 150-160 employees from our Carol Stream location. This information was based on the information and expectations we had at the time. I have been informed by operations that we currently expect to park between 90 and 120 buses (including spares) at this location and employ between 100 and 120 employees including 12 full time.

I apologize for any inconvenience this update has caused.

Sincerely,



Scott Cheshareck
Illinois Central School Bus

Safety First/Quality Always

Do Not Write in This Space

Date Submitted: 6/29/11

Fee Paid: \$1000

Hearing Date: 7/25/11

File Number: 11179

Public Hearing:

Village of Carol Stream

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

FORM A

GENERAL APPLICATION FOR PUBLIC HEARINGS AND OTHER REQUESTS

1. Name of Applicant ILLINOIS CENTRAL SCHOOL BUS, LLC Phone 815-744-4800

Address 1818 W. JEFFERSON ST. 2ND FL, JOLIET, IL Fax 815-744-4806
60435

E-Mail Address S.CHESHARECK@ILLINOIS-CENTRAL.COM

Name of Attorney GARY S. MUELLER Phone 815-725-7300

(if represented)
Address 91 N. 129TH INFANTRY DR. JOLIET, IL Fax 815-725-7320
60435

Name of Owner _____ Phone _____

(required if other than applicant)

Address _____ Fax _____

Name of Architect _____ Phone _____

(if applicable)

Address _____ Fax _____

2. Common Address/Location of Property 640 KIMBERLY DR., CAROL STREAM, IL 60188

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

_____ Annexation _____ Text Amendment

_____ Planned Unit Development (Preliminary) _____ Variation - Fence

_____ Planned Unit Development (Final) _____ Variation - Sign

Special Use Permit _____ Variation - Zoning

_____ Subdivision (Preliminary) _____ Zoning Change

_____ Subdivision (Final) _____ Other

Describe requested action ILLINOIS CENTRAL SCHOOL BUS, LLC ("ICSB") PURCHASED THIS
PROPERTY WITH THE INTENT OF STORING SCHOOL BUSES AS WELL AS COMPLETING
ROUTINE MAINTENANCE OF THE BUSES.

4. Attachments (check *all* items submitted)

- General Application - Form A
- General Variation Application - Form B-1
- Sign Code Variation Application - Form B-2
- Fence Code Variation Application - Form B-3
- Special Use Application - Form C
- Application for Development Approval - Form D
- Gary/North Avenue Corridor Application - Form E
- Plat of Survey with Legal Description
- Site Plan*
- Landscape Plan*
- Plat of Annexation*
- Preliminary Subdivision Plat*
- Final Subdivision Plat*
- Preliminary Planned Unit Development Plan*
- Final Planned Unit Development Plan*
- Drawings of Proposed Sign*
- Horizontal Building Elevations*
- Floor Plan*
- Proof of Ownership or Written Consent From Property Owner
- Cover Letter
- Application Fee (amount) 1,000.00

* Please submit 7 full size drawings and one legible 11" x 17" reduced reproducible copy of full size drawings. Additional copies may be required depending upon the specific application. Consult staff with any questions concerning the submittal requirements.

All full size drawings *must be folded not rolled.*

5. Petitioner Certification

I have received a copy of the informational handout for the zoning process for which I am making an application, along with the attached information regarding the application deadlines, public hearing schedule and site plan requirements. I am familiar with those code requirements which relate to this application and I certify that this submittal is in conformance with such code(s).

I further understand that any late, incomplete or non-conforming submittal may delay scheduling of the public hearing.

GARY S. MUELLER
 Print Name

Gary S. Mueller, Attorney
 Signature

6/24/11
 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.

THE PROPERTY WILL BE USED AS A PARKING FACILITY FOR SCHOOL BUSES AS WELL AS ROUTINE, LIGHT MAINTENANCE.

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

THE USE OF THIS PROPERTY AS A PARKING FACILITY FOR BUSES WILL NOT BE UNREASONABLY DETRIMENTAL TO PUBLIC HEALTH, SAFETY, MORALS, COMFORT OR GENERAL WELFARE.

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

THE USE OF THIS PROPERTY WILL NOT BE INJURIOUS TO THE OTHER PROPERTY IN THE IMMEDIATE VICINITY. THE PREVIOUS TENANT ON A PORTION WAS FEDEX WHICH PARKED ITS TRUCKS/VANS ON THE PROPERTY.

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

IT IS NOT ANTICIPATED THAT ICSB'S USE OF THE PROPERTY WILL IMPEDE ANY DEVELOPMENT OF SURROUNDING PROPERTY. AS A REPUTABLE, VIABLE, AND EXPANDING COMPANY IN THE SCHOOL BUS BUSINESS, ICSB WILL BE AN ASSET AND A QUALITY CORPORATE CITIZEN OF CAROL STREAM.

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

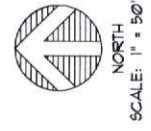
ICSB'S USE OF THE SUBJECT PROPERTY WILL UTILIZE ALL THE CURRENTLY EXISTING UTILITIES, ACCESS ROADS, DRAINAGE, AND OTHER FACILITIES IN THE SAME OR SIMILAR MANNER TO PRIOR OWNERS AND TENANTS OF THE PROPERTY.

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.

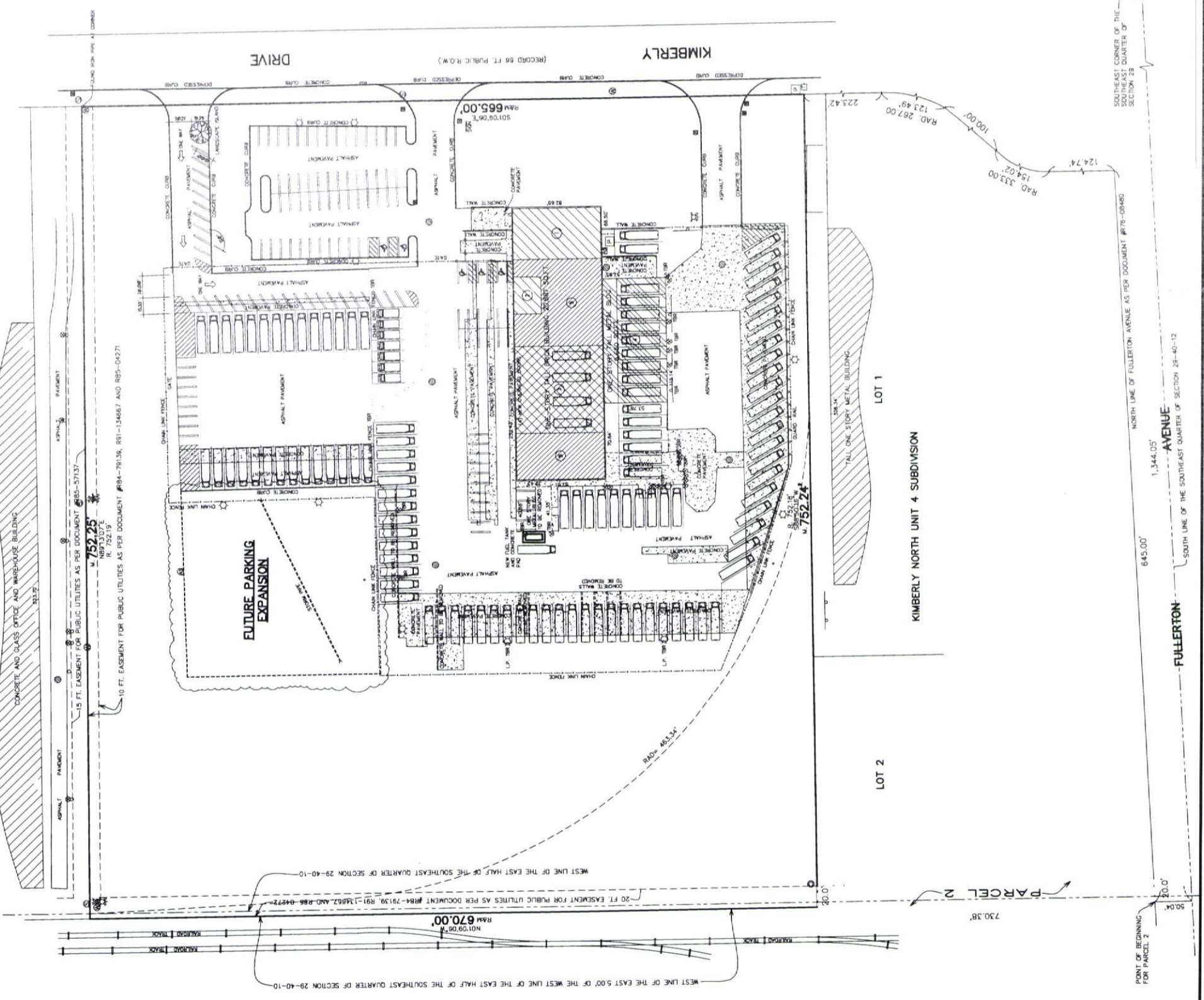
ICSB WILL COMPLY WITH ALL APPLICABLE REGULATIONS AFFECTING THE SUBJECT PROPERTY AS WELL AS THE TERMS ATTACHED TO A SPECIAL USE PERMIT FOR PARKING BUSES AND ROUTINE, LIGHT MAINTENANCE OF THOSE BUSES.

7. Other pertinent information or reason for request.

ICSB WAS RECENTLY AWARDED A SCHOOL TRANSPORTATION CONTRACT. ICSB LOOKS FORWARD TO FULFILLING ITS ROLE AS A QUALITY CORPORATE CITIZEN AND NEIGHBOR IN CAROL STREAM.



