

Village of Carol Stream

AGENDA

REGULAR MEETING-PLAN COMMISSION/ZONING BOARD OF APPEALS

MONDAY, MAY 24, 2021 AT 6:00 P.M.

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

- I. Roll Call: Present:
Absent:
- II. Approval of Minutes: May 10, 2021
- III. Public Hearing:
 - A. **21-0006 – Midwest Star Group – 180 Easy Street**
Special Use Permit for Motor Vehicle Service
Special Use Permit for Outdoor Activities and Operations in the form of storage of trucks and trailers
Zoning Code Variation
Fence Code Variations
 - B. **21-0007 – Midwest Star Group – 130 Easy Street**
Special Use Permit for Outdoor Activities and Operations in the form of storage of trucks and trailers
Special Use Permit for Parking Lots for motor vehicles not incidental to a permitted use
Zoning Code Variation
Fence Code Variations
Plat of Consolidation
 - C. **21-0015 – Smith Residence – 534 Hiawatha Drive**
Fence Code Variation
 - D. **21-0018 – Richard's Building Supply – 375 Village Drive**
Special Use for Outdoor Activities and Operations
 - E. **21-0020 – Village of Carol Stream – 500 N. Gary Avenue**
Additional Rezoning of Properties Associated with the Unified Development Ordinance
- Presentation:
- IV. Old Business:
- V. New Business: **Use of electronic devices at meetings.**
- VII. Report of Officers:
- VI. 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
May 10, 2021.***

Chairman Parisi called the Regular Meeting of the Combined Plan Commission/Zoning Board of Appeals to order at 6:00 p.m. and directed Mr. Farace, Planning and Economic Development Manager, to call the roll.

The results of the roll call vote were:

Present: 6 Commissioners Tucek, Morris, Meneghini, Battisto, Christopher and Chairman Parisi

Absent: 1 Commissioner Petella

Also Present: Tom Farace, Planning and Economic Development Manager

MINUTES:

Commissioner Tucek moved and Commissioner Morris seconded the motion to approve the minutes of the Regular Meeting held on April 26, 2021.

The results of the roll call vote were:

Ayes: 4 Commissioners Tucek, Morris, Meneghini, and Chairman Parisi

Nays: 0

Abstain: 2 Commissioners Battisto and Christopher

Absent: 1 Commissioner Petella

The motion passed by majority vote.

PUBLIC HEARING:

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

The results of the roll call vote were:

Ayes: 6 Commissioners Tucek, Battisto, Morris, Meneghini, Christopher and Chairman Parisi

Nays: 0

Abstain: 0

Absent: 1 Commissioner Petella

The motion was passed by unanimous vote.

Chairman Parisi stated the following case will be voted on for a continuance.

21-0006 – Midwest Star Group / 180 Easy Street – Special Use Permit for Motor Vehicle Service and Outdoor Activities and Operations; Fence and Zoning Code Variations

Chairman Parisi asked for a motion for a continuance for Case No. 21-0006. Commissioner Meneghini moved and Commissioner Christopher seconded the motion with no further discussion.

The results of the roll call vote were:

Ayes: 6 Commissioners Battisto, Tucek, Morris, Meneghini, Christopher and Chairman Parisi

Nays: 0

Abstain: 0

Absent: 1 Commissioner Petella

The motion was passed by unanimous vote.

This case will go before the Plan Commission/Zoning Board of Appeals on Monday, May 24, 2021, at 6:00 PM for review.

Chairman Parisi stated the following case will be voted on for a continuance.

21-0007- Midwest Star Group / 130 Easy Street – Special Use Permit for Outdoor Activities and Operations and Parking Lots; Fence and Zoning Code Variations; Plat of Consolidation

Chairman Parisi asked for a motion for a continuance for Case No. 21-0007. Commissioner Meneghini moved and Commissioner Christopher seconded the motion with no further discussion.

The results of the roll call vote were:

Ayes: 6 Commissioners Battisto, Tucek, Morris, Meneghini, Christopher and Chairman Parisi

Nays: 0

Abstain: 0

Absent: 1 Commissioner Petella

The motion was passed by unanimous vote.

This case will go before the Plan Commission/Zoning Board of Appeals on Monday, May 24, 2021, at 6:00 PM for review.

Chairman Parisi asked for a motion to close the Public Hearing. Commissioner Christopher moved and Commissioner Morris seconded the motion with no further discussion.

The results of the roll call vote were:

Ayes: 6 Commissioners Battisto, Tucek, Morris, Meneghini, Christopher and Chairman Parisi
Nays: 0
Abstain: 0
Absent: 1 Commissioner Petella

The motion was passed by unanimous vote.

Chairman Parisi asked Mr. Farace is there were any further items.

Mr. Farace stated the Unified Development Ordinance (UDO) was approved at last week's Village Board meeting. So thank you all for your two years of work at our workshops. The zoning map amendment will be approved next month. We had a little issue where 5 properties out of 200 did not make it on the consultant's list and onto our public notice list. Those 5 properties will be brought to Plan Commission on May 24, 2021. We will include those in the official zoning map and get the resolution passed for the updated zoning map next month. We will then be able to provide copies for every one of the new zoning map and the UDO. Thank you all very much because this was a big project.

Commissioner Battisto stated good job on your part as well to Mr. Farace.

Chairman Parisi asked if there were any other subject topics from the Commissioners and there were none.

PRESENTATION:

OLD BUSINESS:

OTHER BUSINESS:

ADJOURNMENT:

At 6:05 p.m. Commissioner Christopher moved and Commissioner Morris seconded the motion to adjourn the meeting.

The results of the roll call vote were:

Ayes: 6 Commissioners Battisto, Meneghini, Tucek, Morris, Christopher and Chairman Parisi
Nays: 0
Abstain: 0
Absent: 1 Commissioner Petella

The motion was passed by unanimous vote.

FOR THE COMBINED BOARD

Recorded and transcribed by,

Patty Battaglia
Planning and Permitting Assistant

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

Chairman



Village of Carol Stream

FRANK SAVERINO, SR., MAYOR • JULIA SCHWARZE, CLERK • ROBERT MELLOR, MANAGER
500 N. Gary Avenue • Carol Stream, Illinois 60188-1899
(630) 665-7050 • FAX (630) 665-1064
www.carolstream.org

MEMORANDUM

TO: Chairman and Commissioners, Plan Commission

FROM: Tom Farace, Planning & Economic Development Manager *TF*

THROUGH: Donald T. Bastian, Community Development Director *DTB*

DATE: May 19, 2021

RE: PC/ZBA Case 21-0006, Midwest Star Group / 180 Easy Street
Special Use Permit for Motor Vehicle Service, Special Use Permit for
Outdoor Activities and Operations, Zoning Code Variation, Fence Code
Variations

A case was initially scheduled for the April 26, 2021 PC/ZBA meeting and was continued to the May 11 and May 24, 2021 PC/ZBA meetings for Midwest Star Group at 180 Easy Street. The proposal included the construction of a truck repair and logistics building and associated outdoor storage of trucks. The applicant, Sergiy Zamula, submitted in writing to the Village that he is not able to move forward with his project, and is withdrawing his request. Therefore, the case no longer needs to be heard by the PC/ZBA at the May 24th meeting.

Tom Farace

CASE # 21-0006

From:
Sent: Thursday, May 20, 2021 2:40 PM
To: Chris Mergenthaler
Cc: Tom Farace
Subject: Re: [EXT] RE: Easy Street

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good day Tom, I'm confirming that we are withdrawing from East lot completely. Thank you

Sergiy Zamula

On May 20, 2021, at 10:52 AM, Chris Mergenthaler <cmergenthaler@darwinrealty.com> wrote:

Hi Tom,

Do you need a formal letter on Midwest Star letterhead? Or can Sergiy reply to this email with his intent to withdraw from case #21-0006(east lot SUP)?

Additionally want to confirm that we are on the agenda for the Plan Commission/ZBA meeting this coming Monday May 24th?

Thanks

CHRIS MERGENTHALER
ASSOCIATE
DARWIN REALTY
970 N. Oaklawn Avenue Suite 100
Elmhurst, IL 60126
P: 630-993-3862
C: 847-772-4153
E: cmergenthaler@darwinrealty.com
darwinrealty.com

From: Tom Farace <tfarace@carolstream.org>
Sent: Wednesday, May 19, 2021 8:10 AM
To: Chris Mergenthaler
Cc: Sergiy Zamula
Subject: [EXT] RE: Easy Street

Good Morning Chris – thanks for sending this over, and yes, 130 Easy Street is the west lot(s) and is Case # 21-0007.

Also, I will need a letter withdrawing the request for 180 Easy Street/Case #21-0006. Thanks.

Tom Farace, AICP
Planning & Economic Development Manager
Village of Carol Stream
500 N. Gary Avenue
Carol Stream, IL 60188
P: 630.871.6234
F: 630.665.1064

E: tfarace@carolstream.org

Carol Stream's updated development codes go into effect July 1, 2021

Find out more about our Unified Development Ordinance (UDO) project by visiting <http://carolstre.am/udopro>

From: Chris Mergenthaler <cmergenthaler@darwinrealty.com>

Sent: Tuesday, May 18, 2021 5:14 PM

To: Tom Farace <tfarace@carolstream.org>

Cc: Sergiy Zamula

Subject: Easy Street

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Tom,

Please see attached.

I can update some of the fence variation and zoning variation responses if needed. Everything else should be site specific to the West Site. Can you please confirm that the 130 Easy Street lot is ZBA Case #21-0007? That is how I addressed the subject line of the responses.

Thanks,

Chris Mergenthaler

Associate

Darwin Realty | CORFAC International

P: 630-993-3862 | C: 847-772-4153

cmergenthaler@darwinrealty.com

970 N. Oaklawn Ave, Suite 100

Elmhurst, IL 60126

<image001.png> <image002.png>

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Village of Carol Stream Plan Commission/Zoning Board of Appeals

STAFF REPORT

May 24, 2021

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
the following:

- A Special Use Permit for Outdoor Activities and Operations – Storage of Trucks and Trailers in accordance with Section 16-10-2(B)(14) of the Carol Stream Zoning Code
- A Special Use Permit for a garage or parking lot for motor vehicles not incidental to a permitted use in the I Industrial District in accordance with Section 16-10-2 (B)(7) of the Zoning Code
- A Variation in accordance with Section 16-10-2(E)(3) to allow the parking of trucks in the front yard
- A Variation in accordance with Section 6-12-8(A) of the Carol Stream Fence Code to allow a fence to be located in the front yard
- A Variation in accordance with Section 6-12-11(B) of the Carol Stream Fence Code to allow a fence to exceed seven feet in height
- Plat of Consolidation in accordance with Section 7-2-6 of the Subdivision Code

APPLICANT/ CONTACT:

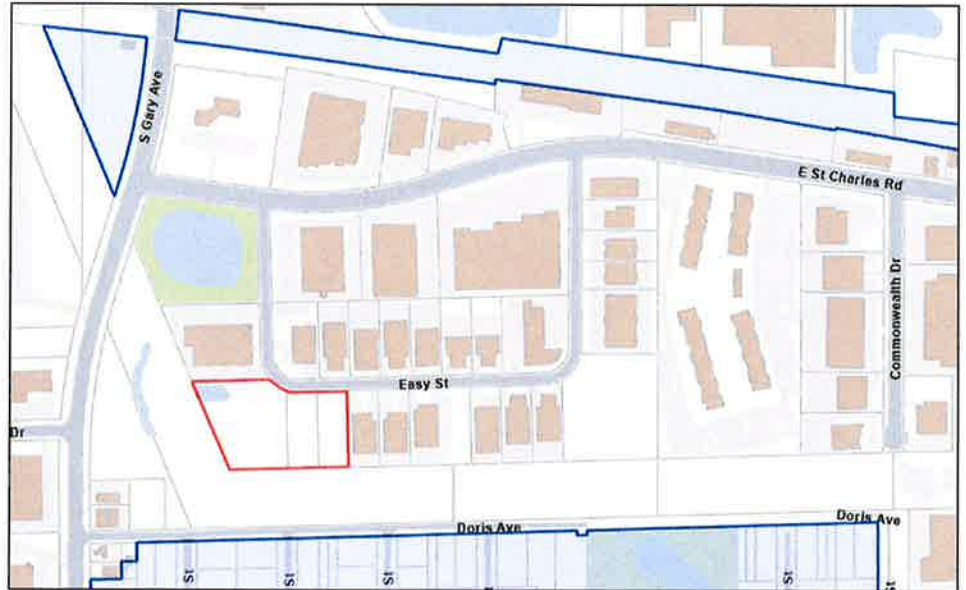
Mr. Sergiy Zamula
Midwest Star Group
245 E. Fullerton Avenue
Carol Stream, IL 60188



CASE #: 21-0007

LOCATION: 130 Easy Street

PROJECT NAME: Midwest Star Group



LOCATION	ZONING DISTRICT	LAND USE	COMPREHENSIVE PLAN DESIGNATION
Subject Property	I Industrial District	Industrial (Vacant)	Industrial
North	I Industrial District	Industrial (Multi-Tenant Industrial Building)	Industrial
South	I Industrial District	Industrial (Commonwealth Edison)	Industrial
East	I Industrial District	Industrial (Multi-Tenant Industrial Building)	Industrial
West	I Industrial District	Industrial (Commonwealth Edison)	Industrial

The subject property, highlighted above, is located on Easy Street and south of St. Charles Road.

Site Assessment

COMPREHENSIVE PLAN DESIGNATION:

The subject property is designated for industrial uses according to the Village's 2016 Comprehensive Plan. The proposed outdoor storage of trucks and trailers is compatible with this designation.

AERIAL PHOTOGRAPH:



Project Summary

ATTACHMENTS:

Attached for review is the General Application, Zoning Code Variation Application, Fence Code Variation Application, Special Use Application, public hearing notice, cover letter dated May 18, 2021, Fence Information dated April 21, 2021, Site Plan (Exhibit A), Landscape Plan (Exhibit B), Optional Landscape Plan (Exhibit C), and Plat of Consolidation (Exhibit D).

BACKGROUND:

Sergiy Zamula, President of Midwest Star Group, requests approval of the following:

- A Special Use Permit for Outdoor Activities and Operations for the storage of trucks and trailers
- A Special Use Permit for a Parking Lot for Motor Vehicles Not Incidental to a Permitted Use
- A Zoning Code Variation to allow the parking of trucks in the front yard
- A Fence Code Variation to allow a fence to be located in the front yard
- A Fence Code Variation to allow a fence to exceed seven feet in height
- A Plat of Consolidation to consolidate three lots

Midwest Star Group is a logistics company currently located in town at 245 E. Fullerton Avenue. They propose to expand operations, and develop a truck and trailer storage lot at 130 Easy Street. A variation is requested for the placement of trucks in the front yard, and variations to the Fence Code are also requested to install a fence in the front yard and for the fence around the property to be taller than seven feet. Finally, the applicant proposes to consolidate three lots into a single lot of approximately 2.771 acres.

Staff Analysis

SPECIAL USE PERMITS FOR OUTDOOR ACTIVITIES AND OPERATIONS – STORAGE OF TRAILERS AND TRUCKS, PARKING LOT FOR MOTOR VEHICLES NOT INCIDENTAL TO A PERMITTED USE

The submitted cover letter, along with the submitted site plan, describe and depict proposed business operations:

- In order to accommodate growth in the business, Midwest Star Group proposes to develop a secured storage lot for trucks and trailers associated with their business. The proposed paved storage lot will contain parking for 55 trucks and trailers, with access proposed from a driveway along Easy Street.
- The entire storage lot will be fenced in. The applicant proposes to install a decorative fence with mesh material along the Easy Street property frontage, and the remainder of the property will be fenced in by a slatted chain link fence. Additional fencing information is provided in the fence variation section of the report.
- A security gate is proposed at the property entrance, and will be open during regular business hours. During non-business hours, the gate will be closed but will be able to be opened electronically by dispatch should a truck driver come to the property.
- The applicant provided truck maneuvering templates, illustrating how trucks will enter and exit the site. The applicant has indicated that approximately 15-20 trucks will come to the storage lot per day, so it is important that all truck maneuvering and staging occur on the subject property and not impede traffic on Easy Street.
- Landscaping and fencing is proposed to screen the storage lot from adjacent properties and from the roadway. Landscaping includes a combination of shade and evergreen trees and



View of Subject Property and Existing ComEd Landscaping from Doris Avenue

shrub groupings, along with an eight-foot tall fence. Landscaping is also proposed around the detention basin along the west side of the property. In order to provide a solid screen of the storage lot from Easy Street with the fencing and landscaping,

staff recommends replacing some of the deciduous shrub groupings along the property frontage with additional evergreens. Staff believes the combination of evergreens and fencing with mesh will provide appropriate screening of the storage lot along Easy Street.

- The applicant has also supplied an alternate landscape plan which includes additional plant materials along the south side of the property. There are existing trees on the ComEd property to the south of the subject property that provide a substantial screen for the single-family residential properties along Doris Avenue to the south in unincorporated DuPage County (see accompanying photo). However, there is no guarantee that the trees will remain. Therefore, staff recommends that a condition of approval for the outdoor storage of the trailers and trucks include the modification to the storage lot and installation of additional trees and shrubs along the south property line should landscaping be removed on the ComEd property in the future.

As previously stated, the applicant requests approval of two Special Use Permits in conjunction with the proposed storage lot. The first request is for a parking lot for motor vehicles not incidental to a permitted use. Since there will not be a physical building or business on the property, a Special Use is required to allow the trailer storage lot. Likewise, the parking of trailers within the Industrial District is considered an outdoor activity, which requires approval of a second Special Use Permit. For the Plan Commission's information, the request is somewhat similar to a request approved for 12M Partners at 470 Kehoe Boulevard in 2019. 12M Partners received approval of a 92-space trailer space lot, where spaces would be leased out long-term to businesses in the industrial park for storage purposes. It should be noted that 12M Partners has not moved forward yet with the construction of the storage lot.

While staff would normally have concerns with allowing an undeveloped parcel of land to be used solely for the parking and storage of trucks and trailers, we can support the Special Use requests at this location for a few reasons. First, staff acknowledges the need to accommodate storage of the increased number of trucks associated with logistics businesses in the industrial park. In addition, if the lots were located on the exterior of the industrial park on a major thoroughfare such as Schmale Road or North Avenue, and were larger in size, staff might have concerns with allowing the property to be developed exclusively for trailer storage rather than as an industrial use with a building. The smaller size of the lots does not make them as conducive for development of an industrial building of a substantial size based on today's warehousing and manufacturing standards.

Staff can support the Special Use requests, and believes the use will allow an existing Carol Stream business to expand within the community. However, we want to make certain that any potential impacts from the storage lot, such as truck maneuvering or noise, are mitigated or eliminated by sufficient site design characteristics, landscape screening, and fencing. We also believe that additional stipulations should be spelled out under which the business will need to operate on the property. These conditions include:

- Trucks shall not be allowed to back into the property from Easy Street.
- All maintenance work shall occur off-site at the 245 E. Fullerton location, and not on the subject property. Likewise, disabled trucks and trailers shall not be stored on the property.
- Sleeping in trailers or cabs shall not be allowed.
- Only trailers and trucks shall be allowed to be stored on the property, and the storage of recreational vehicles, materials, and other equipment shall not be allowed.

SPECIAL USE FINDINGS OF FACT

The Plan Commission's recommendation regarding the requested Special Use Permits 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 Uses:

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

Midwest Star Group is expanding its business onto a Carol Stream property, 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.

Since the storage area is proposed to be screened by fencing and landscaping, this lot and 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 storage and parking of vehicles not associated with an on-site business, 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.

The establishment of the proposed business should not impede future improvements 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 will be put in place for the proposed business.

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.

ZONING CODE VARIATION

Section 16-10-2 (E)(3) of the Zoning Code states the following:

The storage of building, construction, manufacturing material and equipment and the parking of trucks shall not be permitted in any front yard or side yard adjoining a street.

In the case of the subject property, a portion of the truck and trailer storage area will technically be situated in the front yard of the property. As described in the next section of the staff report, a fence with mesh screening is proposed along the Easy Street frontage of the property, and landscaping is also proposed to provide additional screening. While not an ideal condition, staff can support the truck storage location in the front yard in this instance with the additional screening measures in place.

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 Section 16-15-6(D) of the Zoning Code:

1. The property in question 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.

Given site constraints, truck parking within the front yard is acceptable in this instance with screening provided to limit the visibility of the trucks from the roadway.

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

The entire lot will be utilized for truck and trailer storage, thereby establishing a unique condition on the property.

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

Staff does not believe the character of the industrial district will be altered with truck parking in the front yard, as long as both landscape screening and fencing is maintained.

4. 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.

There are no particular physical or topographical conditions which bring about a hardship, but since the entire property will be utilized for truck and trailer storage, there are limited alternatives for said storage areas.

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

In most instances, a property zoned for industrial use can be developed with truck parking located fully in the rear of the property. In the case of the proposed use of the property, a distinctive characteristic has been displayed with the entire lot proposed for truck and trailer storage.

6. 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.

Staff does not believe the granting of the variation will be detrimental to the public welfare or injurious to the other property or improvements in the neighborhood in which the property is located as long as screening of the storage lot is maintained.

FENCE CODE VARIATIONS

The applicant proposes to install a fence around the subject property for both screening and security purposes. The proposed fence will be eight feet in height, and a seven-foot tall fence is allowed per code. In addition, the fence will be decorative and contain a mesh material for the sections visible from Easy Street, and the remainder of the fence will be chain link and contain privacy slats.

Two fence code variations are requested. One variation is to allow a fence within the front yard. According to Section 6-12-8 (A) of the Village Fence Code, *"no structural fence shall be allowed on any part of a required or actual front yard or side yard adjoining a street, except as provided in this article."* The proposed fence will be located on all sides of the property, and there will also be a security gate along the driveway as previously described. In addition, a variation is requested to allow the fence to be one foot taller than allowed per code.

