

Village of Carol Stream

AGENDA

REGULAR MEETING-PLAN COMMISSION/ZONING BOARD OF APPEALS

MONDAY, NOVEMBER 14, 2016 AT 7:00 P.M.

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

- I. Roll Call: Present:
Absent:
- II. Approval of Minutes: October 10, 2016
- III. Public Hearing:
 - A. 16-200 **William Steele – T. Steele Construction, Inc. – 195 Kehoe Blvd**
Special Use Permit for Outdoor Activities and Operations
 - B. 16-2072 **Peter Kowalski – Kowalski Memorials – 195 Kehoe Blvd**
Special Use Amendment for Outdoor Activities and Operations
 - C. 16-2073 **Robert McNees – 27W245 North Avenue, LLC – 27W245 North Ave**
Rezoning (Upon annexation)
Variations (Building setback, Outdoor storage, and Fence height)
 - D. 16-2074 **Kyle Johnson – American Flange and Manufacturing – 290 E Fullerton**
Special Use Permit for Outdoor Activities and Operations
- IV. Presentation:
- V. Old Business:
- VI. New Business:
- VII. Report of Officers:
- VIII. Adjournment:

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

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

October 10, 2016

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

The results of the roll call were:

Present: Chairman Frank Parisi, Commissioners David Creighton, Frank Petella, Angelo Christopher, and Charlie Tucek.

Absent: Commissioners Dee Spink, and John Meneghini.

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

MINUTES:

Commissioner Creighton moved and Commissioner Tucek made the second to approve the minutes of the meeting of August 8, 2016.

The results of the roll call vote were:

Ayes: 4 Commissioners Creighton, Christopher, Petella, and Tucek.

Nays: 0

Abstain: 1 Chairman Parisi.

Absent: 2 Commissioners Dee Spink and John Menegheni.

PUBLIC HEARING:

Commissioner Creighton moved and Commissioner Christopher made the second to open the Public Hearing.

The motion passed by unanimous vote.

Case # 16-2064, John Doyle – Chicago Sign and Light – 580 N Kuhn Road

Sign Variation for the location of an electronic message board portion of a ground sign

Chairman Parisi swore in the witness, Mr. Jeff Elrod, Council president for Lutheran Church of the Master, 580 N Kuhn Rd. Mr. James Kopke, from Chicago Sign and Light, was in attendance as well.

Mr. Elrod gave a brief history of the church and its activities involving community support (i.e. food pantry and AA meetings), along with a summary of the church activities, including youth groups and senior activities, and is requesting the variance to advertise the church's message.

Mr. Kopke supported Mr. Elrod's reasons for the request and explained the reason for the placement and LED resolution.

Chairman Parisi asks for any questions from the audience.

There were no questions from the audience.

Chairman Parisi asks Mr. Farace for the staff report.

Mr. Farace stated that the petitioner is requesting approval of a sign variation to re-orient the placement of the message board. Mr. Farace states per the sign code for signs with electronic message board, that the orientation of the electronic portion of the sign should be closer to the building than the roadway, which is counter intuitive for this intended purpose of this sign. Mr. Farace stated that staff is supportive of the variation, and that staff from both Community Development and Engineering Services met with the church and the sign company on-site to see the most adequate location, given the speed and visibility of the intersection, so it is safe for motorists and for individuals using the bike path. Mr. Farace suggested having a general discussion about eliminating this provision in the sign code in the future.

Chairman Parisi asks Commissioners for any questions.

Commissioner Petella asked the width of the bike path, the salt affecting the components of the sign, and if there was another sign on the property.

Mr. Farace stated that the bike path is about 8 or 9 feet wide.

Mr. Kopke stated that the setback for the sign is about 7 feet, and 8 feet from sidewalk.

Mr. Kopke stated that the components are encapsulated and salt won't have any effect on them.

Mr. Elrod stated that there was an old sign and that it would be removed.

Commissioner Tucek had no questions.

Commissioner Christopher asked what the sign panels are made of, and about mulching the area for proper drainage of moisture that may accumulate in the sign.

Mr. Kopke stated that they are made of aluminum and plastic louvers, encased in epoxy resin, and that there are drain holes and that it will drain into the mulch.

Commissioner Creighton congratulated the church on their 50 years in existence, expressed concern about people climbing on the sign, and asked how much weight the changeable copy portion holds.

Mr. Kopke stated that it takes a crane to lift it, people climbing on it won't hurt it, and that isn't the easiest thing to take apart.

Commissioner Creighton agreed with amending the sign code, and also suggested changing the percentage of permanent copy of the sign in the code.

Chairman Parisi asked about how the LED brightness of the sign will be modulated so as not to affect the residential area.

Mr. Kopke stated that the LEDs are computer controlled and recognize sunrise and sunset, as well as daylight savings time. The software also gives the user the ability to change settings manually. Mr. Kopke also stated that it is suggested to run the sign only when there is traffic.

Commissioner Petella asked about turning the sign off at specific times.

Mr. Elrod stated that they would as they need to be financially conscious.

Chairman Parisi began a discussion about, and is in favor of, proceeding with a comprehensive sign code revision.

Chairman Parisi asked if there were any more questions from the committee or the community.

There were no questions.

Commissioner Petella moved and Commissioner Creighton made the second to approve the request for a variation to the sign code with staff recommendations.

The results of the roll call vote were:

Ayes: 5 Chairman Parisi, Commissioners Creighton, Christopher, Petella, and Tucek.

Nays: 0

Abstain: 0

Absent: 2 Commissioners Spink and Meneghini.

It was discussed that PC/ZBA has the authorization to approve this Sign Code variation request. Per the Sign Code, the Village Board is granted the opportunity to affirm or reverse the decision of the PC/ZBA within 21 days of the date that the request first appears before the Village Board, which will be October 17, 2016.

Case # 16-2065, Mark Layne – Insite, Inc. – 290 E. Fullerton Avenue

Special Use to allow a structure to exceed 50 feet in height in the I Industrial District

Chairman Parisi swore in the witness, Mr. Mark Layne, Insite Inc., 290 E. Fullerton, Carol Stream, IL 60188.

Mr. Layne stated that he was representing Parallel Towers/Parallel Infrastructure, Inc., a tower partner to Verizon Wireless. Mr. Layne explained that Verizon's infrastructure development has changed, and that they have partnered with Parallel who develops towers and leases vertical real estate. Mr. Layne explained that the tower will be 120 feet, plus a 5 foot lightning rod. Verizon is the anchor tenant, and the tower is designed to accommodate 4 carriers. Mr. Layne stated that Verizon has identified a coverage need in the area. Mr. Layne presented several slides showing the need for coverage in a specific area near Gary and Fullerton; existing sites, current coverage, and how coverage will improve with cell tower in its chosen location; a map of the site; a visual showing the chosen site as it stands today and as it will look with the tower installed. Mr. Layne explained the reason for the chosen location, siting reasons other possible locations were not suitable, and noting that the chosen site follows Village code for location of cell towers.

Chairman Parisi asks for any questions from the audience.

Mr. Jackson Tibbs, a student from Wheaton North High School, referred to the code and asked why 50 feet is the cutoff, and what are the ramifications of the cell going lower or higher.

Mr. Layne stated that a 50 foot maximum is Village code because it is the maximum height for a structure in an industrial area. Mr. Layne stated that the higher the tower the more coverage is attained.

Chairman Parisi asked Mr. Farace for the staff report.

Mr. Farace stated that the petitioner is requesting approval for a structure to exceed 50 feet in the industrial district. The cell tower will be 125 feet including the lightening rod. Mr. Farace stated that staff is supportive of the request for special use, as well as the co-location opportunity. Mr. Farace pointed out that this antenna is different than antennas in other locations in the Village, as it is not a stealth design which doesn't offer the co-location opportunity. It is an array design that holds 4 carriers with limited visibility and negative effects in the community as a whole. It is within the industrial park, several hundred feet away from the adjacent roadway, over 1400 feet from Gary Avenue. Mr. Farace stated that staff is supportive of the request with few conditions.

Chairman Parisi asks Commissioners for any questions.

Commissioner Tucek asked about target area and if the placement of the antenna provides needed coverage, and wouldn't Verizon want to get into the premium spot in the targeted coverage area.

Mr. Layne stated that it is not ideal, but will improve the coverage, that there is no way to get to the center of the coverage area, and that the height of the antenna is calculated to provide the best coverage.

Commissioner Christopher had no questions.

Commissioner Creighton asked to point out where the bollards will be located around the fenced equipment area.

Mr. Layne stated that he did not know where the bollards would be located as he had recently received the staff report and the drawings were done previously, and that all of the revisions would be added prior to permit submittal.

Commissioner Creighton confirmed with Mr. Farace that there would be no cost to the Village if the tower were to be abandoned.

Mr. Farace stated that staff discussed the possibility with Mr. Layne, and there is language in the lease agreement ensuring removal of the antenna, equipment, fencing, etc., at no cost to the Village, should the tower be abandoned.

Commissioner Petella asked how high a tower must be before a light on top is required.

Mr. Layne stated that the requirement for a light is determined by the FAA, based on proximity to the nearest airport, normally around 250 feet.

Commissioner Petella asked about the proposed barbed wire fencing, suggesting that it be eliminated.

Mr. Layne stated that it could, but Commissioner Petella stated that he felt that is was acceptable at this location since it is not near a residential area.

Chairman Parisi asked about the original proposed location of Armstrong Park.

Mr. Layne stated that there was not a suitable location in Armstrong Park given the existing flood plain.

Chairman Parisi asked Mr. Farace about the recommendation in the staff report regarding considering not providing landscape screening for equipment because it would take additional parking out of use. Chairman Parisi recommended modifying the staff recommendation to put slats in the fencing, which meets the intent of the code.

Commissioner Creighton moved and Commissioner Tucek made the second move to approve the special use to allow a structure to exceed 50 feet in height in the I Industrial Park with staff recommendations with condition of using the slats in the fence around the equipment enclosure.

The results of the roll call vote were:

Ayes: 5 Chairman Parisi and Commissioners Creighton, Christopher, Petella, and Tucek.

Nays: 0

Abstain: 0

Absent: 2 Commissioners Spink and Meneghini.

Chairman Parisi reminded the applicant that the request for the Special Use Permit will go before the Village Board on Monday, October 17, 2016, at 7:30 PM for final action.

Commissioner Petella moved and Commissioner Creighton made the second to close the Public Hearing.

The motion passed by unanimous vote.

OLD BUSINESS:

Mr. Farace recommended discussion of cancellation of the meeting on October 24th, 2016. Mr. Farace informed the Board that an email will be sent out inviting them to a ground breaking ceremony on November 2, 2016, at lunch time for the Dermody project on North Avenue. Mr. Farace informed the Board that during the construction of the Village Hall, meetings are to be held at the Fire Protection District on Kuhn Road. Their availability for the Village Board is on the first and third Monday nights, and for PC/ZBA on the fourth Monday night, but there is no availability on the second Monday night. Mr. Farace suggested scheduling one meeting a month during renovation, but wanted to see if the Board would be available on the second Tuesday of the month if the need arose for a second meeting.

The motion was passed by unanimous vote.

ADJOURNMENT:

At 7:50 p.m. Commissioner Creighton moved and Commissioner Petella made the second to adjourn the meeting.

The motion passed by unanimous vote.

FOR THE COMBINED BOARD

Recorded and transcribed by,

Jane Lentino
Community Development Secretary

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

Chairman

Village of Carol Stream Plan Commission/Zoning Board of Appeals

STAFF REPORT
November 14, 2016

TO:
Chairman and Plan
Commissioners

FROM:
Community Development
Department

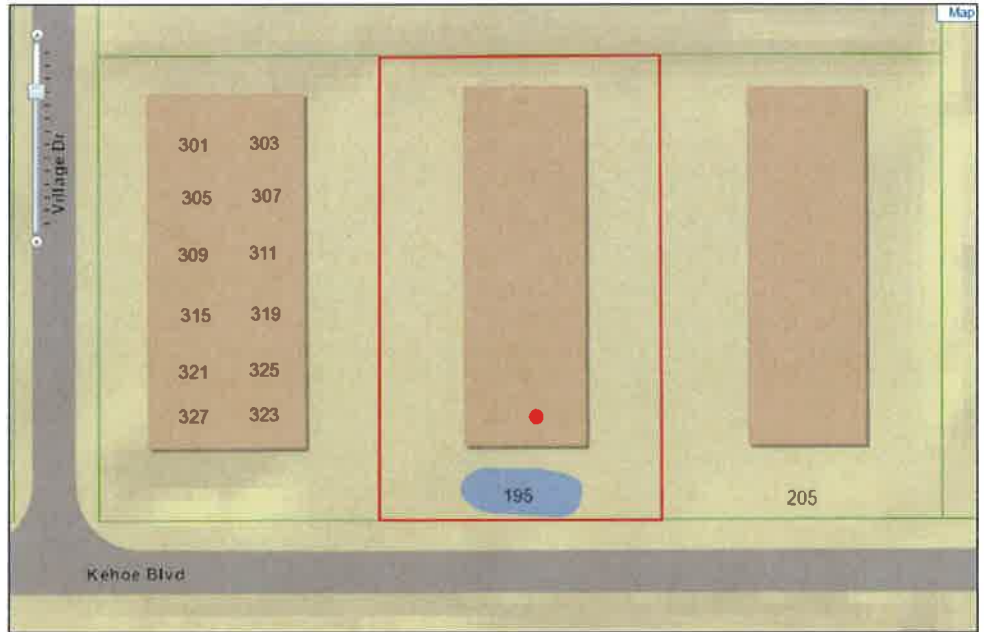
CASE MANAGER:
Tom Farace, Planning &
Economic Development
Manager

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

APPLICANT/ CONTACT:
Mr. William Steele
T. Steele Construction
195 Kehoe Blvd, Units 7 & 8
Carol Stream, IL 60188



CASE #: 16-200
LOCATION: 195 Kehoe Boulevard, Units 7 & 8
PROJECT NAME: T. Steele Construction



LOCATION	ZONING DISTRICT	LAND USE	COMPREHENSIVE PLAN DESIGNATION
Subject Property	I Industrial District	Industrial (Multi-Tenant Building)	Industrial
North	I Industrial District	Industrial (Schmolz & Bickenbach)	Industrial
South	I Industrial District	Industrial (AJ Antunes)	Industrial
East	I Industrial District	Industrial (Multi-Tenant Building)	Industrial
West	I Industrial District	Industrial (Multi-Tenant Building)	Industrial

The existing industrial property highlighted above is located on the north side of Kehoe Drive and east of Village Drive.

Site Assessment

COMPREHENSIVE PLAN DESIGNATION:

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

AERIAL PHOTOGRAPH:



Project Summary

ATTACHMENTS:

Attached for review is the General Application, Special Use Application, cover letter from T. Steele Construction, Letter from Owner, Public Notice, and Site Plan/Photos (Exhibit A).

