

Village of Carol Stream

AGENDA

REGULAR MEETING-PLAN COMMISSION/ZONING BOARD OF APPEALS

MONDAY, JUNE 28, 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: June 14, 2021
 - A. **21-0021 – Carol Stream Animal Hospital – 160 W. Elk Trail**
Zoning Map Amendment from R-4 to B-2
Zoning Text Amendment to add indoor kennel and boarding facility as a special use in the B-2 District
Special Use Permit for an indoor kennel and boarding facility

 - B. **21-0022 – Pacific Botanical Labs – 690 E. North Avenue**
Special Use Permit for a research laboratory

 - C. **21-0023 – Culver’s – 290 S. Schmale Road**
Amendment to a Special Use for a Drive-Up Service Window Addition

 - D. **21-0025 – Lifeline Ambulance – 150 E. St. Charles Road**
Special Use Permit for a training facility

- III. Presentation:

- IV. Old Business:

- V. New Business:

- VI. Report of Officers:

- VII. Adjournment:

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

***All Matters on the Agenda may be Discussed, Amended and Acted Upon
June 14, 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 Patty Battaglia, Planning and Permitting Assistant, to call the roll.

The results of the roll call vote were:

Present: 5 Commissioners Tucek, Meneghini, Petella, Christopher and Chairman Parisi

Absent: 2 Commissioners Morris and Battisto

Also Present: Tom Farace, Planning and Economic Development Manager; Patty Battaglia, Planning and Permitting Assistant; and a representative from County Court Reporter.

MINUTES:

Commissioner Petella moved and Commissioner Tucek seconded the motion to approve the minutes of the Regular Meeting held on May 24, 2021.

The results of the roll call vote were:

Ayes: 5 Commissioners Tucek, Christopher, Meneghini, Petella and Chairman Parisi

Nays: 0

Abstain: 0

Absent: 2 Commissioners Morris and Battisto

The motion passed by unanimous vote.

PUBLIC HEARING:

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

The results of the roll call vote were:

Ayes: 5 Commissioners Tucek, Petella, Christopher, Meneghini and Chairman Parisi

Nays: 0

Abstain: 0

Absent: 2 Commissioners Morris and Battisto

The motion passed by unanimous vote.

21-0014- Dynamic Investments, LLC – 680 E. North Avenue – Zoning Map Amendment from B-2 General Retail District to I Industrial District; Special Use Permit for Motor Vehicle Service; Special Use Permit for Outdoor Activities and Operations-Storage of Trailers; Zoning code Variation; North Avenue Corridor Review

Chairman Parisi swore in Mr. Robert McNees, attorney representing the applicants from Dynamic Investments.