Staff would normally have concerns with allowing a fence to be located within the front yard, but we can support the request in this instance for a few reasons. First, as already mentioned, the

fence will screen the truck storage area from the roadway. The mesh material will also provide a more decorative appearance along Easy Street, and has been approved for screening purposes at other properties in town (including the temporary use for Concordia Wireless at 265 Gerzevske Lane and for Resolute Industrial at 200 S. Schmale Drive). Further, staff does not believe the increased height of the proposed fence will have a negative effect on surrounding properties, and will provide additional screening and security of the property. It should also be noted that the recently approved Unified Development Ordinance (UDO), which goes into effect on July 1st, 2021, will allow eight-foot tall fences for industrial properties.

For additional information for the PC/ZBA, staff researched previous variation requests to install fences in front yards on industrial, commercial, and recreational properties. A brief summary of cases that were approved is provided below.

- 125 Stark Drive – Crash Champions requested a fence around the area where vehicles would be stored before and after service. There was nowhere behind the building for vehicles to be stored, and the parking spaces that were fenced off were the furthest away from both Gary Avenue and Stark Drive. Additionally, the storage area would be screened by an attractively designed solid fence. As such, the PC/ZBA approved the variation request.
- 381 Main Place – Armbrust Plumbing requested a fence around the vacant north half of the property, of which a large portion extends past the front of the building and into the front yard of the property. Based on the L-shaped configuration of the property and the need to secure the vacant area, the PC/ZBA approved the variation request.
- 500 Kehoe Boulevard – The Com2 electronics recycling facility at 500 Kehoe Boulevard installed a five foot tall decorative aluminum fence along the property frontage due to illegal dumping of electronics in the parking lot during after-business hours. Given the need for additional security measures, and the decorative nature of the fencing, the PC/ZBA approved the variation request.
- 840 N. Gary Avenue – The Carol Stream Park District proposed a new park near the Carolshire and Klein Creek Condominium complexes, and proposed a four foot tall fence within the front yard along the Gary Avenue frontage for safety and security purposes. Given the need for a barrier for the park along the roadway for high speed traffic, and the decorative nature of the aluminum fence, the PC/ZBA approved the variation request.
- 115 Della Court – Fed Ex requested a solid wood fence to be installed along the corner side yard of their property at 115 Della Court to screen their fleet of vehicles and for security purposes. The PC/ZBA did not believe the proposed fence would have a negative effect on the streetscape along Della Court within the corner side yard, and approved the variation request.
- 1270 Kuhn Road – Rainbow Academy requested a semi-open aluminum fence to fence in their outdoor play area, which fronts onto Kuhn Road. Given the height, style, and distance of the fencing from Kuhn Road (approximately 90 feet), the PC/ZBA supported the fence within the Kuhn Road front yard.

VARIATION FINDINGS OF FACT

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

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

A taller fence is acceptable at this location for screening and security purposes. In addition, the fence location in the front yard will aid in screening the truck storage area from Easy Street.

2. The property is exceptionally narrow or shallow.

This criteria does not exist at the subject property.

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

If the fence were to be installed per the regulations of the Fence Code, it would allow for the majority of the storage area to be visible from Easy Street. The location of the fence, and increased fence height, appears to meet the intent of the Fence Code and Zoning Code when it comes to screening of outdoor storage.

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

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

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

The proposed variation should not endanger the public safety.

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

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

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

The requested variations will not impair the public health, safety, comfort, morals, or welfare of the inhabitants of the Village.

PLAT OF CONSOLIDATION

Along with the Special Use and Variation requests, the applicant also requests approval of a plat of consolidation. Three existing lots, ranging in size from 0.55 acres to 1.6 acres, will be consolidated into one lot of approximately 2.771 acres. The plat also illustrates easements for drainage and utilities. Staff from Community Development, Engineering Services and the Village Clerk's office have reviewed the plat of consolidation and deem it acceptable.

Recommendation

Staff has reviewed the applicant's submittal and can support the Special Use, Variation, and Plat of Consolidation requests. Therefore, staff recommends approval of a Special Use Permit for outdoor activities and operations for the storage of trucks and trailers, a Special Use Permit for a parking lot for motor vehicles not incidental to a permitted use, a Zoning Code Variation to allow the parking of trucks in the front yard, a Fence Code Variation to allow a fence to be located in the front yard, a Fence Code Variation to allow a fence to exceed seven feet in height, and a Plat of Consolidation for Midwest Star Group at 130 Easy Street, Case 21-0007, subject to the following conditions:

1. That all improvements, including but limited to the parking lot, fencing and landscaping, must be built, installed, and maintained in accordance with the attached plans and exhibits (except as may be amended to address recommended conditions herein);
2. That the landscape materials must be installed as shown on the attached landscape plan (except as may be amended to address recommended conditions herein), and that all materials shall be maintained in a healthy condition, with dead or dying materials being replaced in accordance with the approved plan on an annual basis;
3. That modifications to the site plan and plant material illustrated on the optional landscape plan shall be installed for screening purposes should plant material on the ComEd property to the south of the subject property be removed in the future;
4. That the landscape plan shall be revised prior to Village Board action to illustrate the following:
 - a. Additional evergreens shall be installed in place of deciduous shrubs along the Easy Street frontage for additional screening purposes;
5. That trucks shall not be allowed to back into the property from Easy Street;
6. That trucks and trailers shall only park in designated parking spaces and not block access nor be parked or stored in drive aisles;
7. That any and all truck maintenance work shall occur at the 245 E. Fullerton Drive building and not at the subject property;
8. That sleeping in trailers or cabs shall not be allowed;

9. That only trucks and trailers associated with the business shall be allowed to be stored on the property, and the storage of recreational vehicles, materials, and other equipment not associated with the business shall not be allowed to be stored on the property;
10. That a Knox padlock or gate switch shall be provided on the security gate, and the Carol Stream Fire Protection District shall be provided keys to said gate for access onto the property;
11. That the site and business must be maintained and operated in accordance with all State, County and Village codes and regulations.

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RECEIVED

MAR 29 2021

COMMUNITY DEVELOPMENT DEPT

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MAR 29 2021

COMMUNITY DEVELOPMENT DEPT

Do Not Write In This Space	
Date Submitted:	<u>3-29-21</u>
Fee Submitted:	<u>\$840.00</u>
File Number:	<u>21-0007</u>
Meeting Date:	<u>4/26/21</u>
Public Hearing Required:	<u>Y</u>

Village of Carol Stream

500 N. Gary Avenue • Carol Stream, IL 60188

PHONE 630.871.6230 • FAX 630.665.1064

www.carolstream.org

FORM A

GENERAL APPLICATION PUBLIC HEARINGS AND DEVELOPMENT APPROVAL REQUESTS

1. Name of Applicant Midwest Star Group Phone 630-766-1800
 Address 245 E Fullerton Carol Stream, IL Fax _____
 E-Mail Address info@midweststar.net
 (required)
 Name of Attorney _____ Phone _____
 (if represented)
 Address _____ Fax _____
 Name of Owner Easy Street Spartan 8411 LLC Phone 317-432-4813
 (required if other than applicant)
 Address 1 Oakbrook Terrace, IL 60181 Fax _____
 Name of Architect Ware Malcomb Phone 630-822-7488
 (if applicable)
 Address _____ Fax _____

2. *Common Address/Location of Property 180 Easy Street Carol Stream

3. Requested Action (check all that apply)
- | | |
|---|--|
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Gary/North Avenue Corridor Review |
| <input type="checkbox"/> Planned Unit Development – Preliminary | <input type="checkbox"/> Text Amendment |
| <input type="checkbox"/> Planned Unit Development – Final | <input 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 type="checkbox"/> Zoning Change |
| | <input type="checkbox"/> Other |

Describe requested action Installation of 8' decorative fence in front yard of site and parking of trucks/trailers in front yard of site.

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 \$ 840

Please submit eight (8) full size drawings and one legible 11 by 17 inch reduced reproducible copy of full size drawings, along with a USB flash drive with plans and associated documents saved as pdf or zip files. 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. I also understand that, per § 6-13-6 of the Municipal Code, the Village's costs of legal reviews, structural engineering review, and other special reviews required by the Community Development Director to be performed by means of consultant services shall be paid at the billed rate to the Village by the consultant.

Seriy Taruola
Print Name

[Signature]
Signature

03-29-2021
Date



FORM B-1

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MAR 29 2021

COMMUNITY DEVELOPMENT DEPT

Village of Carol Stream

500 N. Gary Avenue • Carol Stream, IL 60188

630.871.6230 • FAX 630.665.1064

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

GENERAL VARIATIONS

In accordance with the applicable statues of the State of Illinois, no variation shall be made by the Village Board except after a Public Hearing is held before the Zoning Board of Appeals.

Both the Zoning Board of Appeals and Village Board must decide if the requested variation is in harmony with the general purpose and intent of the Zoning Code and if there is a practical difficulty of hardship in carrying out the strict letter of the regulations of the Zoning Code.

The Zoning Board of Appeals shall make findings based upon evidence presented on the following standards: (Please respond to each of these standards in writing below as it relates to your request.)

1. That the property in question, other than a single-family residential 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.

Given setback and water detention requirements the site will only work if trucks/trailers are allowed to park in the front yard

2. That the plight of the owner is due to unique circumstances.

The proposed use of truck parking necessitates the use of the front yard for parking trucks and trailers.

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

The properties are located in an industrial district

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 current site is undeveloped, and the prospective owner has had no role in the non-conformity of the site to zoning ordinances

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.

Given the lack of building at 130 Easy St. the whole site would be considered front yard
For 180 Easy street, the detention, screening, and setbacks push the buildable area
West and makes the whole buildable area into front yard space

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 proposed property is new development. Other properties in the same district were built
much closer to the road/right of way, and therefore front yard storage would not be
applicable to these properties.

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.

Granting the variation would allow us to create proper screening from occupied adjacent
properties, and would not be detrimental to the public welfare.

8. Other pertinent information or reason for the request.

This request is also being submitted with a fencing variation that will screen the front yard
parking of trucks and trailers.



FORM B-3

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MAR 29 2021
COMMUNITY DEVELOPMENT
DEPT

Village of Carol Stream

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

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

FENCE CODE VARIATION

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

1. The provision of the Fence Code should be varied by reason of an exceptional situation, topography, surroundings or conditions of a specific piece of property.
Fencing on site is necessary for both security of the proposed facility, and screening of the facility for adjacent properties.
2. The property is exceptionally narrow or shallow.
Given water detention and setback requirements that push our proposed facility further towards the west propert line, the front yard requires fencing
3. There are difficulties or particular hardships in the way of carrying out the strict letter of the Fence Code.
In order to properly screen and secure the facility, we require an 8' fence in the front yard.
4. The proposed variation will not impair an adequate supply of light and air to adjacent property.
It will not impair lighting or air.
5. The proposed variance will not endanger the public safety.
The proposed variance will protect the public safety
6. The proposed variance will not unreasonably diminish or impair established property values within the surrounding area.
The fence is decorative and will enhance the exterior view of the site.

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

The proposed variance will protect the safety and welfare of the citizens of Carol Stream

8. Other pertinent information or reason for the request.

Fencing will be comparable to decorative screened fence that was approved and installed at Dynamic MD facility at 250 N. Schmale Rd. Carol Stream


Certificate of the Publisher

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

A notice, a true copy of which is attached, was published 1 times in The Examiner of Carol Stream, namely one time per week for 1 successive weeks. The first publication of the notice was made in the newspaper, dated and published on April 7, 2021 and the last publication of the notice was made in the newspaper dated and published on April 7, 2021. This notice was also placed on a statewide public notice website as required by 5 ILCS 5/2.1.

In witness, Examiner Publications, Inc. has signed this certificate by Randall Petrik, its publisher, at The Village of Carol Stream, Illinois, on April 7, 2021.

Examiner Publications, Inc.

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

Subscribed and sworn to before me this 7 day of April, A.D. 2021.

Notary Public



PUBLIC NOTICE FILE #21-0007

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, April 26, 2021, at 6:00 p.m. to consider an application from Midwest Star Group for the following actions:

A Special Use Permit for Outdoor Activities and Operations – Storage of Trucks and Trailers in accordance with Section 16-10-2(B)(14) of the Carol Stream Zoning Code;

A Special Use Permit for Garage and Parking Lots for Motor Vehicles not Incidental to a Permitted Use in accordance with Section 16-10-2(B)(7) of the Carol Stream Zoning Code;

A Variation in accordance with Section 16-10-2(E)(3) to allow the parking of trucks in the front yard;

A Variation in accordance with Section 6-12-8(A) of the Carol Stream Fence Code to allow a fence to be located in the front yard; and

A Variation in accordance with Section 6-12-11(B) of the Carol Stream Fence Code to allow a fence to exceed seven feet in height

For the parcel at 130 Easy Street (PIN 05-05-206-003, 05-05-206-004, and 05-05-206-005).

The hearing will be held in-person and via a web conference meeting. All persons desiring to be heard will be given the opportunity to be heard. The web conference will allow the public to view the meeting online or call in to participate. Join from a PC, Mac, iPad, iPhone or Android device by using the following URL:

<https://www.carolstream.org/Home/Components/Calendar/Event/627/278>

Description: This is an audio only meeting. Those members of the public wishing to be heard with respect to this matter must pre-register or complete the public comment form at <http://carolstre.am/pc> by 4pm the day of the public hearing.

Or join by phone: Dial (for higher quality, dial a number based on your current location):

US: +13126266799, +84726330319 or +16465588656

Webinar ID: 847 2633 0319

International numbers available:
<https://zoom.us/j/adsnXEZQIK>

A copy of the Special Use and Variation applications are available for public inspection on the Village's website at www.carolstream.org. The public may provide written comments prior to the public hearing by submitting them to Tom Farace, Planning & Economic Development Manager, 500 N. Gary Ave., Carol Stream, IL 60188, or may provide email comments by sending them to tfarace@carolstream.org by 4:00pm on April 26, 2021. 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, are requested to contact the ADA Coordinator at 630-871-6250. By order of the Combined Plan Commission/Zoning Board of Appeals, Village of Carol Stream, Illinois, Published in The Examiner on Wednesday, April 7, 2021.

As published in *The Examiner* April 7, 2021 0404



May 18, 2021

Village of Carol Stream
Attn: Mr. Tom Farace
500 N. Gary Ave.
Carol Stream, IL 60188

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MAY 18 2021
COMMUNITY DEVELOPMENT
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Re: Plan Commission/Zoning Board of Appeals Case #21-0007 Midwest Star Group –130 Easy Street / Special Use Permit for Outdoor Activities and Operations – Storage of Trucks/Trailers, Special Use Permit for a Parking Lots for Motor Vehicles Not Incidental to a Permitted Use, Plat of Consolidation

Dear members of the Village of Carol Stream Plan Commission/Zoning Board of Appeals,

We greatly appreciate your time and consideration in reviewing our application for special use permits for the undeveloped land parcel at 130 Easy Street.

Founded in 2008, Midwest Star Group is a logistics provider specializing in Less-than-Truckload (LTL), Full-Truckload (FTL), and warehousing services proudly headquartered in the Village of Carol Stream, Illinois.

In 2020, with a rapidly increasing employee headcount, and having outgrown our facilities in Bensenville and Indian Head Park, Midwest Star Group made a very significant and long-term investment in purchasing a property at 245 Fullerton Ave. Carol Stream, IL. After purchasing the building, Midwest Star Group made additional significant investments in all new pavement, fencing, brand new office facilities, and countless other improvements to attract the top employees in the logistics business to Carol Stream.

It has once again become necessary to expand our facilities to accommodate our growth as a company. As further detailed in our supporting documents, we are seeking special use permits for the undeveloped parcel at 130 Easy Street. This site would provide Midwest Star Group with secure storage of trucks and trailers and allow our business to keep our operation entirely in Carol Stream. Most of our business is long haul trucking where our drivers would return vehicles to the Easy street facility generally for longer term parking on their days off.

We take great pride in our facilities and maintain high standards for cleanliness and appearance. We would welcome any interested members of the planning commission/ZBA, to come take a tour of our headquarters at 245 Fullerton to get a sense of our operation, and the detail we will put into the Easy Street parcel.

Midwest Star Group is committed to expanding our business and employee base within the Village of Carol Stream, which we hope is evident not only by our investment in our current

facility, but also by our large prospective investment in the 130 Easy Street site. The opening of this facility will also create the necessity for additional office jobs at our headquarters to handle dispatch, helping to further the Village of Carol Stream's economic and community development goals.

Thank you again for your consideration of our special use application. We look forward to continuing our growth as a Carol Stream based business.

Sincerely,

Sergiy Zamula
President



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APR 21 2021
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DEPT

April 21, 2021

Village of Carol Stream
Attn: Mr. Tom Farace
500 N. Gary Ave.
Carol Stream, IL 60188

Re: 130 Easy Street Fencing Specifications

Dear Tom:

Per the staff comment dated April 12th, 2021, we are including additional specifications on our fencing. Please see below:

Easy Street Frontage on the site will utilize a mesh material as pictured below, and recommended by Village Staff



Fencing around the remaining perimeter of the site will be decorative privacy slatted fencing detailed on the following page:

Decorative Privacy Fence Slats



EZ™ Slats

EZ Slats are fast, easy to install bottom locking, single wall slats and they are also one of the least expensive, chain link enhancement products available on the market today. The single wall "M" shaped slat will give you the visual screening and color enhancement you desire at a very affordable price.

Design – The unique shape of this compact and lightweight slat enables it to be self stacked. A package the size of a 2 x 4 contains enough material to cover approximately 10 linear feet, making this product easy to ship and efficient to store.

Installation – Insert the locking channel horizontally through the bottom of the fence, then simply slide the slats vertically from the top towards the bottom channel and they will automatically lock into place.

Standard Chain Link Fence Heights – 4 ft., 5 ft., 6 ft., 7 ft., 8 ft., 10 ft., and 12 ft. (*Special heights available upon request*)

Slat Length – 3 1/2" shorter than the standard chain link fence height

Wind Load and Privacy Factor – Approximately 85%
(Based on wire mesh used - stretch tension)

Limited Warranty – 7 years pro-rata

Features and Benefits

Materials – SlatSource® slats are extruded from High-Density Polyethylene (HDPE), color pigments and ultraviolet (UV) inhibitors specially formulated to retard the harmful effects of the sun and lengthen the life of the slats.

Durability – Our slats are also resistant to severe weather conditions, salt water, sand, road dirt, most acids, alcohol, alkaline, ammonia, petroleum distillates, and common environmental pollutants.

Maintenance – Our slats are nearly maintenance free. They may be pressure cleaned of surface contaminants with plain water.

Wind Load Disclaimer – We will not be held responsible for fence damage resulting from wind load conditions due to insufficient structural support.

Designations – Meets ASTM Designation: F3 000 / F9 000M

Specifications

Slat Name	Slat Width	Mesh Size	Wire Gauge	Coverage Area
EZ Slats	1 1/4"	2", 2 1/4" or 2 3/8"	8, 9, 11 or 11 1/2	10 Linear feet

Available Colors (colors are approximations)



Exact representation of colors in printing is difficult. Please refer to actual color samples for accurate matching. Samples available upon request.