LOT 1 IN KIMBERLY NORTH UNIT 3 SUBDIVISION



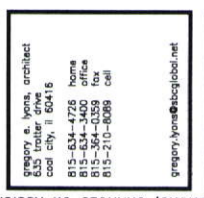
PARKING TABULATION

7' x 45' BUS PARKING SPACES *	105
7' x 45' COVERED PARKING SPACES *	9
7' x 30' MIN BUS PARKING SPACES *	1
TOTAL BUS PARKING SPACES *	115
9' x 8' LOOPED CAR PARKING SPACES *	120
HANDICAP ACCESSIBLE PARKING SPACES	5
TOTAL PARKING SPACES PROVIDED:	125

BUILDING OCCUPANCY AREAS

① OFFICE SPACE	3,954 SF.
② DRIVER BREAKROOM	890 SF.
③ MAINTENANCE SERVICE BAYS	6,200 SF.
④ COVERED BUS PARKING AREA	6,660 SF.
⑤ UNOCCUPIED STORAGE / WAREHOUSE	9,633 SF.
TOTAL	21,337 SF.

Gregory E. Lyons, architect
 5008 CHRYSLER DRIVE
 BILLY, ILLINOIS 60415
 815-634-4728 home
 815-634-3400 office
 815-364-0359 fax
 815-210-8088 cell
 gelyons@gregoryelyons.com



SPECIAL USE PERMIT PARKING LAYOUT
 ILLINOIS CENTRAL SCHOOL BUS COMPANY
 640 KUMBERLY DRIVE, CAROL STREAM, IL

project no. 1123
 date 6-25-11
 revised 7-14-11

RECEIVED
 JUL 18 2011

Parking Lot Striping Plan
C1.00

Exhibit A

COPYRIGHT © 2011 GREGORY E. LYONS, ARCHITECT RESERVES COPYRIGHT & OTHER RIGHTS RESTRICTING THESE DOCUMENTS TO THE ORIGINAL SITE OR PURPOSE FOR WHICH THEY WERE PREPARED. REPRODUCTIONS, CHANGES OR ASSIGNMENTS ARE PROHIBITED.

Copyright Wingren Landscape, all rights reserved. This drawing is the property of Wingren Landscape and is not to be reproduced, stored in a retrieval system, or transmitted in any form, in any manner, without the consent of Wingren Landscape, a professional corporation.

WINGREN LANDSCAPE
KIMBERLY NORTH UNIT 4 SUBDIVISION
640 Kimberly Dr.
Carol Stream, IL
5126 Walnut Ave. / Downers Grove, IL 60515 / TEL 630.759.8100

Illinois Central School Bus
640 Kimberly Dr.
Carol Stream, IL

SCALE: 1" = 40' - 0"



PROJECT NO: PXXX

DRAWN BY: MT

DATE: 6.27.2011

REVISIONS:

TREE SURVEY

SHEET NO: LI.0

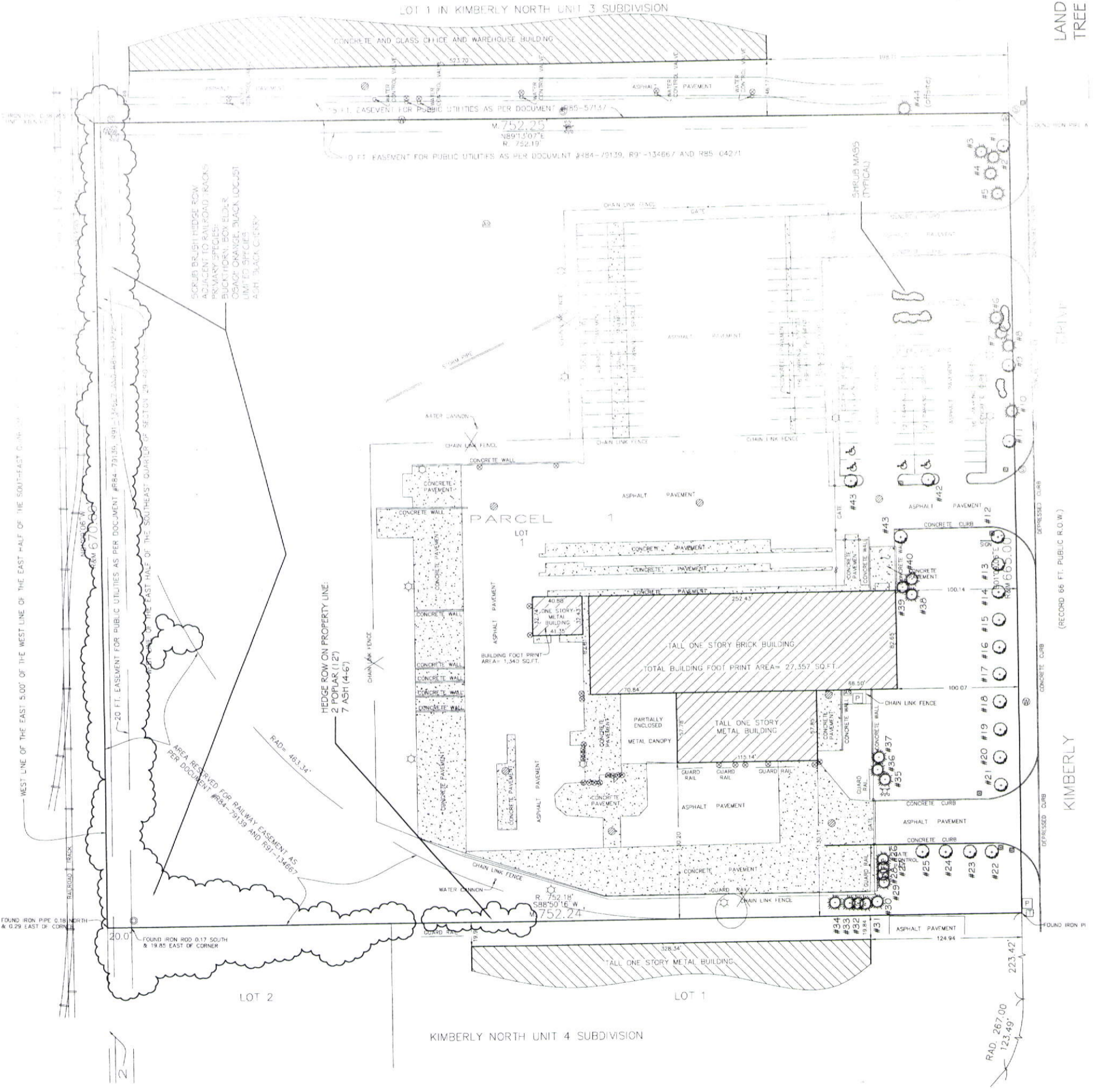
LEGEND

- EXISTING DECIDUOUS TREE
- EXISTING EVERGREEN TREE

TABLE	BOTANICAL NAME	COMMON NAME	SIZE/DIAB	CONDITION	RECOMMENDATIONS
1	Fraxinus americana	White Ash	10"	Fair	Remove
2	Pinus strobus	Scotch Pine	10"	Dead	Remove
3	Pinus strobus	Scotch Pine	3.4 dead	Dead	Remove
4	Pinus strobus	Scotch Pine	12"	Dead	Remove
5	Pinus strobus	Scotch Pine	10"	Dead	Remove
6	Pinus strobus	Scotch Pine	10"	Dead	Remove
7	Pinus strobus	Scotch Pine	10"	Dead	Remove
8	Pinus strobus	Scotch Pine	9"	Dead	Remove
9	Pinus strobus	Scotch Pine	9"	Good/Fair	Remove
10	Pinus strobus	Scotch Pine	12"	Dead	Remove
11	Pinus strobus	Scotch Pine	9"	Good	Remove
12	Acer balsamifera	Norway Spruce	7"	Good	thin out canopy
13	Gleditsia triacanthos	Honeylocust	14"	Good/Fair	thin out canopy
14	Gleditsia triacanthos	Honeylocust	14"	Good/Fair	thin out canopy
15	Gleditsia triacanthos	Honeylocust	14"	Good/Fair	thin out canopy
16	Gleditsia triacanthos	Honeylocust	14"	Good/Fair	thin out canopy
17	Gleditsia triacanthos	Honeylocust	14"	Good/Fair	thin out canopy
18	Gleditsia triacanthos	Honeylocust	14"	Good/Fair	thin out canopy
19	Gleditsia triacanthos	Honeylocust	14"	Good/Fair	thin out canopy
20	Gleditsia triacanthos	Honeylocust	14"	Good/Fair	thin out canopy
21	Gleditsia triacanthos	Honeylocust	14"	Good/Fair	thin out canopy
22	Tilia americana	American Linden	8"	Fair	Remove
23	Tilia americana	American Linden	8"	Fair	Remove
24	Tilia americana	American Linden	8"	Fair	Remove
25	Tilia americana	American Linden	8"	Fair	Remove
26	Pinus strobus	Scotch Pine	9"	Good	Remove
27	Pinus strobus	Scotch Pine	9"	Fair	Remove
28	Pinus strobus	Scotch Pine	9"	Fair	Remove
29	Pinus strobus	Scotch Pine	9"	Fair	Remove
30	Pinus strobus	Scotch Pine	10"	Good	Remove
31	Pinus strobus	Scotch Pine	10"	Good	Remove
32	Pinus strobus	Scotch Pine	10"	Good	Remove
33	Pinus strobus	Scotch Pine	10"	Good	Remove
34	Pinus strobus	Scotch Pine	10"	Good	Remove
35	Pinus strobus	Scotch Pine	10"	Good	Remove
36	Pinus strobus	Scotch Pine	10"	Good	Remove
37	Pinus strobus	Scotch Pine	10"	Good	Remove
38	Pinus strobus	Scotch Pine	10"	Good	Remove
39	Pinus strobus	Scotch Pine	10"	Good	Remove
40	Pinus strobus	Scotch Pine	10"	Good	Remove
41	Magnolia	Magnolia	6 clump	Good	Remove
42	Gleditsia triacanthos	Honeylocust	7"	Fair/Poor	Remove
43	Fraxinus americana	White Ash	7"	Dead	Remove
44	Pinus strobus	Scotch Pine	9"	Good	Remove

Exhibit B

LAND TITLE SURVEY PREPARED BY GREMLEY & BIEDERMANN.
TREE SURVEY PREPARED BY WINGREN LANDSCAPE



KIMBERLY

(RECORD 66 FT. PUBLIC R.O.W.)