Mr. McNees stated his office is located across the street at 195 Hiawatha Drive, Carol Stream. Dynamic Investments is also located at 250 N. Schmale Road. Mr. Vasile Sorocean, who is present today, also resides with his family in Carol Stream. He is the principal of Dynamic Investments and his operation company is Dynamic MD, LLC that is a trucking company. He recently completed the construction of his truck repair facility at 250 N. Schmale Road. The quality of construction shows how he takes pride in constructing a good-looking, modern facility. Dynamic MD currently operates a fleet of trucks hauling step-deck and flatbed trailers nationwide. The facility at 250 N. Schmale Road is focused on maintenance work: oil changes, trailer repair, tire work and axel alignments, strictly for his Dynamic fleet, which is primarily Volvo trucks. Because of the number of trucks he has ordered, Volvo reached out to Dynamic to establish a licensed Volvo truck repair facility that would service Dynamic trucks and trucks owned by other companies as well. This would include trucks hauling dry van trailers. Dynamic MD is planning to expand into dry van hauling. The repair work is about 2-3 days per truck, use about eight mechanics, lead foreman, parts manager and service manager. All repairs will be conducted inside the building. The subject property consists of 2.55 acres of vacant land. To the south of the vacant property is 690 E. North Avenue which is a one-story office building and owns the driveway that lies just to the east of the 680 E. North Avenue property. The driveway extends to North Avenue and it serves both 680 and 690 E. North Avenue which has a pre-existing driveway easement that allows for that. The subject property is only 360 feet deep and is the minimum size that you can use to construct a truck repair facility on. The proposal is to put a 20,285 square foot building on this site. About half of the 20,285 square foot, would be devoted to five truck repair bays. Each bay can accommodate two tractors. There would be 516 feet for a storage room for parts; 4,069 square feet would be dedicated for office space, 4,125 square feet for a warehouse area that would have two exterior docks and one drive-in door. Thirty-six passenger car spaces are provided in the front which exceeds the code requirements. In the rear parking area there would be spaces to accommodate up to 24 trailers and 6 tractors, and be screened by a 7-foot tall, decorative solid, arctic gray, vinyl fence along with perimeter landscaping. The shared driveway would need to be widened for the larger trucks to the west, and the shared storm water detention pond to the east will not be touched. The driveway will also be strengthened going south from North Avenue all the way to the entranceway to the rear truck parking facility to accommodate heavier vehicles. Because the driveway needs to be widened, the existing monument sign for 690 E. North Avenue will need to be moved a little bit to the west and south and will remain on the property owned by 690 E. North Avenue. A new monument sign for the new truck facility on 680 E. North Avenue will be located on the northwest corner of the property. The existing scrub tree growth is going to be removed but will retain the good trees and will have attractive, new landscaping. The overall appearance looks sharp, clean and modern. Under Carol Stream ordinances, B-3 commercial zoning would allow for a truck repair facility, but we are asking for Industrial zoning because of the warehousing space which will be used to store small quantities of parts, but also for storing small quantities of product out of those dry vans in the future. The warehousing space will not be utilized by other companies. Sometimes on the step down or flatbed trailers, you have items you don't want exposed to the weather so those items would be stored in the warehouse while trucks are being repaired and only for Dynamic shipping. We are asking for a variance for a 77 foot, 11 inch setback on the east part as opposed to the 100 foot setback which is large for such a small lot. Dynamic concurs with all of staff's recommendations and conditions and will bring a great looking addition to the North Avenue Corridor. It is appreciated when a business comes to Carol Stream and then expands their business in town rather than moving out of town. Please grant this request.

Chairman Parisi asked for questions from the audience and there were none.

Chairman Parisi asked Mr. Farace to provide a Staff Report.

Mr. Farace stated it is being requested for a zoning map amendment to rezone the subject property from B-2 General Retail District to the I Industrial District. There are two Special Use Permits being requested, one for motor vehicle service and one for the storage of trailers in the rear of the property. A Variation to reduce the required front building setback down to roughly 78 feet and the overall North Avenue Corridor review because the property is along North Avenue. Since the property is being rezoned, staff reviewed the characteristics of the property in conjunction with the surrounding properties to see if it was appropriate for the rezoning, including the aesthetics and screening, and felt comfortable rezoning it to the Industrial zoning designation. Because of the Special Uses proposed and the warehousing component of the business, staff also felt it was better to go along with the Industrial zoning designation. There will be a decent amount of landscaping proposed on the south, east and west sides of the property to screen the truck or trailer storage as well as the 7-foot fence in the rear. Properties along the North Avenue Corridor require building setbacks of 100 feet which is simply geared more towards larger buildings like shopping centers or larger industrial buildings. For smaller buildings, or even out lots within PUD's, we have granted variations to that setback requirement. Given the strict parameters of this smaller lot and the smaller size of the building of about 20,000 square feet, we feel comfortable supporting that reduced building setback. The automobile parking lot will be along the property frontage, but the tractor parking will be very far away from the corridor itself. This is a nicely designed building of precast concrete panels, and some sunscreen clerestory windows. This is somewhat similar in design to the building on Schmale Road. We believe the site plan, landscaping and from an architectural perspective, the project will meet the intent of our North Avenue Corridor regulations. Staff had a couple of concerns with the original signage with tropical like color schemes and the height. The applicant resubmitted a blueish color on the base of the aluminum or metal sign so it matches the material of the building somewhat and adjusted the height to meet requirements. Staff is supportive of the newer sign design just submitted this afternoon. Both this sign and the sign to the property to the east will be located in a 20-foot wide utility or water main easement which will require an easement encroachment agreement that has to be approved by our Village Board. Staff is supportive of the requests and we are recommending approval of all the requests with the standard of conditions of approval: maintenance work needs to occur inside the building and not outside in the parking lot; folks should not be sleeping in the trailers or the cabs; trailers and trucks should be allowed to be stored on the property exclusively and we shouldn't see any construction materials or other types of equipment like RV's and campers; trucks and trailers should not be stored in the front parking lot, only in the rear. Otherwise, we are recommending approval of the project, the associated variation and North Avenue Corridor review.