HDPE Technical Properties

Property	Values
Melt Index	(3.5) Optimum extrusion processing conditions for Fence Slats
Density	(.945) Polyethylene ranges anywhere from .914 to .960 in density
Minimum Temp.	(-70° F) Under no stress, HDPE remains flexible at this temperature
Maximum Temp.	(180° F) Under no stress, HDPE will not distort at this temperature
Strength	(4,000 psi) HDPE will not distort at lesser loads or impacts



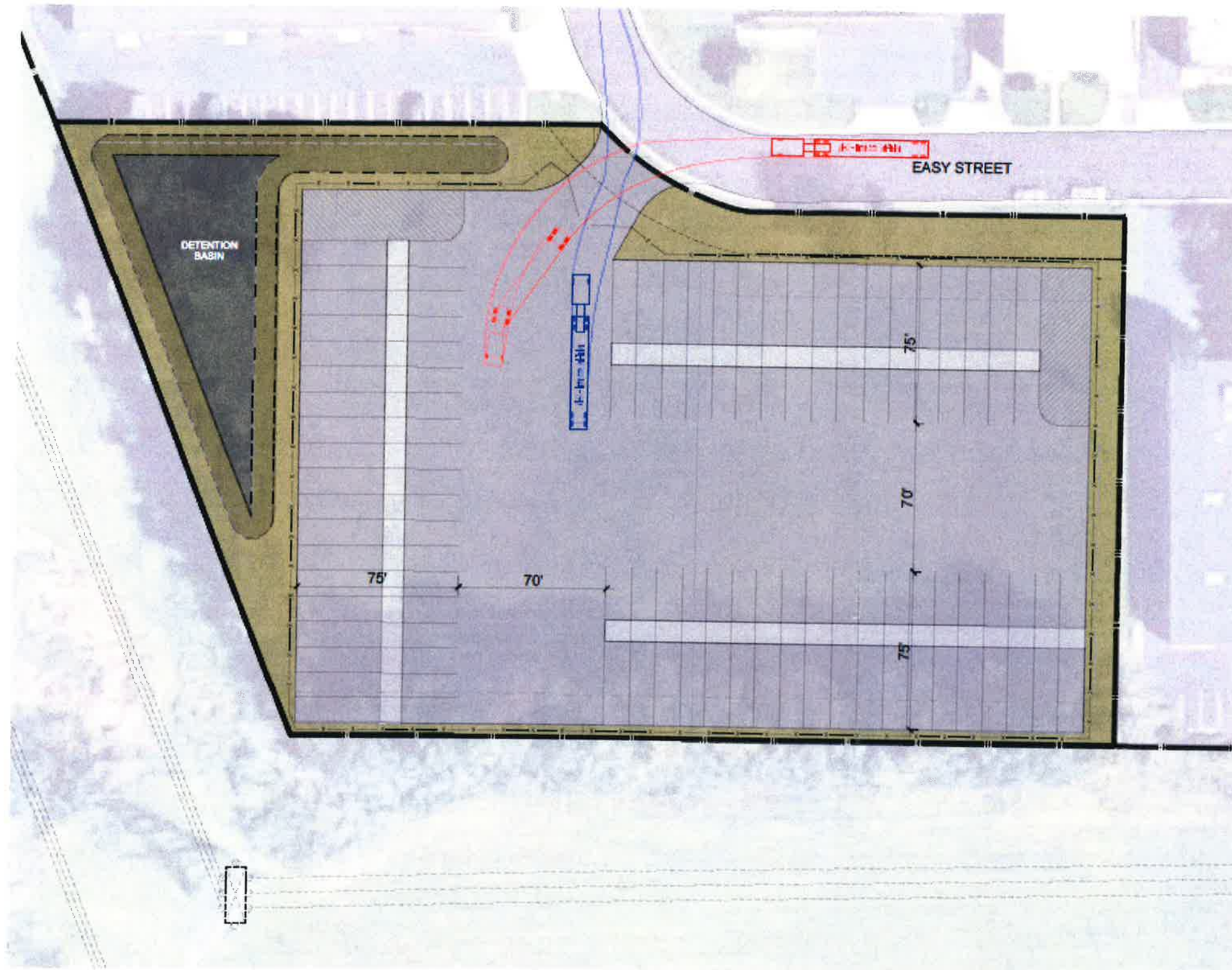
MADE IN USA



A PrivacyLink® Company

1.888.806.7528
www.eprivacylink.com
info@eprivacylink.com

Many patents and patents pending



PROJECT DATA:

SITE AREA:	
GROSS:	2.77 AC 120,812 SF
DETENTION: @ 10% 12,212 SF	
NET:	2.49 AC 108,600 SF
TRAILER:	56 STALLS

DEVELOPMENT STANDARDS:

ZONING:	
MAX. F.A.R.:	0.80
MAX. BLDG. HT.:	50 FT
BUILDING SETBACKS:	
FRONT:	60 FT
SIDE:	40 FT
REAR:	10 FT
LANDSCAPE SETBACKS:	
FRONT:	20 FT
LANDSCAPE REQ.:	10%
OFF-STREET PARKING:	
STANDARD:	9.5X18
DRIVE AISLE:	24 FT
FIRE LANE:	
REQ. PARKING RATIO BY USE:	
WAREHOUSE:	1/1500 SF
OFFICE:	1/250 SF

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- NOTES:**
- 60 feet from the right-of-way line of any existing or proposed street having a right-of-way width of 40 feet or more.
 - 40 feet from the right-of-way line of any existing or proposed street having a right-of-way width of less than 40 feet.
 - 30 ft side yard when adjoining a lot in a residential district.
 - Increased setbacks: front, side, and rear yards as required above shall be increased by one foot for each one foot of building height in excess of 25 feet.
 - Four plus one per each 1,500 square feet of floor space over 1,200 square feet, or when the number of employees is specifically indicated, one per employee employed on the premises, whichever is greater, plus one per each vehicle stored on the premises.
 - The storage of building, construction, manufacturing material and equipment and the parking of trucks shall not be permitted in any front yard or side yard adjoining a street.

This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information and is intended merely to assist in exploring how the project might be developed.

Stormwater Management Design
AVERAGE REGIONAL REQUIRED PROVIDED

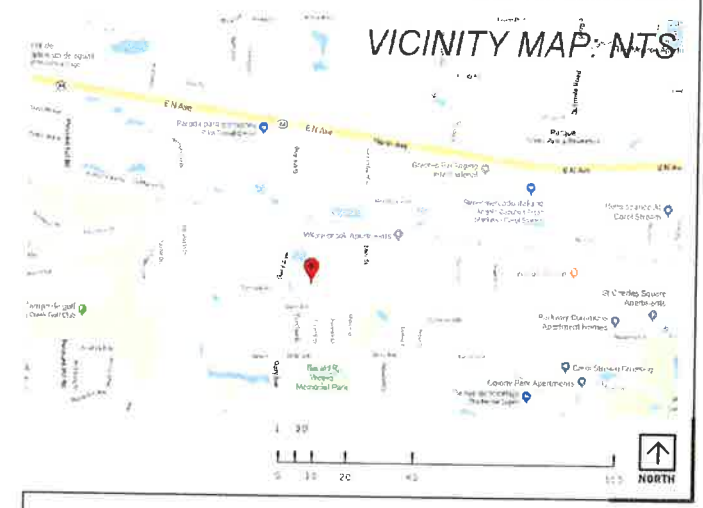


EXHIBIT A

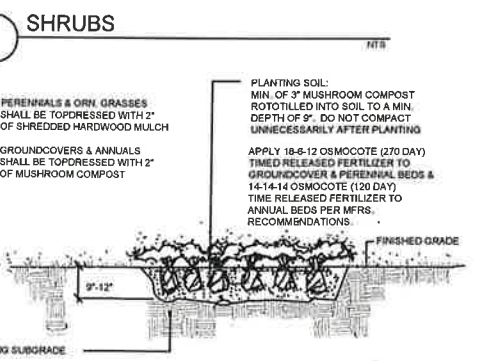
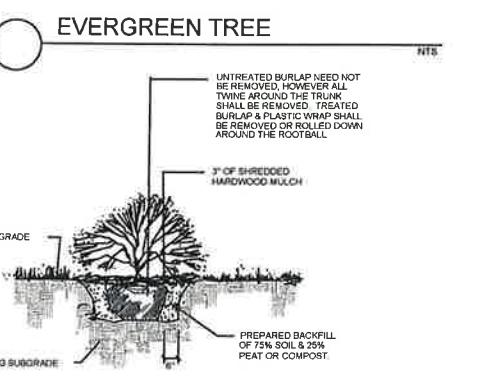
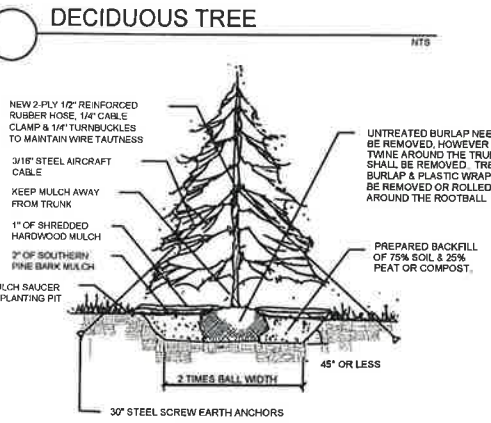
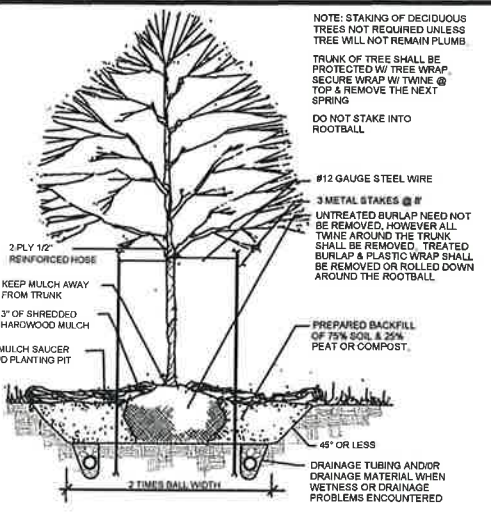
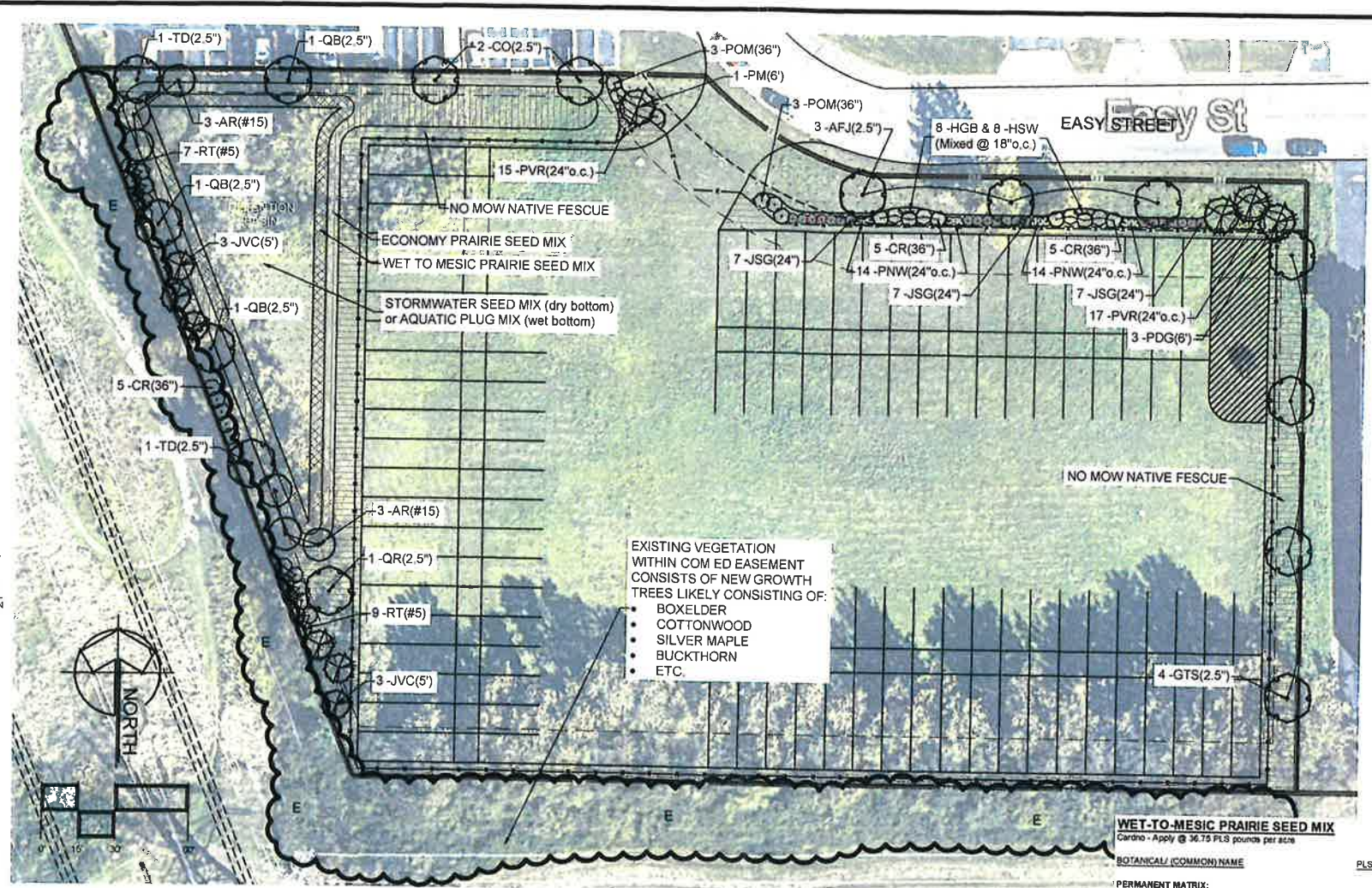


EXHIBIT B



GENERAL NOTES:

Plant material shall be nursery grown and be either balled and burlapped or container grown. Sizes and spreads on plant list represent minimum requirements.

The requirements for measurement, branching and ball size shall conform to the latest addition of ANSI Z60.1, AMERICAN STANDARD OF NURSERY STOCK by the American Nursery & Landscape Association.

Any materials with damaged or crooked/damaged leaders, bark abrasion, sunscald, insect damage, etc. are not acceptable and will be rejected. Trees with multiple leaders will be rejected unless called for in the plant list as multi-stem or clump (c.).

If any mistakes, omissions, or discrepancies are found to exist with the work product, the Landscape Architect shall be promptly notified so that they have the opportunity to take any steps necessary to resolve the issue. Failure to promptly notify the Landscape Architect and the Owner of such conditions shall absolve them from any responsibility for the consequences of such failure.

Under no circumstances should these plans be used for construction purposes without examining actual locations of utilities on site, and reviewing all related documents mentioned herein, including related documents prepared by the project Civil Engineer and Architect.

Civil Engineering or Architectural base information has been provided by others. The location of various site improvements on this set of drawings is only illustrative and should not be relied upon for construction purposes.

Quantity lists are supplied as a convenience. However, Bidders and the Installing Contractor should verify all quantities. The drawings shall take precedence over the lists. Any discrepancies shall be reported to the Landscape Architect.

Actions taken without the knowledge and consent of the Owner and the Landscape Architect or in contradiction to the Owner and the Landscape Architect's work product or recommendations, shall become the responsibility not of the Owner and the Landscape Architect, but for the parties responsible for the taking of such action.

Refer to Civil Engineering documents for detailed information regarding size, location, depth and type of utilities, as well as locations of other site improvements, other than landscape improvements.

Plant symbols illustrated on this plan are a graphic representation of proposed plant material types and are intended to provide for visual clarity. However, the symbols do not necessarily represent actual plant spread at the time of installation.

All plant species specified are subject to availability. Material shortages in the landscape industry may require substitutions. All substitutions must be approved by the Village, Landscape Architect and Owner.

The Landscape Contractor shall verify location of all underground utilities prior to digging by calling "J.U.L.I.E." (Joint Utility Location for Excavators) 1-800-892-0123 and any other public or private agency necessary for utility location.

All perennial, ornamental grass, groundcover and annual beds shall be top dressed with a minimum of three inches (3") of mushroom compost. The top dressing shall be worked into the soil to a minimum depth of nine inches (9") by the use of a t. Upon completion perennials & ornamental grasses shall be mulched with an additional two inch (2") layer of 1/2" layer of mulch. Annuals & groundcovers shall be covered with an additional two inch (2") layer of mushroom compost.

and tree saucers shall be mulched with a minimum of three inches (3") of shredded wood mulch.

nt to building shall be mulched in their entirety to the building foundation. Plant materials shall not be installed in areas and other such areas which do not receive natural rainfall.

e of planting shall extend a minimum of two feet (2') beyond the center of a shrub.

saucers shall require a hand spaded edge between lawn and mulched areas.

slopes which are smooth and continuous. Positive drainage shall be provided in all areas.

base only.

Seed mixes shall be applied mechanically so that the seed is incorporated into the top one-half inch (1/2") of the seed bed. The seed shall then be covered with the specified blanket (installed per manufacturer's specs) or Hydro-mulch.

All plant material shall be guaranteed for one (1) year from the date of acceptance.

PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
DECIDUOUS SHADE TREES					
AFJ	3	Acer f. 'Infrared'	Autumn Blaze Freeman Maple	2.5' BB	
CO	2	Celtis occidentalis	Hickory	2.5' BB	
GTS	4	Gleditsia l. 'Skyline'	Skyline Honeylocust	2.5' BB	
QB	3	Quercus bicolor	Swamp White Oak	2.5' BB	
QR	1	Quercus rubra	Red Oak	2.5' BB	
TD	2	Taxodium distichum	Bald Cypress	2.5' BB	
EVERGREEN TREES					
JVC	6	Juniperus v. 'Canaertii'	Canaertii Red Cedar	5' BB	
POD	3	Picea g. 'Densaata'	Black Hills Spruce	6' BB	
PM	1	Pseudotsuga menziesii	Douglas Fir	6' BB	
DECIDUOUS ORNAMENTAL TREES					
AR	6	Aulus incana subsp nigosa	Speckled Alder	#15	
DECIDUOUS SHRUBS & SHRUB ROSES					
CR	15	Cornus racemosa	Gray Dogwood	3' BB	
RT	16	Rhus l. 'Laciniata'	Cuttleaf Staghorn Sumac	#5	
POM	6	Physocarpus o. 'Minda'	Copperleaf Ninebark	#5	
EVERGREEN SHRUBS					
JSG	21	Juniperus o. 'Sea Green'	Sea Green Juniper	24" #5	
ORNAMENTAL GRASS					
PNW	28	Panicum v. 'Northwind'	Northwind Switch Grass	#1	
PVR	32	Panicum v. 'Rotstrahusch'	Red Switch Grass	#1	
PERENNIALS					
HGB	8	Hemerocallis 'Going Bananas'	Going Bananas Daylily	#1	
HSW	8	Hemerocallis 'Summer Wine'	Summer Wine Daylily	#1	
MATERIAL & LABOR LIST:					
QTY	ITEM	DESCRIPTION			
TBD	SY	Native Seed w/ Straw Blanket			
TBD	SY	Native Seed w/ Straw Blanket			
TBD	SY	Native Seed w/ Straw Blanket			
TBD	SY	Native Seed w/ Straw Blanket			
TBD	SY	Native Seed w/ Straw Blanket			
TBD	SY	Seed w/ Straw Blanket			
15	CY	Mulch			
2	CY	Mulch			

NO MOW FESCUE SEED MIX
Prairie Nursery Westfield, WI

COMMON NAME	PERCENT	GERMINATION
SR5100 Chewings Fescue	23.52%	85%
Sheep Fescue	23.52%	88%
Dawson Red Fescue	11.76%	88%
SR100 Hard Fescue	11.76%	88%
Scalds Hard Fescue	11.76%	88%
Creeching Red Fescue	11.76%	85%
Annual Ryegrass	3.88%	90%

Seed Rate 6 lbs per 100 sq. ft. or 220 lbs per acre

- LEGEND**
- E EXISTING TREES
 - 2.5" - PROPOSED DECIDUOUS SHADE TREES
 - 6' - EVERGREEN TREES
 - 2.0" or 6' - ORNAMENTAL TREES
 - 30" to 36" - DECIDUOUS SHRUBS
 - #3 - DECIDUOUS SHRUBS
 - 24" #5 - EVERGREEN SHRUBS
 - #1 - ORNAMENTAL GRASSES
 - #1 - PERENNIALS or from flats - GROUNDCOVERS
 - TURF SEED w/ STRAW BLANKET
 - NO MOW FESCUE w/ STRAW BLANKET
 - NATIVE PRAIRIE GRASS SEED MIXES w/ STRAW BLANKET
 - STORMWATER SEED MIX or EMERGENT AQUATIC PLUGS

ECONOMY PRAIRIE SEED MIX
Carbino (or equivalent) - Apply at 37.75 PLS pounds per acre

BOTANICAL / (COMMON) NAME	PLS OZ./AC
PERMANENT MATRIX:	
Andropogon gerardi (Big Bluestem)	16.00
Bouteloua curtipendula (Side Oats Grams)	18.00
Carex spp. (Prairie Carex Mix)	1.00
Elymus canadensis (Canada Wild Rye)	18.00
Panicum virgatum (Prairie Switch Grass)	2.80
Schizachyrium scoparium (Lilie Bluestem)	24.00
Sorghastrum nutans (Indian Grass)	18.00
TOTAL	86.80

TEMPORARY COVER:

BOTANICAL / (COMMON) NAME	PLS OZ./AC
Avena sativa (Seed Oats)	360.00
Lolium multiflorum (Annual Rye)	100.00
TOTAL	460.00

FORBS:

BOTANICAL / (COMMON) NAME	PLS OZ./AC
Asclepias syriaca (Common Milkweed)	1.00
Asclepias tuberosa (Butterfly Weed)	1.00
Aster laevis (Smooth Blue Aster)	0.50
Aster novae-angliae (New England Aster)	0.75
Chamaecrista fasciculata (Partridge Pea)	9.00
Coneopeltis lanceolata (Sand Coreopsis)	5.00
Echinacea purpurea (Purple Coneflower)	7.50
Helopsis helianthoides (False Sunflower)	0.25
Lupinus perennans (Wild Lupine)	1.00
Monarda fistulosa (Wild Bergamot)	0.50
Penstemon digitalis (Foxglove Beard Tongue)	1.00
Pycnanthemum virginicum (Common Mountain Mint)	0.50
Ratibida pinnata (Yellow Coneflower)	3.50
Rudbeckia hirta (Black-Eyed Susan)	8.00
Solidago speciosa (Showy Goldenrod)	1.00
TOTAL	46.80

STORMWATER SEED MIX
Carbino-Prime - Apply @ 32.6 PLS pounds per acre

BOTANICAL / (COMMON) NAME	PLS OZ./AC
PERMANENT MATRIX:	
Carex crinitata (Crested Owl Sedge)	1.00
Carex lurida (Bottlebrush Sedge)	2.50
Carex vulpinoidea (Brown Fox Sedge)	6.00
Elymus virginicus (Virginia Wild Rye)	12.00
Glyceria striata (Fowl Manna Grass)	1.25
Juncus effusus (Common Rush)	1.00
Juncus tenuis (Tufted Rush)	0.25
Lactuca oxyzyctes (Rice Cut Grass)	1.00
Panicum virgatum (Switch Grass)	8.00
Scirpus atrovirens (Dark Green Bulrush)	1.00
Scirpus cyperinus (Wool Grass)	0.50
Scirpus torreyana (Common Arrowhead)	0.25
Scirpus validus (Great Bulrush)	6.00
TOTAL	43.23

TEMPORARY COVER:

BOTANICAL / (COMMON) NAME	PLS OZ./AC
Avena sativa (Seed Oats)	360.00
Lolium multiflorum (Annual Rye)	100.00
TOTAL	460.00

FORBS:

BOTANICAL / (COMMON) NAME	PLS OZ./AC
Alisma spp. (Water Plantain Mix)	4.25
Asclepias incarnata (Swamp Milkweed)	1.50
Bidens spp. (Bidens Mix)	2.00
Heimerocallis (Sneezeweed)	2.00
Lycopus americanus (Common Water Horshound)	0.25
Mimulus ringens (Monkey Flower)	1.00
Pantheron scabridus (Ditch Stonecrop)	0.50
Polygonum pennsylvanicum (Pinksueed)	4.00
Rudbeckia subtomentosa (Sweet Black-Eyed Susan)	1.00
Sagittaria latifolia (Common Arrowhead)	1.00
Serna hebecarpa (Wild Senna)	1.00
Thalictrum dasycarpum (Purple Meadow Rue)	2.00
TOTAL	20.50

REVISIONS

RECEIVED

MAR 29 2021

COMMUNITY DEVELOPMENT

EASY STREET (WEST LOT)