BACKGROUND:

The applicant, William Steele with T. Steele Construction, requests approval of a Special Use Permit to allow for outdoor activities and operations in the form of outdoor storage in the Industrial District.

Staff Analysis

SPECIAL USE FOR OUTDOOR ACTIVITIES/OPERATIONS

T. Steele Construction is a cell tower and steel structure manufacturer who currently leases two tenant spaces at the 195 Kehoe Boulevard building, and requests approval of a Special Use Permit to store steel platforms adjacent to their southernmost tenant space on the west side of the property. Below is a summary of the request:

- T. Steele Construction is located in Units 7 and 8 in the 195 Kehoe building, which is an eight unit building that is currently occupied by four different businesses (three of the four businesses in the building lease more than one tenant space, primarily for warehousing/storage needs).
- T. Steele Construction builds cell towers, and also manufactures steel platforms from their location in Rock Island, IL. The Carol Stream location is primarily used to store the steel platforms, which come in two sizes (8 feet x 9 feet and 8 feet x 12 feet). According to the applicant, the platforms are too large to store and move in and out of the building through their dock area, and requests approval to store them outdoors in two stacks of no taller than six feet within an area of approximately 312 square feet adjacent to Unit 7 of the building.
- As required by the Zoning Code, the outdoor storage area will need to be screened from view. The location of the outdoor storage area is approximately 300 feet away from Kehoe Boulevard, and the applicant has agreed to not stack the platforms any taller than six feet in height within two stacks. In addition, the applicant has agreed to install three evergreen trees near the southwest corner of the building to provide screening of the platforms from the Kehoe Boulevard frontage.

- It should also be noted that another tenant in the building, Kowalski Memorials, is requesting approval of a Special Use Amendment for the outdoor storage of headstones and other stone monuments (Case 16-2072). As a condition of staff's recommendation of approval for the Special Use Amendment for Kowalski Memorials, new evergreen trees and fencing will need to be installed at the southwest corner of the property (across the drive aisle from where T. Steele will install landscape screening).



Staff notes that several other properties within the Village's industrial areas have been granted approval for outdoor storage of materials, including 300 Westgate Drive, 220 Westgate Drive, and 255 Commonwealth Drive, as long as said materials were properly screened to block visibility of the materials from adjacent properties and roadways. Staff can support the Special Use Permit with the following conditions (please see the accompanying diagram for further illustration of staff's recommendations):

- Staff recommends installation of three evergreen trees near the southwest corner of the building to provide screening of the platforms. Said evergreens should be a minimum height of six feet upon installation, and should be installed no later than June 1, 2017. Given the late time of year that the Special Use request is being reviewed, staff can support allowing a longer period of time to install new landscaping.

- Given the distance of the outdoor storage area from the roadway, staff does not believe fencing around the platforms is necessary. In fact, the addition of fencing may impede access and visibility for vehicles driving around the building. Staff believes that the proposed landscaping at the southwest corner of the building, in addition to the required landscaping and fencing for Kowalski Memorials on the opposite side of the western drive aisle, will effectively screen the platforms from view.

- The platforms must be stored within the designated storage area only; no platforms will be allowed to be stored within dumpster enclosures, parking areas, drive aisles, or any other area on the property except for within the designated outdoor storage area. In addition, the platforms must be stacked no taller than six feet in height and must be kept three feet away from the building and electric/gas meters along the side of the building. Likewise, the platforms cannot be located in front of the egress door of the building.



- As illustrated in the photos on Page 4 of the staff report, pavement on the west side of the property is in poor condition and needs to be repaired. While a property maintenance concern like this is an issue for the property owner, staff recommends that the west side pavement be repaired by June 1, 2017 as a condition of approval for the Special Use amendment request. The same condition of approval will also be recommended for the Special Use Amendment for Kowalski Memorials (Case 16-2072).

Parking

As part of the review of the Special Use request, staff reviewed parking requirements for the property and the various businesses within the building. As previously stated, there are eight tenant spaces within the 195 Kehoe building, with four businesses occupying the spaces. T. Steele Construction leases two tenant spaces, Kowalski Memorials leases three tenant spaces, Raise Rite (a concrete lifting and mudjacking business) leases two tenant spaces, and Universal Canvas (a distributor of tire boots for floor protection) leases one tenant space. Several of the tenant spaces are used primarily for warehousing/storage purposes.

The accompanying table includes the tenant breakdown to be used in calculating the required number of off-street parking spaces for the property. Each of the eight tenant spaces is approximately 3,100 square feet, and has a rear drive-in door which measures approximately 30 feet wide by 10 feet long (300 square feet), and staff has deducted the interior dock space from parking requirements given that such space will not be utilized regularly or for extended periods of time by either employees or customers.

Business	Area of Use*	Code Requirement	Spaces Required
Kowalski Memorials / 195 Kehoe, Unit 1	3,100 s.f. 400 s.f. office 1,000 s.f. production 1,400 s.f. warehouse	Office: 1 space for each 250 s.f. Production: 1 space for each 600 s.f. Warehouse: 1 space for each 1,500 s.f.	5 spaces
Kowalski Memorials / 195 Kehoe, Unit 2	3,100 s.f. 2,800 s.f. warehouse	Warehouse: 4 for 1 st 1,200 s.f., then 1 for each 1,500 s.f.	5 spaces
Universal Canvas / 195 Kehoe, Unit 3	3,100 s.f. 400 s.f. office 2,400 s.f. warehouse	Office: 1 space for each 250 s.f. Warehouse: 1 space for each 1,500 s.f.	4 spaces
Kowalski Memorials / 195 Kehoe, Unit 4	3,100 s.f. 2,800 s.f. warehouse	Warehouse: 1 space for each 1,500 s.f.	2 spaces

Raise Rite / 195 Kehoe, Unit 5	3,100 s.f. 400 s.f. office 2,400 s.f. warehouse	Office: 1 space for each 250 s.f. Warehouse: 1 space for each 1,500 s.f.	4 spaces
Raise Rite / 195 Kehoe, Unit 6	3,100 s.f. 2,800 s.f. warehouse	Warehouse: 1 space for each 1,500 s.f.	2 spaces
T. Steele Construction / 195 Kehoe, Unit 7	3,100 s.f. 800 s.f. office 2,000 s.f. warehouse	Office: 1 space for each 250 s.f. Warehouse: 1 space for each 1,500 s.f.	4 spaces
T. Steele Construction / 195 Kehoe, Unit 8	3,100 s.f. 2,800 s.f. warehouse	Warehouse: 1 space for each 1,500 s.f.	2 spaces
Parking Spaces Required:			28 spaces
Parking Spaces Provided:			29 spaces

*Warehouse space was calculated at 300 square feet less per tenant space with the deduction of each drive-in dock.

As seen in the table, the Zoning Code requires 28 spaces for all building tenants, and 29 spaces are provided on the property. Currently, all striped parking spaces are located on the east side of the property; however, staff visited the property on multiple days and noted that business vehicles were periodically parked on the west side of the property in unstriped areas. Staff believes that parking needs are met for the current businesses in the building with the parking spaces on the east side of the property.

SPECIAL USE FINDINGS OF FACT

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

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

T. Steele Construction is a newer business to Carol Stream, and its steel platform storage and sales business can be viewed as beneficial to the public.

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

Provided the outdoor storage is properly screened along Kehoe Boulevard and does not encroach into the drive aisle nor block egress or gas/electric meters for the building, this

outdoor activity should not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare.

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

Other properties within the Industrial District have received Special Use approval for outdoor activities and operations, with no apparent injury to the use or enjoyment of properties in the immediate vicinity, or diminution or impairment to property values within the neighborhood.

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

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

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

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

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

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

Recommendation

Staff has reviewed the applicant's request and can support the outdoor storage area as long as the area is properly screened with landscaping, and the platforms do not spill over into drive aisles or parking areas or block egress from the building. Therefore, staff recommends approval of the requested Special Use Permit to allow for outdoor activities and operations in the form of outdoor storage in the I Industrial District for T. Steele Construction, subject to the following conditions:

1. That three evergreen trees must be installed near the southwest corner of the building to provide proper screening along Kehoe Boulevard with the final location to approved by the

Community Development Director or designee. Said evergreens shall be a minimum height of six feet upon installation, and shall be installed no later than June 1, 2017;

2. That pavement on the west side of the property shall be repaired by the property owner by June 1, 2017. A building permit is required for said pavement work;
3. That only platforms may be stored outdoors, and that no materials will be allowed to be stored within dumpster enclosures, parking areas, drive aisles, or any other area on the property except for within the designated outdoor storage area depicted on Exhibit A;
4. That the platforms shall be three feet away from the building in order to not block egress out of the building or the gas and electric meters along the side of the building;
5. That the platforms will not be stacked taller than six feet in height; and
6. That the site must be maintained and the business must be operated in accordance with all State, County and Village codes and regulations.

T:\Planning\Plan Commission\Staff Reports\2016 Staff Reports\16200 William Steele - T Steele Construction SU.docx

Do Not Write in This Space
 Date Submitted: 11/18/16
 Fee Submitted: \$800
 File Number: 16200
 Meeting Date: 11/14/16
 Public Hearing Required: Y

Village of Carol Stream

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

FORM A

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

1. Name of Applicant T. Steele Construction, Inc. (William Steele) Phone 309.798.8110
 Address 195 Kehoe Blvd, STE 7+8, Carol Stream, IL Fax 1.630.517.8743
 E-Mail Address will@tsteeleconstruction.com

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

Name of Owner Kehoe Industrial Square #2 Phone 630.971.3738
 (required if other than applicant)
 Address 334 Church St., Elmhurst, IL 60126 Fax _____

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

2. *Common Address/Location of Property 195 Kehoe Blvd., Carol Stream, IL 60188

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

Describe requested action Request a special use permit to store steel structures in a 13'x24' area in the back lot of 195 Kehoe Blvd.

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

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

Please submit eight (8) full size drawings and one legible 11 by 17 inch reduced reproducible copy of full size drawings. Additional sets of plans may be required for certain applications. Please contact Village staff with any questions concerning the submittal requirements. **Full size drawings should be folded not rolled.**


5. Applicant Certification

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

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

I understand that incomplete or substandard submittals may increase the staff review time and delay scheduling of the public hearing.

William Steele
 Print Name


 Signature

7/15/2016
 Date

FORM C

Village of Carol Stream

500 N. Gary Avenue • Carol Stream, IL 60188
630/871-6230 • FAX 630/665-1064

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

SPECIAL USE APPLICATION

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

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

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

See attached.

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

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.

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

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

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.

7. Other pertinent information or reason for request.

Continued from Form C – Village of Carol Stream – Special Use Application

Please direct inquiries and requests to William Steele – will@tsteeleconstruction.com – 309/798-8110

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

The items we wish to store outside are large steel platforms. They measure 8'x12' or 8'x9' and are too large to be safely moved in and out of our warehouse through the garage doors.

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

We request a 13' x 24' outdoor storage area. That will leave 3' between the building and the platforms so that the area can be accessed if necessary. The location does not impede access to the building nor the flow of traffic through the parking lot. The platforms we wish to stack there are not inherently dangerous, will not fall over without great force, and will not be stacked higher than 6'.

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 presence of our platforms in that 13' x 24' area does not impede traffic nor the work of our fellow tenants. The platforms leave no lasting effect on the property and do not present an undue eye-sore.

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

Storing our platforms there will in no way impede the surrounding property. Additionally, we are able to temporarily move the platforms when/if necessary. For example, if the parking lot was to be refinished.

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

Our storage area will not impede any of this, which already exists at the location.

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.

We will make full effort to ensure we remain within district and village regulations. This Special Use Permit should bring us into compliance with those regulations.

7. Other pertinent information or reason for request.

T. Steele Construction, Inc. requests a special use permit for a 13' x 24' outdoor storage area behind units 7 and 8 of 195 Kehoe Blvd.

Our company manufactures steel platforms which are staged in our Carol Stream location before being issued to our clients. The platforms (which are 9' wide and either 8' or 12' long) are too large to be safely moved into our warehouse through the garage doors.

We would like to store these platforms in two stacks within a 13' x 24' space behind our building, between the two access doors. That space includes a 3' separation from the building, allowing access between the platforms and the building, and does not impede entry into the building nor the flow of traffic through the parking lot. Neither stack of platforms will exceed 6' in height.

The area is behind our warehouse and far from view of the road.



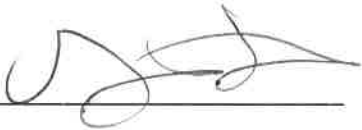
Plan Commission/Zoning Board of Appeals (PC/ZBA)
Village of Carol Stream
500 N. Gary Ave., Carol Stream, IL 60188

I am William Steele, construction and warehouse manager for T. Steele Construction, Inc. In addition to building cell towers, my company fabricates and sells steel structures to select clients in the greater Chicago area. Our most common product is a flat platform that comes in two sizes (8'x9' and 8'x12'), which we manufacture in Rock Island, IL and store at our Carol Stream location so that they are readily available to our clients.

These platforms are too large to be safely moved in/out of our garage doors. As such, we are requesting a special use permit to store them in two stacks within a 13'x24' outdoor area on the back lot of 195 Kehoe Blvd. The area we are requesting does not block traffic through the lot nor does it impede ingress/egress of the building. The platforms present no public danger and are far too wide to fall over; however, as a safety precaution we will not stack them higher than 6' from the pavement.

I hope this solution proves satisfactory to you and I will happily work with you to provide any further information or adjustments you require.

Thank-you for your time,



William Steele
309.798.8110
will@steeleconstruction.com
T. Steele Construction, Inc.

Kehoe Industrial
Nick Thomopoulos
Partner
459 60th Place
Burr Ridge, Il. 60527
6306559183

July 18, 2016

William Steele
T. Steele Construction Co.
195 E. Kehoe Blvd. #7,8
Carol Stream, Il. 60188

Kehoe Industrial grants you permission to store steel structures in an area of size (13' x 24') in the rear of your units (7,8), and construct a fence to surround the area.

Nick Thomopoulos

Nick Thomopoulos

signed or assisted before me
on 07/18/2016 Nick Thomopoulos
Notary Signature *Megan Hernandez*

Notary



LEGAL NOTICE

PUBLIC NOTICE
FILE # 16-200

Notice is hereby given that the Carol Stream Plan Commission/Zoning Board of Appeals will hold a Public Hearing at the Carol Stream Gregory J. Bielawski Municipal Center, 500 N. Gary Avenue, Carol Stream, Illinois, on Monday, November 14, 2016 at 7:00 p.m. to consider an application from T. Steele Construction for the following actions:

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

For the property located at 195 Kehoe Blvd, Parcel Number 02-32-201-010.