Staff Report - Plan Commission/Zoning Board of Appeals meeting of July 25, 2011
Case No. 11188, Northern Builders for Temple-Inland Corporation – 139 Fullerton Avenue
Special Use Permit – Outdoor Activities and Operations & Structure Exceeding 50' Height
Gary Avenue Corridor Review

GENERAL INFORMATION

Applicant:

Bradley Wood of Northern Builders on behalf of Stephen Crawford of Temple-Inland Corporation

Size and Location:

The 12.57-acre property is located at the northeast corner of the intersection of Gary Avenue and Fullerton Avenue. (See attached location map.)

Existing zoning and land use:

The subject property is zoned I Industrial District and improved with an approximate 176,000 square foot industrial building.

Adjacent zoning and land uses:

The properties to the north, south and east are zoned I Industrial District and improved with industrial buildings. The properties to the west are zoned B-2 General Retail District with a Special Use for Planned Unit Development and R-4 General Residence District with a Special Use for Planned Unit Development, with the B-2 property improved with commercial buildings and the R-4 property improved with multi-family residential apartment dwellings.

Attachments:

Attached for review are a location map, aerial photo, public notice, letter from Stephen Crawford, Temple-Inland's Director of Corporate Real Estate dated July 7, 2011, the General Application, Special Use Application, and the plans including the Geometric Plan (Exhibit A), Cyclone Baler Drawing (Exhibit B), Line of Sight Drawings (Exhibits C-1 and C-2), Color Ground Sign Drawing (Exhibit D) and Sign Area Landscape Detail Plan (Exhibit E).

Requests:

The applicant is requesting Special Use approval for *outdoor activities and operations and structure exceeding 50 feet in height* to allow for the outdoor installation of equipment that will exceed 50 feet in height, and Gary Avenue Corridor Review for a new ground sign in accordance with §16-5-6 of the Zoning Code.

BACKGROUND

Last month, Temple-Inland Corporation received the zoning approvals necessary to accommodate their plans for significant renovations and a new two-story office addition to their Carol Stream facility at 139 Fullerton Avenue. Specifically, the Village Board approved a Special Use for outdoor trailer storage and a Variation to allow required parking spaces to be landbanked, and the Plan Commission approved the Gary Avenue Corridor Review of the proposed improvements. As referenced during the June 27 Plan Commission meeting, Temple-Inland's application for zoning approvals was processed very quickly to accommodate their aggressive construction schedule. To meet Temple-Inland's schedule, as well as the legal noticing requirements set forth in the state statutes for Special Use public hearings, staff coordinated the newspaper publication of the required legal notice shortly after receipt of the application. Only after the applicant submitted

Staff Report - Plan Commission/Zoning Board of Appeals meeting of July 25, 2011
Case No. 11188, Northern Builders for Temple-Inland Corporation – 139 Fullerton Avenue
Special Use Permit – Outdoor Activities and Operations & Structure Exceeding 50' Height
Gary Avenue Corridor Review

Page 2

revised plans in response to staff's commentary letter did we learn of Temple-Inland's intention to install a new rooftop-mounted cyclone baler. Since staff was not initially aware that a new exterior cyclone baler would be installed, and also that the baler, when mounted to the roof, would exceed 50 feet in height, these Special Use requests were not included in the published legal notice. At that point, it was no longer possible to meet the 15-day minimum advance notice for public notices prior to the public hearing, and so the Plan Commission was unable to act on the required Special Uses for the new cyclone baler. As such, Temple-Inland has submitted a follow-up application for the Special Uses to allow for the installation of the cyclone baler, as well as for the Gary Avenue Corridor Review for a proposed ground sign.

STAFF ANALYSIS

Special Use – Outdoor Activities and Operations & Structure Exceeding 50' Height

In the I Industrial District, the outdoor installation of process equipment, material storage tanks (silos), or general storage (such as trailers), is considered an outdoor activity and operation, which requires Special Use approval. In review of Special Use requests for *outdoor activities and operations*, the Village's main concern usually involves the extent to which the outdoor equipment, storage or activity would be screened, primarily as viewed from a public street. In this particular case, the request involves a new cyclone baler, which is a rooftop-mounted piece of equipment that is the main component of the scrap material recycling system for Temple-Inland's cardboard processing operations. The existing cyclone baler, pictured below, would be removed from the central portion of the roof, and the new cyclone baler would be installed at the east edge of the roof, about 200 feet further away from Gary Avenue.



View of existing baler from southbound Gary Avenue



View of existing baler from westbound Fullerton Avenue

A schematic drawing of the proposed cyclone baler is shown on Exhibit B, and Exhibits C-1 and C-2 show line-of-sight views of both the existing cyclone baler and the proposed baler.

Staff Report - Plan Commission/Zoning Board of Appeals meeting of July 25, 2011
Case No. 11188, Northern Builders for Temple-Inland Corporation – 139 Fullerton Avenue
Special Use Permit – Outdoor Activities and Operations & Structure Exceeding 50' Height
Gary Avenue Corridor Review

Page 3

With respect to the screening of the cyclone baler, it should be noted that the existing cyclone baler is fairly visible to motorists on Gary Avenue and is in plan view of motorists on Fullerton Avenue. (For informational purposes, we find no record of a Special Use having been granted for the existing cyclone baler, though we note it has been in place for many years.) As shown on the line of sight study (Exhibit C-2), the new cyclone baler will be installed on the roof as far to the east as possible. In doing so, according to the line-of-sight study, the new cyclone baler should not be visible to motorists on Gary Avenue as they pass by the property. It is possible that the new cyclone baler may be visible briefly as motorists approach the property on Gary Avenue from the north or south, as is the case with the current equipment. Visibility of the cyclone baler from Fullerton Avenue should be similar to the existing condition, although as noted in the cover letter from Temple-Inland's Director of Corporate Real Estate Stephen Crawford, the new cyclone baler will be painted to match the building. Due to its height and size, staff wishes to point out that complete screening of the cyclone baler is not feasible, but we note that the Village has approved special uses for outdoor equipment installation (such as silos) where full screening was not required. As the proposed condition would represent an improvement over the existing condition with respect to the overall visibility of the equipment, particularly from the more prominent Gary Avenue Corridor, and due to the critical nature of this equipment in Temple-Inland's operations, staff can support the Special Use for the outdoor installation of the new cyclone baler.

Temple-Inland is also seeking Special Use approval for a *structure exceeding 50 feet in height*. The cyclone baler unit itself is approximately 44 feet, 3 inches in height, but when installed on top of the 19 foot, 7 inch high roof, the total height to the top of the new cyclone would be 63 feet, 10 ¹/₈ inches. (According to Exhibit C-1, the existing cyclone baler measures 62 feet, 8 inches in height. Once again, we find no evidence of a Special Use having been granted to allow the existing equipment to exceed 50 feet in height.) The cyclone, which is the exterior funnel-shaped portion of the equipment, is essentially a large vacuum system. Metal piping runs between the various pieces of indoor process equipment and the exterior cyclone. The vacuum action of the cyclone pulls dust and pieces of scrap cardboard from the various process operations. Within the cyclone, dust and scrap cardboard fall to the bottom of the funnel and collect in the straight chute. In the baler room inside the building, scrap from the chute is compressed into bales of scrap cardboard weighing 1,100-1,200 pounds. The bales are then sent to be recycled at another Temple-Inland facility. The cyclone baler is an important piece of equipment in Temple-Inland's operations, as it not only provides for the containment and collection of scrap material generated within the building, but it also recovers material that can be recycled.

In review of the Special Uses requests for outdoor equipment installation, and for the equipment to exceed 50 feet in height, staff believes that the primary concerns are aesthetic in nature. As discussed, the proposed condition should represent an improvement over the existing condition, as the new cyclone baler would be located about 200 feet to the east of the existing cyclone baler, making it less visible from Gary Avenue. Also, the new equipment would be painted to match the building, as compared to the somewhat rusted appearance of the existing cyclone baler. Finally, the Village has approved special uses for structures over 50 feet in height; for example, for three 60-foot tall storage silos at Packaging Personified on Kehoe Boulevard.

Staff Report - Plan Commission/Zoning Board of Appeals meeting of July 25, 2011
Case No. 11188, Northern Builders for Temple-Inland Corporation – 139 Fullerton Avenue
Special Use Permit – Outdoor Activities and Operations & Structure Exceeding 50' Height
Gary Avenue Corridor Review

Page 4

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 outdoor cyclone baler is an essential piece of equipment for Temple-Inland as part of their plans to upgrade the building and keep the business in Carol Stream.

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

The new cyclone baler would replace a similar existing piece of equipment. We are unaware of any detriment having been caused to the public by the existing cyclone baler.

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.

As noted herein, the new cyclone baler will be further away and less visible from the apartment complex across Gary Avenue than the existing cyclone baler. The new cyclone baler should not be injurious to the use and enjoyment of property in the vicinity, nor should it diminish or impair property values.

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

The surrounding properties are developed.

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.