Carol Stream, Illinois

SEAL:

RANDY F. METZ

157-990422

METZ & COMPANY
LANDSCAPE ARCHITECTURE/PLANNING

826 East Maple Street
Lombard, Illinois 60148
PH: 630.561.3903
Email: metz_landarch@comcast.net

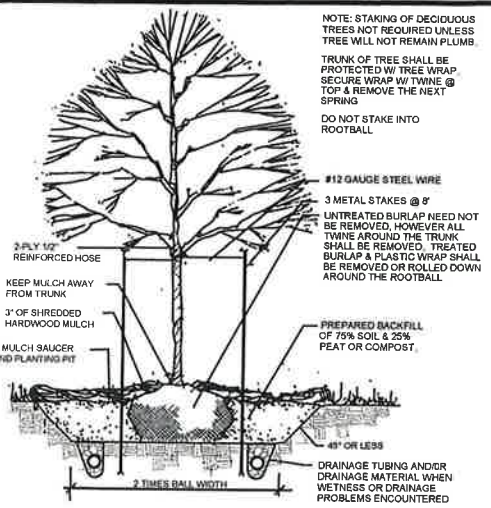
TITLE
PRELIMINARY LANDSCAPE PLAN

PROJECT NO.:
20-137

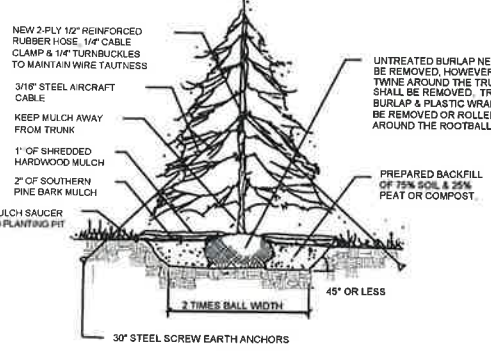
DATE: 02-26-2021

SCALE: 1" = 30'

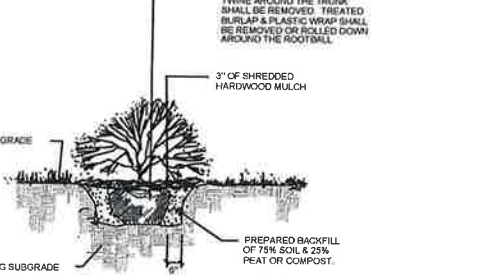
SHEET
L-1



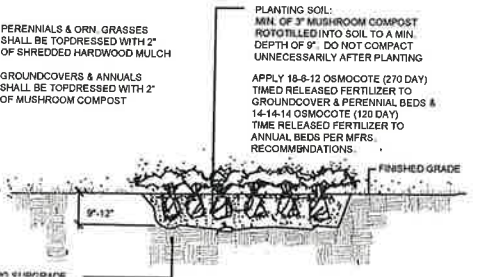
DECIDUOUS TREE



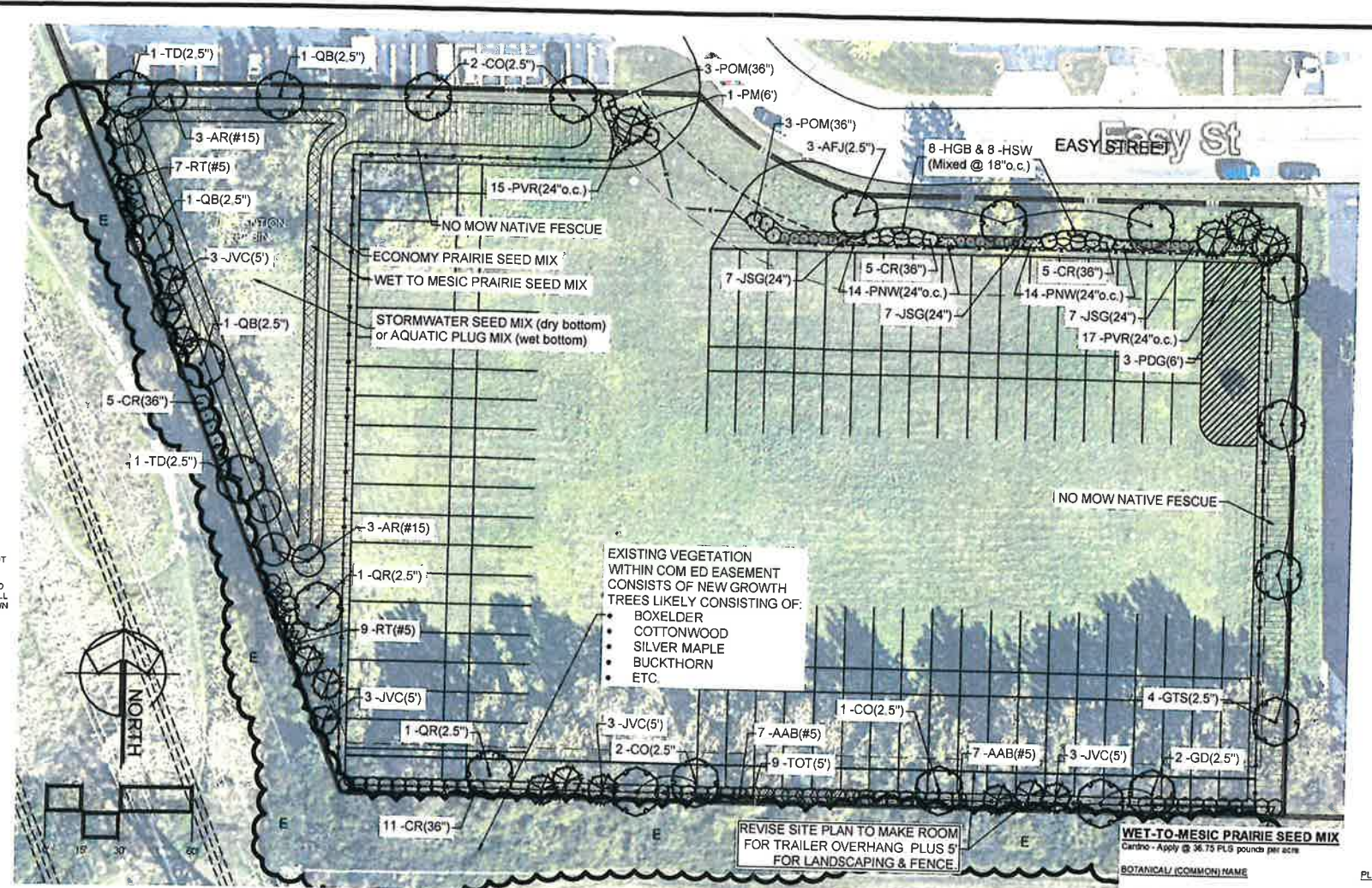
EVERGREEN TREE



SHRUBS



BED PLANTING DETAIL (PERENNIALS, ORNAMENTAL GRASSES, VINES, GROUNDCOVERS & ANNUALS)



GENERAL NOTES:

Plant material shall be nursery grown and be either balled and bur-lapped or container grown. Sizes and spreads on plant list represent minimum requirements.

The requirements for measurement, branching and ball size shall conform to the latest addition of ANSI Z60.1, AMERICAN STANDARD OF NURSERY STOCK by the American Nursery & Landscape Association.

Any materials with damaged or crooked/damaged leaders, bark abrasion, sunscald, insect damage, etc. are not acceptable and will be rejected. Trees with multiple leaders will be rejected unless called for in the plant list as multi-stem or clump (d.).

If any mistakes, omissions, or discrepancies are found with the work product, the Landscape Architect shall be promptly notified so that they have the opportunity to take any steps necessary to resolve the issue. Failure to promptly notify the Landscape Architect and the Owner of such conditions shall absolve them from any responsibility for the consequences of such failure.

Under no circumstances should these plans be used for construction purposes without examining actual locations of utilities on site, and reviewing all related documents mentioned herein, including related documents prepared by the project Civil Engineer and Architect.

Civil Engineering or Architectural base information has been provided by others. The location of various site improvements on this set of drawings is only illustrative and should not be relied upon for construction purposes.

Quantity lists are supplied as a convenience. However, Bidders and the Installing Contractor should verify all quantities. The drawings shall take precedence over the lists. Any discrepancies shall be reported to the Landscape Architect.

Actions taken without the knowledge and consent of the Owner and the Landscape Architect or in contradiction to the Owner and the Landscape Architect's work product or recommendations, shall become the responsibility not of the Owner and the Landscape Architect, but for the parties responsible for the taking of such action.

Refer to Civil Engineering documents for detailed information regarding size, location, depth and type of utilities, as well as locations of other site improvements, other than landscape improvements.

Plant symbols illustrated on this plan are a graphic representation of proposed plant material types and are intended to provide visual clarity. However, the symbols do not necessarily represent actual plant spread at the time of installation.

All plant species specified are subject to availability. Material shortages in the landscape industry may require substitutions. All substitutions must be approved by the Village, Landscape Architect and Owner.

The Landscape Contractor shall verify location of all underground utilities prior to digging by calling "J.U.L.I.E." (Joint Utility Location for Excavators) 1-800-892-0123 and any other public or private agency necessary for utility location.

All perennial, ornamental grass, groundcover and annual beds shall be top dressed with a minimum of three inches (3") of top dressing shall be worked into the soil to a minimum depth of nine inches (9") by the use of a 1. Upon completion perennials & ornamental grasses shall be mulched with an additional two inch (2") layer of mulch. Annuals & groundcovers shall be covered with an additional two inch (2") layer of mushroom compost.

and tree saucers shall be mulched with a minimum of three inches (3") of shredded wood mulch.

it to building shall be mulched in their entirety to the building foundation. Plant materials shall not be installed on and other such areas which do not receive natural rainfall.

of planting shall extend a minimum of two feet (2') beyond the center of a shrub.

saucers shall require a hand spaced edge between lawn and mulched areas.

slopes which are smooth and continuous. Positive drainage shall be provided in all areas.

on a minimum of base only.

Seed mixes shall be applied mechanically so that the seed is incorporated into the top one-half inch (1/2") of the seed bed. The seed shall then be covered with the specified blanket (installed per manufacturer's specs) or Hydro-mulch.

All plant material shall be guaranteed for one (1) year from the date of acceptance.

PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE/TYPE
DECIDUOUS SHADE TREES				
AFJ	3	Acer 'Jeffersred'	Autumn Blaze Freeman Maple	2.5'BB
CO	5	Callis occidentalis	Hackberry	2.5'BB
GTS	4	Gleditsia 'L. Shylina'	Styria Honeylocust	2.5'BB
GD	2	Gymnocladus dioica	Kentucky Coffeetree	2.5'BB
QB	3	Quercus bicolor	Swamp White Oak	2.5'BB
QR	2	Quercus rubra	Red Oak	2.5'BB
TD	2	Taxodium distichum	Bald Cypress	2.5'BB
EVERGREEN TREES				
JVC	12	Juniperus v. 'Canaerif'	Canaerif Red Cedar	5'BB
PGD	3	Picea v. 'Densata'	Black Hills Spruce	6'BB
PM	1	Pseudotsuga menziesii	Douglas Fir	6'BB
TOT	9	Thuja o. 'Techny'	Techny Arborvitae	5'BB
DECIDUOUS ORNAMENTAL TREES				
AR	8	Athus incana subsp nigosa	Speckled Alder	#15
DECIDUOUS SHRUBS & SHRUB ROSES				
AAB	14	Aronia a. 'Brilliantissima'	Red Chokeberry	#5/30"
CR	37	Cornus racemosa	Gray Dogwood	3'BB
RT	16	Rhus t. 'Laciniata'	Cuttleaf Staghorn Sumac	#5
POM	6	Physocarpus o. 'Minda'	Coppertina Ninebark	#5
EVERGREEN SHRUBS				
JSG	21	Juniperus c. 'Sea Green'	Sea Green Juniper	24'BS
ORNAMENTAL GRASS				
PNW	28	Panicum v. 'Northwind'	Northwind Switch Grass	#1
PVR	32	Panicum v. 'Robatrahbusch'	Red Switch Grass	#1
PERENNIALS				
HGB	8	Hemerocallis 'Going Bananas'	Going Bananas Daylily	#1
HSW	8	Hemerocallis 'Summer Wine'	Summer Wine Daylily	#1
MATERIAL & LABOR LIST:				
QTY	ITEM	DESCRIPTION		
TBD	SY	Native Seed w/ Straw Blanket		
TBD	SY	Native Seed w/ Straw Blanket		
TBD	SY	Native Seed w/ Straw Blanket		
TBD	SY	Native Seed w/ Straw Blanket		
TBD	SY	Seed w/ Straw Blanket		
23	CY	Mulch		
2	CY	Mulch		

NO MOW FESCUE SEED MIX
Prairie Nursery Westfield, WI

COMMON NAME	PERCENT	GERMINATION
SR5100 Chewings Fescue	23.52%	85%
Sheep Fescue	23.52%	85%
Dewon Red Fescue	11.76%	85%
SR102 Hard Fescue	11.76%	85%
Scalds Hard Fescue	11.76%	85%
Creeping Red Fescue	11.76%	85%
Annual Ryegrass	3.88%	90%

Seed Rate 5 lbs per 100 sq ft. or 220 lbs per acre

LEGEND

- E EXISTING TREES
- 2.5" - PROPOSED DECIDUOUS SHADE TREES
- 6' - EVERGREEN TREES
- 2.0' or 6' - ORNAMENTAL TREES
- 30" to 36" - DECIDUOUS SHRUBS
- #3 - DECIDUOUS SHRUBS
- 24"/#5 - EVERGREEN SHRUBS
- #1 - ORNAMENTAL GRASSES
- #1 - PERENNIALS or from flats - GROUNDCOVERS
- TURF SEED w/ STRAW BLANKET
- NO MOW FESCUE w/ STRAW BLANKET
- NATIVE PRAIRIE GRASS SEED MIXES w/ STRAW BLANKET
- STORMWATER SEED MIX or EMERGENT AQUATIC PLUGS

ECONOMY PRAIRIE SEED MIX
Carbido - Apply @ 37.58 PLS pounds per acre

BOTANICAL / COMMON NAME	PLS OZ/AC
PERMANENT MATRIX:	
Andropogon gerardii (Big Bluestem)	16.00
Bouteloua curtipendula (Side Oats Grama)	18.00
Carex spp. (Prairie Carex Mix)	1.00
Elymus canadensis (Canada Wild Rye)	16.00
Panicum virgatum (Prairie Switch Grass)	2.50
Schizachyrium scoparium (Little Bluestem)	24.00
Sorghastrum nutans (Indian Grass)	18.00
TOTAL	85.50

TEMPORARY COVER:

BOTANICAL / COMMON NAME	PLS OZ/AC
Avena sativa (Seed Oats)	360.00
Lolium multiflorum (Annual Rye)	100.00
TOTAL	460.00

FORBS:

BOTANICAL / COMMON NAME	PLS OZ/AC
Asclepias syriaca (Common Milk)	1.00
Asclepias tuberosa (Butterfly Weed)	1.00
Aster laevis (Smooth Blue Aster)	0.50
Aster novae-angliae (New England Aster)	0.75
Chamaecrista nictitans (Partridge Pea)	5.00
Coleoptis lanceolata (Sand Coreopsis)	9.00
Echinacea purpurea (Purple Coneflower)	7.50
Helopsis scabra (False Sunflower)	0.25
Lupinus perennis (Wild Lupine)	1.00
Monarda fistulosa (Wild Bergamot)	1.00
Penstemon digitalis (Foxglove Beard Tongue)	0.50
Pycnanthemum virginicum (Common Mountain Mint)	0.50
Rudbeckia hirta (Black-Eyed Susan)	3.50
Rudbeckia hirta (Black-Eyed Susan)	8.00
Solidago speciosa (Showy Goldenrod)	1.00
TOTAL	40.80

STORMWATER SEED MIX
Carbido - Apply @ 32.6 PLS pounds per acre

BOTANICAL / COMMON NAME	PLS OZ/AC
PERMANENT MATRIX:	
Carex cristatella (Crested Owl Sedge)	1.00
Carex lurida (Bottlebrush Sedge)	2.00
Carex vulpinoidea (Brown Fox Sedge)	6.00
Elymus virginicus (Virginia Wild Rye)	12.00
Glyceria striata (Fowl Manna Grass)	1.25
Juncus effusus (Common Rush)	1.00
Juncus torreyi (Torrey's Rush)	0.25
Lepidosaphalea (Rice Cut Grass)	1.00
Panicum virgatum (Switch Grass)	1.00
Scleria reticularis (Dark Green Bulrush)	1.00
Scirpus cyperinus (Wool Grass)	0.50
Scirpus rivularis (Rice Rush)	0.25
Scirpus validus (Great Bulrush)	5.00
TOTAL	49.25

TEMPORARY COVER:

BOTANICAL / COMMON NAME	PLS OZ/AC
Avena sativa (Seed Oats)	360.00
Lolium multiflorum (Annual Rye)	100.00
TOTAL	460.00

FORBS:

BOTANICAL / COMMON NAME	PLS OZ/AC
Alliaria spp. (Water Plantain Mix)	4.25
Asclepias incarnata (Swamp Milkweed)	1.50
Bidens spp. (Bidens Mix)	2.00
Helenium autumnale (Sneezeweed)	2.00
Lycopersicon americanum (Common Water Horehound)	0.25
Mimulus angustifolius (Monkey Flower)	0.50
Pentstemon sedoides (Dark Stonecrop)	1.00
Polygonum perfoliatum (Punkweed)	4.00
Rudbeckia subomentosa (Sweet Black-Eyed Susan)	1.00
Sigillaria latifolia (Common Arrowhead)	1.00
Senna hebecarpa (Wild Senna)	1.00
Thalictrum dasycarpum (Purple Meadow Rue)	2.00

REVISIONS

RECEIVED

MAR 29 2021

COMMUNITY DEVELOPMENT DEPT

EASY STREET (WEST LOT)

Carol Stream, Illinois

SEAL:

RANDY F. METZ

157-090422

Professional Engineer

METZ & COMPANY

LANDSCAPE ARCHITECTURE/PLANNING

826 East Maple Street

Lombard, Illinois 60148

PH: 630.561.3903

Email: metz_landarch@comcast.net

TITLE

PRELIMINARY

LANDSCAPE

PLAN-OPTIONAL

PROJECT NO.:

20-137

DATE: 02-26-2021

SCALE: 1"=30'

SHEET

L-2

If this plan is not 24" x 36" in size, then it is a reproduction that may not be to scale. Copyright 2021 all rights reserved. The design and any other all ideas contained herein are the sole property of Metz & Company. Any reproduction of the design or the concept embodied herein in any form, in whole or in part, without consent from Metz & Company is prohibited.