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

By order of the Combined Plan Commission/Zoning Board of Appeals, Village of Carol Stream, Illinois. Published in The Examiner on October 26, 2016.

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

As published in *The Examiner* Oct. 26, 2016 1026

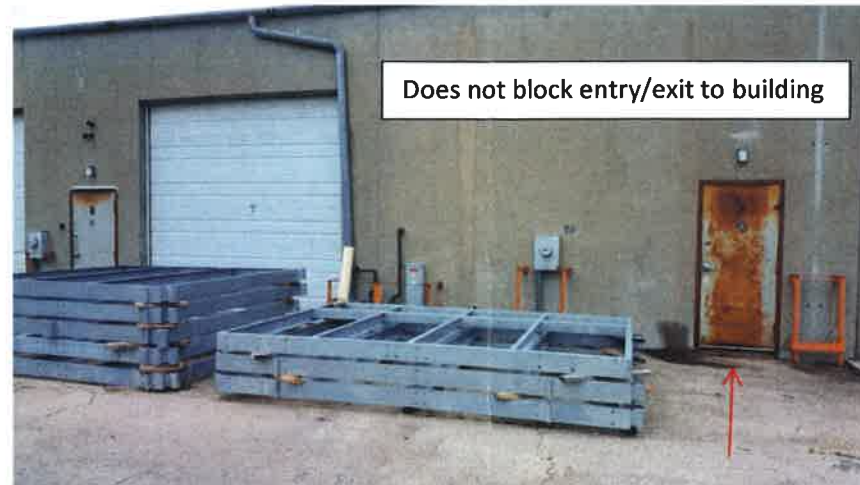
13'x24' storage area



RECEIVED
JUL 16 2018
COMMUNITY DEVELOPMENT

195 Kehoe Blvd., Units 7 & 8 - Special Use Permit Site Plan







View from the street – existing privacy fence pictured to left of drive, behind trees



Additional viewpoint



Additional viewpoint



Platforms are far removed and hidden from the street



Additional viewpoint



Additional viewpoint



Existing fence separates our lot from neighboring businesses



Additional viewpoint



Additional viewpoint

Village of Carol Stream Plan Commission/Zoning Board of Appeals

STAFF REPORT

November 14, 2016

TO:
Chairman and Plan
Commissioners

FROM:
Community Development
Department

CASE MANAGER:
Tom Farace, Planning &
Economic Development
Manager

ACTION REQUESTED:

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

APPLICANT/ CONTACT:

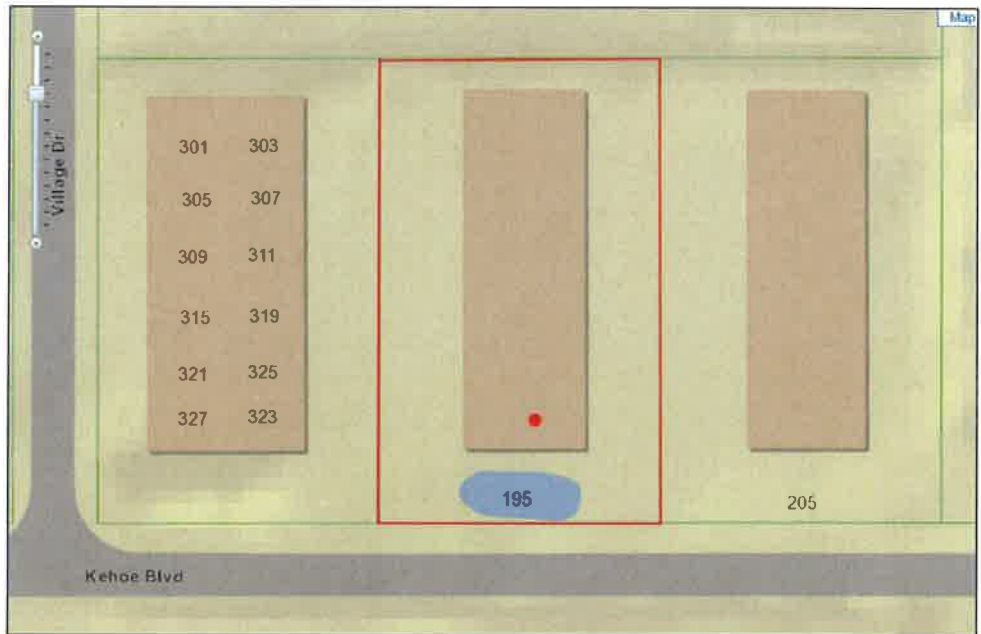
Mr. Peter Kowalski
Kowalski Memorials
195 Kehoe Boulevard, Unit 1
Carol Stream, IL 60188



CASE #: 16-2072

LOCATION: 195 Kehoe Boulevard, Unit 1

PROJECT NAME: Kowalski Memorials



LOCATION	ZONING DISTRICT	LAND USE	COMPREHENSIVE PLAN DESIGNATION
Subject Property	I Industrial District	Industrial (Multi-Tenant Building)	Industrial
North	I Industrial District	Industrial (Schmolz & Bickenbach)	Industrial
South	I Industrial District	Industrial (AJ Antunes)	Industrial
East	I Industrial District	Industrial (Multi-Tenant Building)	Industrial
West	I Industrial District	Industrial (Multi-Tenant Building)	Industrial

The existing industrial property highlighted above is located on the north side of Kehoe Drive and east of Village Drive.

Site Assessment

COMPREHENSIVE PLAN DESIGNATION:

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

AERIAL PHOTOGRAPH:



Project Summary

ATTACHMENTS:

Attached for review is the General Application, Special Use Application, cover letter from Kowalski Memorials dated October 15, 2016, Letter from Owner, Public Notice, and Site Plan (Exhibit A).

BACKGROUND:

The applicant, Peter Kowalski with Kowalski Memorials, requests approval of an Amendment to a Special Use Permit to allow for outdoor activities and operations in the form of outdoor storage in the I Industrial District. The subject property currently contains an outdoor storage area for the subject business, and the applicant requests approval to expand the outdoor storage area.

Staff Analysis

SPECIAL USE FOR OUTDOOR ACTIVITIES/OPERATIONS

Kowalski Memorials requests to amend their Special Use Permit to expand their outdoor storage area on the west side of the property. Below is a summary of the request:

- In September 1991, the Village Board adopted Ordinance No. 91-09-70, which granted approval of a Special Use Permit for outdoor operations and activities for outdoor storage space of approximately 375 square feet for headstones and other memorials near the southwest corner of the property.
- Initially, Kowalski Memorials occupied one of the eight tenant spaces in the 195 Kehoe building, but now occupies three tenant spaces (Unit 1 is the main office and production space, and Units 2 and 4 are primarily storage spaces). Outdoor storage has grown for the business, and the Village has been working with the applicant to apply for Special Use approval to allow their outdoor storage areas within properly screened areas.
- As illustrated in the accompanying photographs, the current outdoor storage of materials is not in compliance with Village Code requirements or the previously approved Special Use permit. Therefore, the applicant now requests approval to expand the allowable outdoor storage in two areas along the west side of the property; an expansion of the existing outdoor storage area from 375 square feet to approximately 750 square feet, and an area across from Unit 4 that will also be approximately 750 square feet.
- As required by the Zoning Code, the outdoor storage areas will be screened by a combination of screening mechanisms. The current outdoor storage area is screened by a five-foot tall

solid wood fence and evergreen trees; however, the fence is in disrepair and the evergreens are in declining condition. New wood fencing is proposed around both storage areas, and staff also recommends that the landscaping along the south side be removed and replaced with new evergreen trees.



Staff notes that several other properties within the Village's industrial areas have been granted approval for outdoor storage of materials, including 300 Westgate Drive, 220 Westgate Drive, and 255 Commonwealth Drive, as long as said materials were screened with a combination of fencing and landscaping to block visibility of the materials from adjacent properties and roadways. Staff can support the amendment to the Special Use Permit with the following conditions (please see the accompanying diagram for further illustration of staff's recommendations):

- The fencing that screens the existing outdoor storage area needs to be replaced with new solid wood fencing that is tall enough to screen the materials. Fencing within the Industrial District may be seven feet in height. Likewise, fencing that will screen the proposed outdoor storage area across from Unit 4 needs to be solid wood that is also tall enough to screen the

materials. Staff recommends that new fencing for both storage areas be installed no later than December 21, 2016.

- The applicant has indicated that he is willing to replace the existing evergreen trees along the south side of the existing outdoor storage area. Staff recommends that existing landscaping be removed and replaced with four new evergreen trees. Said evergreens should be a minimum height of six feet upon installation, and should be installed no later than June 1, 2017. Given the late time of year that the Special Use request is being reviewed, staff can support allowing a longer period of time to install new landscaping along the south side of the outdoor storage area.
- All material stored outside must be stored within the two screened storage areas only; no materials will be allowed to be stored within dumpster enclosures, parking areas, drive aisles, or any other area on the property except for within the designated outdoor storage areas.



- As illustrated in the photos on Page 4 of the staff report, pavement on the west side of the property is in poor condition and needs to be repaired. While a property maintenance concern like this is the responsibility of the property owner, staff recommends that the west side pavement be repaired by June 1, 2017 as a condition of approval for the Special Use amendment request. Please note that another tenant in the building, T. Steele Construction, is also requesting approval of a Special Use Permit for outdoor storage near the rear of the west side of the property (Case No. 16-200), and the same condition to repair the west side pavement will also be recommended as part of T. Steele's conditions of approval.

Parking

As part of the review of the Special Use Amendment request, staff reviewed parking requirements for the property and the various businesses within the building. As previously stated, there are eight tenant spaces within the 195 Kehoe building, with four businesses occupying the spaces. Kowalski Memorials leases three tenant spaces, T. Steele Construction (a fabricator of steel structures and platforms) leases two tenant spaces, Raise Rite (a concrete lifting and mudjacking business) leases two tenant spaces, and Universal Canvas (a distributor of tire boots for floor protection) leases one tenant space. Several of the tenant spaces are used primarily for warehousing/storage purposes.

The accompanying table includes the tenant breakdown to be used in calculating the required number of off-street parking spaces for the property. Each of the eight tenant spaces is approximately 3,100 square feet, and has a rear drive-in door which measures approximately 30 feet wide by 10 feet long (300 square feet), and staff has deducted the interior dock space from parking requirements given that such space will not be utilized regularly or for extended periods of time by either employees or customers.

Business	Area of Use*	Code Requirement	Spaces Required
Kowalski Memorials / 195 Kehoe, Unit 1	3,100 s.f. 400 s.f. office 1,000 s.f. production 1,400 s.f. warehouse	Office: 1 space for each 250 s.f. Production: 1 space for each 600 s.f. Warehouse: 1 space for each 1,500 s.f.	5 spaces
Kowalski Memorials / 195 Kehoe, Unit 2	3,100 s.f. 2,800 s.f. warehouse	Warehouse: 4 for 1 st 1,200 s.f., then 1 for each 1,500 s.f.	5 spaces
Universal Canvas / 195 Kehoe, Unit 3	3,100 s.f. 400 s.f. office 2,400 s.f. warehouse	Office: 1 space for each 250 s.f. Warehouse: 1 space for each 1,500 s.f.	4 spaces
Kowalski Memorials / 195 Kehoe, Unit 4	3,100 s.f. 2,800 s.f. warehouse	Warehouse: 1 space for each 1,500 s.f.	2 spaces
Raise Rite / 195 Kehoe, Unit 5	3,100 s.f. 400 s.f. office 2,400 s.f. warehouse	Office: 1 space for each 250 s.f. Warehouse: 1 space for each 1,500 s.f.	4 spaces

Raise Rite / 195 Kehoe, Unit 6	3,100 s.f. 2,800 s.f. warehouse	Warehouse: 1 space for each 1,500 s.f.	2 spaces
T. Steele Construction / 195 Kehoe, Unit 7	3,100 s.f. 800 s.f. office 2,000 s.f. warehouse	Office: 1 space for each 250 s.f. Warehouse: 1 space for each 1,500 s.f.	4 spaces
T. Steele Construction / 195 Kehoe, Unit 8	3,100 s.f. 2,800 s.f. warehouse	Warehouse: 1 space for each 1,500 s.f.	2 spaces
Parking Spaces Required:			28 spaces
Parking Spaces Provided:			29 spaces

*Warehouse space was calculated at 300 square feet less per tenant space with the deduction of each drive-in dock.

As seen in the table, the Zoning Code requires 28 spaces for all building tenants, and 29 spaces are provided on the property. Currently, all striped parking spaces are located on the east side of the property; however, staff visited the property on multiple days and noted that business vehicles were periodically parked on the west side of the property in unstriped areas. While the parking needs of the current mix of businesses are met by the existing striped parking spaces on the east side of the property, staff recommends that a condition be added that additional parking spaces may need to be striped on the west side of the property in the future if parking demand changes for businesses in the building (thereby potentially reducing the size of the outdoor storage areas).

SPECIAL USE FINDINGS OF FACT

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

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

Kowalski Memorials has expanded its business, which can be viewed as beneficial to the public.
2. Will not be unreasonably detrimental to or endanger the public health, safety, morals, comfort or general welfare.

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

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

Other properties within the Industrial District have received Special Use approval for outdoor activities and operations, with no apparent injury to the use or enjoyment of properties in the immediate vicinity, or diminution or impairment to property values within the neighborhood.

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

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

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

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

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

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

Recommendation

Staff has reviewed the applicant's request and can support the expansion of the outdoor storage areas as long as the areas are properly screened with fencing and landscaping, and materials do not spill over into drive aisles or parking areas. Therefore, staff recommends approval of the requested amendment to a Special Use Permit to allow for outdoor activities and operations in the form of outdoor storage in the I Industrial District for Kowalski Memorials, subject to the following conditions:

1. That fencing around the outdoor storage areas shall be solid wood, be of an adequate height to properly screen materials but no taller than seven feet, and be installed no later than December 21, 2016. A building permit is required for said fencing;
2. That existing landscaping along the south side of the existing storage area be removed and replaced with four new evergreen trees to provide proper screening along Kehoe Boulevard.

Said evergreens shall be a minimum height of six feet upon installation, and shall be installed no later than June 1, 2017;

3. That pavement on the west side of the property shall be repaired by the property owner by June 1, 2017. A building permit is required for said pavement work;
4. That all material stored outside must be stored within the two screened storage areas only, and that no materials will be allowed to be stored within dumpster enclosures, parking areas, drive aisles, or any other area on the property except for within the designated outdoor storage areas depicted on Exhibit A;
5. That if there is evidence in the future that there is insufficient on-site parking, then additional parking shall be required to be provided and outdoor storage may need to be reduced, and that the Village shall work with the businesses in determining how many additional parking spaces shall need to be utilized per the Zoning Code; and
6. That the site must be maintained and the business must be operated in accordance with all State, County and Village codes and regulations.