Gary Avenue Corridor Review

The Plan Commission unanimously approved the Gary Avenue Corridor (GAC) Review for the proposed site, landscape and building modification plans at their meeting on June 27. However, at the time of the submittal of their first application, Temple-Inland's plans for the ground/monument sign were unknown. The applicant has recently submitted plans for the new

Staff Report - Plan Commission/Zoning Board of Appeals meeting of July 25, 2011
Case No. 11188, Northern Builders for Temple-Inland Corporation – 139 Fullerton Avenue
Special Use Permit – Outdoor Activities and Operations & Structure Exceeding 50' Height
Gary Avenue Corridor Review

Page 5

ground sign as shown on Exhibits D and E. In accordance with §6-11-3(E)(2) of the Sign Code, “new or replacement ground signs...on existing, developed properties (within the Gary Avenue Corridor) shall be subject to review and approval by the Plan Commission.” As such, Temple-Inland is seeking the Plan Commission’s approval of the proposed ground sign.

As shown on Exhibit D, the new ground sign would be 10 feet in height, and the signage panel would measure about 96 square feet in area. The proposed height and area comply with the requirements of the Sign Code. The sign will be fabricated out of aluminum panels and will feature Temple-Inland’s signature gray-green color scheme. Although the sign itself is somewhat understated, as shown on the Sign Area Landscape Detail Plan (Exhibit E), the area around the sign will be landscaped with a combination of deciduous and evergreen shrubs and perennial plantings. In addition, the landscape area around the sign will be defined and highlighted by 34 pieces of Eden Outcropping stone, which will be compatible with the Lannon stone found on public and private developments within the GAC. With the proposed landscape enhancements, staff believes that the sign complies with the design intent of the GAC regulations.

RECOMMENDATION

Staff recommends approval of the Special Uses for *outdoor activities and operations* and *structure exceeding 50 feet in height*, and of the Gary Avenue Corridor Review for the proposed ground sign, subject to the following conditions:

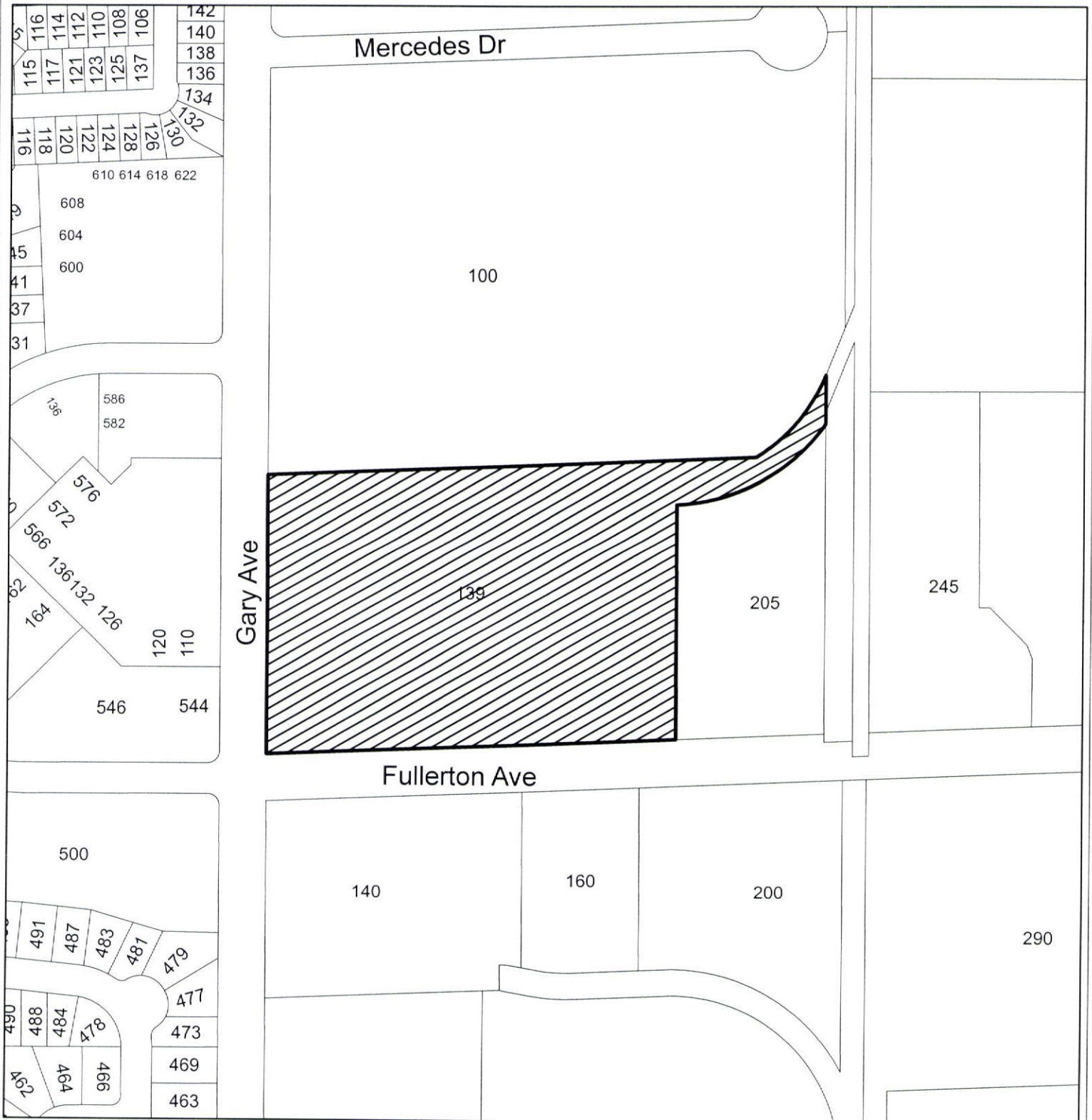
1. That the cyclone baler shall be painted to match the color of the building;
2. That the required building permits must be received prior to the installation of the ground sign and cyclone baler;
3. That the landscape materials shall be installed as shown on the attached landscape plan, and that all materials shall be maintained in a healthy condition, with dead or dying materials being replaced in accordance with the approved plan on an annual basis; and
4. That the business and property shall be operated and maintained in accordance with all applicable state, county and village codes and requirements.

DTB:db

T:\Planning\Plan Commission\Staff Reports\2011 Staff Reports\11188a.templeinland.supgac.doc

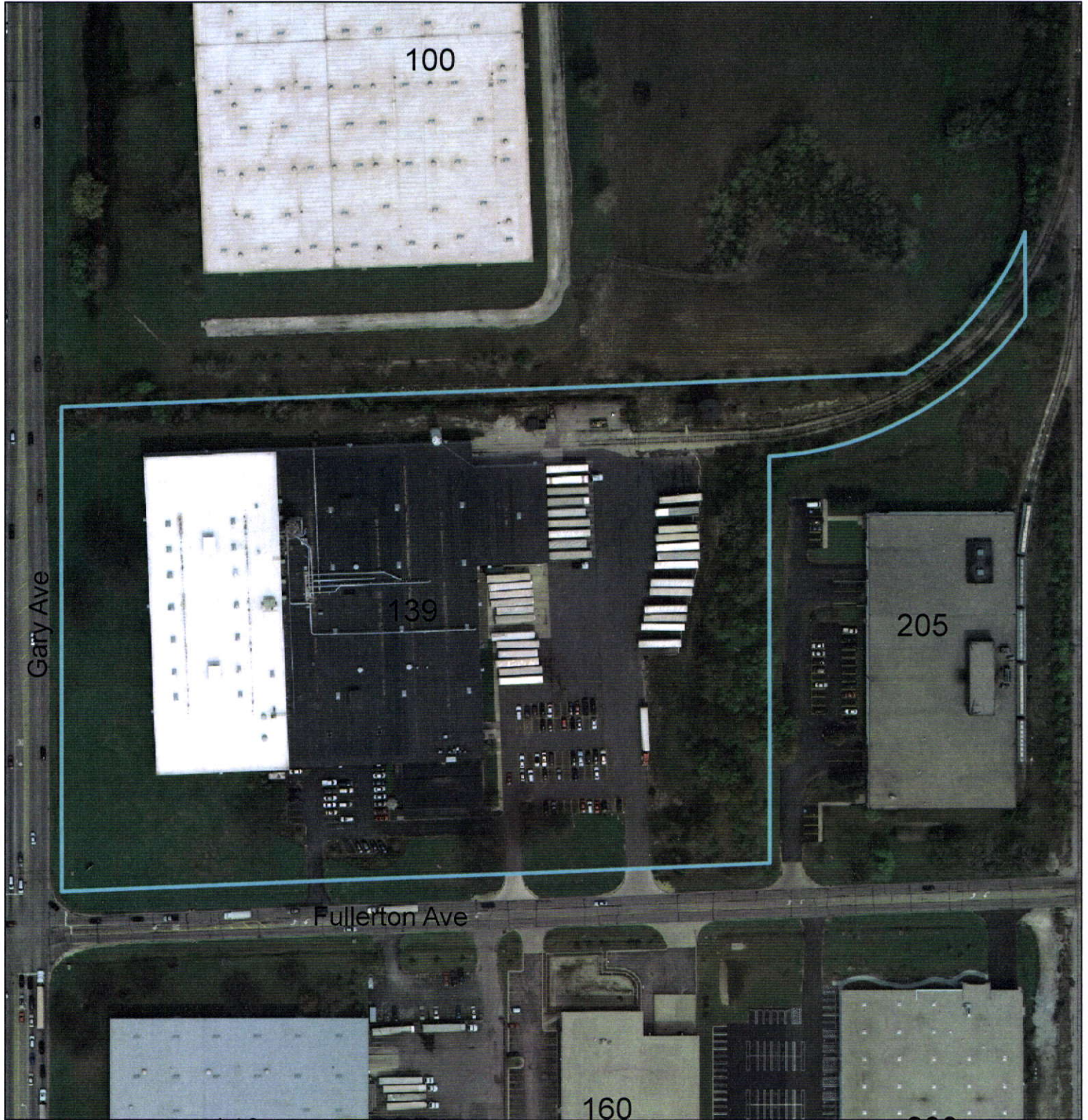
Village of Carol Stream

11188 - Northern Builders for Temple-Inland Corporation - 139 Fullerton Avenue
Special Use Permit - Outdoor Activities and Operations & Structure Exceeding 50' Height
Gary Avenue Corridor Review



Village of Carol Stream

11188 - Northern Builders for Temple-Inland Corporation - 139 Fullerton Avenue
Special Use Permit - Outdoor Activities and Operations & Structure Exceeding 50' Height
Gary Avenue Corridor Review



**PUBLIC NOTICE
FILE #11188**

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 July 25, 2011, at 7:30 p.m. to consider an application from Brad Wood of Northern Builders on behalf of Temple-Inland Corporation for the following actions:

A Special Use in accordance with Sections 16-10-2(B)(4) and 16-10-2(B)(14) of the Carol Stream Zoning Code for *Buildings or Structures Exceeding 50 feet in Height and Outdoor Activities and Operations*, to allow for the outdoor installation of process equipment over 50 feet in height; and

Variations from Section 16-5-6 (Gary and North Avenue Corridor Regulations) of the Carol Stream Zoning Code.