MERGENTHALER'S CONSOLIDATION

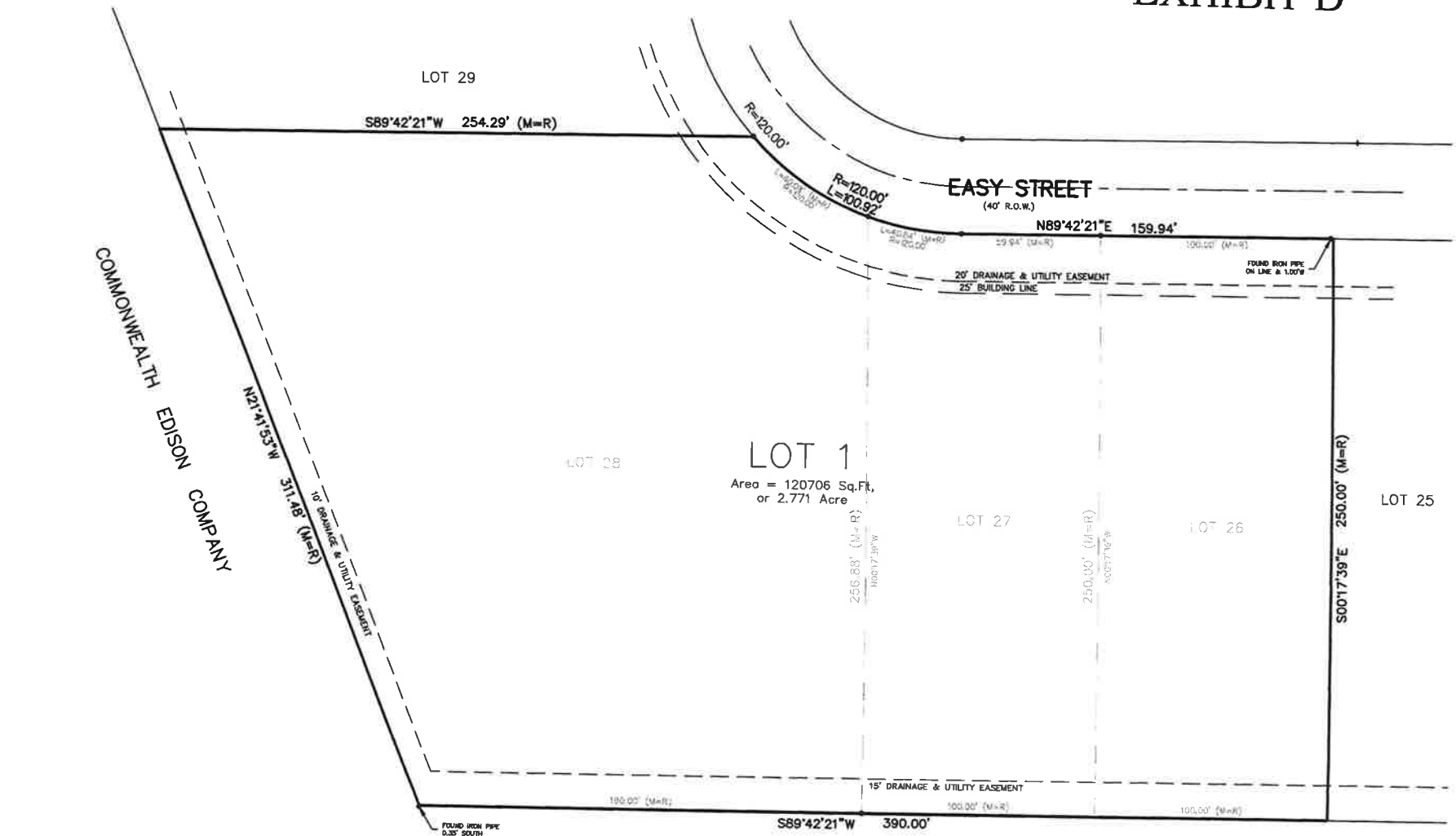
OF PART OF OF THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.: 05-05-206-003
 P.I.N.: 05-05-206-004
 P.I.N.: 05-05-206-005
 ADDRESS: 130 EASY STREET, CAROL STREAM, IL 60188

RECEIVED
 MAR 29 2021

COMMUNITY DEVELOPMENT
 DEPT

EXHIBIT D



P.I.N. NO: 05-05-206-003
 05-05-206-003
 05-05-206-003
 ADDRESS: 130 EASY ST
 CAROL STREAM IL 60188

TAXING DISTRICTS:
 FIRE PROTECTION DIST.: CAROL STREAM
 LIBRARY DIST.: CAROL STREAM
 PARK DIST.: CAROL STREAM
 MOSQUITO ABT. DIST.: WHEATON
 UNIT SCHOOL DIST.: DISTRICT 200
 COMM. COLLEGE DIST.: COLLEGE OF DUPAGE 502
 WATER COMMISSION: DUPAGE WATER COMMISSION
 AIRPORT AUTHORITY: DUPAGE AIRPORT AUTHORITY

LOT 3
 SCHEFFLER'S ASSMT. PLAT.
 DOC#: 414222

COMMONWEALTH EDISON COMPANY



Scale 1" = 30'

DUPAGE COUNTY RECORDER'S CERTIFICATE
 STATE OF ILLINOIS)
 COUNTY OF DUPAGE) S.S.
 THIS INSTRUMENT NO. _____ WAS FILED FOR RECORD IN THE
 RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS, AFORESAID
 ON THE ____ DAY OF _____, A.D. 20____ AT _____ O'CLOCK ____ M.
 BY _____
 RECORDER OF DEEDS

OWNER'S CERTIFICATE
 STATE OF ILLINOIS)
 COUNTY OF DUPAGE) S.S.
 THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF THE LAND DESCRIBED IN THE ANNEXED PLAT,
 AND THAT HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED, AS INDICATED THEREON, FOR THE
 USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER
 THE STYLE AND TITLE THEREIN INDICATED.
 THIS IS TO CERTIFY, AS OWNER OF THE PROPERTY DESCRIBED HEREIN AND LEGALLY DESCRIBED ON THE
 PLAT, THAT I HAVE DETERMINED TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT EACH OF THE SUBJECT
 LOTS LIE WHOLLY WITHIN
 UNITED SCHOOL DISTRICT 200, WHEATON IL (130 W PARK AVE, WHEATON, IL 60188),
 COLLEGE OF DUPAGE 502 (425 FAWELL BLVD., GLEN ELLYN, IL
 DATED THIS DATE OF _____ 20____
 OWNER _____ OWNER _____

NOTARY PUBLIC
 STATE OF ILLINOIS)
 COUNTY OF DUPAGE) SS
 I, _____ NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY
 CERTIFY THAT _____ PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAME
 ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH OWNERS, APPEARED BEFORE ME THIS DAY IN
 PERSON AND ACKNOWLEDGE THAT THEY SIGNED THE ANNEXED PLAT AS THEIR OWN FREE AND VOLUNTARY
 ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.
 GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS ____ DAY OF _____ 20____
 NOTARY PUBLIC _____
 MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATE
 STATE OF ILLINOIS)
 COUNTY OF DUPAGE) SS
 THIS IS TO CERTIFY THAT I, NORBERT V. LAMBERT JR., LICENSED ILLINOIS LAND SURVEYOR NO. 1863, HAVE
 SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY: AS SHOWN BY THE ANNEXED PLAT
 WHICH IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION. ALL DISTANCES ARE SHOWN IN
 FEET AND DECIMAL PARTS THEREOF.
 LOTS 26, 27 AND 28 IN GARY - ST. CHARLES BUSINESS PARK, BEING A SUBDIVISION OF PART OF THE
 NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN,
 ACCORDING TO THE PLAT THEREOF RECORDED JUNE 24, 1980 AS DOCUMENT R80-35883 AND CERTIFICATE
 OF CORRECTION RECORDED OCTOBER 10, 1980 AS DOCUMENT R80-82291, IN DUPAGE COUNTY, ILLINOIS.
 I FURTHER CERTIFY THAT ALL REGULATIONS ENACTED BY THE VILLAGE BOARD RELATIVE TO PLATS AND
 SUBDIVISIONS HAVE BEEN COMPLIED WITH IN THE PREPARATION OF THIS PLAT.
 I FURTHER CERTIFY THAT THE PROPERTY SHOWN ON THE PLAT HEREON DRAWN IS SITUATED WITHIN THE
 CORPORATE LIMITS OF THE VILLAGE OF CAROL STREAM WHICH HAS ADOPTED A COMPREHENSIVE PLAN AND
 MUNICIPAL CODES AS HERETOFORE AND HERINAFTER AMENDED AND THAT BASED UPON A REVIEW OF
 FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP COMMUNITY - PANEL
 NO. 17043C0063J WITH AN EFFECTIVE DATE OF AUGUST 1, 2019, IT IS MY OPINION THAT THE PROPERTY
 PLATTED HEREON IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA.
 I HEREBY AUTHORIZE A REPRESENTATIVE FROM THE VILLAGE OF GLEN ELLYN TO RECORD THIS PLAT.
 GIVEN UNDER MY HAND AND SEAL THIS 8TH DAY OF MARCH, A.D. 2021.
 Norbert V. Lambert Jr.
 ILLINOIS DESIGN FIRM NO.: 184-007160



COUNTY CLERK'S CERTIFICATE
 STATE OF ILLINOIS)
 COUNTY OF DUPAGE) SS
 I, _____ COUNTY CLERK OF DUPAGE COUNTY, ILLINOIS, DO HEREBY CERTIFY
 THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX
 SALES AGAINST ANY OF THE LAND INCLUDED IN THE ANNEXED PLAT.
 GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK AT WHEATON, ILLINOIS, THIS ____ DAY OF
 _____ A.D. 20____
 COUNTY CLERK _____

CERTIFICATE AS TO SPECIAL ASSESSMENTS
 STATE OF ILLINOIS)
 COUNTY OF DUPAGE) SS
 I, _____ VILLAGE COLLECTOR OF THE VILLAGE OF CAROL STREAM, DO HEREBY CERTIFY
 THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED
 INSTALLMENTS THEREOF THAT HAVE BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THIS PLAT.
 DATED AT CAROL STREAM, ILLINOIS, THIS ____ DAY OF _____ A.D. 20____
 VILLAGE COLLECTOR _____

PLAN COMMISSION CERTIFICATE
 STATE OF ILLINOIS)
 COUNTY OF DUPAGE) SS
 APPROVED THIS ____ DAY OF _____ A.D. 20____
 VILLAGE OF CAROL STREAM PLAN COMMISSION
 CHAIRMAN _____

VILLAGE ENGINEER CERTIFICATE
 STATE OF ILLINOIS)
 COUNTY OF DUPAGE) SS
 I, _____ VILLAGE ENGINEER OF THE VILLAGE OF CAROL STREAM, ILLINOIS, HEREBY CERTIFY
 THAT THE LAND IMPROVEMENTS DESCRIBED IN THE ANNEXED PLAT AND THE PLANS AND SPECIFICATIONS THEREOF
 MEET THE MINIMUM REQUIREMENTS OF SAID VILLAGE AND HAVE BEEN APPROVED BY ALL PUBLIC AUTHORITIES
 HAVING JURISDICTION THEREOF.
 I DO FURTHER CERTIFY THAT THERE HAS BEEN FILED WITH ME AND I HAVE REVIEWED TOPOGRAPHICAL AND
 PROFILE STUDIES FILED WITH THIS SUBDIVISION PLAT.
 DATED AT CAROL STREAM, DUPAGE COUNTY, ILLINOIS THIS ____ DAY OF _____ 20____
 VILLAGE ENGINEER _____

VILLAGE CLERK CERTIFICATE
 STATE OF ILLINOIS)
 COUNTY OF DUPAGE) SS
 I, _____ VILLAGE CLERK OF THE VILLAGE OF CAROL STREAM, DO HEREBY CERTIFY THAT THE
 ANNEXED PLAT WAS PRESENTED TO AND BY RESOLUTION _____ DULY APPROVED BY THE BOARD OF
 TRUSTEES OF SAID VILLAGE AT ITS MEETING HELD ON _____ 20____
 IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL OF THE VILLAGE OF CAROL STREAM, ILLINOIS
 THIS ____ DAY OF _____ 20____
 VILLAGE CLERK _____
 MAYOR OF THE VILLAGE OF CAROL STREAM _____

SUBMITTED BY AND RETURN TO:
 VILLAGE OF CAROL STREAM
 500 N GARY AVE.
 CAROL STREAM, IL., 60188

ORDERED BY: CHRIS MERGENTHALER FILE NO. 210162

LAND SURVEYING AND CIVIL ENGINEERING	
LAMBERT & ASSOCIATES 938 N. LIBERTY DR WHEATON, IL 60187 P: (630)653-6331 F: (630)653-6396 E: INFO@LAMBERTSURVEY.COM	LAND TECHNOLOGY 990 EAST OAK ST #3 LAKE IN THE HILLS, IL 60158 P: (815)368-9200 F: (815)368-9223 E: LANDTECH@LT-FE.COM

• = FOUND IRON STAKE
 ○ = SET IRON STAKE

Village of Carol Stream Plan Commission/Zoning Board of Appeals

STAFF REPORT

May 24, 2021

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 the following:

- A variation in accordance with Section 16-12-9 (C)(6) of the Carol Stream Fence Code to allow a fence to extend 17 feet into the required corner side yard

APPLICANT/ CONTACT:

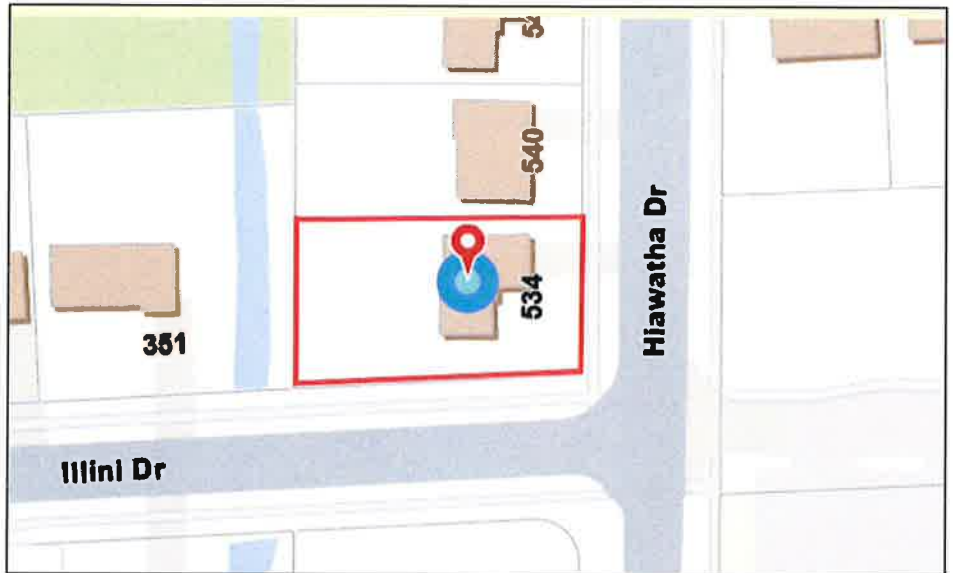
Mr. Brian Smith
534 Hiawatha Drive
Carol Stream, IL 60188



CASE #: 21-0015

LOCATION: 534 Hiawatha Drive

PROJECT NAME: Smith Residence



LOCATION	ZONING DISTRICT	LAND USE	COMPREHENSIVE PLAN DESIGNATION
Subject Property	R-3 One-Family Residence District	Single-Family Residential	Single-Family Residential
North	R-3 One-Family Residence District	Single-Family Residential	Single-Family Residential
South	R-2 One-Family Residence District	Single-Family Residential	Single-Family Residential
East	R-3 One-Family Residence District	Institutional (Jay Stream School)	Institutional
West	R-2 One-Family Residence District	Single-Family Residential	Single-Family Residential

The subject property outlined above in red is located at the northwest corner of Hiawatha Drive and Illini Drive.

Site Assessment

COMPREHENSIVE PLAN DESIGNATION:

The subject property is designated for single-family residential uses according to the Village's Comprehensive Plan.

AERIAL PHOTOGRAPH:



Project Summary

ATTACHMENTS:

Attached for review is the General Application, Fence Code Application, Cover Letter dated April 1, 2021, Letter sent to Neighboring Properties, and Plat of Survey with proposed fence location (Exhibit A).

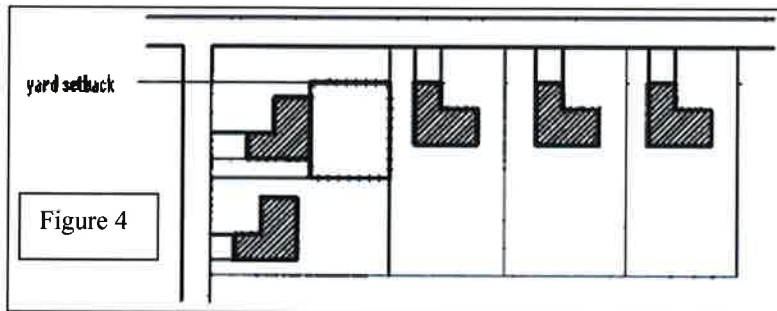
BACKGROUND:

The applicant requests approval of a variation to install a fence 17 feet into the required 25-foot corner side yard setback. The property is zoned R-3 One-Family Residence District, and is located at the northwest corner of Hiawatha and Illini Drives. The property contains a single-family home with a patio along the rear of the home, and backs up to Klein Creek.

Staff Analysis

FENCE VARIATION REQUEST

According to Section 6-12-9 (C)(6) of the Village Fence Code, *“in the case of a corner lot in which the rear lot line of the rear yard abuts the side lot line of the front yard of an adjacent residential interior lot (Figure 4), a structural fence may be erected in the side yard adjoining a street within the area between the rear lot line and the rear of the dwelling unit, provided the fence is placed no nearer to the right of way/property line than the required setback for a side yard adjoining a street for the zoning district or planned unit development, as applicable, in which the lot is located.”*



In the case of the subject property, and with most corner properties, a fence cannot extend past the required building setback within the corner side yard when the rear of the property abuts the front yard of the property behind it. In the R-3 District, the building setback is 25 feet for both the front yard and the corner side yard. The intent of this Fence Code requirement is to prevent



fences from becoming a visual encroachment upon the front yard area of a neighboring property, and to maintain an open streetscape free of structural obstructions.

As illustrated in Exhibit A, the applicants propose to install a five-foot tall wood fence 17 feet to the south of the southwest corner of the house, and then extend it along the south, west, and north sides of the property.

As the Plan Commission/Zoning Board of Appeals is aware, variations are normally approved when there are unique circumstances which results in a hardship for the property owner. While staff would normally have concerns with supporting such a large variation request, staff believes there are several factors to consider for the subject property. Below is a summary of some of the unique characteristics of the subject property and reasoning as to why staff can support the rather large variation request:



- The subject property is located within the Park Hill of the Greenway subdivision, which was platted with 20-foot front and corner side yard building setbacks. However, the lots directly west along the remainder of Illini Drive are part of the Carol Stream Unit 6 subdivision which was platted with 40 foot building setbacks (which is also the requirement in the R-2 District). Therefore, the houses to the west of the subject house are substantially further north from Illini Drive than the subject house. With the constraints of both the less than normal corner side yard setback, and varied setbacks for the subject property and properties to the west due to different requirements for their respective subdivisions and zoning districts, the subject property is somewhat limited with fence placement along Illini Drive.
- As noted in the accompanying photos, Klein Creek is located directly west of the subject property. There is a guardrail and foliage that blocks the creek from the subject property, and staff believes the existing foliage will also partially shield the proposed fence.
- Likewise, there are existing evergreens on the south side of the subject property. Even though the proposed fence will extend 17 feet into the corner side yard (with approximately three feet to the property line), there will still be approximately nine feet to the sidewalk along Illini Drive, for a total of approximately 12 feet between the proposed fence and the sidewalk. The distance from the sidewalk, and shielding from existing trees will also aid in limiting the visibility of the fence from properties to the west and motorists along Illini Drive.

Staff initially had concerns that the proposed fence might hinder visibility for the properties to the west of the subject property along Illini Drive. However, after visiting the site and reviewing the proposed fence location in conjunction with existing landscaping and its proximity to the creek, staff does not believe the fence will obstruct visibility and can support the request.

It should be noted that as part of the review of the variation request, the applicant has been working with the Engineering Services Department regarding the exact placement of the fence given floodplain and floodway located on the subject property (generally located in the rear of the property). In addition, there is an existing 12-inch storm sewer pipe within the public utility easement along the south side of the subject property. As a condition of approval, staff

recommends that the applicant work with the Engineering Services Department on the final placement of the fence, particularly along the rear of the property. Likewise, staff notes that the fence can be constructed within the utility easement, but the applicant has been made aware that if the Village needs to access the storm sewer and remove the portion of the fence located within the easement, the Village has the right for said removal at no cost or liability.

For additional information for the PC/ZBA, staff researched previous variation requests to install fences in corner side yards. We note that requests that were approved by the PC/ZBA were determined to have a unique circumstance or hardship. A brief summary of cases that were approved is provided below:

- 755 Buckingham Court – this property had a larger than normal residential right-of-way along Buckingham Drive, and had an existing wood deck with steps that would not be accessible if a fence were installed along the setback line. The PC/ZBA approved a 12 foot variation at this location.
- 619 Chestnut Drive – This property had uneven topography in the rear yard which contributed to flooding and left much of the rear yard unusable. The applicants initially requested a 12 foot variation, but the PC/ZBA approved a five foot variation instead.
- 631 Iroquois Trail – This property had a significantly constrained buildable area due to it being a small lot (8,275 square feet), a corner lot, and also had a cul-de-sac bulb that substantially reduces the buildable area of the rear yard. The PC/ZBA found the unique shape of the lot to be compelling in approving a 5 foot variation.
- 766 Burning Trail – The relationship between the rear yard property line of 766 Burning Trail to the front/side yard of the property behind it at 1175 Cactus Trail was viewed to be unique, as the shared lot line angles away from the front yard of the 1175 Cactus property. The applicant also indicated that unknown people were jumping into the swimming pool on their property, which presented a safety and security concern that supported construction of the fence as located.
- 540 Burke Drive – In this case, the rear yard of the 540 Burke property abutted the front yard of a townhome that was over 45 feet away and it was determined that no sight line issues would be created. In addition, between the rear yard of the 540 Burke property and the townhome was a 20 foot wide area owned by the townhome association and which an easement had been granted to the Park District, which had been improved with a concrete pathway to allow access to Jan Smith Park.
- 558 Burke Drive – In this case, the corner side property line abuts Kuhn Road, and the rear property line abuts a park/detention facility. As such, it was determined that there was no impact to any adjacent residential property.

Case No.	Address	Fence Code Variation Request	Staff Recommendation	PC/ZBA Action
17-0020	755 Buckingham	Extend 17' into the required 25' corner side yard setback	Approval	Approval
15152	619 Chestnut Drive	Extend 12' into the required 25' corner side yard setback	Denial	Approved (5 feet)
04215	631 Iroquois Trail	Extend 5' into the required 25' corner side yard setback	Approval	Approved

01037	766 Burning Trail	Extend 20' into the required 25' corner side yard setback	Approval	Approved
99055	540 Burke Drive	Extend 20' into the required 25' corner side yard setback	Approval	Approved
94119	630 Larch Drive	Extend 12' into the required 25' corner side yard setback	Denial	Denied
94075	761 Cypress Lane	Extend 5' into the required 25' corner side yard setback	Denial	Denied
93272	1397 Yorkshire Lane	Extend 11' into the required 25' corner side yard setback	Denial	Denied
90022	558 Burke Drive	Extend 2' into the required 25' corner side yard setback	Approval	Approved

In review of this case, staff finds that the subject property has unique conditions which allows for support for such a large variation request in this instance. The combination of existing landscaping and the location of Klein Creek adjacent to the subject property, along with setback deviations between the subject property and properties to the west, provide justifications for the variation request at this location.

VARIATION FINDINGS OF FACT

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

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

The subject property has unique characteristics given its proximity to Klein Creek and different setback as compared to the properties to the west along Illini Drive.

2. The property is exceptionally narrow or shallow.

The subject property is not narrow or shallow, but is different than other corner lots given its proximity to Klein Creek and reduced setback.

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

The proposed fence could be installed at the 20-foot building setback, but would limit usable space on the applicant's property.

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

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

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

Staff does not believe the proposed variation will endanger the public safety, and existing landscaping will lessen the visual impact of the fence for properties to the west and motorists along Illini Drive.

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

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

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

The requested variation will not impair the public health, safety, comfort, morals, or welfare of the inhabitants of the Village.

Recommendation

Staff has reviewed the applicants' request and can support the variation given the distinctive nature of the property (proximity of Klein Creek, reduced setback, expanded area between the setback area and the sidewalk). Therefore, staff recommends approval of a Fence Code Variation for a fence to extend 17 feet into a corner side yard setback at the Smith Residence/534 Hiawatha Drive, Case No. 21-0020, subject to the following conditions:

1. That the fence be installed as shown on Exhibit A, and that a building permit must be obtained for said fence;
2. That the existing evergreen trees along Illini Drive will remain to provide additional screening of the rear yard and fence; and
3. That the applicant work with the Engineering Services Department on the final placement of the fence given floodplain and floodway on the subject property.