Chairman Parisi asked for questions from the Commission.

Commissioner Meneghini asked if Dynamic was aware of the conditions and if they were able to comply.

Mr. McNees stated we are aware of the conditions and agree with and support them. We have been in communication with 690 E. North Avenue and are in the process of hammering out the legal terms for going on their property to reconstruct the driveway which they own. They are also on board with moving their sign back and doing a revised easement encroachment agreement.

Commissioner Tucek made a comment if any exploration of sharing one sign which might be less confusing.

Mr. McNees responded that he does not imagine the owner of 690 E. North Avenue would want that and believes they would want to preserve their monument sign for their tenants and not for Dynamic.

Commissioners Petella and Christopher had no questions.

Chairman Parisi commented on the North Avenue Corridor requirements and appreciates the time put it to be quite sensitive to what we already have along North Avenue, and if I were to pull up, I do not think I would know it is a truck repair facility unless you read the sign. I do appreciate the intent and design.

Chairman Parisi asked for any further questions from the Commission and there were none.

Chairman Parisi asked for a motion to approve Case 21-0014 for Dynamic Investments located at 680 E. North Avenue. Motion to approve made by Commission Christopher and seconded by Commissioner Meneghini.

The results of the roll call vote were:

Ayes: 5 Commissioners Tucek, Christopher, Meneghini, Petella and Chairman Parisi

Nays: 0

Abstain: 0

Absent: 2 Commissioners Morris and Battisto

The motion passed by unanimous vote.

This case will go before the Village Board on Monday, June 21, 2021, at 6:00 PM for review.

OLD BUSINESS: 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 swore in the following speakers: Mr. Chris Mergenthaler from Midwest Star Group, Mr. Rick Daly from Midwest Star Group and Mr. Brendon May, Traffic and Engineering Consultant from KLOA.

Chairman Parisi asked Mr. Farace to provide an overview.

Mr. Farace stated this project was reviewed at the last Plan Commission meeting and the motion failed by a vote of 3-4 and it went to the Village Board without a recommendation by the Plan Commission. In between the Plan Commission meeting held May 24, 2021, and the Village Board meeting last Monday night, the applicant prepared a traffic study since there was a lengthy discussion on truck traffic for the potential truck storage lot. The study has some estimates of the amount of truck traffic for a proposed truck storage lot as compared to a warehouse type use. The Village Board felt this was new information that the Plan Commission did not have the opportunity to review, so the case was referred back to Plan Commission for further review and discussion.

Chairman Parisi asked the Commission if they had any opposition to hearing the new information and they did not.

Mr. Mergenthaler stated Midwest Star Group is headquartered at 245 E. Fullerton, Carol Stream, with roughly 110 employees and recently completed a five million dollar total investment including a high end redesign of their office facilities, driver lounge, complete replacement of paving, as well as landscaping and fencing improvements. Our proposal is for a truck and trailer storage lot at 130 Easy Street. The new information was a traffic study which was conducted by Mr. Brendon May from KLOA.

Mr. May stated he is the Traffic and Engineering Consultant with KLOA based out of Rosemont, Illinois. As part of our evaluation, we estimated the volume of traffic that would be generated by the facility. We took information provided by the operator as well as surveys we conducted of other truck parking facilities within the area. The truck parking facility is estimated to generate four total trips during the weekday morning and weekday evening peak hour which is typically 7-9 a.m. and 4-6 p.m. of commuter traffic you would see on a daily basis. We estimated, on a daily basis, the truck parking facility would generate 42 total trips of which 25 percent of the a.m. and p.m. trips we anticipate to be trucks, and 50 percent of the daily trips we anticipate to be trucks. We also reviewed how the truck traffic generated would compare if there were a warehouse distribution building developed on this site. The truck parking facility would generate approximately 50 percent less trips than a warehouse distribution building during the peak hours and over 60 percent less on a daily basis. As it relates to truck trips only, studies conducted by the Transportation Engineers and Trip Generation Manual, Tenth Edition, which is the latest edition, show that approximately 20 percent of warehouse distribution buildings are truck trips. Overall, our study found that based on existing daily traffic volumes in the area, and given the proximity of the site to Gary Avenue, 45 percent of this site-generated traffic is estimated to be to the north of Gary Avenue, 40 percent to the south on Gary Avenue and only 15 percent to the east on St. Charles Road. Given the estimated weekday morning and weekday evening peak hour trips, as well as the daily trips, the total trips generated by the facility is anticipated to be less than one-half percent of what already exists on these roadways.