For the property located at the 139 Fullerton Avenue, zoned I Industrial District, and legally described as follows (P.I.N. 02-29-400-027):

LOT 1 IN JAY C. BENNETT, SR. – COUNTY CLERK CROWN ZELLERBACH CORPORATION ASSESSMENT PLAT, IN THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 12, 1985, AS DOCUMENT R85-17204 IN DUPAGE COUNTY, ILLINOIS

A copy of the Special Use Permit and Variation 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 Daily Herald, Saturday, July 9, 2011.

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.

July 7, 2011

Mr. Donald T. Bastian, AICP
Assistant Community Development Director
Village of Carol Stream
500 North Gary Avenue
Carol Stream, IL 60188-1899

Re: **Temple-Inland – Building Monument Sign and Site Equipment
139 E. Fullerton Avenue in Carol Stream, IL 60186**

Dear Mr. Bastian:

The purpose of this letter is for Temple-Inland to inform the Village of Carol Stream on our intent to install a new monument sign located at the Northwest corner of our property (at or near the existing sign location) as well as install a new recycled paper cyclone along the East side of our facility to be located on the roof.

The existing plant monument sign will be removed and replaced with a new updated sign with Temple-Inland's new building name. Additionally the sign will have landscaping added to it and will have ground mounted lights (which will be controlled by the site lighting system). All signage and landscape items will be in compliance with the "Gary Avenue Corridor" requirements.

Secondly, Temple-Inland is requesting a "Special Use Permit" to allow the installation of a new recycled paper cyclone to replace the existing paper cyclone which is currently in closer proximity to Gary Avenue. Like the existing cyclone, the new cyclone will exceed the 50' elevation limitation per the Village of Carol Stream's codes, however, it will be placed further to the east and will eliminate the current locations visibility from Gary Avenue, as shown in the line of site study provided by Harris Architects. The new cyclone will be 63' 10 1/2" in height. It will be painted with a color to match the building. The new cyclone and piping system is necessary for the "NEW" production systems that will be incorporated into the facility.

Should you have any questions or comments, please do not hesitate to contact me or Bradley A. Wood with Northern Builders, Inc. our project representative. Thank you for your assistance.

Sincerely,


Stephen L. Crawford, SIOR
Director, Corporate Real Estate

SLC/cl

cc: Mr. Robert J. Glees, PE, AICP – Community Development Director, Village of Carol Stream
Bradley A. Wood – Vice President of Construction Services, Northern Builders, Inc.
Jim Moffet – Temple-Inland
Larry Norton – Temple-Inland

RECEIVED

JUL 08 2011

COMMUNITY
DEVELOPMENT DEPT

Do Not Write in This Space

Date Submitted: 7/7/11
Fee Paid: \$1500.
Hearing Date: 7/25/11
File Number: 11188
Public Hearing:

Village of Carol Stream

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

RECEIVED

JUL 07 2011

FORM A

FORWARD DEVELOPER TO CITY

GENERAL APPLICATION FOR PUBLIC HEARINGS AND OTHER REQUESTS

1. Name of Applicant BRADLEY A. WOOD Phone 847-678-5060 x253
NORTHERN BUILDERS, INC.
Address 5060 RIVER ROAD, SCHILLER PARK, IL 60176 Fax 847-678-3667
E-Mail Address bwood@northernbuilders.com

Name of Attorney N/A Phone _____
(if represented)
Address _____ Fax _____

Name of Owner STEVEN L. CRAWFORD, TEMPLE-INLAND Phone 512-434-2595
(required if other than applicant)
Address 1300 S. MOPACK EXPRESSWAY, AUSTIN, TX 78746 Fax 512-434-3106

Name of Architect KEVIN BULLERMAN, HARRIS ARCHITECTS Phone 847-303-1155
(if applicable)
Address 4801 EMERSON AVENUE, STE 310, PALATINE, IL 60067 Fax 847-303-1164

2. Common Address/Location of Property 139 E. FULLERTON AVE.

3. Requested Action (check *all* that apply)
- | | |
|-----------------------------------------------------------------|-----------------------------------------------------------------------|
| <input checked="" 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 - Fence |
| <input checked="" type="checkbox"/> Special Use Permit | <input type="checkbox"/> Variation - Sign |
| <input type="checkbox"/> Subdivision (Preliminary) | <input type="checkbox"/> Variation - Zoning |
| <input type="checkbox"/> Subdivision (Final) | <input type="checkbox"/> Zoning Change |
| | <input type="checkbox"/> Other |

Describe requested action GARY/NORTH AVENUE CORRIDOR REVIEW FOR SIGNAGE AND SPECIAL USE PERMIT FOR CYCLONE STRUCTURE ABOVE 50' IN HEIGHT.

4. Attachments (check *all* items submitted)

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

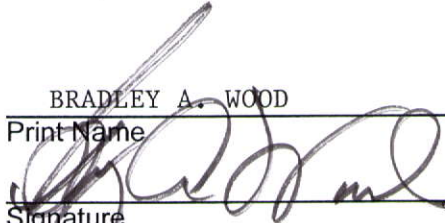
* Please submit 7 full size drawings and one legible 11" x 17" reduced reproducible copy of full size drawings. Additional copies may be required depending upon the specific application. Consult staff with any questions concerning the submittal requirements.

All full size drawings *must be* folded not rolled.

5. Petitioner Certification

I have received a copy of the informational handout for the zoning process for which I am making an application, along with the attached information regarding the application deadlines, public hearing schedule and site plan requirements. I am familiar with those code requirements which relate to this application and I certify that this submittal is in conformance with such code(s).

I further understand that any late, incomplete or non-conforming submittal may delay scheduling of the public hearing.

BRADLEY A. WOOD
 Print Name _____

 Signature _____
 JULY 6, 2011
 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.

The cyclone is not for public convenience at the location.

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

The cyclone will not be detrimental to or endanger the public health, safety, morals or general welfare of the public.

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

The cyclone will not be injurious to the use and enjoyment of other property nor will it diminish or impair property values within the neighborhood.

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

The cyclone will not impede the normal and orderly development of the surrounding property.

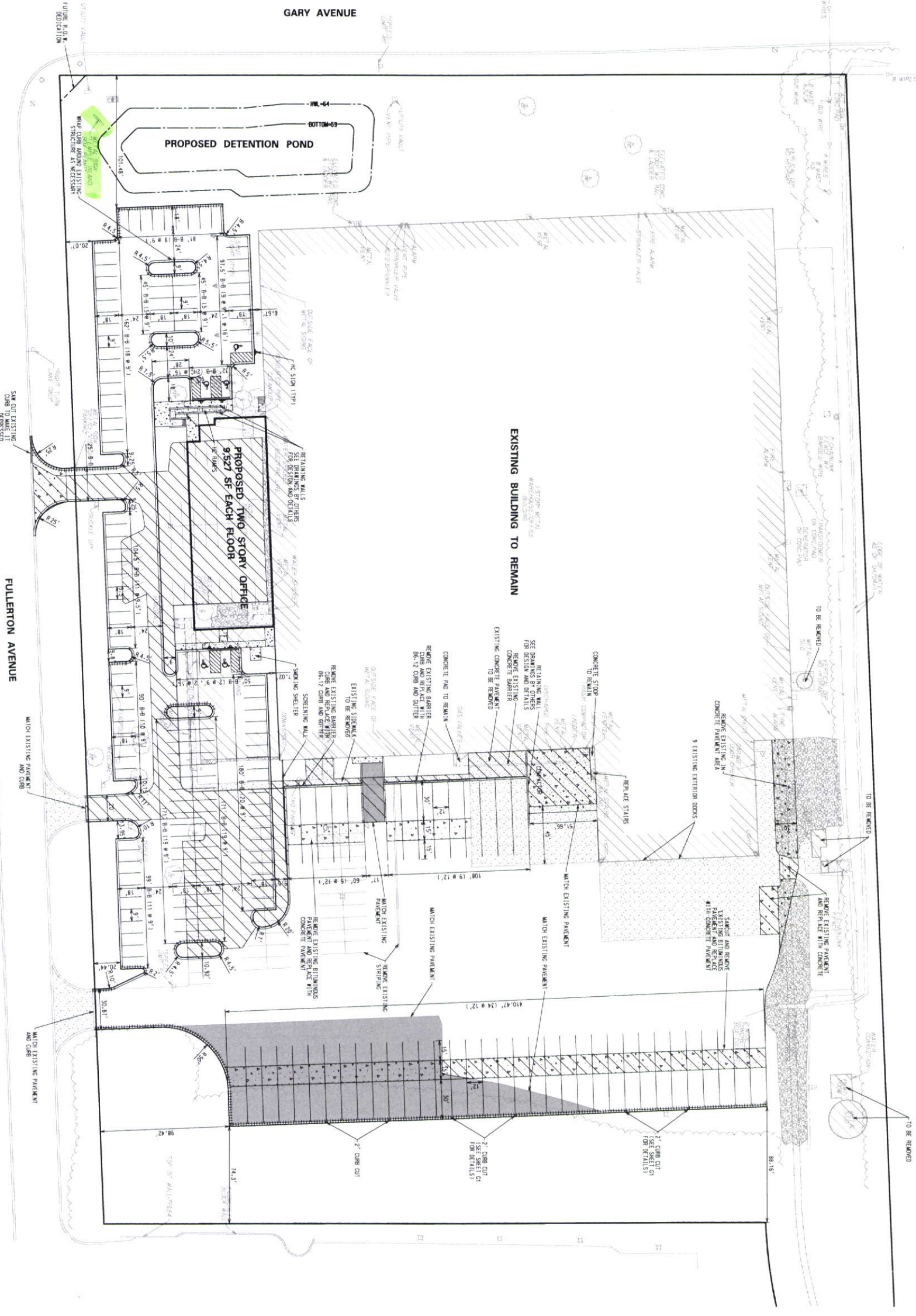
5. Will provide adequate utilities, access roads, drainage and other important and necessary community facilities.