Do Not Write in This Space	
Date Submitted:	<u>4/9/21</u>
Fee Submitted:	<u>\$640</u>
File Number:	<u>21-0015</u>
Meeting Date:	<u>5/24/21</u>
Public Hearing Required:	<u>Y</u>

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 Brian Smith Phone (630) 816-1975
Address 534 Hiawatha Drive Fax _____
E-Mail Address madcam1526@gmail.com
(required)
Name of Attorney _____ Phone _____
(if represented)
Address _____ Fax _____
Name of Owner _____ Phone _____
(required if other than applicant)
Address _____ Fax _____
Name of Architect _____ Phone _____
(if applicable)
Address _____ Fax _____
2. *Common Address/Location of Property 534 Hiawatha Drive, Corner of Hiawatha Drive & Illini Drive
3. Requested Action (*check all that apply*)
- | | |
|---|---|
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Gary/North Avenue Corridor Review |
| <input type="checkbox"/> Planned Unit Development – Preliminary | <input type="checkbox"/> Text Amendment |
| <input type="checkbox"/> Planned Unit Development – Final | <input type="checkbox"/> Variation – Zoning (requires Form B-1) |
| <input type="checkbox"/> Special Use Permit (requires Form C) | <input 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 type="checkbox"/> Zoning Change |
| | <input type="checkbox"/> Other |
- Describe requested action Seeking a fence variance for my single family home located at
534 Hiawatha Drive.

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

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

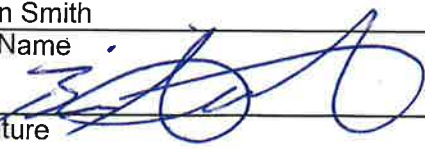
Please submit eight (8) full size drawings and one legible 11 by 17 inch reduced reproducible copy of full size drawings, along with a USB flash drive with plans and associated documents saved as pdf or zip files. Additional sets of plans may be required for certain applications. Please contact Village 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. I also understand that, per § 6-13-6 of the Municipal Code, the Village's costs of legal reviews, structural engineering review, and other special reviews required by the Community Development Director to be performed by means of consultant services shall be paid at the billed rate to the Village by the consultant.

Brian Smith
 Print Name _____
 Signature  _____
 Date 4-1-21



FORM B-3

Village of Carol Stream

500 N. Gary Avenue • Carol Stream, IL 60188

630.871.6230 • FAX 630.665.1064

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

FENCE CODE VARIATION

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

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

I believe due to the topography of my lot whereas Klein Creek runs along my back yard my rear lot line does not directly abut the side lot line of the front yard of the adjacent lot.

2. The property is exceptionally narrow or shallow.

This does not apply to our property.

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

I believe by erecting my fence carrying out the strict letter of the Fence Code I will loose a large portion of my yard.

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

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

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

I believe the proposed variance will not endanger the public safety.

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

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

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

I believe the proposed variance will not impair the public health, safety, comfort, morals, or welfare of the inhabitants of the village.

8. Other pertinent information or reason for the request.

Klein Creek runs along the back of my yard which is aligned with trees, bushes and a metal guard rail. Given this topography I am requesting a variance to the fence code.

April 1, 2021

Zoning Board of Appeals
Village of Carol Stream
500 N Gary Avenue
Carol Stream, IL 60188

RE: Request for Fence Variation

Dear Members of the Zoning Board of Appeals:

I am writing to seek a fence variance for my single-family home located at 534 Hiawatha Drive. Current zoning rules state that on a corner lot where the rear lot line abuts the side lot line of the front yard of an adjacent interior lot, a fence may be erected in the side yard adjoining a street within the area between the rear lot line and the rear of the home, provided the fence is placed no nearer to the right-of-way/property line than the required setback for a side yard adjoining a street for the zoning district or planned unit development in which the lot is located.

I respectfully request to install a 5-foot wood fence that extends 17 feet from the corner of my home on the south side of my property which is Illini Drive to further increase usable space in the backyard for my young, active family. Due to the topographical condition of my lot, my rear lot line does not directly abut the side lot line of the front yard of the adjacent interior lot. My rear lot line directly abuts Klein Creek which is aligned with trees, bushes and a metal guard rail. I believe that by installing 5-foot fence 17 feet from the corner of my home on the south side that it would not impair an adequate supply of light and air to the adjacent property, it will not endanger the public safety and it will not unreasonably diminish or impair established property values in the surrounding area.

I am submitting this request with the intention of ensuring safety, maintaining privacy on a corner property, conserving the property value, conserving aesthetics of the neighborhood and encouraging the most practical and appropriate use of the land. Due to the community topography, line of the site for vehicles at the stop signs and approaching traffic are not impacted by my request for an extension of my fence.

Sincerely,


Brian C. Smith



Village of Carol Stream

FRANK SAVERINO, SR., MAYOR • JULIA SCHWARZE, CLERK • ROBERT MELLOR, MANAGER
500 N. Gary Avenue • Carol Stream, Illinois 60188-1899
(630) 665-7050 • FAX (630) 665-1064
www.carolstream.org

To: Property Owners within 250 feet of 534 Hiawatha Drive
From: Tom Farace, Planning & Economic Development Manager
Date: May 3, 2021
Re: **Carol Stream Plan Commission/Zoning Board of Appeals Public Hearing
Case # 21-0015, Smith Residence – 534 Hiawatha Drive**

Dear Property Owner:

The purpose of this memorandum is to notify you that on April 9, 2021, an application for a Variation from the Carol Stream Fence Code was filed with the Village of Carol Stream by the owner of the property at 534 Hiawatha Drive. You are receiving this notification because you are the owner or resident of a property that is either contiguous to or across the street from 534 Hiawatha Drive. The applicant seeks approval to install a five-foot tall fence within the corner side yard along Illini Drive. The fence is proposed to extend approximately 17 feet closer to the south property line than is otherwise permitted by the Fence Code. A public hearing is scheduled to be held in-person and via web conference at 6:00 p.m. on Monday, May 24, 2021, at the Carol Stream Gregory J. Bielawski Municipal Center, 500 N. Gary Avenue.

Join from a PC, Mac, iPad, iPhone or Android device by using the following URL:

<https://www.carolstream.org/Home/Components/Calendar/Event/631/278>

Description: This is an audio only meeting. Those members of the public wishing to be heard with respect to this matter must pre-register or complete the public comment form at <http://carolstre.am/pc> by 4pm the day of the public hearing

Or join by phone: Dial (for higher quality, dial a number based on your current location):


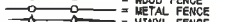





US: +13126266799, +84726330319 or +16465588656

Webinar ID: 847 2633 0319

International numbers available: <https://zoom.us/j/84726330319>

This is not a “notice to appear.” Due to in-person meeting room capacity limits, the public is encouraged to participate via the web conference. The web conference public hearing will allow the public to view the meeting online or call in to participate. Copies of the zoning applications are available for public inspection on the Village’s website at www.carolstream.org. If you should have any questions in advance of the public hearing, please do not hesitate to contact me at 630.871.6234 or by e-mail at tfarace@carolstream.org.

LEGEND

A = ASSAID	NW = NORTHWEST
BL = BUILDING SETBACK LINE	P.O.B. = POINT OF BEGINNING
C = CALCULATED	P.O.C. = POINT OF COMMENCEMENT
CE = CITY EASEMENT	P.U.E. = PUBLIC UTILITY EASEMENT
DI = DITCH	P.U. & D.E. = PUBLIC UTILITY & DRAINAGE EASEMENT
CL = CENTERLINE	R = RECORD
D = DEED	RAO = RADIUS
D.E. = DRAINAGE EASEMENT	R.O.W. = RIGHT OF WAY
E = EAST	S = SOUTH
F.I.P. = FOUND IRON PIPE	S.I.P. = SET IRON PIPE
F.I.R. = FOUND IRON ROD	SE = SOUTHEAST
FT. = FEET/FOOT	SW = SOUTHWEST
L = ARC LENGTH	V.E. = VILLAGE EASEMENT
M = MEASURED	W = WEST
N = NORTH	
NE = NORTHEAST	
 CHAIN LINK FENCE  WOOD FENCE  METAL FENCE  VINYL FENCE  EASEMENT LINE  SETBACK LINE  INTERIOR LOT LINE	

PLAT OF SURVEY

OF

LOT 163 OF PARK HILL OF THE GREENWAY OF CAROL STREAM PHASE 3 SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 30, 1983 AS DOCUMENT R83-41848, IN DUPAGE COUNTY, ILLINOIS.



BASIS OF BEARING:
WEST LINE OF HIAWATHA DRIVE AS FOUND MONUMENTED AND OCCUPIED PER RECORD SUBDIVISION. N 00°17'38" E (R)

AREA OF SURVEY:

CONTAINING 10.273 SQ. FT. OR 0.24 ACRES MORE OR LESS

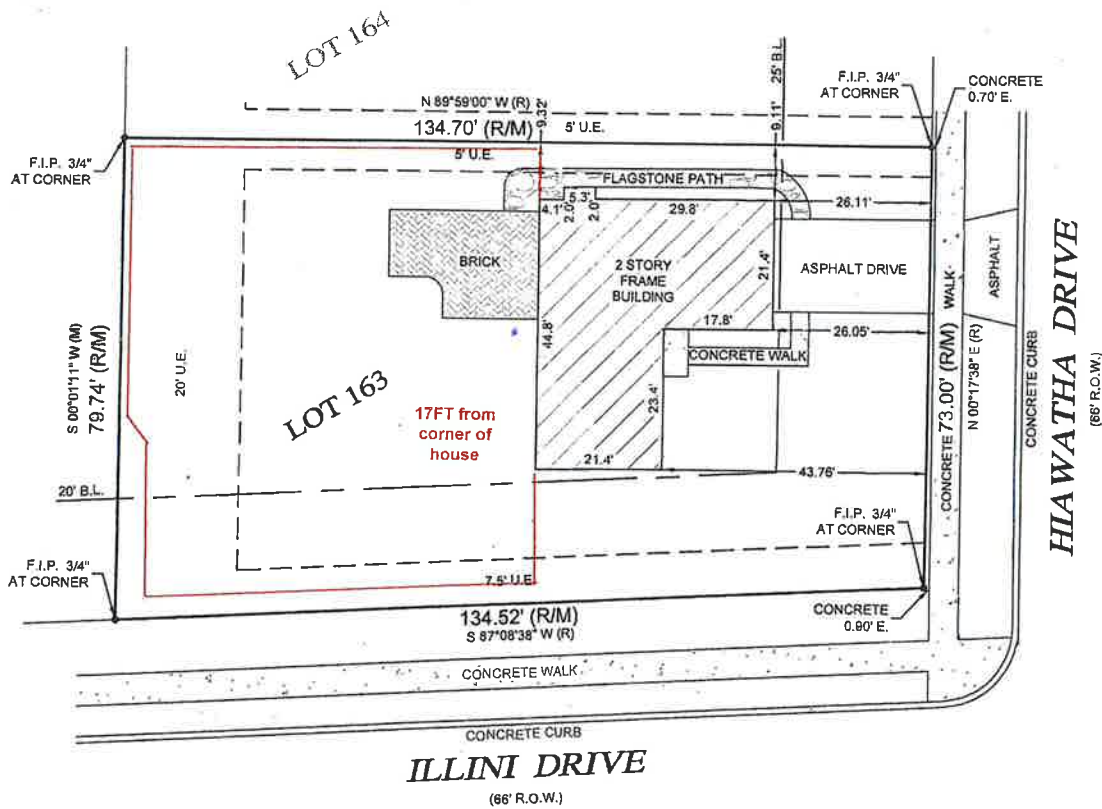


EXHIBIT A



Morris Engineering, Inc.
515 Wauernville Road, Lisle, IL 60532
Phone: (630) 271-0770
FAX: (630) 271-0774
WEBSITE: WWW.ECVIL.COM

STATE OF ILLINOIS)
COUNTY OF DUPAGE)
I, THE UNDERSIGNED, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY, AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

DATED, THIS 1ST DAY OF SEPTEMBER, A.D., 2018, AT LISLE, ILLINOIS.


ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-2317
LICENSE EXPIRATION DATE NOVEMBER 30, 2018
ILLINOIS BUSINESS REGISTRATION NO. 184-001245



- NOTE:
1. ALL TIES SHOWN ON THIS SURVEY ARE MEASURED TO THE BUILDING'S SIDING (BRICK, FRAME, STUCCO, METAL, ETC.) AND NOT TO THE FOUNDATION, UNLESS NOTED OTHERWISE.
 2. ROOF LINES AND OVERHANGS ARE TYPICALLY NOT SHOWN HEREON.
 3. COMPARE ALL DISTANCES AND POINTS IN FIELD AND REPORT ANY DISCREPANCIES TO SURVEYOR AT ONCE.
 4. NO DIMENSIONS SHALL BE ASSUMED BY SCALING.

ADDRESS COMMONLY KNOWN AS 534 HIAWATHA DRIVE
CAROL STREAM, ILLINOIS
CLIENT DEMCHENKO & KASHUBA LLC
FIELDWORK DATE (CREW) 08-20-16 (JJ/LB)
DRAWN BY: LV REVISED: JOB NO. 16-08-0432

Village of Carol Stream Plan Commission/Zoning Board of Appeals

STAFF REPORT

May 24, 2021

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 the following:

- A Special Use Permit for outdoor activities and operations in the form of the storage of equipment in accordance with Section 16-10-2 (B)(14) of the Zoning Code
- A Special Use Permit for Retail Sales in the Industrial District in accordance with Section 16-10-2 (B)(20) of the Carol Stream Zoning Code

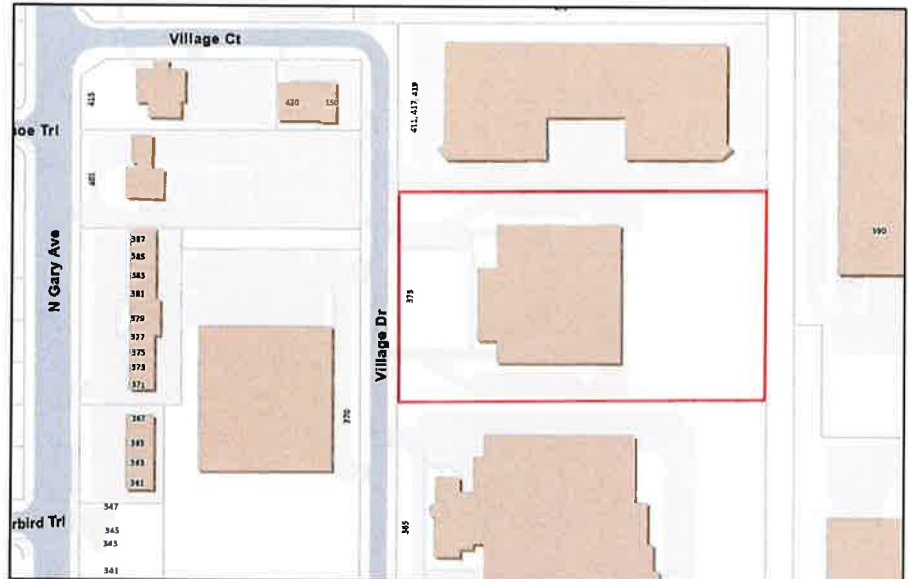
APPLICANT/ CONTACT:
Mr. William Swanson
Richards Building Supply
12070 W. 159th Street
Homer Glen, IL 60491



CASE #: 21-0018

LOCATION: 375 Village Drive

PROJECT NAME: Richards Building Supply



LOCATION	ZONING DISTRICT	LAND USE	COMPREHENSIVE PLAN DESIGNATION
Subject Property	I Industrial District	Industrial (former Tri-Star Metals)	Industrial
North	I Industrial District	Industrial (Supply Technologies)	Industrial
South	I Industrial District	Industrial (Schmolz & Bickenbach)	Industrial
East	I Industrial District	Industrial (Saturn Freight)	Industrial
West	I Industrial District	Industrial (Valbruna Stainless)	Industrial

The subject property, highlighted above, is located on the east side of Village Drive.

Site Assessment

COMPREHENSIVE PLAN DESIGNATION:

The subject property is designated for industrial uses according to the Village's 2016 Comprehensive Plan. The proposed outdoor storage and limited retail sales is compatible with this designation.

AERIAL PHOTOGRAPH:



Project Summary

ATTACHMENTS:

Attached for review is the General Application, Special Use Application, public hearing notice, cover letter dated April 21, 2021, Supplemental Letter received May 14, 2021, Fence Proposal, Existing Conditions Plan (Exhibit A), Outside Storage Plan (Exhibit B), and Storage Exhibit (Exhibit C).

BACKGROUND:

William Swanson with Richards Building Supply requests approval of two Special Use Permits at 375 Village Drive: a Special Use Permit for outdoor activities and operations in the form of the storage of materials in the rear of the property, and a Special Use Permit for limited retail sales in the Industrial District. Richards Building Supply was founded in 1978 and is a family-owned distributor of building materials. Richards will be relocating from a facility in Addison to the 375 Village Drive property, and will store materials inside the building. In addition, a 35,000 square foot outdoor storage area is proposed in the rear of the property, where roofing shingles will be stored. While the majority of products are sold at wholesale, a small component of sales are handled by in-person/retail sales.

Staff Analysis

SPECIAL USE PERMITS FOR OUTDOOR ACTIVITIES AND OPERATIONS – MATERIAL STORAGE, RETAIL SALES IN THE INDUSTRIAL DISTRICT

The submitted cover letter and supplemental business memo, along with the submitted site plan describe and depict proposed business operations:

- Supplies sold from the property will include roofing, siding, windows, doors, decking, and cabinetry. Wrapped roofing shingles are proposed to be stored on pallets in the rear of the property, where a 35,000 square foot concrete storage area is proposed. The storage area will be secured by chain link fencing with mesh and gates, and there will be security cameras to monitor the area. Exhibit B provides the general location of the storage area, and Exhibit C provides the storage area layout.
- According to the applicant, the majority of products are delivered to job sites. However, there are approximately 20-25 business customer pickups per day, and customers will pick up products from either the front dock doors or the drive-in door on the north side of the building. Customers will not be allowed to enter the rear storage area. There is also a small percentage of residential customers who will come to the facility to pick up products. While retail sales are normally not permitted in the Industrial District, sales that are ancillary to the main industrial business have been approved at other locations in town, including Grunt Style.
- The facility will have approximately 22 employees, and the applicant anticipates approximately \$18 million in annual sales.

The 375 Village building is 57,351 square feet, and the property contains 50 parking spaces. 37 parking spaces are required based on warehouse, office, and showroom space proposed within the building. Therefore, parking demand will be met with the existing number of parking spaces, and there is adequate parking to meet employee and customer parking needs.

Given the location of the outdoor storage area behind the building and several hundred feet away from Village Drive, along with its proximity to a railway line to the east and the proposed

screening mechanism, staff supports the Special Use requests and believes the proposed use will bring another business to the community.

SPECIAL USE FINDINGS OF FACT

The Plan Commission's recommendation regarding the requested Special Use Permits 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 Uses:

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

The proposed business with outdoor storage and ancillary retail sales will provide a service to businesses in Carol Stream and surrounding communities.

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

The applicant has demonstrated that an orderly flow for customer pickup and transport will occur at the property, and 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 industrial properties have received Special Use approval for outdoor activities and operations and for ancillary retail sales in the Industrial District, 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.

The establishment of the proposed business should not impede future improvements of surrounding properties.

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

Adequate utilities, roads, drainage and other facilities have already been provided, and the applicant will be addressing water system issues as part of the final engineering review for the project.

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 submittal and can support the Special Use requests. Therefore, staff recommends approval of a Special Use Permit for outdoor activities and operations for material storage, and a Special Use Permit for retail sales in the Industrial District, for Richards Building Supply at 375 Village Drive (Case No. 21-0018), subject to the following conditions:

1. That all improvements, including but limited to the outdoor storage area and fencing must be built, installed, and maintained in accordance with the attached plans and exhibits;
2. That materials stored within the outdoor storage area shall not be stacked higher than the fence surrounding the rear of the property;
3. That Village Drive shall not be utilized for truck maneuvering, staging, or unloading materials;
4. That all materials shall be stored within the storage area as depicted on the site plan, and no equipment shall be stored in customer or employee parking spaces or within in drive aisles,
5. That only equipment and trailers associated with the business shall be allowed to be stored on the property, and the storage of recreational vehicles, construction materials, and other equipment not associated with the business shall not be allowed to be stored on the property;
6. That a Knox padlock shall be provided on the security gates, and the Carol Stream Fire Protection District shall be provided keys to said padlock for access onto the property;
7. That the applicant must obtain the required sign permits prior to the installation of any new signage; and
8. That the site and business must be maintained and operated in accordance with all State, County and Village codes and regulations.