T:\Planning\Plan Commission\Staff Reports\2016 Staff Reports\162072 Peter Kowalski - Kowalski Memorials SU Amendment.docx

RECEIVED

OCT 18 2016

COMMUNITY DEVELOPMENT
DEPT.

Do Not Write in This Space	
Date Submitted:	10/18/16
Fee Submitted:	\$800
File Number:	16-2072
Meeting Date:	
Public Hearing Required:	Y

Village of Carol Stream

500 N. Gary Avenue ▪ Carol Stream, IL 60188

PHONE 630.871.6230 ▪ FAX 630.665.1064

www.carolstream.org

FORM A

GENERAL APPLICATION PUBLIC HEARINGS AND DEVELOPMENT APPROVAL REQUESTS

1. Name of Applicant KOWALSKI MEMORIALS INC ⁶³⁰ Phone 462-7226
 Address 195 E. KEHOE BLD #1 ⁶³⁰ Fax 462-7380
 E-Mail Address PETEKOWALSKI@KOWALSKIMEMORIALS.COM
 (required)
 Name of Attorney N/A Phone _____
 (if represented)
 Address _____ Fax _____
 Name of Owner KEHOE INDUSTRIAL II NICK Phone 630-655-9183
 (required if other than applicant)
 Address 334 E. CHURCH ST. ELMHURST IL 60126 Fax _____
 Name of Architect N/A Phone _____
 (if applicable)
 Address _____ Fax _____

2. *Common Address/Location of Property 195 Kehoe

3. Requested Action (check all that apply)

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

Describe requested action EXTENSION OF EXISTING OUTSIDE STORAGE

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

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

Please submit eight (8) full size drawings and one legible 11 by 17 inch reduced reproducible copy of full size drawings. Additional sets of plans may be required for certain applications. Please contact Village staff with any questions concerning the submittal requirements. **Full size drawings should be folded not rolled.**

5. Applicant Certification

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

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

I understand that incomplete or substandard submittals may increase the staff review time and delay scheduling of the public hearing.

Peter Kowalski
Print Name
Peter Kowalski
Signature
8/15/14
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.

N/A

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

STORAGE Will NOT

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.

Added STORAGE IN INDUSTRIAL PARK

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

STORAGE Will BE ON our Property

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

WILL NOT AFFERT ANY OF THESE

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.

WILL CONFORM

7. Other pertinent information or reason for request.

BUSINESS HAS GROWN FROM ORIGINAL USE-
STARTED WITH 1 3500 SF UNIT NOW HAVE
3-



KOWALSKI MEMORIALS, INC.

Plan Commission/Zoning Board of Appeals
Village of Carol Stream
500 N. Gary Ave.
Carol Stream, IL 60188

October 15, 2016

I am Pete Kowalski president of Kowalski Memorials Inc. Kowalski Memorials is a monument company that supplies finished cemetery memorials to monument companies, cemeteries, funeral homes and direct to retail customers in the midwest 5 state area. When we opened up business in 1991 we applied for and was granted a special use exemption for outside storage. The area that was granted to us was 15' x 25'. The equivalent of 1.5 parking places. At that time we occupied 1 unit at 195 E. Kehoe Blvd. In the past 25 years our business has grown to the point that we now occupy 3 units at 195 E. Kehoe Blvd. We lease units 1,2 and 4. Because of the growth we also have outgrown the storage area that was granted to us. We would like to double the area behind units 1 and 2 to 30' x 25' and 30' x 25' behind unit 4.

Thank you for considering our request.

Sincerely,

Peter Kowalski

195 Kehoe
Unit #1
Carol Stream, IL 60188

Phone: 630-462-7226
Fax: 630-462-7380
Kowalskimemorials.com

**Kehoe Industrial
Nick Thomopoulos
Partner
459 60th Place
Burr Ridge, Il. 60527
6306559183**

July 26, 2016

**Peter Kowalski
Kowalski Memorials
195 E. Kehoe Blvd. #1,2,4
Carol Stream, Il. 60188**

Kehoe Industrial grants you permission to store stones in an extended area in the rear of your units (1,2,4), and construct a fence to surround the area.

Nick Thomopoulos

Nick Thomopoulos

Megan Hernandez
Notary



LEGAL NOTICE

PUBLIC NOTICE
FILE # 16-2072

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. Bietawski Municipal Center, 500 N. Gary Avenue, Carol Stream, Illinois, on Monday, November 14, 2016 at 7:00 p.m. to consider an application from Kowalski Memorials Inc. for the following actions:

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

For the property located at 195 Kehoe Blvd 1, Parcel Number 02-32-201-010.

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

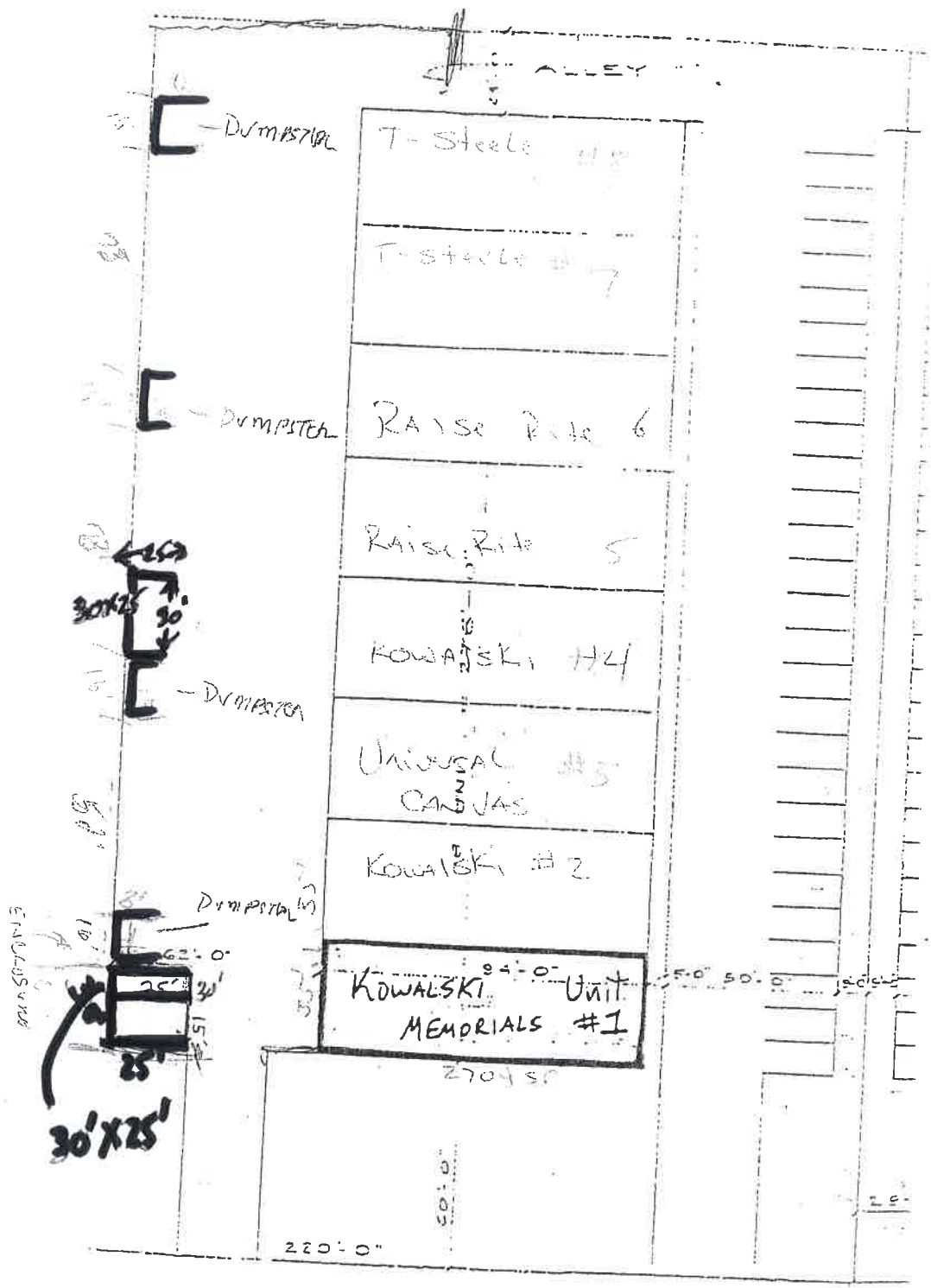
By order of the Combined Plan Commission/Zoning Board of Appeals, Village of Carol Stream, Illinois. Published in the Examiner on October 26, 2014.

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

As published in *The Examiner* Oct. 26, 2016 1026

Exhibit "A"

RECEIVED
OCT 10 2016
COMMUNITY DEVELOPMENT
DEPT.



KEHOE BLVD.

EXHIBIT A

SITE PLAN

Village of Carol Stream Plan Commission/Zoning Board of Appeals

STAFF REPORT

November 14, 2016

TO:
Chairman and Plan
Commissioners

FROM:
Community Development
Department

CASE MANAGER:
Don Bastian, Community
Development Director

ACTION REQUESTED:
The applicant is requesting a
Zoning Map Amendment (upon
Annexation) to B-3 Service
District in accordance with
Section 16-15-7 of the Zoning
Code, Variations to allow a 41.5-
foot front building setback and
outdoor storage of vehicles and
trailers in accordance with
Sections 16-9-4(G)(1), 16-9-1(C)
and 16-13-2(E)(2) of the Zoning
Code, and a Variation to allow a
fence to measure 8 feet in height
in accordance with Section 6-12-
10 of the Fence Code.

APPLICANT/CONTACT:
Robert McNees
195 Hiawatha Drive
Carol Stream, IL 60188



CASE #: 16-2073

LOCATION: 27W245 North Avenue

PROJECT NAME: AT&T Mobile Tel



LOCATION	ZONING DISTRICT	LAND USE	COMPREHENSIVE PLAN DESIGNATION
Subject Property	B-2 General Business (DuPage County)	Retail/Commercial (AT&T Mobile Tel)	Corridor Commercial
North	B-3 Service District (Carol Stream)	Commercial (DuPage Auto Bath car wash)	Corridor Commercial
South	O Office (DuPage County)	Industrial (landscape material processing)	Industrial
East	B-2 General Business (DuPage County)	Retail (DuPage Honda Yamaha)	Corridor Commercial
West	B-2 General Business (DuPage County)	Retail (Pre-Owned of St. Charles car sales)	Corridor Commercial

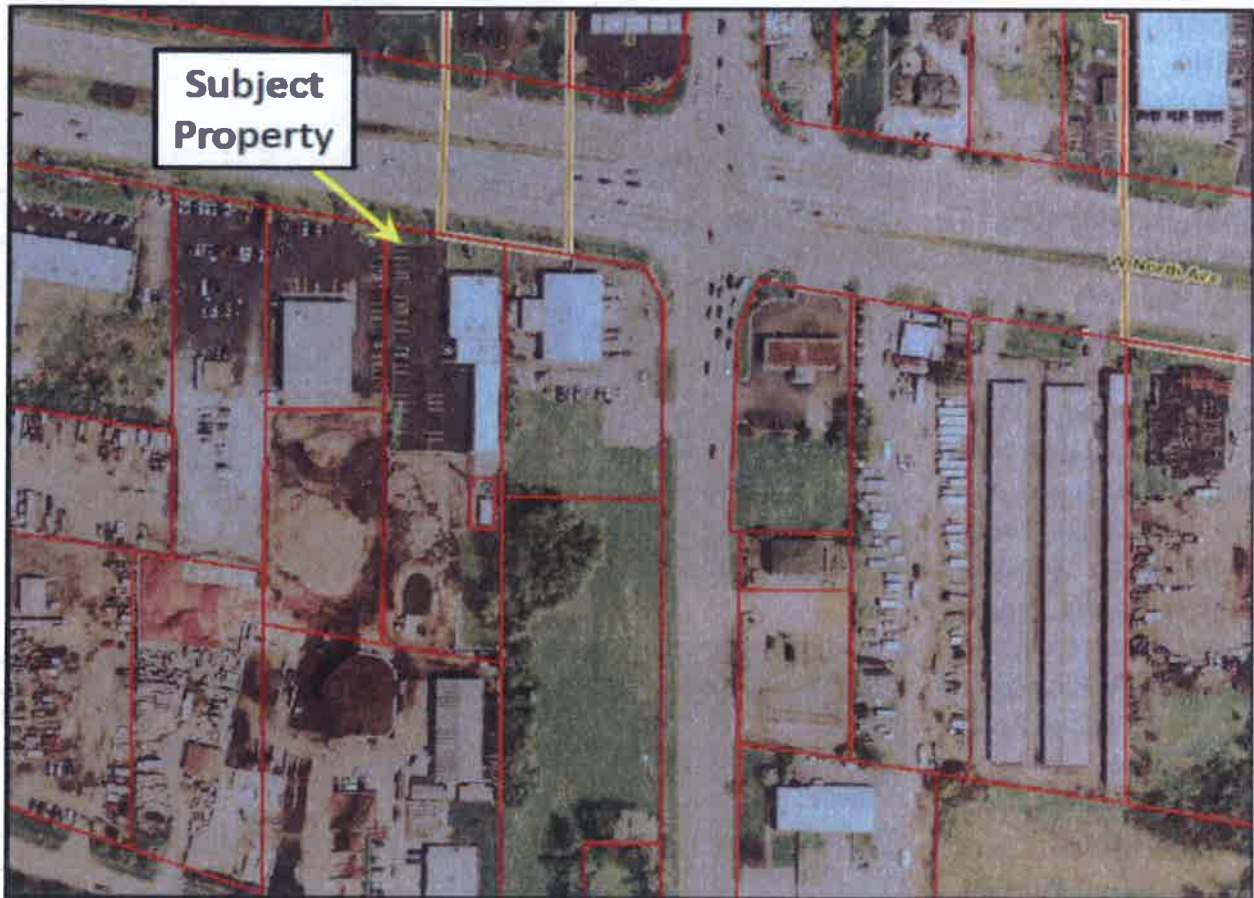
The existing 1.64-acre commercial property outlined in red above (AT&T Mobile Tel) is located 200 feet west of County Farm Road on the south side of North Avenue.

Site Assessment

COMPREHENSIVE PLAN DESIGNATION:

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

AERIAL PHOTOGRAPH:



Project Summary

ATTACHMENTS:

Attached for review is the General Application, General Variation Application, Fence Code Variation Application, cover letter from Attorney Robert McNees dated October 26, 2016, Public Notice, and the Plat of Survey/Site Plan (Exhibit A).