Mr. Mergenthaler stated last time they were here one of the main concerns was the truck traffic on Easy Street so we wanted to provide the traffic study from KLOA to show the truck traffic would be less than a warehouse facility that could be constructed on this site. The project benefits are: significantly less traffic volumes on this site; the proposed facility does not have a warehousing or loading component so trucks would not have to stop, idle or park on Easy Street to stage or open doors to a loading dock; all truck maneuvering would be done within the boundaries of the site; Midwest Star Group's neighbor at 245 E. Fullerton shares a common driveway and has written a letter attesting they have had no issues with truck traffic idling or parking since Midwest Star Group has occupied the building; only Midwest Star Group would facilitate the parking of their own trucks; happy to install signage with a phone number to their dispatcher should there be any issues so they can be handled without going to the Village; lot would be used for when drivers return home for their reset after long haul trips so there is no long term parking; landscaping would be a benefit to the community with an investment of 1.6 million dollars going towards the assessed value for property tax purposes.

Chairman Parisi asked if there were any further comments from the petitioner.

Mr. Daly stated he thinks this is a good opportunity for the Village and Midwest Star Group would keep the property in good condition.

Chairman Parisi asked if there were any comments from the audience. He swore in Mr. Dave Maleski and Mr. Jim Maleski, owners of 120 Easy Street.

Mr. Jim Maleski stated his concern for the close proximity of their entrances and believes the trucks will be sitting and blocking their driveway entrance. They are also concerned with what is being stored like chemicals which can spill.

Mr. Dave Maleski presented an article dated June 1, 2021, to the Commission and Mr. Farace, (attached to the end of the meeting minutes) about a recent fire at an Addison truck facility that spread to at least 17 vehicles and the diesel spill closed the road. He then reiterated their concern because there is a power line nearby, single-family homes nearby and each truck holds 300 gallons of fuel. With an estimated 50 trucks, that could be 15,000 gallons. You could say it never could happen, but it did happen only two weeks ago.

Chairman Parisi gave the petitioner an opportunity to respond.

Mr. Daly stated I guess you can say that could happen anywhere in the United States or in the world. We do not have a repair facility on site. We will be parking trucks in and out and have only 20 trucks on site even though there is room for 56, and the owner has agreed to changing or angling the entrance. We cannot stop accidents, but we will do the best that we can to prevent them.

Mr. Mergenthaler stated all these trucks are 2018 or newer and are DOT inspected on a yearly basis.

Chairman Parisi asked for any other comments from the audience and there were none and asked Mr. Farace to provide a Staff Report.

Mr. Farace stated the traffic study relayed information on the traffic for the proposed use as a truck and trailer lot as compared to a use of a warehouse and distribution building constructed, as well as the amount of traffic estimated for either of those uses at peak time for both truck traffic and regular automobile traffic. The study indicated truck traffic would be a little bit less potentially for this use, but then you would potentially have a larger amount of traffic for the warehouse distribution use. Also, if there were a way to shift or relocate the driveway or the curb cut so it would be more centrally located on the property or a little further east. I did review this with our Engineering Department and they stated if it was relocated on the eastern side or edge of the property, it would create an awkward jog for the trucks especially when entering the site. What could be done, if the curb cut of the driveway is maintained in its current location, the western edge could be expanded so that it is slightly out or shifted away from the northern property line. Likewise, then modify the eastern edge of the driveway which would eliminate one parking space to accommodate that shift. This would give a little more comfort level for trucks as they are coming southbound or westbound on Easy Street for better maneuvering into the site having no impact to the property to the north. Staff indicated a potential condition of approval in the staff memo recommending this be done rather than completely shifting the driveway or curb cut further east. Staff is recommending approval of the project and the various components of the project.

Mr. Dave Maleski spoke out and Chairman Parisi stated I am sorry; I'd like to follow protocol and our procedures here. You had your opportunity and I ask that you please respect what we have going on here. Chairman Parisi asked Mr. Farace if there was anything else he would like to add and nothing else was added.