T:\Planning New\Planning\Plan Commission\Staff Reports\2021 Staff Reports\21-0018 Richards Building Supply SUP 375 Village Dr.docx



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Do Not Write in This Space

Date Submitted: 4-21-21
Fee Submitted: 4-21-21
File Number: 21-0018
Meeting Date: 5/24/21
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 RICHARDS BUILDING SUPPLY CO. Phone 815-388-5002
 Address 12070 W. 159th ST. HOMER GLEN, IL Fax 815-327-2003
 E-Mail Address WSWANSON@RICHARDS-SUPPLY.COM
 (required)
 Name of Attorney CHRISTOPHER E. CANNON, TO Phone 773-245-4259
 (if represented)
 Address 12070 W. 159th ST; HOMER GLEN, IL Fax 773-353-9518
 Name of Owner RICHARD J. GUZIOR Phone 773-586-7777
 (required if other than applicant)
 Address 12070 W. 159th ST; HOMER GLEN, IL Fax 773-353-9518
 Name of Architect MICHAEL J. BAUMSTARK Phone 630-773-8363 x110
 (if applicable)
 Address 1152 SPRING LAKE DRIVE; ITASCA, IL Fax —

2. *Common Address/Location of Property 375 VILLAGE DRIVE; CAROL STREAM

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

Describe requested action OUTSIDE STORAGE OF BUILDING MATERIALS
BEHIND THE BUILDING

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

- | | |
|-------------------------------------|---|
| <input checked="" type="checkbox"/> | General Application (Form A) |
| <input type="checkbox"/> | General Variation Application (Form B-1) |
| <input type="checkbox"/> | Sign Code Variation Application (Form B-2) |
| <input type="checkbox"/> | Fence Code Variation Application (Form B-3) |
| <input checked="" type="checkbox"/> | Special Use Application (Form C) |
| <input type="checkbox"/> | Application for Development Approval (Form D) |
| <input type="checkbox"/> | Gary/North Avenue Corridor Application (Form E) |
| <input checked="" type="checkbox"/> | Plat of Survey with Legal Description |
| <input checked="" type="checkbox"/> | Site Plan |
| <input type="checkbox"/> | Landscape Plan |
| <input type="checkbox"/> | Plat of Annexation |
| <input type="checkbox"/> | Preliminary Subdivision Plat |
| <input type="checkbox"/> | Final Subdivision Plat |
| <input type="checkbox"/> | Preliminary Planned Unit Development Plan |
| <input type="checkbox"/> | Final Planned Unit Development Plan |
| <input type="checkbox"/> | Drawings of Proposed Signs |
| <input type="checkbox"/> | Horizontal Building Elevations |
| <input type="checkbox"/> | Floor Plan |
| <input type="checkbox"/> | Proof of Ownership or Written Consent From Property Owner |
| <input type="checkbox"/> | Project Narrative/Cover Letter |
| <input checked="" type="checkbox"/> | Application Fee \$ <u>800.00</u> |

Please submit eight (8) full size drawings and one legible 11 by 17 inch reduced reproducible copy of full size drawings, along with a USB flash drive with plans and associated documents saved as pdf or zip files. 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. I also understand that, per § 6-13-6 of the Municipal Code, the Village's costs of legal reviews, structural engineering review, and other special reviews required by the Community Development Director to be performed by means of consultant services shall be paid at the billed rate to the Village by the consultant.

WILLIAM D SWANSON SVP
Print Name

[Signature]
Signature

21 APRIL 2021
Date



FORM C

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COMMUNITY DEVELOPMENT DEPT

Village of Carol Stream

500 N. Gary Avenue • Carol Stream, IL 60188

630.871.6230 • FAX 630.665.1064

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

RICHARDS BUILDING SUPPLY Co.

SPECIAL USE APPLICATION

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

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

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

SEE ATTACHED

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

SEE ATTACHED

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

SEE ATTACHED

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

SEE ATTACHED

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

SEE ATTACHED

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

SEE ATTACHED

7. Other pertinent information or reason for request.

SEE ATTACHED

FORM C
Village of Carol Stream
Special Use Application
Richards Building Supply Co.
April 20, 2021

1. The property is an excellent location for local contractors and residents to obtain building products for community projects and home improvements while also creating good paying jobs with benefits as well as significant tax revenues for the Village with initial projected sales of \$15 million.
2. There will be no detrimental effects to the public health, safety, morals, comfort or general welfare of persons in the vicinity. The outside storage will be located behind the building at the rear of the property and completely fenced in and obscured from public view.
3. There will be no negative impact to the use and enjoyment of other property in the immediate vicinity of this business park for the businesses already permitted, nor substantially diminish or impair property values within the neighborhood. The project will generate significant sales tax revenue for the community to provide various projects, improvements, and programs in the community which in turn leads to increased property values creating increased pride in the community
4. The Outside storage will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.
5. All utilities, access, drainage and any other necessary community facilities have been addressed by the civil engineer designing the outside storage in conjunction with the engineering staff of the Village
6. All applicable regulations have been identified by the civil engineer and the project has been designed in compliance with those regulations.
7. Petitioner seeks to obtain approval for 35,000 square feet of outside storage to be located behind the building which abuts the railroad right of way. Outside storage is used to support Petitioner's business as a building supply company which warehouses and distributes roofing, siding, windows, and related materials.

Certificate of the Publisher

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

A notice, a true copy of which is attached, was published 1 times in The Examiner of Carol Stream, namely one time per week for 1 successive weeks. The first publication of the notice was made in the newspaper, dated and published on May 5, 2021 and the last publication of the notice was made in the newspaper dated and published on May 5, 2021. This notice was also placed on a statewide public notice website as required by 5 ILCS 5/2.1.

In witness, Examiner Publications, Inc. has signed this certificate by Randall Petrik, its publisher, at The Village of Carol Stream, Illinois, on May 5, 2021.

Examiner Publications, Inc.

By: Publisher 

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

Subscribed and sworn to before me this 5 day of May, A.D. 2021.

Notary Public



PUBLIC NOTICE FILE #21-0018

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, May 24, 2021, at 6:00 p.m. to consider an application from Richards Building Supply for the following actions:

A Special Use Permit for Outdoor Activities and Operations - Storage of Materials in accordance with Section 16-10-2(B)(14) of the Carol Stream Zoning Code; and

A Special Use Permit for Retail Sales in the Industrial District in accordance with Section 16-10-2 (B)(20) of the Carol Stream Zoning Code

For the parcel at 375 Village Drive (PIN 02-32-201-021).

The hearing will be held in-person and via a web conference meeting. All persons desiring to be heard will be given the opportunity to be heard. The web conference will allow the public to view the meeting online or call in to participate. Join from a PC, Mac, iPad, iPhone or Android device by using the following URL:

<https://www.carolstream.org/Home/Components/Calendar/Event/631/278>

Description: This is an audio only meeting. Those members of the public wishing to be heard with respect to this matter must pre-register or complete the public comment form at <http://carolstre.am/pc> by 4pm the day of the public hearing

Or join by phone: Dial (for higher quality, dial a number based on your current location):

US: +13126266799, +84726330319 or +16465588656

Webinar ID: 847 2633 0319

International numbers available:
<https://zoom.us/j/adsnXEZQfK>

A copy of the Special Use application is available for public inspection on the Village's website at www.carolstream.org. The public may provide written comments prior to the public hearing by submitting them to Tom Farace, Planning & Economic Development Manager, 500 N. Gary Ave., Carol Stream, IL 60188, or may provide email comments by sending them to tfarace@carolstream.org by 4:00pm on May 24, 2021. 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, are requested to contact the ADA Coordinator at 630-871-6280.

As published in *The Examiner* May 5, 2021 0505



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Corporate Offices
12070 W. 159th Street
Homer Glen, IL 60491
Ph 773.586.7777
Fx 773.586.4359

April 21, 2021

Village of Carol Stream
Planning Commission / Zoning Board of Appeals (PC/ZBA)
500 N Gary Avenue
Carol Stream, IL 60188

RE: Special Use Permit Request

Dear members of the PC/ZBA,

Richards Building Supply Co. was founded in 1978 in Chicago and has grown to more than 60 branches in 14 states since that time. Richards is a family owned, wholesale distributor of building material serving 14 states with more than 60 locations. Selling primarily to contractors, Richards stocks a comprehensive line of products such as residential and commercial roofing, siding, windows, decking, soffit, doors, moulding, rainware, cabinets, and more. We encourage you to go to our website to learn more about us at www.richards-supply.com.

Richards has outgrown its existing facility in Addison and is moving to a larger and better suited location in Carol Stream. We currently generate around \$18 million in sales-taxable revenue out of that location and expect that to increase in the Carol Stream location. Most of our product is packaged in corrugated cartons, such as vinyl siding, roof vents, and the like, and are stored indoors. Our residential roofing shingles are wrapped in a protective plastic sleeve, neatly palletized, and stored outdoors. The facility we are purchasing in Carol Stream has capacity for more than 50,000 square feet of indoor space and an opportunity for a similar amount of outdoor space.

We are requesting your approval in allowing us to create a 35,000 square foot concrete pad behind the warehouse that would be used to store the shingles. As with our other locations, this area would be bordered with a security fence up to 8 feet high and monitored by cameras accessible by our security company and our inhouse security department.

We have hired a civil engineer and are currently working with the Carol Stream Engineering Department as it relates to storm water management.

We look forward to working with you and becoming a solid corporate citizen of Carol Stream.

Respectfully,

William D. Swanson
Richards Building Supply, Co.
Senior Vice President

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May 14, 2021

Mr. Tom Farace, AICP
Planning & Economic Development Manager
Village of Carol Stream
500 N Gary Avenue
Carol Stream, IL 60188-1899

SENT VIA EMAIL

**Re: Plan Commission/Zoning Board of Appeals Case #21-0018
Richards Building Supply – 375 Village Drive / Special Use Permit of Outdoor Activities
and Operations – Storage of Materials, Special Use Permit for Retail Sales in the
Industrial District**

Dear Mr. Farace:

Thank you for summarizing and sending to us the comments of the Village's development review staff regarding the submittal for the above-referenced Plan Commission/Zoning Board of Appeals case, for the proposed outdoor storage and ancillary retail sales at 375 Village Drive. Below is supplemental information on the business.

1. **Direct Customer Sales on-site** – Approximately 90% of the sales from this location are delivered to the customer job sites on our vehicles. Around 9% of the sales are picked up by the contractor, generally by these same delivery contractors that ran short of a couple of items from a delivery of product made prior to starting the job. About 1% are true retail sales to residential customers that know we provided the original product for their home (most likely gutters and downspouts) and they need a replacement piece. We are open six days a week and have about 20 – 25 customer pickups per day (120 – 145 per week) from the location. It is very rare to have more than 5 or 6 customers at the facility during peak times. Customers would pick up from either the front two dock doors or from the north side DID. No customers would have access to the outside storage area at the rear of the property.
2. **Site Plan General Outside Storage Layout** – See included PDF "CS OS Storage area layout 14May2021". You can see that the storage area will be the width building's east side (242.40 feet) and extend east 145 feet forming a rectangle of approximately 35,000 SF. We are not anticipating that any vehicles will be parked in the Outside Storage area.
3. **Employee count and Building Space** –
 - a. Currently we have 18 employees and plan on increasing it to 21-22 employees during the busy season
 - b. Total Building is 57,351 SF
 - c. Proposed Warehouse Space – 33,366
 - d. Proposed Warehouse dock and loading areas – 17,298 SF
 - e. Proposed Office Space – 2,593 SF
 - f. Proposed Showroom Space – 2,450 SF
 - g. Proposed Office Common Area Space (bathrooms, lunchrooms, etc.) – 1,644 SF
4. **Sales** – Sales last year were approximately \$18 million and we expect a similar amount this year.
 - a. Delivered at Wholesale are -\$16.2 million
 - b. Contractor Pickup at Wholesale - \$1.6 million
 - c. Retail/Consumer Pickup at Retail - \$200,000

- d. Note that unless otherwise exempt, all sales require the collection and remittance of sales tax

We look forward to your comments as we continue this journey. Please contact me at 815-388-5002 or at wswanson@richards-supply.com if you have any questions.

Sincerely,

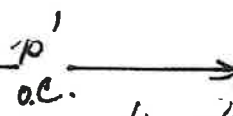
William Swanson
Richards Building Supply Co.



International
Fence
Industry
Association



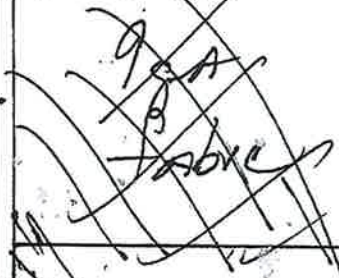
3" 5540
terminals



Knuckle serve TOP + BOTTOM

1 5/8 5520 Galv TOP RAIL

2" 5520 Galv. line POSTS



7 ga tension wire

GRADE

DRIVER

Copyright © IFIA 1992

PROJECT

Carol stream : Richards Building

OWNER/GEN. CON.

Richards Building Supply

SUBMITTED BY

Rock Valley fence

DRAWING NO. 1

DATE 5/14/21

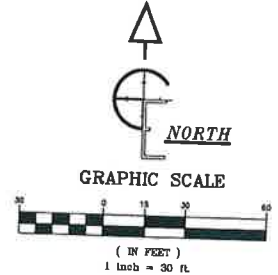
CL-23

N.T.S

LAND DESCRIPTION

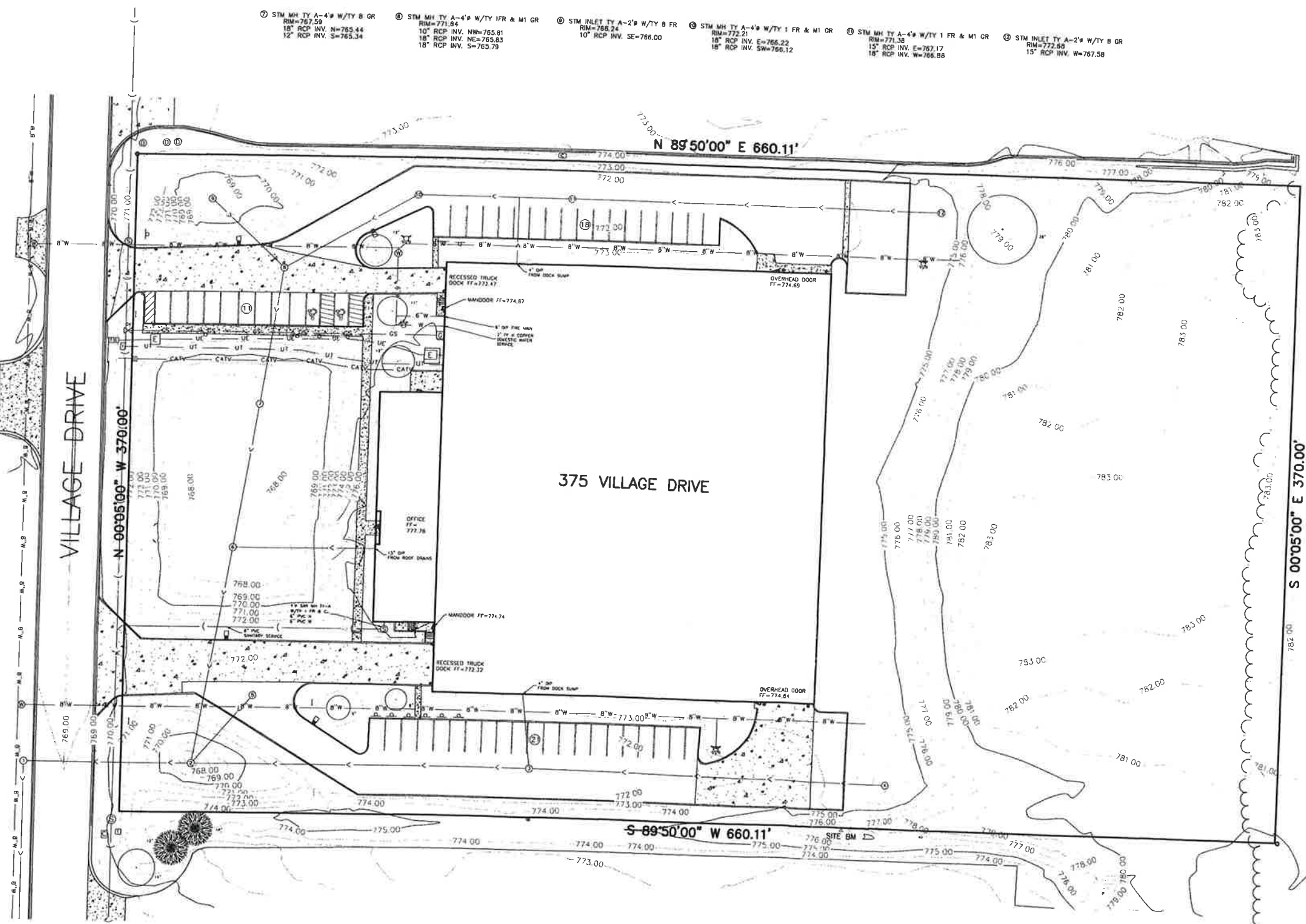
THAT PART OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF KEHOE BOULEVARD, AS MONUMENTED AND OCCUPIED, WITH THE EAST LINE OF VILLAGE DRIVE, AS MONUMENTED AND OCCUPIED; THENCE NORTHERLY ALONG SAID EAST LINE OF VILLAGE DRIVE, 812.94 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTHERLY ALONG SAID EAST LINE, 370.00 FEET; THENCE EASTERLY, PARALLEL WITH SAID NORTH LINE OF KEHOE BOULEVARD, 660.11 FEET TO THE WEST LINE OF THE ILLINOIS CENTRAL INDUSTRIAL LEAD RIGHT OF WAY AS MONUMENTED AND OCCUPIED; THENCE SOUTHERLY ALONG SAID WEST LINE, 370.00 FEET; THENCE WESTERLY, PARALLEL WITH SAID NORTH LINE OF KEHOE BOULEVARD, 660.11 FEET TO THE POINT OF BEGINNING, ALL IN DU PAGE COUNTY, ILLINOIS.

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LEGEND

- ⊙ = STORM MANHOLE
- ⊕ = STORM INLET
- ⊖ = STORM INLET
- ⊗ = FLARED END SECTION
- ⊘ = STORM SEWER
- ⊙ = SANITARY MANHOLE
- ⊕ = SANITARY CLEAN-OUT
- ⊖ = SANITARY SEWER
- ⊗ = HYDRANT
- ⊘ = WATER VALVE
- ⊙ = WATER SHUT OFF
- ⊕ = WATER METER
- ⊖ = WATER MAIN
- ⊗ = OVERHEAD ELECTRIC LINE
- ⊘ = UNDERGROUND ELECTRIC LINE
- ⊙ = TELEPHONE BOX
- ⊕ = UNDERGROUND TELEPHONE LINE
- ⊖ = OVERHEAD TELEPHONE LINE
- ⊗ = GAS METER
- ⊘ = GAS MAIN
- ⊙ = GAS SERVICE
- ⊕ = CABLE BOX
- ⊖ = UNDERGROUND CABLE TV
- ⊗ = SIGN
- ⊘ = STREET LIGHT
- ⊙ = FOUND IRON ROD
- ⊕ = FOUND IRON PIPE
- ⊖ = FOUND CHISELED K
- ⊗ = FOUND PK NAIL
- ⊘ = MEASURED DISTANCE
- ⊙ = RECORDED DISTANCE
- ⊕ = OCCASIONAL TREE/ TRUNK DIAMETER
- ⊖ = EXISTING CONTOUR
- ⊗ = CONCRETE
- ⊘ = ASPHALT
- ⊙ = PROPOSED SOIL BORING LOCATION
- ⊕ = ITEM TO BE REMOVED
- ⊖ = CURB TO BE REMOVED
- ⊗ = EXISTING PARKING STALL TREE COUNT
- ⊘ = EXISTING SITE LIGHT POLE
- ⊙ = EXISTING 4" STEEL CONCRETE FALD ROLLAND
- ⊕ = EXISTING RAILROAD TRACK
- ⊖ = 746.31 TOP OF 18 CONTROL POINT AT PROPERTY LINE SOUTH OF SOUTHEAST CORNER OF SOUTH PARKING AREA



① STM MH TY A-4' W/TY B OR RM=767.59
15' RCP INV. N=765.44
12' RCP INV. S=765.34

② STM MH TY A-4' W/TY IFR & M1 OR RM=771.84
10' RCP INV. NW=765.81
18' RCP INV. NE=765.83
18' RCP INV. S=765.79

③ STM INLET TY A-2' W/TY B OR RM=765.24
10' RCP INV. SE=766.00

④ STM MH TY A-4' W/TY 1 FR & M1 OR RM=772.21
18' RCP INV. E=765.22
18' RCP INV. SW=766.12

⑤ STM MH TY A-4' W/TY 1 FR & M1 OR RM=771.38
15' RCP INV. E=767.17
18' RCP INV. W=766.88

⑥ STM INLET TY A-2' W/TY B OR RM=772.88
15' RCP INV. W=767.58

① STM MH TY A-4' W/CL LID RM=769.18
12' RCP INV. E=763.92
12' RCP INV. S=763.90

② STM MH TY A-5' W/TY B OR RM=767.98
18' RCP INV. N=764.10
10' RCP INV. NE=764.13
18' RCP INV. E=764.10
12' RCP INV. W=764.08

③ STM MH TY A-4' W/TY 1 FR & M1 OR RM=771.00
4' DIP INV. N=768.33 (FROM DOCK SLUMP)
15' RCP INV. E=765.53
18' RCP INV. W=765.51

④ STM INLET TY A-2' W/TY B OR RM=772.51
15' RCP INV. W=766.29

⑤

GENERAL NOTES

1. THERE ARE NO WETLANDS ON THE PARCEL ACCORDING TO THE NATIONAL WETLANDS INVENTORY MAP.
2. ALL AREAS ARE ZONE X, INDICATING THERE IS NO FLOODPLAIN ON SITE.
3. TOTAL EXISTING PARKING STALLS = 50 STALLS (48 STALLS + 2 HC STALLS)

EXHIBIT A

PRELIMINARY 5/14/21
EXISTING CONDITIONS
RICHARDS BUILDING SUPPLY-OUTSIDE STOR.
375 VILLAGE DRIVE
CAROL STREAM, IL 60188-1828

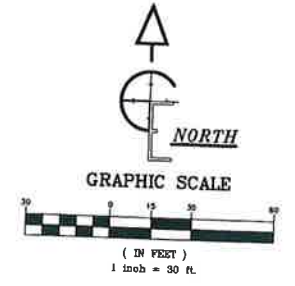
Cornerstone Engineering, Inc.
1917 W. 110th Street, Suite 100, Tinian, IL 60188-1828
(708) 351-1101
www.cornerstoneeng.com