BACKGROUND:

The owners of the unincorporated AT&T Mobile Tel property at 27W245 North Avenue, represented by Attorney Robert McNees, would like to annex the property to the Village of Carol Stream and connect to the Village’s public water and sanitary sewer systems. As part of the owners’ application to annex the property, several requests for zoning approvals have been submitted for review and recommendation by the Plan Commission/Zoning Board of Appeals (PC/ZBA), including a zoning map amendment (rezoning), building setback variation, variation to allow outdoor storage, and a Fence Code variation for a proposed fence to be taller than allowed by the Code. It should be noted that extensive interior and exterior building renovations of the AT&T store were completed just this year; as such, the owners are not anticipating any other significant changes to the building or property at this time. Therefore, the applicant seeks to annex the property “as-is”.

Staff Analysis

ZONING MAP AMENDMENT – B-3 SERVICE DISTRICT

For cases involving requests for annexation, the PC/ZBA must conduct a public hearing and make a recommendation regarding the zoning classification that will be assigned to the property upon annexation. In this case, the applicant is seeking to zone the property B-3 Service District upon annexation to the Village. Factors to be considered in determining the appropriate zoning classification for the property include the recommendation of the Comprehensive Plan’s Future Land Use Map, the current and future use of the property, the zoning and use of properties in the surrounding area, and the Village’s development objectives for the area.

With respect to the Comprehensive Plan Future Land Use Map, the Map recommends *Corridor Commercial* use. The Comprehensive Plan states that *Corridor Commercial* uses “comprise retail, entertainment, hotel, office and light industrial establishments that are supported by both local residents and the surrounding communities due to their location along highly travelled arterial roadways.” The current and future use of the property is a retail store for the sale of cellphones, tablets and related accessories. The rear portion of the building is used for storage, and the rear portion of the property contains a cellular antenna tower and equipment structure, and is also used for outdoor vehicle and trailer storage. Surrounding properties are used for various retail, commercial, service and industrial uses.

As stated in Carol Stream’s Zoning Code, the B-3 Service District is intended “to provide sites for more diversified business types, which, by nature of their use, place a greater impact on the land and the surrounding uses.” We would note that the AT&T cellphone store, cellular antenna, and indoor and outdoor storage uses are allowable in the B-3 Service District; the intent of the B-3 Service District is generally consistent with the *Corridor Commercial* Future Land Use recommendation of the Comprehensive Plan; and the B-3 District zoning would be compatible with the zoning classification of properties in the area.

With respect to the Village's development objectives for this area, the recently adopted Comprehensive Plan identifies properties in the vicinity of North Avenue and County Farm Road as a Key Opportunity Area for future development, redevelopment and annexation. As noted, the building has recently been remodeled, and the business appears to be successful. Staff supports the continued operation of this business within this Key Opportunity Area, and recommends that the Village pursue annexation of other properties in this area.

Based on the above, staff recommends approval of the property being zoned B-3 Service District upon annexation to the Village.

ZONING CODE VARIATIONS – BUILDING SETBACK AND OUTDOOR STORAGE

The applicant is seeking Zoning Code Variations to allow a reduced front building setback, and to allow for the outdoor storage of licensed vehicles and trailers behind a proposed eight-foot tall fence to be constructed on the property.

As shown on the Plat of Survey/Site Plan (Exhibit A), the building is set back 41.52 feet from the front (north) property line. The requested B-3 zoning district requires buildings to be set back 100 feet from the front property line. However, we would note that when the building was built in 1979, the front building setback likely complied with the DuPage County Zoning Ordinance in effect at the time of construction.

A review of the front building setbacks in the immediate area reveals that setbacks vary from around 19 feet (DuPage Honda Yamaha) to over 90 feet (DuPage Auto Bath), with several properties having setbacks in the 40-60 foot range. As such, the 41.52 foot front setback of the AT&T Mobile Tel building would not be out of character with the setbacks of other nearby buildings. We would also reiterate that the building was recently remodeled, appears to be in very good condition, and was originally developed under County (not Village) Ordinances.

The applicant is also seeking a variation to allow the rear portion of the property, shown with a diagonal line pattern on Exhibit A, to be used for outdoor storage of licensed vehicles and trailers. In Carol Stream's business zoning districts, all business activities, including storage, are required to be conducted within an enclosed building. The owners of the AT&T Mobile Tel property have leased the rear portion of their property to the business that operates on the adjacent property to the south, which is Landscape Material and Firewood Sales, Inc. Although the business stored mulch on the rear of the AT&T property in the past, the mulch has been removed and now only vehicles and trailers associated with the business are stored on the rear of the AT&T property.

In review of requests for outdoor storage in the business districts, staff's primary concerns relate to the screening of the outdoor storage, and whether the outdoor storage would have adverse impacts on surrounding properties. In this case, the applicant is proposing to initially install a solid eight-foot tall wooden fence (Fence A), as shown on Exhibit A, in an east-west orientation at the south end of the asphalt parking lot that serves the AT&T building. This fence would

provide some level of screening of the vehicles and trailers that would be stored in the open lot area to the south. We also note that view of the storage area would be further reduced due to the situation of the buildings on the adjacent properties to the east and west, and also due to the storage area being located over 300 feet from North Avenue. Exhibit A also shows Fence B, labeled as "Future Fence", which would be installed along a portion of the east property line. At this time, existing vegetation, which is primarily located off-site on the property to the east, effectively screens the view of the rear storage area as viewed from County Farm Road. However, if this vegetation were to be removed in the future, then the storage area would be visible from County Farm Road. Under this scenario, the applicant is agreeable to installing Fence B.

Staff can support the request for a variation to reduce the front building setback, as it is an existing condition that represents a typical condition in the immediate area. Staff can also support the variation to allow an outdoor vehicle and trailer storage area, subject to the conditions that the vehicles and trailers must be licensed and operable, that Fence A be installed following annexation to the Village, and that Fence B be installed at the Village's request should the vegetation along the east property line be removed in the future.

ZONING CODE VARIATION – FINDINGS OF FACT

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

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

The need for the variation to reduce the front building setback derives from the fact that the building was developed under different zoning regulations, and prior to the widening of North Avenue across the frontage of the property. The variation to allow outdoor storage on the rear of the property acknowledges that the property owner already has an agreement to allow outdoor storage on the rear of the property, and due to the narrow and deep configuration of the property, the storage use is a reasonable use of the rear portion of the property, provided adequate screening is installed and maintained.

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

The unique circumstances in this case are: a) that the property was developed under a different set of zoning regulations and b) the depth of the property, which limits the of uses which could practically operate on the rear portion of the property.

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

The variation for the front building setback would allow the building to remain at the same location on the property where it has stood for over 35 years, with a setback that is typical of buildings in the immediate area. The variation for outdoor vehicle and trailer storage would allow for the continuation of an existing outdoor storage use. Neither variation, if granted, would alter the essential character of the locality.

4. The plight of the owner is due to the failure of a previous owner of the property in question to follow then-applicable ordinances or regulations, and where the benefit to health, safety or appearance to be derived from correcting the nonconformity would not justify the cost or difficulty of the correction.

Not applicable.

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

The long and narrow shape of the property, in view of the location of the building on the property, limit the options for productive use of the rear portion of the site. The variation to allow outdoor storage of vehicles and trailers will enable a productive use of the property.

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

The conditions for the requested variation would not necessarily be applicable to other property within the same district, but may be similar for existing developed unincorporated properties that are seeking annexation into the Village.

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

As stated, the variations would allow the existing building to remain in its current location, and would allow for outdoor vehicle and trailer parking to continue. Neither of these requests, if approved, would be detrimental to the public welfare or injurious to the other property or improvements in the neighborhood.

FENCE CODE VARIATION – FENCE HEIGHT

The applicant is seeking a Fence Zoning Code Variation to allow a solid wooden fence, intended to provide screening of the outdoor storage area, to measure eight feet in height, which is one foot taller than allowed by the Fence Code. As noted, the rear portion of the property is currently used for the outdoor storage of licensed vehicles and trailers. As part of the discussions with the applicant regarding the annexation of the property to the Village, the applicant has agreed to install a solid eight-foot tall fence to provide screening of the outdoor storage area.

Exhibit A refers to Fence A, which would be oriented in an east-west configuration and located at the south end of the existing asphalt parking lot serving the AT&T store, and Fence B, which would be oriented in a north-south configuration and located along the east property line, south of the cellular antenna tower equipment building. The applicant will install Fence A within six months of the property being annexed to the Village, and Fence B would be installed by the applicant if and when the vegetation along the east property line is removed, at the request of the Village.

As discussed, the proposed fence is intended to provide screening of the outdoor storage area on the property, which is located south of the existing asphalt parking lot, about 300 feet south of North Avenue. The fence will be located behind, or south of, the buildings on the adjacent properties to the east and west, and so the fence would not detract from the streetscape. The maximum allowable height for a fence in the B-3 Service District is seven feet, and the applicant is seeking a variation to allow an eight foot tall fence. Since the main purpose of the fence is to provide screening of the parked vehicles and trailers, and since the vehicles and trailers will often be taller than seven feet in height, the eight-foot fence would provide better screening than would a seven-foot fence.

The proposed eight-foot tall fence will not have an adverse impact on adjacent properties or the North Avenue streetscape, and will provide better screening of the storage area than would a seven-foot tall fence. As such, staff can support the requested Fence Code Variation.

FENCE CODE VARIATION – FINDINGS OF FACT

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

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

The narrow and deep shape of the property presents practical limitations on the options for the use of the rear of the property. The outdoor storage area on the rear of the property is a reasonable use, so long as adequate screening is provided. The proposed eight-foot tall fence would provide improved screening as compared to a seven-foot tall fence.

2. The property is exceptionally narrow or shallow.

As discussed, the property is narrow and deep.

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

A seven-foot tall fence will not be as effective in screening the view of vehicles and trailers parked in the outdoor storage area.

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

The fence will be installed further back on the property than the buildings on the immediately adjacent properties. As such it will not impair the supply of light or air to adjacent properties.

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

The one additional foot of solid wood fencing will not endanger public safety.

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

The fence will be installed further back on the property than the buildings on the immediately adjacent properties. As such it will not unreasonably diminish or impair established property values within the surrounding area.

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

The variation would allow for improved screening of an existing outdoor storage area, which would be viewed as an enhancement as opposed to any sort of detriment.

OTHER CONSIDERATIONS:

In accordance with the procedures outlined in the Zoning Code, the PC/ZBA recommendations regarding the rezoning and zoning code variations will be forwarded to the Village Board for a final vote. The Village Board will also conduct a public hearing regarding the annexation agreement for the property and vote on whether to approve the agreement and annex the property. Although the PC/ZBA is not involved in the review of the annexation agreement, staff wishes to point out some property-specific information addressed in the draft agreement:

- **Cell Tower and Equipment Building** – A 105-foot tall cellular antenna tower and 300 square foot equipment building are located on the property behind the AT&T retail store and storage building. The tower and building are enclosed with a 10-foot tall fence topped with barbed wire. The property owner has a long term lease with the company that operates the tower. The tower, building and fence would be considered legal, nonconforming structures that are permitted to remain as situated on the property.
- **Portable Changeable Copy Sign** – Under the draft agreement, within one year, the property owner would remove the existing portable manually changeable sign near the entrance driveway into the property at North Avenue.

- **Trash Dumpster** – The property does not contain a trash enclosure. However, the dumpster is situated behind a notch in the building and is not visible from North Avenue. In lieu of constructing a trash dumpster enclosure, the applicant has agreed to place the dumpster at a location on the property where it will not be visible from North Avenue.

Recommendation

Staff recommends approval of the property being zoned B-3 Service District upon annexation to the Village. Staff recommends approval of the variations for the front building setback, outdoor storage area and fence height, subject to the following conditions:

1. That only licensed and operable vehicles and trailers shall be stored in the outdoor storage area;
2. That the applicant shall obtain a fence permit from the Village and install 'Fence A' as shown on Exhibit A within six months of the date of the execution of the annexation agreement;
3. That the applicant shall obtain a fence permit from the Village and install 'Fence B' as shown on Exhibit A within 90 days after receiving a written request from the Village to install the fence;
4. That the trash dumpster and any recycling containers must be placed at a location on the property at which they are not visible to motorists on North Avenue;
5. That, once annexed, the business must be operated and the property must be maintained in accordance with all state, county and Village Codes and requirements, except for those items that may be specifically addressed in the annexation agreement.

Do Not Write in This Space
 Date Submitted: 8/30/16
 Fee Submitted:
 File Number: 16-2073
 Meeting Date: 11/14/16
 Public Hearing Required: Y

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

FORM A

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

1. Name of Applicant 27W245 North Avenue, LLC Phone 630-231-9440
 Address 27W245 North Avenue, West Chicago, IL 60185 Fax
 E-Mail Address robert@mcneesassociates.com
 (required)
 Name of Attorney Robert A. McNees Phone 630-665-8811
 (if represented)
 Address 195 Hiawatha Drive, Carol Stream, IL 60188 Fax 630-665-5260
 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 27W245 North Avenue, West Chicago, IL 60185

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

Describe requested action

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

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

Please submit eight (8) full size drawings and one legible 11 by 17 inch reduced reproducible copy of full size drawings. Additional sets of plans may be required for certain applications. Please contact Village staff with any questions concerning the submittal requirements. **Full size drawings should be folded not rolled.**

5. Applicant Certification

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

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

I understand that incomplete or substandard submittals may increase the staff review time and delay scheduling of the public hearing.

Andrew Rasch, Manager

Print Name



Signature

10/10/16

Date

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

The building was constructed in 1979 in unincorporated DuPage County in accordance with County requirements. The current owners purchased the property in 1996. The nonconformity predates the annexation into Carol Stream.

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

The cost of moving the existing building or removing 60' of the existing building would be a tremendous hardship for the owners.

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

The petition for variation is strictly ancillary to owner's petition to annex existing improved commercial property into the Village.

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

The variation would preserve existing conditions, and as such would not be detrimental to the public welfare or injurious to neighboring properties.

8. Other pertinent information or reason for the request.

The requested variation is made in conjunction with owner's request that the subject
property be annexed into the Village.

October 26, 2016

Village of Carol Stream
The Mayor, Board of Trustees & Plan Commission
500 N. Gary Avenue
Carol Stream, IL 60188
Attn: Don Bastian

By hand delivery

Robert A. McNees
Lisa K. Murphy
Attorneys at Law
195 Hiawatha Drive
Carol Stream, IL 60188
Phone (630) 665-8811
Fax (630) 665-5260
Info@McNeesAssociates.com

Re: Proposed Annexation of 27W245 North Avenue, West Chicago, IL 60185

Dear Mayor, Trustees and Commissioners:

Please be advised that I represent Petitioner, 27W245 North Avenue, LLC, the owner of the above-described real property. In connection with Petitioner's petition to the Village of Carol Stream to annex said parcel of property into Carol Stream, Illinois, Petitioner requests that the property be rezoned and that certain variances be granted to preserve the existing uses of the property.