Chairman Parisi asked for questions from the Commission. Commissioners Meneghini, Tucek and Christopher had no questions.

Commissioner Petella asked if the neighbor is willing to post signs reading No Blocking Driveway.

Mr. Farace responded that was suggested previously was if there were any issues with truck traffic of any kind, there would be a sign provided by the property owner, not the village, and placed on private property with contact information.

Commissioner Petella asked if it would be acceptable to place a portable bathroom on site.

Chairman Parisi asked Mr. Farace to respond.

Mr. Farace stated it was previously discussed during the May 24, 2021, Plan Commission meeting and there was no need for a portable bathroom at 130 Easy Street since the 245 E. Fullerton Avenue location houses a drivers lounge with bathrooms.

Chairman Parisi asked Mr. Farace to elaborate on the 45,000 square foot facility he mentioned previously.

Mr. Farace responded we have not reviewed a site plan to know for sure that a building of that size would fit on the property based on setback, landscaping, parking and detention requirements. In concept, we will go along with that number of square footage, but I can't say for certain that a building of that size could fit on the 2.75 acres. To put it in perspective the project was just reviewed on 2.5 acres with about a 20,000 square foot building. However, that was a truck repair shop and this is a warehouse distribution with a little more office.

Chairman Parisi asked for clarification as to why a 45,000 square foot facility versus a 20,000 square foot facility because obviously, the size of the facility is going to affect the traffic study.

Mr. May stated the 45,000 square foot was an estimate they were provided with. There were no site plans provided. As it relates to the comparison, if we were generating 50 percent less, but if a building was half as large as the 45,000, then the traffic would be similar to what we proposed.

Chairman Parisi had no further questions.

Commissioner Meneghini asked how long have been doing this traffic study business.

Mr. May stated he has been doing this for seven years and he is a licensed professional.

Commissioner Meneghini asked how the pandemic affects your study.

Mr. May stated obviously with Covid 19 we did see a decrease in traffic. We utilized historic data from Dupage County pre-pandemic. So the half percent is based off a historic traffic volume that was not during 2020. As of now, we are ramping up near pre-Covid conditions and I think it was like 10 percent.

Chairman Parisi asked for any more questions from the Commission and there were none. He then asked if the Commission would allow Mr. Dave Maleski to make a final statement and the Commission agreed.

Mr. Dave Maleski stated that the photos from the traffic study show no traffic or cars. That street has cars on it, box trucks, and Amazon vans. There are semis coming and going. It's not like it's an empty street. We have a business in Addison and all day long we see these trucks coming in, they back up with 2-4 waiting to get in. They are going to be up and down the street on Easy Street and there is nowhere for them park so they can double park or they're going to be in front of our building. That's my concern that all this stuff is empty. If you look at the lot and if you fill it up with semis, it's going to look like a can of sardines. Same thing with the streets. There is nothing on the streets in these photos.

Chairman Parisi asked for any further discussion and there was none.

Chairman Parisi asked for a motion to approve Case #21-0007 for Midwest Star Group at 130 Easy Street. Motion was made by Commissioner Meneghini and seconded by Commissioner Tucek.

The results of the roll call vote were:

Ayes:	4	Commissioners Tucek, Christopher, Meneghini and Chairman Parisi
Nays:	1	Commissioner Petella
Abstain:	0	
Absent:	2	Commissioners Morris and Battisto

The motion passed by majority vote.

This case will go before the Village Board on Monday, June 21, 2021, at 6:00 PM for review.

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

OTHER BUSINESS:

OLD BUSINESS:

ADJOURNMENT:

At 7:03 p.m. Commissioner Christopher moved and Commissioner Meneghini seconded the motion to adjourn the meeting.