Temple-Inland will provide adequate utilities, access roads
drainage and other important and necessary community facilities.

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

Temple-Inland will conform to the applicable regulations of the
District in which it is located.

7. Other pertinent information or reason for request.



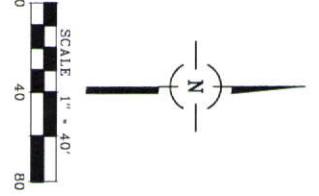
EXISTING BUILDING TO REMAIN

PROPOSED DETENTION POND

PROPOSED TWO STORY OFFICE
9,527 SF EACH FLOOR

FULLERTON AVENUE

GARY AVENUE



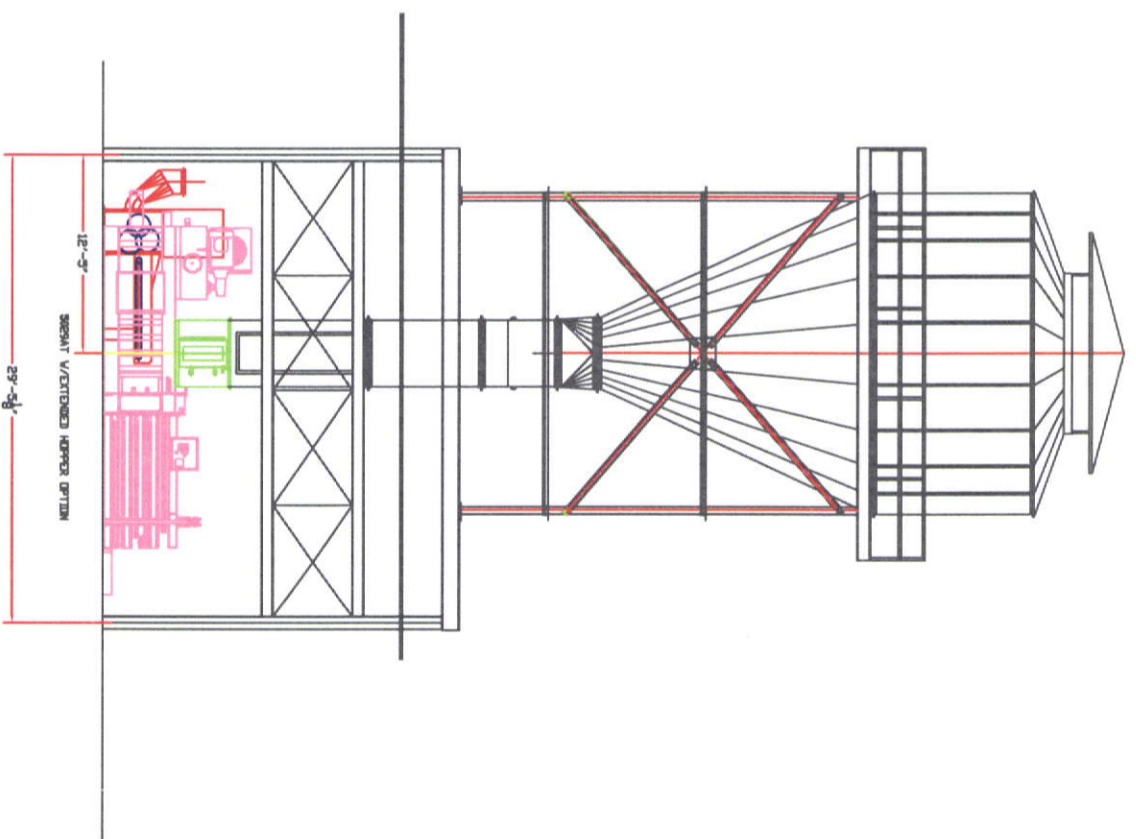
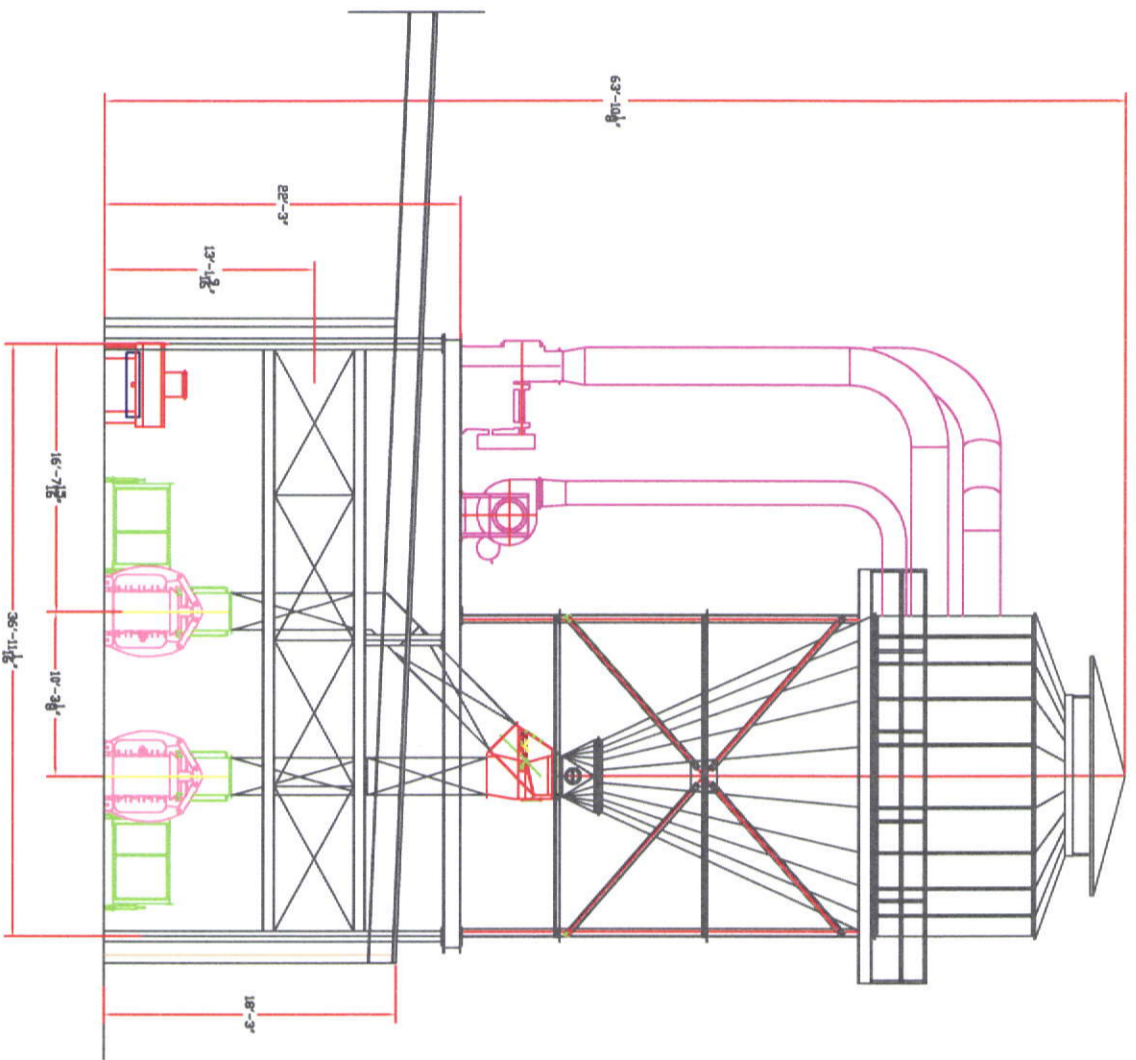
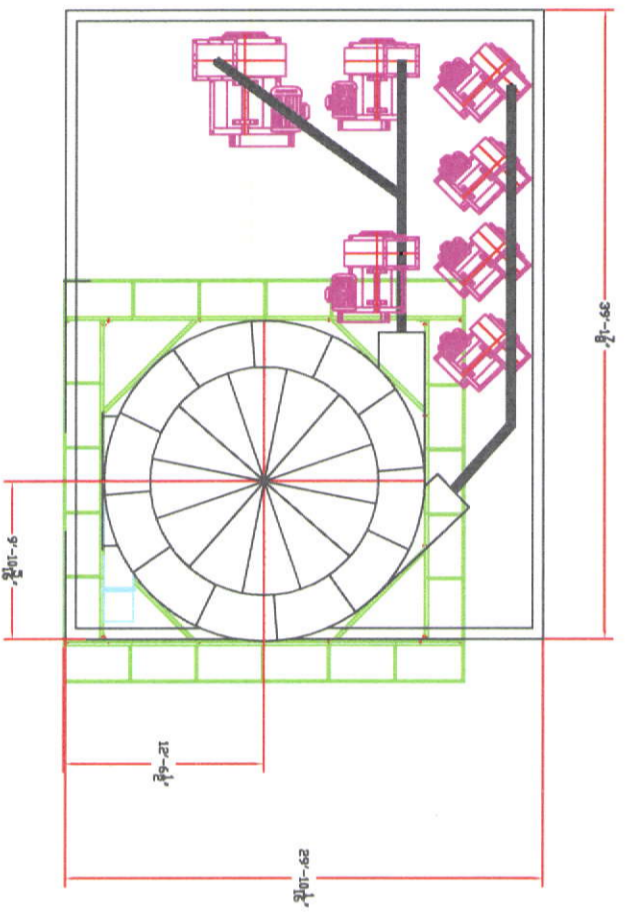
- LEGEND**
- EXISTING PAVEMENT/SIDEWALK TO BE REMOVED
 - PROPOSED HEAVY DUTY PAVEMENT
 - PROPOSED CONCRETE PAVEMENT
 - STANDARD PAVEMENT
 - PROPOSED SIDEWALK
 - PROPOSED 96.12 CURB AND GUTTER, REVERSE PITCH
 - PROPOSED 96.12 CURB AND GUTTER, STANDARD PITCH
 - DEPRESSED CURB