This property is currently located in unincorporated DuPage County. The property is adjacent to Carol Stream on the property's northerly property line, which is North Avenue. To the east is a retail vehicle sales commercial use and County Farm Road. To the west are several commercial retail vehicle sales uses and a restaurant. To the north, across North Avenue, is a carwash use. To the south is a wood mulch sales and storage use.

The property consists of approximately 2 acres of land improved with a 9,000 sq. ft. free-standing one story commercial building constructed in 1979, together with paved parking for 31 vehicles. The front of the building is 41.52 ft. south of the north property line, which is less than the 100 ft. building setback line in the B-3 zoning district.

The commercial building is leased to a retail AT&T cellular phone store. The AT&T store maintains a facade sign on the building, which sign is 61.5 sq. ft. in size. The front facade of building is 1220 sq. ft. Additionally, the AT&T store maintains a free-standing ground sign in front of the building. The ground sign is approximately 15'3" in height measured from the ground and is 77 sq. ft. in size. The northern edge of the ground sign is 35 ft. from the front of the building, which is more than 5 ft. from the North Ave. right of way.

The rear 3,000 sq. ft. of the building is garage and storage space. An unscreened garbage dumpster is stored in a corner of the building next to the northwestern end of the garage. The dumpster is not visible from North Avenue.

Behind the building, to the south, is a separate cell tower, pursuant to a long term lease, expiring in 2046. The cell tower is approximately 105 feet in height. The ancillary cell tower building is a 350 sq. ft. one story building. The cell tower facility is surrounded by a 10 ft. high chain link fence with a barbed wire top for security. The cell tower has its own PIN No., 01-36-400-024.

The rear 21,000 sq. ft. of the property, south of the building's parking lot is unimproved, unpaved, or poorly paved. The eastern portion of the rear is occupied by a septic field. In the middle of the rear is a retention pond. The retention pond and the balance of the rear of the property is leased and used for the open storage of licensed and operable vehicles and trailers to a business adjacent and to the south, Landscape

Village of Carol Stream
The Mayor, Board of Trustees & Plan Commission
October 26, 2016

Landscape Material and Firewood Sales, Inc., pursuant to a month-to-month lease. That tenant maintains the the storm water retention pond located in the rear.

Petitioner requests that the property be annexed into Carol Stream and be rezoned as B-3 zoning with the following variances, necessary to preserve the existing uses:

1. A Variation from Section 16-9-4(G)(1) to allow a front building setback of 41.52 feet, as opposed to 100 feet, as required, in accordance with Section 16-15-6 of the Carol Stream Zoning Code.
2. A Variation from Sections 16-9-1(C) and 16-13-2(E)(2) to allow outdoor storage of vehicles or trailers on an unpaved surface.
3. A Variation from Section 6-12-10 of the Fence Code to allow a new fence to be constructed to measure eight (8) feet in height, as opposed to seven (7) feet in height, as permitted by the Fence Code. The proposed fence would be constructed in two phases: Phase 1, a screening fence running east-west along the northern edge of the rear property, will be installed to screen the open storage area from vehicles using North Ave. Phase 2, a screening fence running north-south along the eastern boundary of the rear of the property, to be installed if and when the trees to the east are removed. The existing tree line screens the rear of the property. If the trees are removed, and the rear is still being used for open storage, an 8' screening fence would be installed, if necessary, to screen the open storage area from vehicles using County Farm Rd.

I will be forwarding the requisite Forms, title evidence and site plans by separate remittance.

Petitioner would greatly appreciate the Village's prompt review and approval of the petition.

If you require anything further, or if questions arise regarding this application, please do not hesitate to call.

Very truly yours,

McNees & Associates, LLC

By: 

Robert A. McNees

RAM/sld
Enclosures

cc: Andrew Rasch (w/enc.)
Lou LaBuda (w/enc.)

**PUBLIC NOTICE
FILE # 16-2073**

Notice is hereby given that the Carol Stream Plan Commission/Zoning Board of Appeals will hold a Public Hearing at the Carol Stream Gregory J. Bielawski Municipal Center, 500 N. Gary Avenue, Carol Stream, Illinois, on Monday, November 14, 2016, at 7:00 p.m. to consider an application from 27W245 North Avenue, LLC (AT&T Mobile Tel) for the following actions:

A Zoning Map Amendment (Rezoning) to B-3 Service District (upon annexation) in accordance with Section 16-15-7 of the Carol Stream Zoning Code; and

A Variation from Section 16-9-4(G)(1) of the Carol Stream Zoning Code to allow a front building setback of 41.52 feet as opposed to 100 feet as required, in accordance with Section 16-15-6 of the Carol Stream Zoning Code; and

Variations from Sections 16-9-1(C) and 16-13-2(E)(2) of the Carol Stream Zoning Code to allow outdoor storage of vehicles or trailers on an unpaved surface; and

A Variation from Section 6-12-10 of the Fence Code to allow a new fence to measure eight (8) feet in height as opposed to seven (7) feet in height, as permitted by the Fence Code.

For the property located at 27W245 North Avenue, P.I.N. 01-36-400-024.

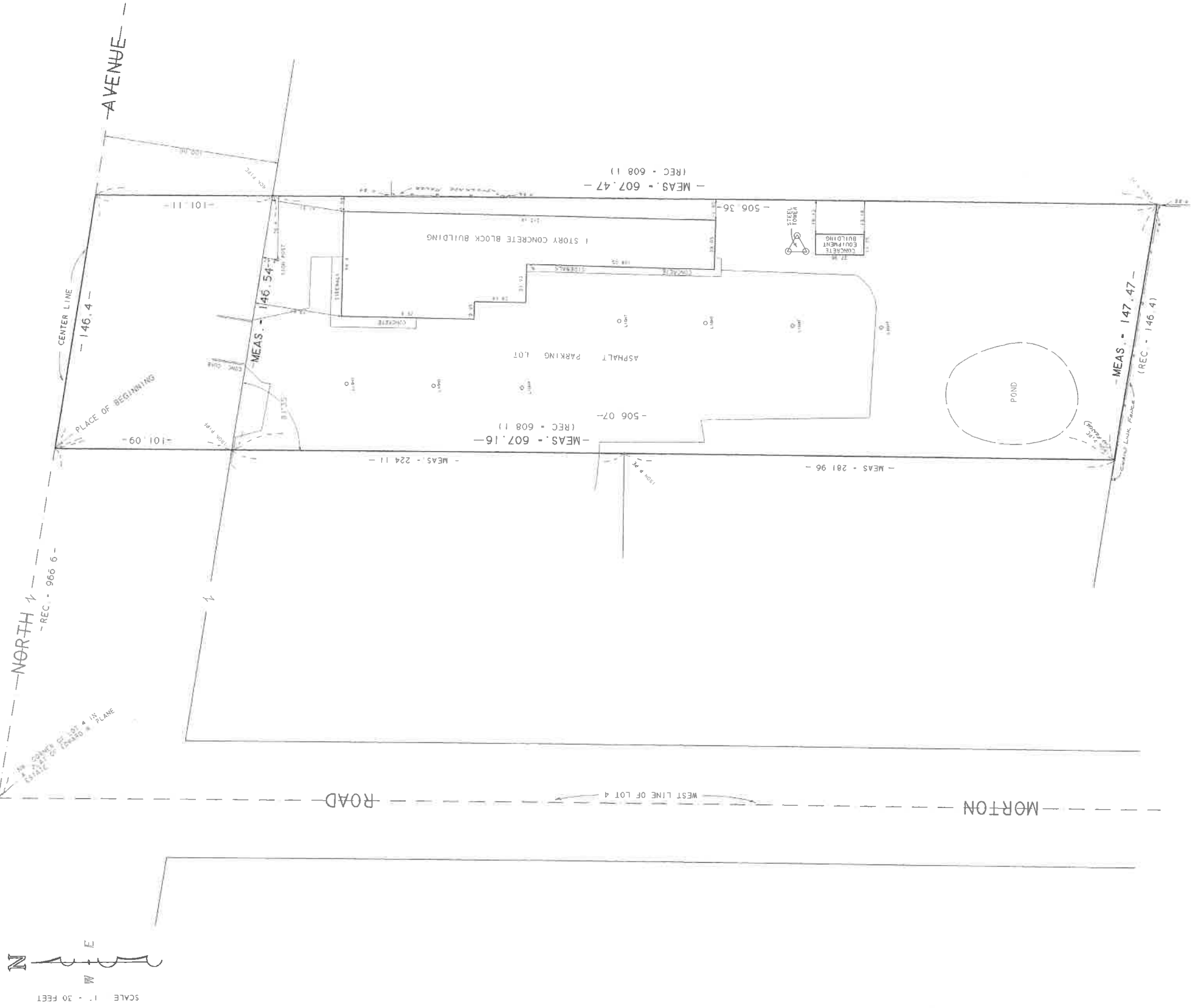
A copy of the application for the Zoning Map Amendment, and Zoning and Fence Code Variations, is on file with the Community Development Department. All interested parties will be given an opportunity to be heard.

By order of the Combined Plan Commission/Zoning Board of Appeals, Village of Carol Stream, Illinois. Published in The Examiner on Monday, October 24, 2016.

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

PLAT OF SURVEY

OF THAT PART OF LOT 4 IN THE ASSESSMENT PLAT OF THE EDWARD W. PLANE ESTATE IN SECTION 36, TOWNSHIP 40 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING IN THE CENTER OF NORTH AVENUE AT THE NORTHWEST CORNER OF SAID LOT 4; THENCE SOUTHEASTERLY ALONG THE CENTER LINE OF NORTH AVENUE, 966.6 FEET TO A POINT IN THE PAVEMENT FOR A PLACE OF BEGINNING; THENCE SOUTHWESTERLY PARALLEL WITH AVENUE SAID LOT 4, 608.4 FEET TO A STAKE; THENCE SOUTHEASTERLY PARALLEL WITH AVENUE SAID LOT 4, 146.4 FEET TO THE CENTER LINE OF SAID NORTH AVENUE; THENCE SOUTHWESTERLY PARALLEL WITH THE WEST LINE OF SAID LOT 4, 608.4 FEET TO THE CENTER LINE OF SAID NORTH AVENUE; THENCE NORTHWESTERLY ALONG SAID CENTER LINE 146.4 FEET TO THE PLACE OF BEGINNING. IN DU PAGE COUNTY, ILLINOIS



RECEIVED

DEC 31 2015

COMMUNITY DEVELOPMENT
DEPT

STATE OF ILLINOIS)
COUNTY OF DU PAGE) SS

This is to certify that I, Harold F. Steinbrecher, Jr., a Registered Professional Engineer and Professional Land Surveyor, have surveyed the property shown and described on the annexed plat, which is, to the best of my knowledge and belief, a correct representation thereof. Scale of map is 30 feet to one inch.



Harold F. Steinbrecher, Jr.
Registered Professional Engineer and Professional Land Surveyor
110 N. West Street, Wheaton, IL 60187-5062
(630) 666-4413 Fax: 666-8414

Wheaton, Illinois, November 7, 1996.

Harold F. Steinbrecher, Jr.
Harold F. Steinbrecher, Jr., P. E.
Registered Professional Engineer
Professional Land Surveyor

Village of Carol Stream Plan Commission/Zoning Board of Appeals

STAFF REPORT

November 14, 2016

TO:
Chairman and Plan
Commissioners

FROM:
Community Development
Department

CASE MANAGER:
Tom Farace, Planning &
Economic Development
Manager

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

APPLICANT/ CONTACT:
Mr. Kyle Johnson
American Flange &
Manufacturing
290 E. Fullerton Avenue
Carol Stream, IL 60188



CASE #: 16-2074

LOCATION: 290 E. Fullerton Avenue

PROJECT NAME: American Flange & Manufacturing



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

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

Site Assessment

COMPREHENSIVE PLAN DESIGNATION:

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

AERIAL PHOTOGRAPH:



Project Summary

ATTACHMENTS:

Attached for review is the General Application, Special Use Application, cover letter from Tri-Sure/American Flange dated October 20, 2016, Public Notice, Site Plan (Exhibit A), Tank Assembly Drawing (Exhibit B), and Elevations (Exhibit C).

BACKGROUND:

The applicant, Kyle Johnson with American Flange & Manufacturing, requests approval of an amendment to a Special Use Permit to allow for outdoor activities and operations in the form of a storage silo in the I Industrial District. The subject property currently contains five storage silos on the west side of the property, and a sixth silo is proposed.

Staff Analysis

SPECIAL USE FOR OUTDOOR ACTIVITIES/OPERATIONS



Photo of Existing Silos on West Side of Property

American Flange & Manufacturing requests to amend their Special Use Permit to install a sixth storage silo along the west side of the property. Similar to the existing five silos, the proposed silo will be used to store plastic resin. American Flange is a manufacturer and supplier of industrial closure systems and packaging components designed for use with metal shipping containers, plastic containers, and other types of containers. Below is a summary of the request:

- The proposed silo will be 47 ½ feet in height, which is identical in height to the two taller existing silos on the property, and will be 14 feet in diameter. The proposed silo will also not exceed the 50-foot height maximum allowed in the Industrial District. Please note that the other three silos along the west side of the property are 28 feet in height.
- According to the applicant, the two existing taller silos are filled by rail car from the existing rail spur that extends onto the property. The additional silo will also be filled by rail car, thereby decreasing truck traffic to the property.
- The proposed silo will be approximately 400 feet away from Fullerton Avenue, and 100 feet away from the west property line. Furthermore, the proposed silo will be situated so it does not inhibit vehicular traffic, parking, or dock access, and will be in line with the other five silos along the west side of the building.
- The proposed silo will be partially screened by existing landscaping along the Fullerton Avenue property frontage. In addition, the existing building is approximately 28 feet in height and will provide a screening mechanism for the silo (as it does for the existing silos) for visibility from the east.
- The proposed silo will be painted white to match the building and the color of the other five silos.
- Staff discussed with the applicant the possibility of additional storage silos on the property in the future, who indicated that there might be a need for additional silos if a future addition to the building is constructed. However, the location of such silos could not be determined at this time. The applicant understands that if additional storage silos are proposed in the future, an amendment to the Special Use Permit will be required.

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

Staff is supportive of the proposed silo, and believes existing screening mechanisms and placement of the silo near the rear of the property will minimize visual impact. In addition, the silo will be located in close proximity to the building like the other five silos on the property, which limits any piping or ductwork that may be required to connect the silo to the building. It should be noted that other industrial locations have received approval for outdoor storage silos, including silos at 246 Kehoe Boulevard (Packaging Personified), 700 Kimberly Drive (Blackhawk Corrugated), and 440 Mission Street (Devanco Foods). It should also be noted that Exhibit C,

which depicts the west elevation of the building and shows the proposed silo location in elevation view, is more for illustrative purposes and does not show the fifth silo as depicted on the site plan (Exhibit A).

SPECIAL USE FINDINGS OF FACT

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

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

American Flange & Manufacturing requires the additional storage silo to enable efficient processing of important product lines.