The results of the roll call vote were:

Ayes: 5 Commissioners Petella, Meneghini, Tucek, Christopher, and Chairman Parisi

Nays: 0

Abstain: 0

Absent: 2 Commissioners Morris and Battisto

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 Plan Commission/Zoning Board of Appeals

STAFF REPORT

June 28, 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:

- Zoning Map Amendment from R-4 General Residence District to B-2 General Retail District in accordance with Section 16-15-7 of the Carol Stream Zoning Code
- Zoning Code Text Amendment to Section 16-9-3 (C) (B-2 General Retail District Special Uses) to add Kennel and Boarding Facility (Indoor) as a Special Use in the B-2 District
- A Special Use Permit for a Kennel and Boarding Facility (Indoor) in accordance with Section 16-9-3 (C) of the Carol Stream Zoning Code

APPLICANT/ CONTACT:

Dr. Mondrian Contreras
982 Lockwood Lane
Batavia, IL 60510



CASE #: 21-0021

LOCATION: 160 E. Elk Trail

PROJECT NAME: Carol Stream Animal Hospital



LOCATION	ZONING DISTRICT	LAND USE	COMPREHENSIVE PLAN DESIGNATION
Subject Property	R-4 General Residence District	Institutional (Former Park District preschool)	Institutional
North	R-4 General Residence District	Multi-Family Residential (Carolshire Condos)	Multi-Family Residential
South	R-4 General Residence District	Multi-Family Residential (Lakehaven Apartments)	Multi-Family Residential
East	B-2 General Retail District	Commercial (Carol Stream Animal Hospital)	Corridor Commercial
West	R-4 General Residence District	Carol Stream Park District (Mitchell Lake)	Carol Stream Park District

The subject property highlighted above is located on the south side of Elk Trail and west of Bluff Street.

Site Assessment

COMPREHENSIVE PLAN DESIGNATION:

The subject property is designated for institutional uses according to the Village's 2016 Comprehensive Plan given the previous use as a preschool owned and operated by the Carol Stream Park District. A zoning map amendment and text amendment are proposed to allow an indoor kennel and boarding facility within the B-2 District as a Special Use, and the operation of said use should be appropriate within the commercial land use classification.

AERIAL PHOTOGRAPH:



Project Summary

ATTACHMENTS:

Attached for review is the General Application, Special Use Application, Business Summary received May 5, 2021, Supplemental Business Memo dated June 4, 2021, Property Owner Authorization received May 5, 2021, Public Notice, Email from Resident dated June 24, 2021,

Cover Sheet (Exhibit A), Site Plan (Exhibit B), Floor Plan (Exhibit C), Elevations (Exhibit D-1 and D-2), and Translucent Panel Examples (Exhibit E).

BACKGROUND:

The applicant, Dr. Mondrian Contreras with the Carol Stream Animal Hospital, requests approval of the following in conjunction with a proposed indoor kennel and boarding facility at the property at 160 W. Elk Trail:

- A Zoning Map Amendment from R-4 General Residence District to B-2 General Retail District
- A Zoning Code Text Amendment to add Kennel and Boarding Facility (Indoor) as a Special Use in the B-2 District
- A Special Use Permit for a Kennel and Boarding Facility (Indoor) in the B-2 District

Dr. Contreras owns and operates the Carol Stream Animal Hospital at 140 W. Elk Trail adjacent to the subject property, and proposes to purchase the former preschool property from the Carol Stream Park District. The property is proposed to be utilized for a doggie day care and boarding facility, and requires rezoning the property and amending the Municipal Code to allow the use as a Special Use.

Staff Analysis

ZONING MAP AND TEXT AMENDMENTS

As stated above, the applicant is seeking approval of a Zoning Code Text Amendment to add an indoor kennel and boarding facility to the list of allowable Special Uses in the B-2 District, along with rezoning the subject property from R-4 to B-2. Based on research of the subject property, it was initially zoned R-4 as part of the larger Western Trails Unit 16 residential development. Lots along Elk Trail were proposed for non-residential uses, and the subject property was granted approval of a Special Use Permit for a daycare center for Kindercare in 1979. However, the subject property was to maintain the residential zoning designation. In 2006, the Carol Stream Park District received approval of a Special Use Permit for a Pre-School in the R-4 District.

As stated above, the applicant is seeking approval to rezone the property from R-4 to B-2 (General Retail District). The adjacent animal hospital is also zoned B-2, so that both properties will maintain similar zoning. It should be noted that with the recent Unified Development Ordinance (UDO) project, the B-2 District will be renamed to the Neighborhood Business District as of July 1, 2021. The purpose of the B-2 District is to *“provide and preserve areas that offer access to goods and services that residents and the general public need on a day-to-day basis. The intent of this district is to provide neighborhood-scale business uses without negatively impacting quality of life due to noise, traffic, or other issues related to high intensity business uses.”* Other service uses that are allowed in the B-2 District include animal hospitals, restaurants, and recreation facilities. Staff believes that rezoning the property to B-2 will allow for a compatible land use adjacent to the animal hospital property. Likewise, should the proposed kennel and doggie day care ever vacate the building in the future, other appropriate neighborhood commercial, service, or office uses could occupy the building and provide an amenity to the surrounding residents.