- NOTES:**
1. ALL DIMENSIONS ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
 2. SEE SHEET TS FOR PAVEMENT SECTIONS.
 3. SEE ARCHITECTURAL PLANS BY HARRIS ARCHITECTS FOR DESIGN AND DETAILS OF BUILDING EXPANSION, WHICH CAN BE FOUND ON SHEET D1.
 4. ALL PARKING SPACES SHALL BE STRIPPED IN ACCORDANCE WITH CAROL STREAMS LOOPED PARKING DETAIL WHICH CAN BE FOUND ON SHEET D1.
 5. ALL CURB RAMP TRANSCATED DOMES SHALL BE IN A CONTRASTING COLOR TO THE SURROUNDING AREA.
 6. STRIPING FOR ALL ACCESSIBLE STAIRS SHALL BE OF A HIGH QUALITY YELLOW PAVEMENT STRIPING PAINT.

RECEIVED
JUL 07 2011
CITY OF CAROL STREAM

Exhibit A

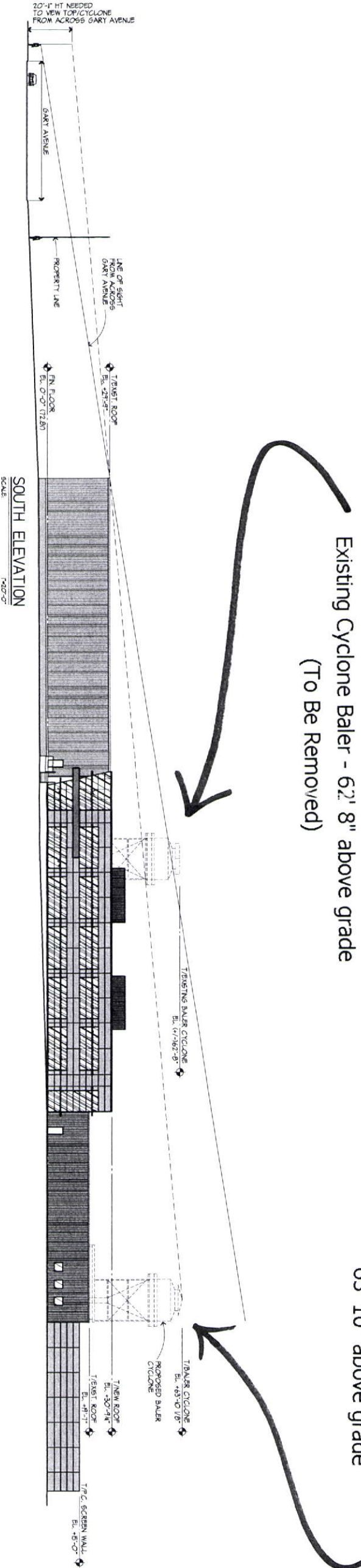
CONSULTING ENGINEERS SITE DEVELOPMENT ENGINEERS LAND SURVEYORS		GEOMETRIC PLAN TEMPLE - INLAND 139 E. FULLERTON AVENUE CAROL STREAM, ILLINOIS		1 06/28/11 PARKING STALLS ELIMINATED NO. DATE REMARKS		NO. DATE REMARKS	
9575 W. Higgins Road, Suite 700, Rosemont, Illinois 60018 Phone: (847) 696-4060 Fax: (847) 696-4065		SPACECO INC. FILE NAME: 8752GMD10GN DATE: 06/15/11 JOB NO: 8752 SHEET L1 4 OF 12					



RECEIVED

JUL 07 2011

City of Chicago



Existing Cyclone Baler - 62' 8" above grade
(To Be Removed)

Proposed Cyclone Baler
63' 10" above grade

SOUTH ELEVATION
SCALE 1/4"=1'-0"

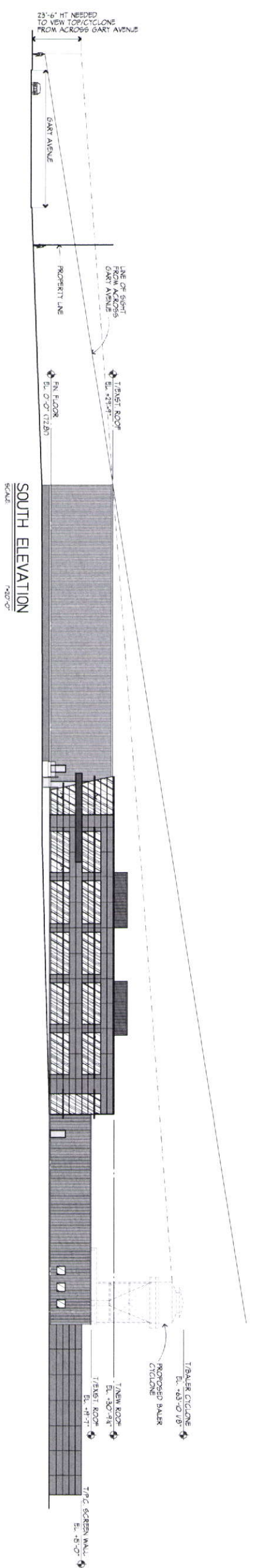
Exhibit C-1

PROJECT NO. 24099	ISSUED FOR DENOLITION PERMIT 5-3-1
DRAWN BY: TEMPA/AND/DB	ISSUED FOR REVIEW 5-6-1
	ISSUED FOR REVIEW 5-17-1
	ISSUED FOR REVIEW 5-24-1
	ISSUED FOR GARY AVE REVIEW 6-17-1
	ISSUED FOR PERMIT 6-24-1

OFFICE AND WAREHOUSE REMODELING FOR:
TEMPLE-INLAND
139 FULLERTON AVE. CAROL STREAM, ILLINOIS

HARRIS ARCHITECTS INC.
481 EMERSON AVENUE PALATKA, ILLINOIS 60067-7149 847.333.3855
COPYRIGHT © 2008 BY PATRICK C. HARRIS

northern
Northern Builders, Inc.
5060 River Road, Schiller Park, IL 6076 (817) 678-5060



RECEIVED
 JUL 07 2011
 ENGINEERING

Exhibit C-2

SHEET NO. LOS1 OF 1 SHEETS	PROJECT NO. 20093 DRAWN BY K.B. DATE 7/1/11 TYPED BY TERNANND28	OFFICE AND WAREHOUSE REMODELING FOR: TEMPLE-INLAND 139 FULLERTON AVE. CAROL STREAM, ILLINOIS	 HARRIS ARCHITECTS INC. 4801 EMERSON AVENUE PALM BEACH, FLORIDA 33409-7448 (561) 323-3333 COPYRIGHT © 2008 BY PATRICK C. HARRIS	 northern Northern Builders, Inc. 5060 River Road Schiller Park, IL 60176 (631) 678-5060
-----------------------------------------	--------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

ISSUED FOR DEMOLITION PERMIT 1-1-11
 ISSUED FOR REVIEW 2-1-11
 ISSUED FOR REVIEW 3-1-11
 ISSUED FOR REVIEW 4-1-11
 ISSUED FOR GARY AVE REVIEW 5-1-11
 ISSUED FOR PERMIT 6-2-11

PROJECT:



NORTHERN BUILDERS INC.