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

The additional storage silo will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.

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

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

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

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

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

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

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

The installation of the storage silo is expected to conform to all applicable codes and requirements.

Recommendation

Staff has reviewed the applicant's request and can support the installation of the additional silo given its location near the rear of the property, the fact that it will align with the other silos on the west side of the property, and that it will not be taller than existing silos nor exceed the maximum height requirement of the Industrial District. Therefore, staff recommends approval of the requested amendment to a Special Use Permit to allow for outdoor activities and operations in the form of a storage silo in the I Industrial District for American Flange & Manufacturing, subject to the following conditions:

1. That the silo must be painted white so as to blend with the existing building and other silos, and that the paint must be maintained in good condition, with the owner performing touch up work or re-painting as needed;
2. That no signs may be painted or installed on the silo; and
3. That the site must be maintained and the business must be operated in accordance with all State, County and Village codes and regulations.

T:\Planning\Plan Commission\Staff Reports\2016 Staff Reports\162074 Kyle Johnson - American Flange and Manu SU.docx

Do Not Write in This Space

Date Submitted: 11/20/16
Fee Submitted: 9800.00
File Number: 16-2074
Meeting Date: 11/14/16
Public Hearing Required: Y

Village of Carol Stream

500 N. Gary Avenue • Carol Stream, IL 60188

PHONE 630.871.6230 • FAX 630.665.1064

www.carolstream.org

FORM A

GENERAL APPLICATION PUBLIC HEARINGS AND DEVELOPMENT APPROVAL REQUESTS

1. Name of Applicant Kyle Johnson Phone 630 665 7900 x8638

Address 290 E. FULLERTON AVE. Fax _____

E-Mail Address Kyle.Johnson@TRI-SURE.COM
(required)

Name of Attorney _____ Phone _____
(if represented)

Address _____ Fax _____

Name of Owner AMERICAN FLANGE & MFG. CO. INC. Phone 630 665 7900
(required if other than applicant)

Address 290 E. FULLERTON AVE Fax _____

Name of Architect _____ Phone _____
(if applicable)

Address _____ Fax _____

2. *Common Address/Location of Property 290 FULLERTON, CAROL STREAM, IL 60188

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

Describe requested action ADDITION OF STORAGE SILO - SEE ATTACHMENT

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

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

Please submit eight (8) full size drawings and one legible 11 by 17 inch reduced reproducible copy of full size drawings. Additional sets of plans may be required for certain applications. Please contact Village staff with any questions concerning the submittal requirements. **Full size drawings should be folded not rolled.**

5. Applicant Certification

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

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

I understand that incomplete or substandard submittals may increase the staff review time and delay scheduling of the public hearing.

Kyle Johnson
Print Name
[Signature]
Signature
10/20/2016
Date

FORM C

Village of Carol Stream

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

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

SPECIAL USE APPLICATION

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

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

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

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

PLEASE SEE ATTACHMENT

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.

PLEASE SEE ATTACHMENT

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

PLEASE SEE ATTACHMENT

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

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

PLEASE SEE ATTACHMENT

7. Other pertinent information or reason for request.

PLEASE SEE ATTACHMENT

October 20th, 2016

To: Village of Carol Stream
500 N. Gary Ave
Carol Stream, IL. 60188
ATTN: Community Development

RECEIVED
OCT 22 2016
COMMUNITY DEVELOPMENT
DEPT.

Ref: Special Use Permit

Dear Carol Stream Village Board,

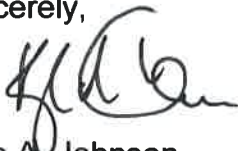
American Flange & Mfg. Co. Inc. is requesting a Special Use Permit and Zoning Acceptance for an additional silo for on-site storage of plastic resin. We are looking to reduce truck traffic and increase our current capacity for plastic resin by adding a 14'-0" diameter X 47'-6" height, including accessories, not to exceed the 50' max height restriction.

We currently have (5) silos on site, the new silo has the exact foot print of the other (2) large silo's. The large silos are currently filled by rail car and by adding an additional large silo, this will decrease our truck demand even more by having it delivered via rail.

The silo would be placed on the west side of the building directly in line with the existing ones approx. 70' to the south. The location is shown on the prints provided and will not inhibit our shipping docks or emergency egress from the plant. This location would be more than 100' from the nearest property line which adjoins a railroad line and a parcel of land which is zoned industrial.

We would appreciate your consideration regarding this matter as we are working to lessen our industrial footprint in as many ways as possible.

Thank you for your time,
Sincerely,



Kyle A. Johnson
Manager Maintenance
American Flange & Mfg. Co. Inc.

LEGAL NOTICE

PUBLIC NOTICE
FILE # 16-2074

Notice is hereby given that the Carol Stream Plan Commission/Zoning Board of Appeals will hold a Public Hearing at the Carol Stream Gregory J. Bielawski Municipal Center, 500 N. Gary Avenue, Carol Stream, Illinois, on Monday, November 14, 2016 at 7:00 p.m. to consider an application from Kyle Johnson/American Flange and Manufacturing for the following actions:

An Amendment to a Special Use Permit in accordance with Section 16-10-2 (B)(14) of the Carol Stream Zoning Code to allow for outdoor activities and operations in the form of a storage silo the I Industrial District.

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

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

By order of the Combined Plan Commission/Zoning Board of Appeals, Village of Carol Stream, Illinois. Published in *The Examiner* on October 26, 2016.

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

As published in *The Examiner* Oct. 26, 2016 1026

RECEIVED
OCT 20 2016
COMMUNITY DEVELOPMENT
DEPT

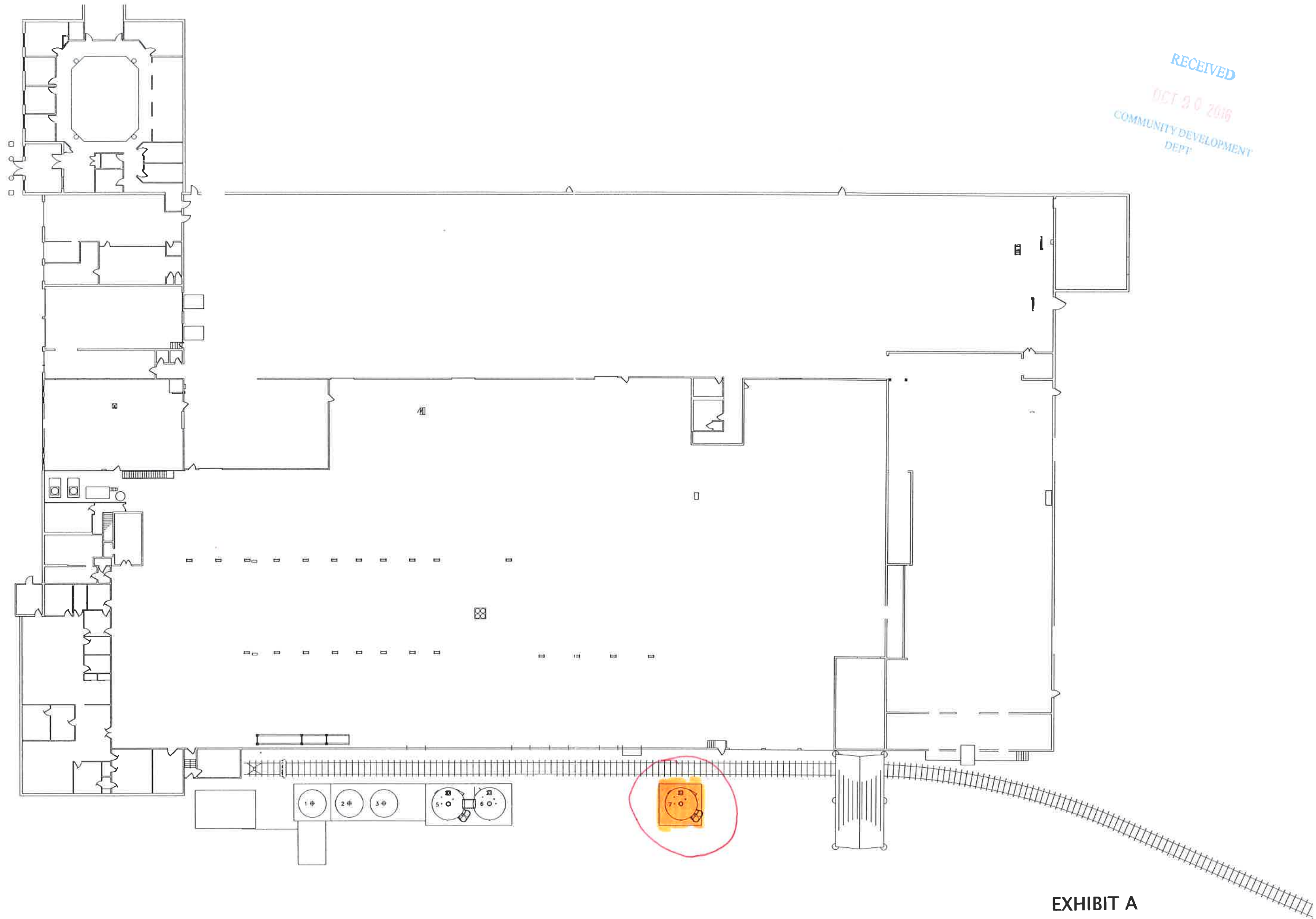
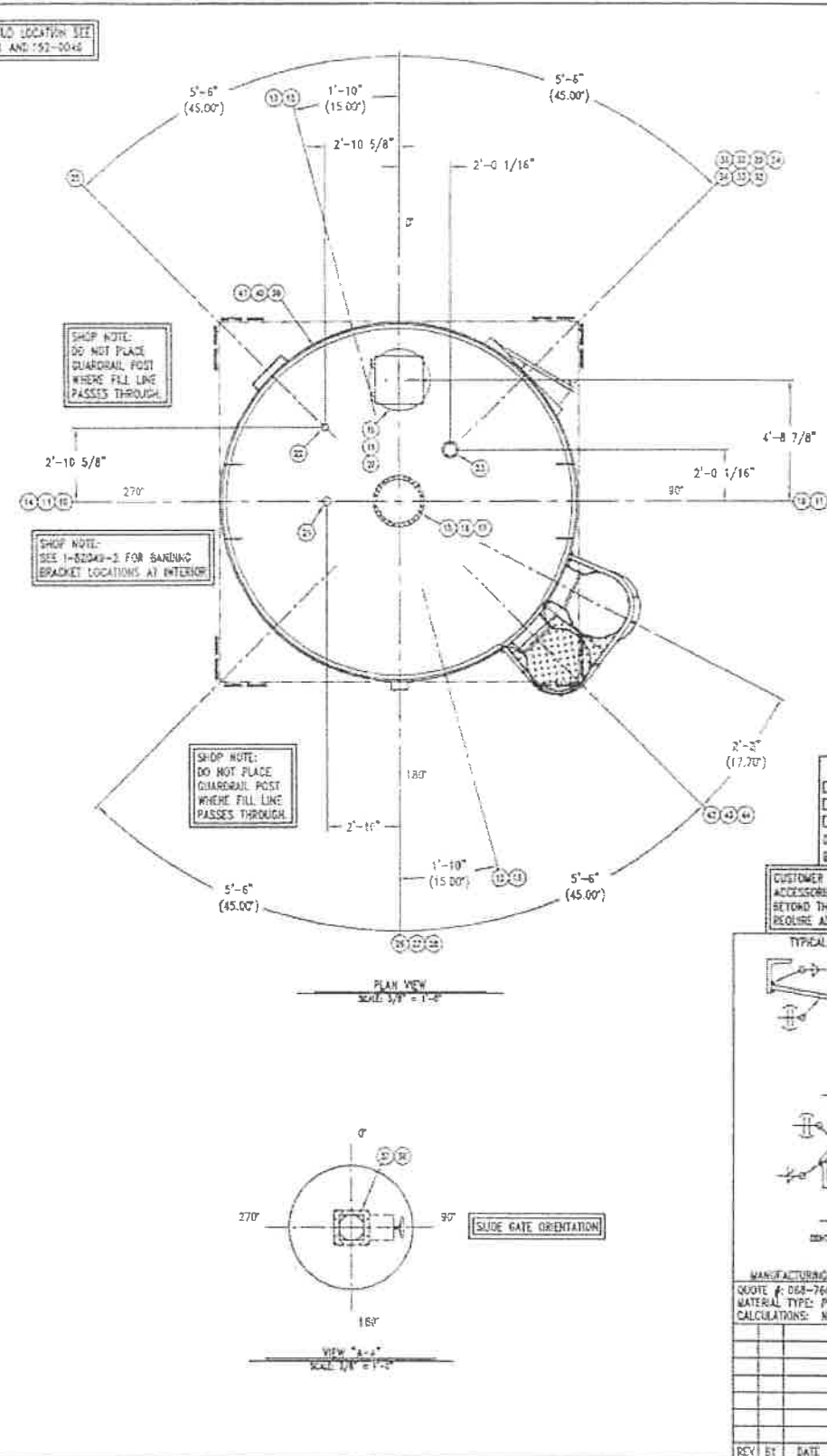
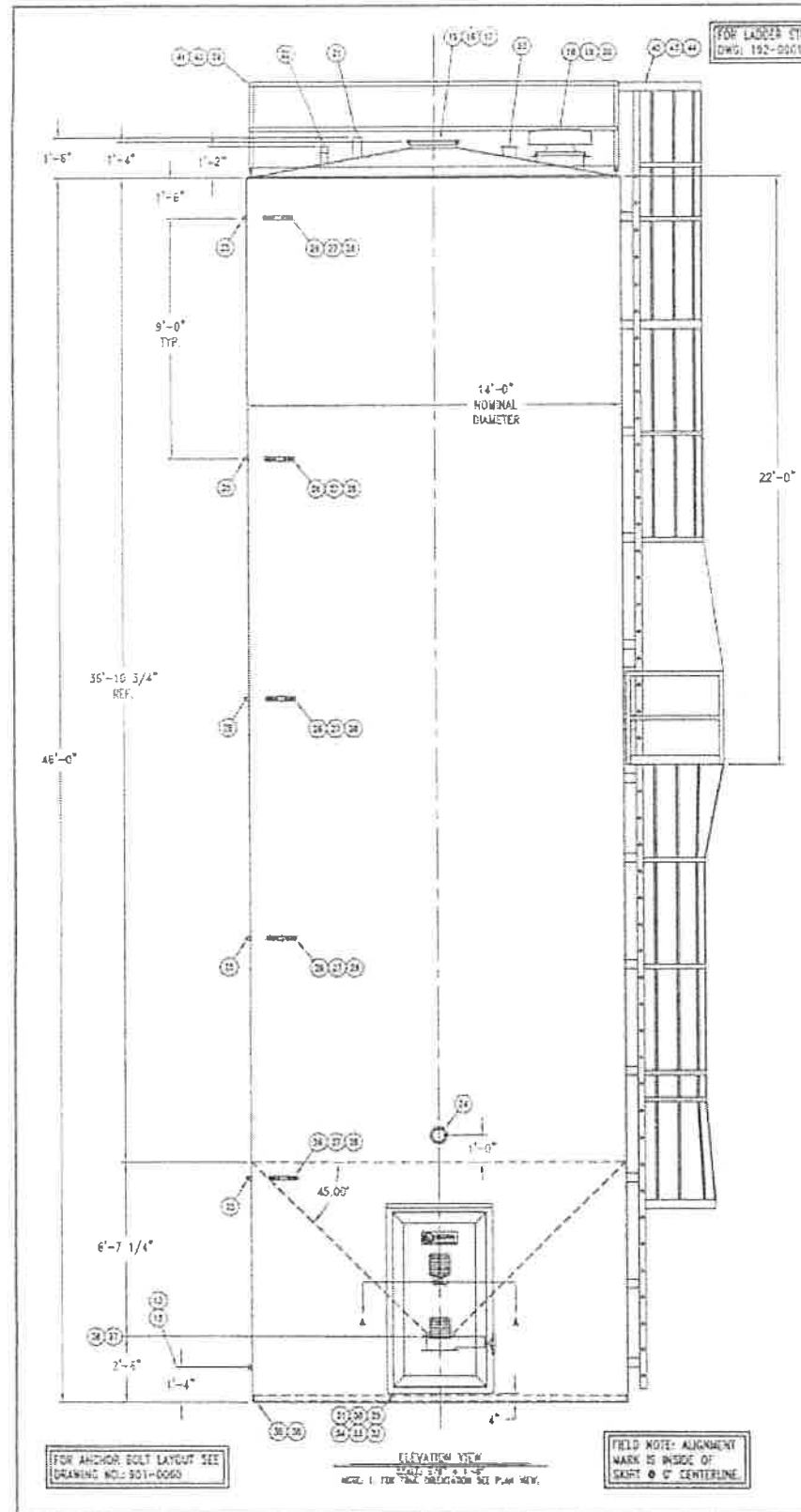