Kennels and boarding facilities are only allowed in the B-3 District and the Industrial District. More specifically, kennels and boarding facilities with indoor services only are permitted in both districts, and facilities with outdoor services require special use approval in both districts. The applicant requests approval of a Zoning text amendment to add “kennel and boarding facility (indoor)” to the list of allowable Special Uses in the B-2 District. In review of this request, staff has considered the purpose and intent of the B-2 District, the characteristics of B-2 District properties in the Village, and the characteristics of kennels and boarding facilities in general. It should be noted that, since the uses are proposed to be listed as Special Uses, any specific future indoor kennel or boarding facility interested in operating in Carol Stream would be evaluated in accordance with the Special Use standards on a case-by-case basis.

Based on the characteristics of other service-related uses in the B-2 District, the nature of the proposed use (which will be analyzed in greater detail in the Special Use section of this report), and the fact that the use is proposed to be listed as a Special Use, which will require formal zoning approval on a case-by-case basis, staff is generally supportive of the proposed text amendment to add “kennel and boarding facility (indoor)” to the list of Special Uses in the B-2 District. Staff is also generally supportive of the map amendment request to rezone the property from R-4 to B-2. Staff believes that rezoning the property to a commercial zoning designation is more appropriate than its current residential zoning designation, and will meet the intent of the B-2 District. However, there are other items that will be discussed in the following section of the report that need to be finalized before a formal staff recommendation can be provided.

For review purposes, the proposed text amendment is shown in red below:

16-3-11 - Permitted and Special Uses

Table 16-3-11(E): Permitted and Special Uses

Commercial Service		R-1	R-2	R-3	R-4	B-1	B-2	B-3	O-S	I
<i>Commercial Service, General</i>						P	P	P	S	
<i>Day Care Center</i>	Article 16-4-11						S	S	S	
<i>Banks</i>							P	P	P	
<i>Veterinary Clinic / Animal Hospital</i>							P	P		
<i>Kennel and Boarding Facility, outdoor</i>	Article 16-4-12							S		S
<i>Kennel and Boarding Facility, indoor</i>							S	P		P

SPECIAL USE FOR AN INDOOR KENNEL AND BOARDING FACILITY

The applicant's proposal and submitted plans provide an overview of the request:

- As already described, the applicant operates the Carol Stream Animal Hospital to the east of the subject property. The animal hospital has been in operation since the early 1990s, and the applicant proposes a doggie day care and boarding facility in the former day care center building.
- The building is approximately 4,500 square feet, and a 2,625 square foot addition is proposed on the west side. The building will contain space for interactive pet services, including pet daycare, physical therapy, and grooming. Pet boarding is also proposed.
- Pet "suites" are proposed in the existing building to house boarding spaces for pets, and the proposed addition will house play areas for the pets. According to the applicant's supplemental business memo dated June 4, 2021, up to sixty animals will be cared for as part of the pet daycare, and up to eighty animals are proposed to be boarded overnight. While there are no Village regulations as to limit the number of pets allowed during the day or overnight at the proposed facility, Staff questions if the numbers exceed the allowable occupancy requirements from DuPage County or the State of Illinois. Staff continues to research this topic, but it should be noted that the applicant will be required to follow all State and County regulations for the proposed facility, as well as local building code requirements regarding fire alarm and fire sprinkler systems.
- Proposed hours of operation will be 6:30am to 6:30pm during the week, and 8:00am to 5:00pm on Saturdays. In addition, there will be 3-5 employees. While the facility is proposed to be closed at night and on Sundays, staff will be on hand to walk the dogs during these time periods and will utilize the fenced-in outdoor area in the rear of the property for limited outdoor activities. No exterior dog runs are proposed.
- Parking for the proposed use is calculated at one space per 250 square feet of net floor area. With the existing building and proposed addition, the gross floor area of the building will be 7,125 square feet, and staff calculates that approximately 1,000 square feet can be deducted to determine net floor area. With 6,125 square feet of net floor area, 25 parking spaces are required, and the subject property has 12 parking spaces. With 3-5 employees, there will only be 6-9 available parking spaces for customers to drop off and pick up their pets. Additional parking spaces may be able to be constructed on the property to alleviate some parking concerns, but there will still be a deficit based on Municipal Code requirements. Since a parking variation was not initially requested, and staff still has questions on pet drop off and pick up procedures and overall parking demand, staff recommends initial discussion can take place on these topics, but a parking variation request will need to be formally reviewed at a future PC/ZBA meeting.
- The exterior of the existing building is constructed primarily of brick with a metal fascia. The exterior of the addition is proposed to be constructed of brick veneer to match the existing building as closely as possible, along with translucent panels. The applicant has provided examples of translucent panel materials, and proposes to utilize the material from an energy efficiency perspective and to bring natural light into the addition which will house the pet play area. Staff can support the use of the translucent panels on the addition, but