DRAWN BY: KAD
CHECKED BY: KPA
DATE: 3/19/2021
SCALE: 1"=30'
JOB NUMBER: 1397

DATE: _____ DESCRIPTION: _____
ALL RIGHTS RESERVED

SHEET C1

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- LEGEND**
- ⊙ = STORM MANHOLE
 - ⊕ = STORM INLET
 - ⊖ = STORM INLET
 - ⊗ = FLARED END SECTION
 - > = STORM SEWER
 - ⊙ = SANITARY MANHOLE
 - ⊕ = SANITARY CLEAN-OUT
 - > = SANITARY SEWER
 - ⊗ = HYDRANT
 - ⊕ = WATER VALVE
 - ⊖ = WATER SHUT-OFF
 - ⊙ = WATER METER
 - > = WATER MAIN
 - ⊕ = WATER SERVICE
 - ⊖ = ELECTRICAL BOX
 - ⊗ = TRANSFORMER
 - ⊙ = ELECTRICAL METER
 - ⊕ = POWER POLE / TELEPHONE POLE
 - > = GUY WIRE
 - > = OVERHEAD ELECTRIC LINE
 - > = UNDERGROUND ELECTRIC LINE
 - > = TELEPHONE ADR
 - > = UNDERGROUND TELEPHONE LINE
 - > = OVERHEAD TELEPHONE LINE
 - ⊕ = GAS METER
 - > = GAS MAIN
 - > = GAS SERVICE
 - ⊕ = CABLE BOX
 - > = UNDERGROUND CABLE TV
 - > = SIGN
 - ⊙ = STREET LIGHT
 - ⊕ = FOUND IRON ROD
 - ⊖ = FOUND IRON PIPE
 - ⊗ = FOUND CHISELED X
 - ⊕ = FOUND PK NAIL
 - 820.00 = MEASURED DISTANCE
 - (820.00) = RECORDED DISTANCE
 - ⊕ = DECIDUOUS TREE W/ TRUNK DIAMETER
 - ⊙ = EXISTING CONTOUR
 - = CONCRETE
 - ▨ = ASPHALT
 - ⊕ = PROPOSED SOIL BORING LOCATION
 - ⊗ = ITEM TO BE REMOVED
 - ▨ = CURB TO BE REMOVED
 - ⊙ = EXISTING PARKING STALL TREE COUNT
 - ⊕ = EXISTING SITE LIGHT POLE
 - ⊖ = EXISTING 6" STEEL CONCRETE
 - ⊕ = FILLED BOLLARD
 - ⊖ = EXISTING RAILROAD TRACK
 - +++ = 378.71 TOP OF IR CONCRETE POINT AT PROPERTY LINE SOUTH OF SOUTHEAST CORNER OF SOUTH PINE MEET AREA
 - = VIEW PRIVACY AND SECURITY FENCE
 - = CHAIN LINK SECURITY FENCE

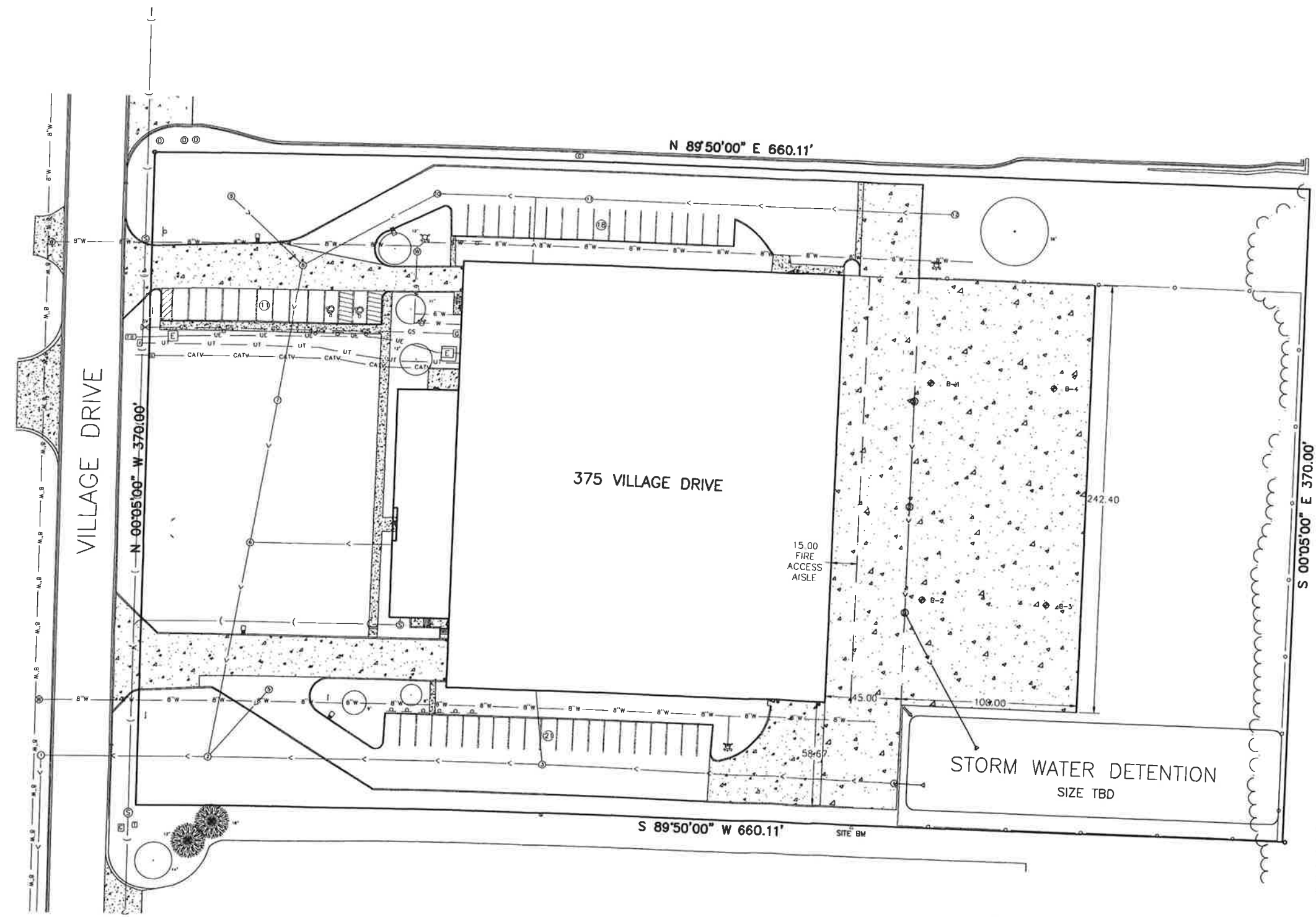


EXHIBIT B

PRELIMINARY 5/14/21
OUTSIDE STORAGE AREA LAYOUT
RICHARDS BUILDING SUPPLY-OUTSIDE STOR.
375 VILLAGE DRIVE
CAROL STREAM, IL 60188-1828

DRAWN BY: KAD
CHECKED BY: KPA
DATE: 3/19/2021
SCALE: 1"=30'
JOB NUMBER: 1387

Cornerstone Engineering, Inc.
375 E. PROGRESS STREET, DEERFIELD, ILLINOIS 60015
(815) 481-4001
ILLINOIS PROFESSIONAL ENGINEERING NO. 0212-00022
REGISTERED

SHEET
C3A

PROPOSED OUTSIDE 35000 SQ FT
35,198.08 SQ FT

375 Village Dr, Carol
Stream, IL 60188

EXHIBIT C

PAVEMENT
8,918.97 SQ FT

21'-9 3/8"

43'-8 1/2"

34'-7 5/16"

218'-11 1/4"

215'-3"

242'-9 5/8"

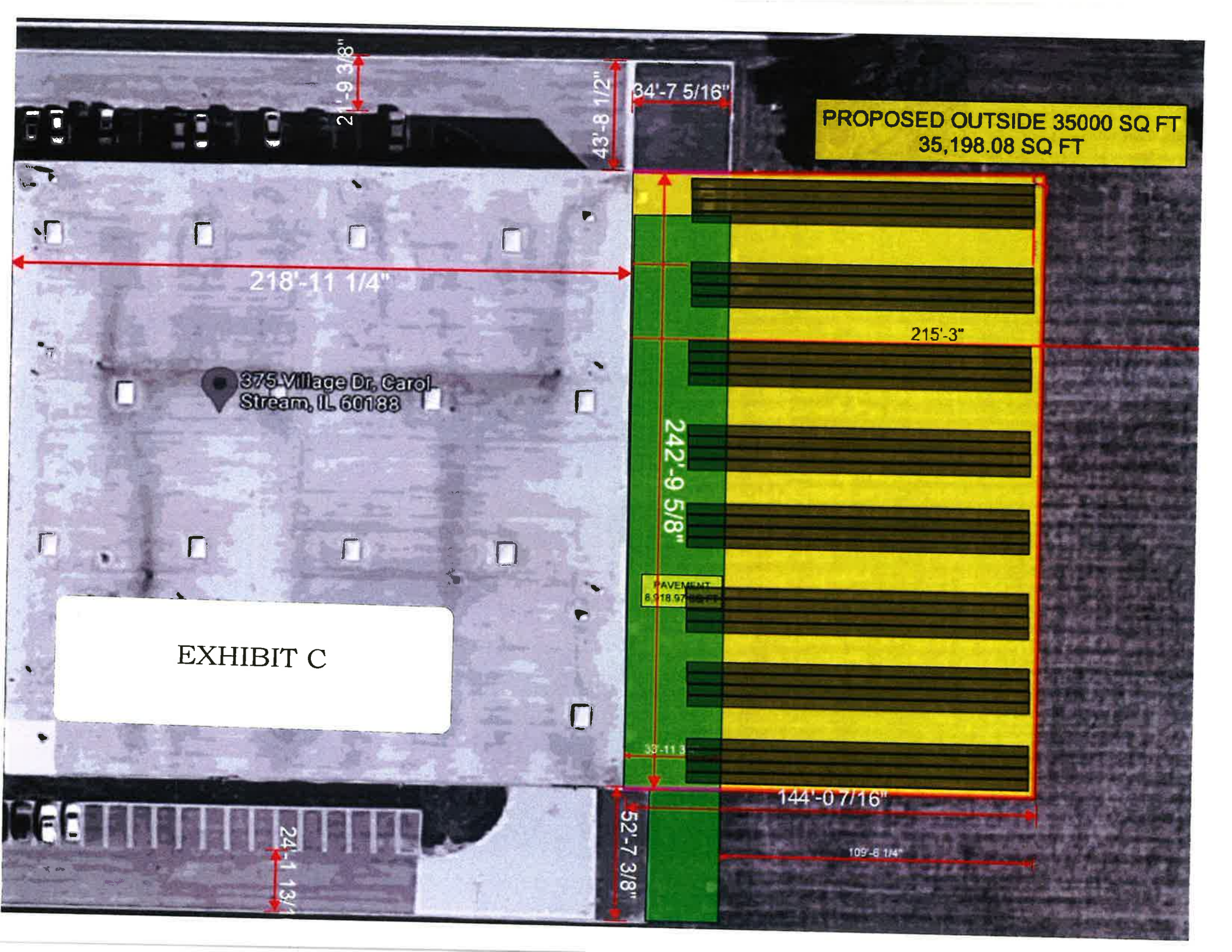
38'-11 3/8"

144'-0 7/16"

109'-8 1/4"

24'-1 13/16"

52'-7 3/8"



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

STAFF REPORT

May 24, 2021

TO:
Chairman and Plan Commissioners

FROM:
Community Development
Department

CASE MANAGER:
Tom Farace, Planning & Economic
Development Manager

ACTION REQUESTED:
Staff is requesting the following:

- Zoning Map Amendments consistent with the Unified Development Ordinance for the Village of Carol Stream

APPLICANT/ CONTACT:
Village of Carol Stream
500 N. Gary Avenue
Carol Stream, IL 60188

CASE #: 21-0020

PROJECT NAME: Village of Carol Stream – Additional Zoning
Map Amendments related to the UDO

BACKGROUND:

On April 12, 2021, the Plan Commission/Zoning Board of Appeals (PC/ZBA) conducted a public hearing to review the text amendment for the Unified Development Ordinance (UDO) project. Included with the UDO was an update to the Village's zoning districts and map. Approximately 200 properties in the Village were proposed to be rezoned, which is about 2% of the total number of properties in Carol Stream. The zoning changes included the rezoning of schools, parks, churches and other local government properties to the R-1 Estate Residence and Community Facilities District. Such properties throughout the Village shared the zoning classification of the surrounding residential neighborhoods in which they were located.

It was discovered that five properties were inadvertently left off the updated zoning map and not included in the public notice process. Therefore, the Village needs to conduct a separate public hearing before the PC/ZBA to review the additional zoning map amendments, which include parcels owned by the Carol Stream Park District, School District 93, and the Diocese of Joliet. The proposed map amendments will be incorporated into the updated overall zoning map for the Village. Please view aerial maps on the following pages to examine the properties proposed to be rezoned. As stated at the April 12th public hearing, no property with a single-family or multi-family residence is proposed to be rezoned.



ATTACHMENTS:

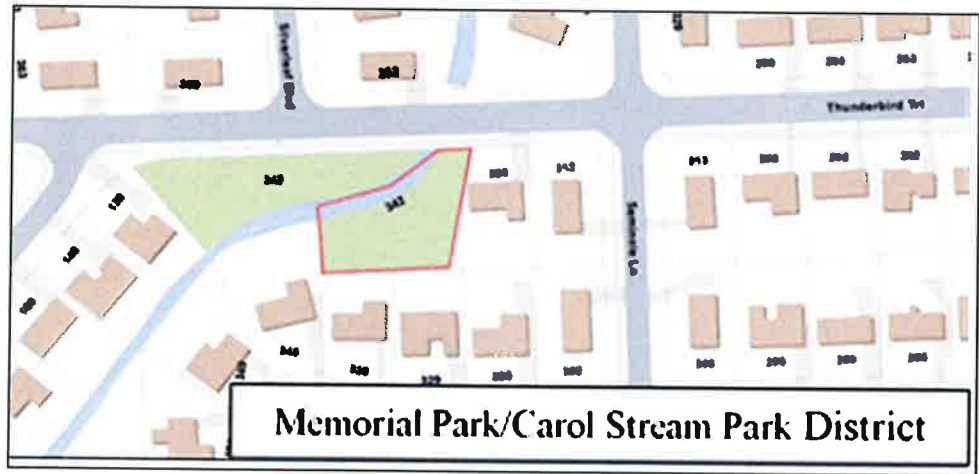
Attached for review is the General Application for Case No. 21-0020, Public Notice, and Map with Parcels Proposed to be Rezoned (Exhibit A).

Staff Analysis

ZONING MAP AMENDMENTS

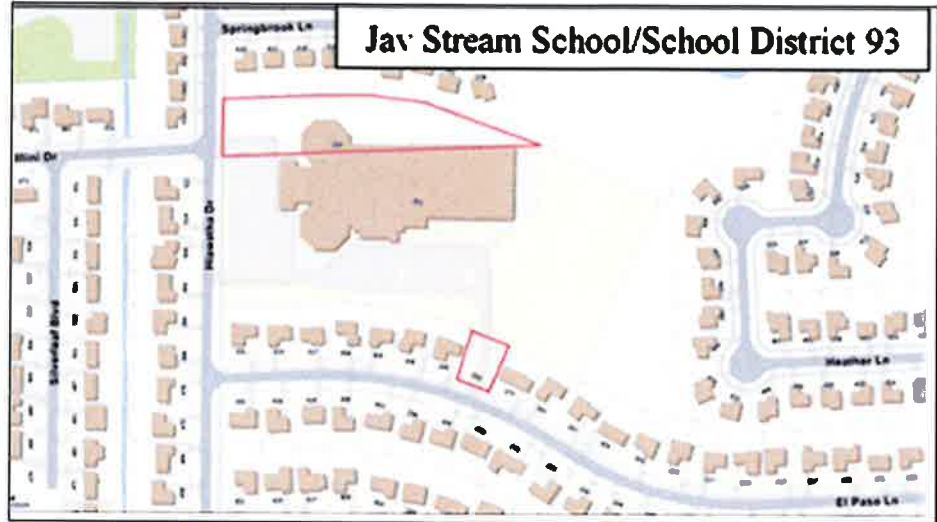
Attached is Exhibit A, a general map illustrating the location of the five parcels proposed to be rezoned, and below are detailed maps and zoning descriptions for each parcel.

Memorial Park, owned by the Carol Stream Park District, is located on the south side of Thunderbird Trail and west of Seminole Lane, and is divided into two parcels. One parcel was inadvertently left off the updated zoning map. The eastern parcel will be rezoned from R-2 One-Family Residence District to R-1 Estate Residence and Community Facilities District to match the western parcel for the park.



Heritage Lakes, owned by the Carol Stream Park District, is located north of Woodhill Drive and west of Heritage Lakes Elementary School. One small parcel directly west of the school will be rezoned from R-3 One-Family Residence District to R-1 Estate Residence and Community Facilities District to match the zoning of the main lake parcel.

Jay Stream School is owned and operated by School District 93, is located east of Hiawatha Drive and north of El Paso Lane, and is comprised of three parcels. The northernmost parcel will be rezoned from R-3 One-Family Residence District to R-1 Estate Residence and Community



Facilities District, and the southernmost parcel will be rezoned from R-2 One-Family Residence District to R-1 Estate Residence and Community Facilities District. Both will match the R-1 zoning designation of the main school parcel.



St. Luke's Parish is owned by the Diocese of Joliet and is located between Cochise Court and Illini Drive. It will be rezoned from R-2 One-Family Residence District to R-1 Estate Residence and Community Facilities District.

Recommendation

Staff recommends approval of approval of zoning map amendments consistent with the proposed Unified Development Ordinance for the Village of Carol Stream (Case No. 21-0020).



Do Not Write in This Space
 Date Submitted: 4/30/21
 Fee Submitted: -
 File Number: 21-0020
 Meeting Date: 5/24/21
 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 Village of Carol Stream Phone 630.871.6230
 Address 500 N. Gary Avenue, Carol Stream, IL 60188 Fax _____
 E-Mail Address communitydevelopment@carolstream.org
 (required)
 Name of Attorney _____ Phone _____
 (if represented)
 Address _____ Fax _____
 Name of Owner _____ Phone _____
 (required if other than applicant)
 Address _____ Fax _____
 Name of Architect _____ Phone _____
 (if applicable)
 Address _____ Fax _____

2. *Common Address/Location of Property _____

3. Requested Action (*check all that apply*)

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

Describe requested action Rezoning of Additional Properties associated with the Unified Development Ordinance project: 0124405013 – Heritage Lake/Park District, 0229300004 and 0232102008– Jay Stream School/District 93, 0231207033 – St. Luke’s Parish, 0232116002 – Memorial Park/Park District.

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
- _____ Total Application Fee \$ _____

Please submit three (3) full size drawings and one legible 11 by 17 inch reduced reproducible copy of full size drawings, along with a USB flash drive with plans and associated documents saved as pdf or zip files. 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 reviewed 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. I also understand that, per § 6-13-6 of the Municipal Code, the Village's costs of legal reviews, structural engineering review, and other special reviews determined to be necessary by the Community Development Director, performed by means of consultant services, shall be paid at the billed rate to the Village by the applicant.

TOM FAACE

Print Name

Tom Faace

Signature

5/3/21

Date

Certificate of the Publisher

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

A notice, a true copy of which is attached, was published 1 times in The Examiner of Carol Stream, namely one time per week for 1 successive weeks. The first publication of the notice was made in the newspaper, dated and published on May 5, 2021 and the last publication of the notice was made in the newspaper dated and published on May 5, 2021. This notice was also placed on a statewide public notice website as required by 5 ILCS 5/2.1.

In witness, Examiner Publications, Inc. has signed this certificate by Randall Petrik, its publisher, at The Village of Carol Stream, Illinois, on May 5, 2021.

Examiner Publications, Inc.

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

Subscribed and sworn to before me this 5 day of May, A.D. 2021.

Notary Public



PUBLIC NOTICE FILE #21-0020

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, May 24, 2021, at 6:00 p.m. to consider an application from the Village of Carol Stream for the following action:

Zoning Map Amendments consistent with the proposed Unified Development Ordinance for the Village of Carol Stream.

The Village of Carol Stream is seeking approval of map amendments to rezone the following affected properties from the existing R-2 One-Family Residence District to the R-1 Estate Residence and Community Facilities District:

421 Cochise Ct, PIN 0231207033; 391 Illini Dr, PIN 0232116002; 283 El Paso Ln, PIN 0232102008.

The Village of Carol Stream is seeking approval of map amendments to rezone the following affected properties from the existing R-3 One-Family Residence District to the R-1 Estate Residence and Community Facilities District:

283 El Paso Ln, PIN 0229300004; Woodhill Dr, PIN 0124405013.

The hearing will be held in-person and via a web conference meeting. All persons desiring to be heard will be given the opportunity to be heard. The web conference will allow the public to view the meeting online or call in to participate. Join from a PC, Mac, iPad, iPhone or Android device by using the following URL:

<https://www.carolstream.org/Home/Components/Calendar/Event/631/278>

Description: This is an audio only meeting. Those members of the public wishing to be heard with respect to this matter must pre-register or complete the public comment form at <http://carolstre.am/pc> by 4pm the day of the public hearing

Or join by phone: Dial (for higher quality, dial a number based on your current location):

US: +13126266799, +84726330319 or +16465588656

Webinar ID: 847 2633 0319

International numbers available:
<https://zoom.us/j/adnsXEZQRK>

A copy of the Zoning Map Amendment application is available for public inspection on the Village's website at www.carolstream.org. The public may provide written comments prior to the public hearing by submitting them to Tom Farace, Planning & Economic Development Manager, 500 N. Gary Ave., Carol Stream, IL 60188, or may provide email comments by sending them to tfarace@carolstream.org by 4:00pm on May 24, 2021. 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, are requested to contact the ADA Coordinator at 630-671-6250.

As published in *The Examiner* May 5, 2021 0505

Village of Carol Stream Parcels Proposed to be Rezoned

New parcels to be rezoned to R-1
R-1 Estate Residence and Community Facilities District

EXHIBIT A