TempleInland

139 E. Fullerton Ave.

Carol Stream, IL

CUSTOMER APPROVAL:

AUTHORIZED SIGNATURE

DATE

LANDLORD APPROVAL:

AUTHORIZED SIGNATURE

DATE

REPRESENTATIVE:

Lisa Voight

DRAWN BY:

Don Blanton

DATE:

07.06.11

SCALE:

1/2"=1'

SHEET #:

1 of 3

DESIGN ORDER #:

04359

FILE NAME:

NB164359

REVISIONS:

1

2

3

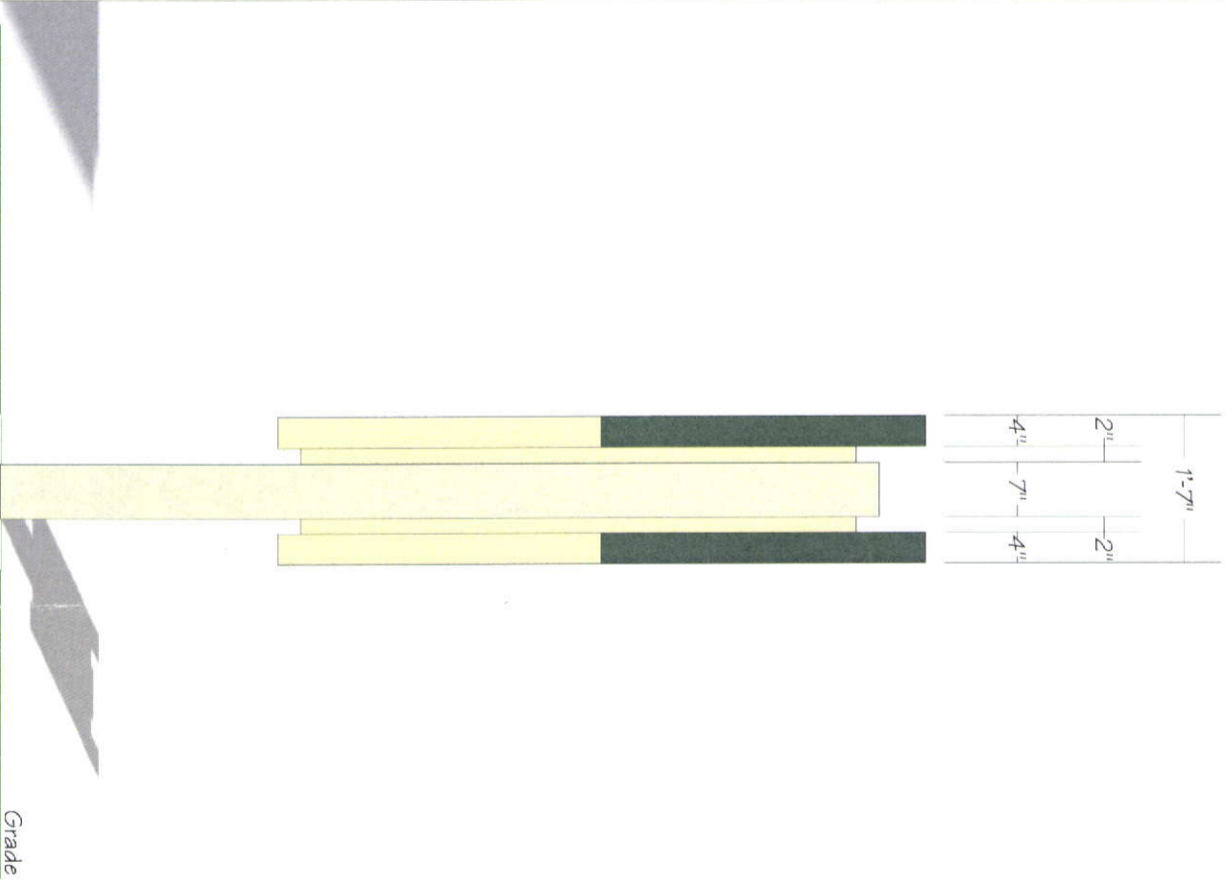
4

5

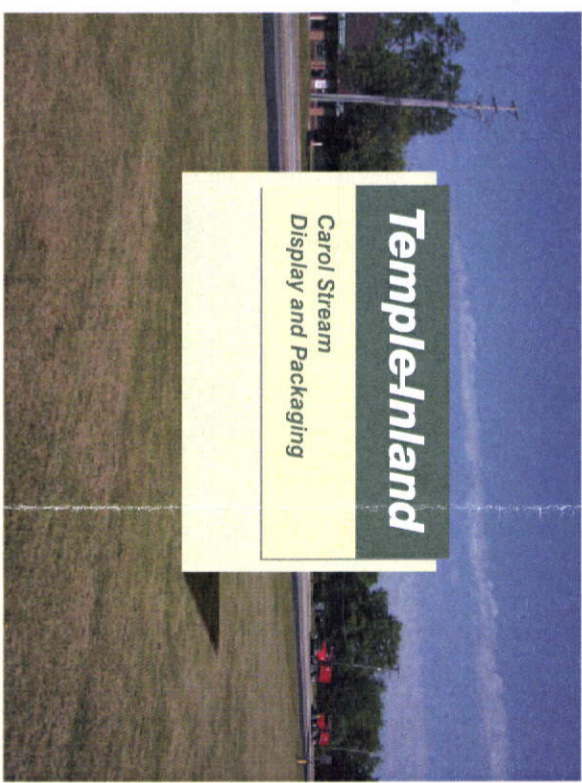
6 Exhibit D

7

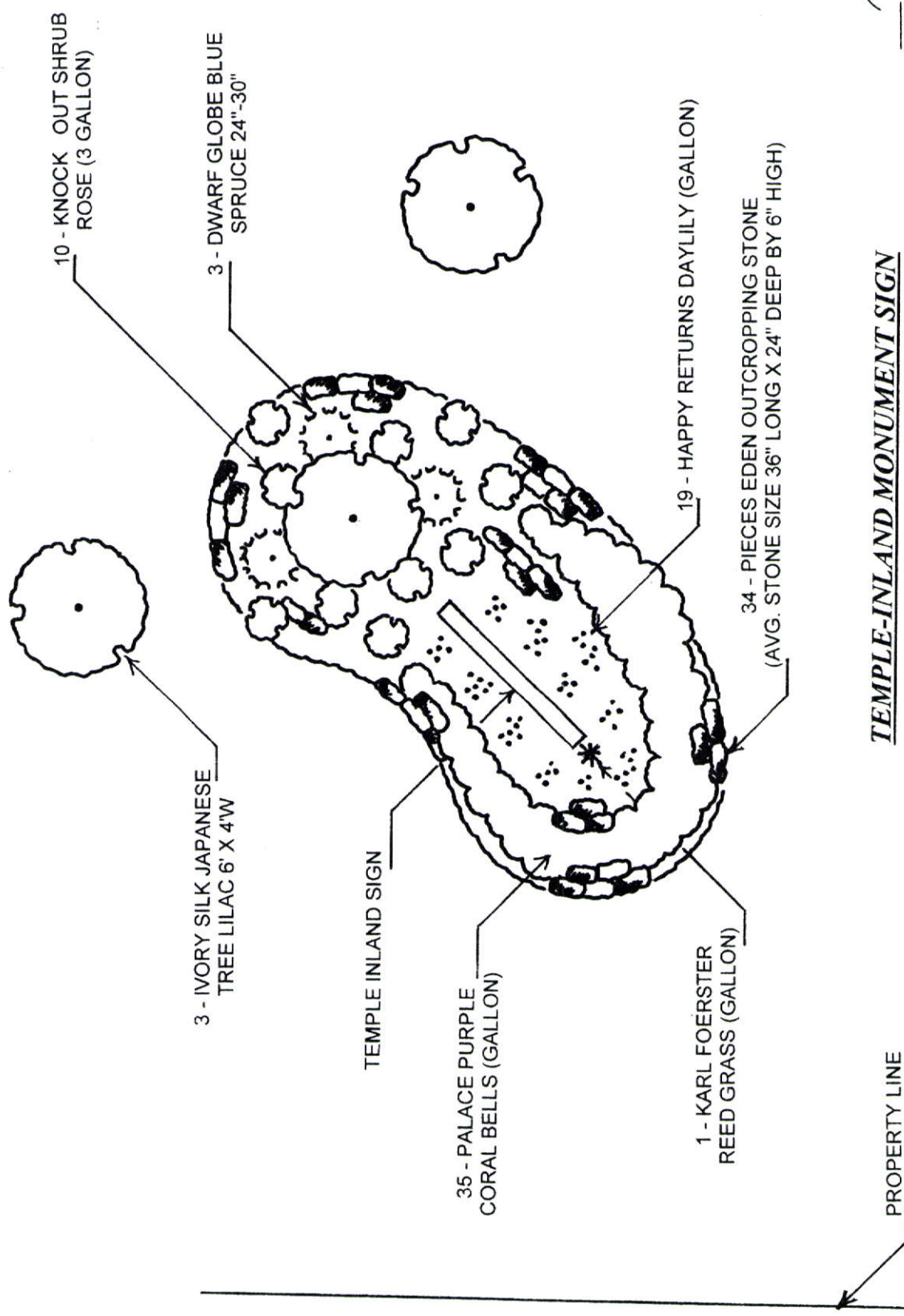
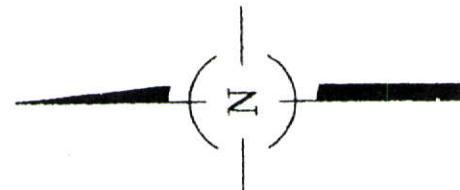
8



6'-10" x 14'-0" Double Face Non-Illuminated Monument Sign (10'-0" x 15'-0" x 1'-7" Deep Overall)
 Sign Panels - 6'-10" x 14'-0" x 4" Deep Fabricated .125" Aluminum Panels Painted Temple-Inland Gray Green (PMS #5615)
 & Temple-Inland Pine (PMS #614).
 Header Copy - HP White Vinyl, Location Copy - HP Vinyl Painted Temple-Inland Gray Green (PMS #5615).
 2" Fabricated Aluminum Reveal Painted Temple-Inland Pine (PMS #614).
 Main Support Structure - Fabricated .125" Aluminum Painted Temple-Inland Khaki (PMS #5807).
 Twin Column Mount - (2) 6x6 Square Steel Columns Set in 2'-0" Diameter x 5'-0" Deep Concrete Foundations.



"This Document is owned by, and the information contained in it is proprietary to, Parvin-Clauss Sign Company. By receipt hereof the holder agrees not to use the information, disclose it to any third party, nor reproduce this document without the prior written consent of Parvin-Clauss Sign Company. Holder also agrees to immediately return document upon request of Parvin-Clauss Sign Company." © Copyright 2011 by Parvin-Clauss Sign Company



TEMPLE-INLAND MONUMENT SIGN

139 E. FULLERTON AVENUE
CAROL STREAM, ILLINOIS

SCALE: 1/8"=1' DATE: JULY 18, 2011 DRAWN BY: CJD