EXHIBIT A



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Approval Stamp
 Release for Fabrication
 Approved or Halted
 Resubmit
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 By: _____

CUSTOMER NOTE:
 ACCESSORIES SHIPPED ATTACHED BEYOND THIS SHIPPING WINDOW WILL REQUIRE ADDITIONAL SHIPPING COSTS!

INTERIOR NOTES:
 GRINDING CLASS #1
 WELD SPATTER AND SLAG REMOVED USING A WIRE BRUSH. EXCESSIVE WELD CROWN AT STARTS AND STOPS REMOVED.
 CLEANING/BLASTING CLASS #1
 COMMERCIAL BLAST PER SPEC. SSPC SP6-ES WHEN EQUALS NACE NO 3.
 INSPECTION CLASS #1
 VISUAL 100% TEST PROCEDURE PER IMP#111

EXTERIOR NOTES:
 GRINDING CLASS #1
 WELD SPATTER AND SLAG REMOVED USING A WIRE BRUSH. EXCESSIVE WELD CROWN AT STARTS AND STOPS REMOVED.
 CLEANING/BLASTING CLASS #1
 COMMERCIAL BLAST PER SPEC. SSPC SP6-ES WHEN EQUALS NACE NO 3.
 INSPECTION CLASS #1
 VISUAL 100% TEST PROCEDURE PER IMP#111

DATE	ITEM	PRODUCT DESCRIPTION	COLOR	MILS D.P.T.	MILS D.P.T.
1	SKIRT INTERIOR FINISH	HIGH SOLIDS CATALYZED EPOXY RESIN/100%VOC	WHITE	4.0 TO 6.0	4.0 TO 6.0
				TOTAL =	4.0 TO 6.0
1	SKIRT EXTERIOR FINISH	HIGH SOLIDS CATALYZED EPOXY RESIN/100%VOC	WHITE	4.0 TO 6.0	4.0 TO 6.0
				TOTAL =	4.0 TO 6.0

DATE	ITEM	PRODUCT DESCRIPTION	COLOR	MILS D.P.T.	MILS D.P.T.
1	SKIRT INTERIOR FINISH	HIGH SOLIDS CATALYZED EPOXY RESIN/100%VOC	WHITE	4.0 TO 6.0	4.0 TO 6.0
				TOTAL =	4.0 TO 6.0
1	SKIRT EXTERIOR FINISH	HIGH SOLIDS CATALYZED EPOXY RESIN/100%VOC	WHITE	4.0 TO 6.0	4.0 TO 6.0
				TOTAL =	4.0 TO 6.0

ITEM	DESCRIPTION	UNIT	QTY	UNIT PRICE	TOTAL
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100	SKIRT	EA	1	1000.00	1000.00

MANUFACTURING TOLERANCES PER ASS1

QUOTE #: 088-76445-02

MATERIAL TYPE: PLASTIC PELLETS

CALCULATIONS: N/A

TANK GAUGE SCHEDULE

TOP EDGE	1/2"	438	L. BAR	3/4" x 1/4"	1/2" BAR	3/4" x 3/8"	CIRC. 47-18 1/2"
BOTTOM EDGE	1/2"	438 <td>L. BAR</td> <td>3/4" x 1/4" <td>1/2" BAR</td> <td>3/4" x 3/8" <td>CIRC. 47-18 1/2"</td> </td></td>	L. BAR	3/4" x 1/4" <td>1/2" BAR</td> <td>3/4" x 3/8" <td>CIRC. 47-18 1/2"</td> </td>	1/2" BAR	3/4" x 3/8" <td>CIRC. 47-18 1/2"</td>	CIRC. 47-18 1/2"
TOP CTL	1/2"	438 <td>L. BAR</td> <td>3/4" x 1/4" <td>1/2" BAR</td> <td>3/4" x 3/8" <td>CIRC. 47-18 1/2"</td> </td></td>	L. BAR	3/4" x 1/4" <td>1/2" BAR</td> <td>3/4" x 3/8" <td>CIRC. 47-18 1/2"</td> </td>	1/2" BAR	3/4" x 3/8" <td>CIRC. 47-18 1/2"</td>	CIRC. 47-18 1/2"
MID CTL	1/2"	438 <td>L. BAR</td> <td>3/4" x 1/4" <td>1/2" BAR</td> <td>3/4" x 3/8" <td>CIRC. 47-18 1/2"</td> </td></td>	L. BAR	3/4" x 1/4" <td>1/2" BAR</td> <td>3/4" x 3/8" <td>CIRC. 47-18 1/2"</td> </td>	1/2" BAR	3/4" x 3/8" <td>CIRC. 47-18 1/2"</td>	CIRC. 47-18 1/2"
BOT CTL	1/2"	438 <td>L. BAR</td> <td>3/4" x 1/4" <td>1/2" BAR</td> <td>3/4" x 3/8" <td>CIRC. 47-18 1/2"</td> </td></td>	L. BAR	3/4" x 1/4" <td>1/2" BAR</td> <td>3/4" x 3/8" <td>CIRC. 47-18 1/2"</td> </td>	1/2" BAR	3/4" x 3/8" <td>CIRC. 47-18 1/2"</td>	CIRC. 47-18 1/2"

CUTTING SCHEDULE

TOP EDGE	1/2"	438	L. BAR	3/4" x 1/4"	1/2" BAR	3/4" x 3/8"	CIRC. 47-18 1/2"
BOTTOM EDGE	1/2" <td>438 <td>L. BAR <td>3/4" x 1/4" <td>1/2" BAR <td>3/4" x 3/8" <td>CIRC. 47-18 1/2"</td> </td></td></td></td></td>	438 <td>L. BAR <td>3/4" x 1/4" <td>1/2" BAR <td>3/4" x 3/8" <td>CIRC. 47-18 1/2"</td> </td></td></td></td>	L. BAR <td>3/4" x 1/4" <td>1/2" BAR <td>3/4" x 3/8" <td>CIRC. 47-18 1/2"</td> </td></td></td>	3/4" x 1/4" <td>1/2" BAR <td>3/4" x 3/8" <td>CIRC. 47-18 1/2"</td> </td></td>	1/2" BAR <td>3/4" x 3/8" <td>CIRC. 47-18 1/2"</td> </td>	3/4" x 3/8" <td>CIRC. 47-18 1/2"</td>	CIRC. 47-18 1/2"
TOP CTL	1/2" <td>438 <td>L. BAR <td>3/4" x 1/4" <td>1/2" BAR <td>3/4" x 3/8" <td>CIRC. 47-18 1/2"</td> </td></td></td></td></td>	438 <td>L. BAR <td>3/4" x 1/4" <td>1/2" BAR <td>3/4" x 3/8" <td>CIRC. 47-18 1/2"</td> </td></td></td></td>	L. BAR <td>3/4" x 1/4" <td>1/2" BAR <td>3/4" x 3/8" <td>CIRC. 47-18 1/2"</td> </td></td></td>	3/4" x 1/4" <td>1/2" BAR <td>3/4" x 3/8" <td>CIRC. 47-18 1/2"</td> </td></td>	1/2" BAR <td>3/4" x 3/8" <td>CIRC. 47-18 1/2"</td> </td>	3/4" x 3/8" <td>CIRC. 47-18 1/2"</td>	CIRC. 47-18 1/2"
MID CTL	1/2" <td>438 <td>L. BAR <td>3/4" x 1/4" <td>1/2" BAR <td>3/4" x 3/8" <td>CIRC. 47-18 1/2"</td> </td></td></td></td></td>	438 <td>L. BAR <td>3/4" x 1/4" <td>1/2" BAR <td>3/4" x 3/8" <td>CIRC. 47-18 1/2"</td> </td></td></td></td>	L. BAR <td>3/4" x 1/4" <td>1/2" BAR <td>3/4" x 3/8" <td>CIRC. 47-18 1/2"</td> </td></td></td>	3/4" x 1/4" <td>1/2" BAR <td>3/4" x 3/8" <td>CIRC. 47-18 1/2"</td> </td></td>	1/2" BAR <td>3/4" x 3/8" <td>CIRC. 47-18 1/2"</td> </td>	3/4" x 3/8" <td>CIRC. 47-18 1/2"</td>	CIRC. 47-18 1/2"
BOT CTL	1/2" <td>438 <td>L. BAR <td>3/4" x 1/4" <td>1/2" BAR <td>3/4" x 3/8" <td>CIRC. 47-18 1/2"</td> </td></td></td></td></td>	438 <td>L. BAR <td>3/4" x 1/4" <td>1/2" BAR <td>3/4" x 3/8" <td>CIRC. 47-18 1/2"</td> </td></td></td></td>	L. BAR <td>3/4" x 1/4" <td>1/2" BAR <td>3/4" x 3/8" <td>CIRC. 47-18 1/2"</td> </td></td></td>	3/4" x 1/4" <td>1/2" BAR <td>3/4" x 3/8" <td>CIRC. 47-18 1/2"</td> </td></td>	1/2" BAR <td>3/4" x 3/8" <td>CIRC. 47-18 1/2"</td> </td>	3/4" x 3/8" <td>CIRC. 47-18 1/2"</td>	CIRC. 47-18 1/2"

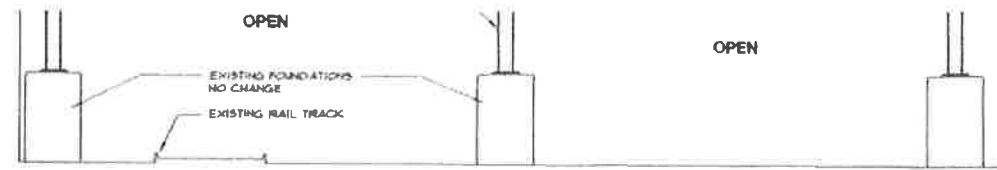
IMPERIAL INDUSTRIES INCORPORATED

DATE: 8/22/16

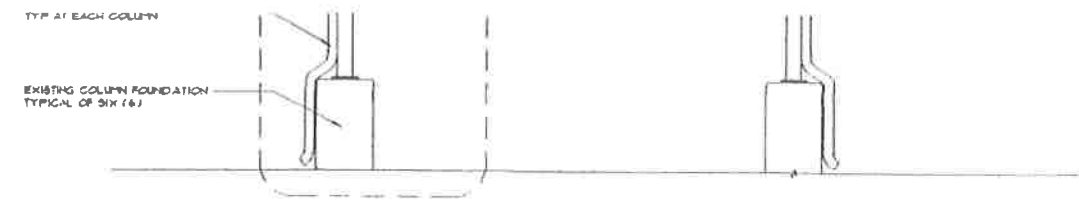
SCALE: 5/8" = 1'-0"

TANK ASSEMBLY DRAWING

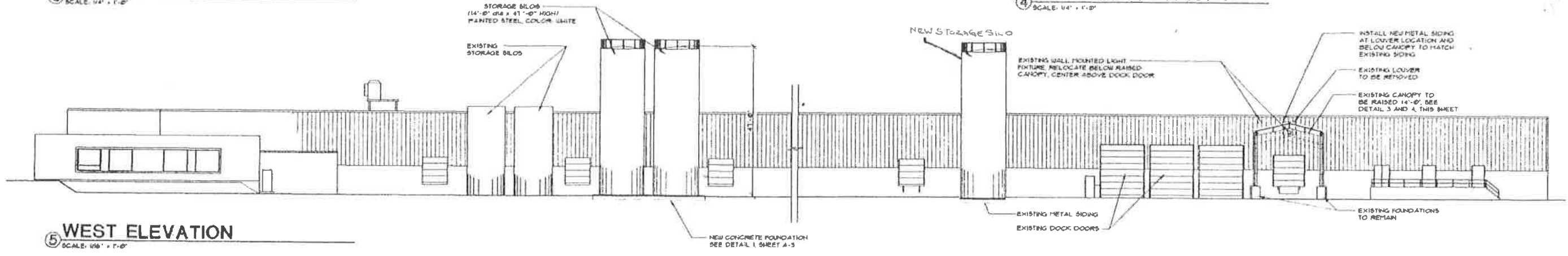
REV BY DATE DESCRIPTION



③ NORTH CANOPY ELEVATION
SCALE: 1/4" = 1'-0"



④ SECTION at CANOPY
SCALE: 1/4" = 1'-0"



⑤ WEST ELEVATION
SCALE: 1/16" = 1'-0"

EXTERIOR ELEVATION	AMERICAN FLANGE & MANUFACTURING CO. INC. 290 EAST FULLERTON AVENUE CAROL STREAM, ILLINOIS
JOB NO. 9833	DATE: 8-21-58
DRAWN: JAT	CHECKED: JAT
SHEET NUMBER	
A-1	