recommends that the brick veneer be maintained as the main exterior building material on all sides of the addition. As proposed, the north elevation of the addition will be constructed solely of translucent panels, and we recommend the north elevation mirror the south elevation with brick veneer utilized for the approximately two-thirds of the building façade and the translucent panels be utilized for the upper one-third of the building façade. Staff requests that the Plan Commission weigh in on this recommendation.

- The existing chain link fence on the east, west and south sides of the property will be replaced with a new wood fence. The fence is proposed to be six feet in height along the rear portion of the property, and four feet in height along the western edge of the parking lot. There is an existing bike path that runs south along Mitchell Lake to Bluff Street and is located



- on Park District property. The fence provides proper delineation and a barrier between the path and subject property and should remain. However, in order for the fence to extend past the front of the building, a fence variation will need to be requested. Staff researched the history of the subject property, but did not uncover a previously approved variation for the existing fence, even though a fence has been located along the western side of the property since at least the late 1970s when Kindercare was constructed. Since a fence variation was not part of the public notice for the case currently under review, the applicant is aware that a separate request will need to be reviewed by the PC/ZBA at a future meeting. Additional information, including a fence detail, will be provided at that time.
- There is also a public sanitary sewer located along the west side of the property. It is an existing eight-inch sewer line that was installed in the late 1970s and connects to a line along Elk Trail. Records do not indicate that a public utility easement was ever granted over the sewer line, and staff is recommending that a plat of easement be reviewed and approved by the Village prior to the issuance of a building permit for the project.

Staff has reviewed the applicant's Special Use request and is generally supportive of the request, but believes additional information needs to be provided prior to making a formal recommendation on the request. Staff does recommend that additional conditions of approval be placed on the request. In order to limit potential adverse impacts on surrounding properties, staff recommends the following additional conditions of approval:

- Pet waste will be promptly cleaned up.
- Dogs will not be allowed to bark excessively when outdoors.
- Soundproofing should be installed as part of the construction of the kennel and pet daycare facility. Section 14-2-16 (E) of the Code of Ordinances states the following:

(E) Animals, birds, and the like. The keeping of any animal or bird which vocalizes (howls, yelps, barks, squawks or other similar vocalization) and such vocalization is plainly audible upon residential property beyond the property from which the vocalization is generated for more than four minutes without interruption. The term without interruption shall be defined as an average of four vocalizations per minute within a four-minute period.

The Lakehaven apartment complex backs up to the subject property and the Carolshire condominium complex is to the north. Therefore, staff believes installing soundproofing so that the above referenced section of the Code of Ordinances is met will restrict noise issues from the proposed facility. The applicant has indicated that he has already discussed his proposed use with Lakehaven management, who have no objections to the business.

- If there are future noise or odor issues, the applicant shall be required to make modifications to resolve said issues.
- Pets will be properly restrained when outdoors.

In addition, the parking variation and fence variation need to be formally reviewed at a future PC/ZBA meeting.

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 Use:

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

The facility will provide a service and will be considered a public convenience at the subject location.

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

The proposed facility 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.

With proper fencing and protocols in place to limit potential adverse impacts on surrounding properties, there should be no apparent injury to the use or enjoyment of properties in the immediate vicinity, or diminution or impairment to property values within the neighborhood with the approval of the facility at this location.

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

Staff does not believe the proposed facility should have an impact on the normal and orderly development and improvement of surrounding properties.

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

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

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

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

Please note that we have received written concerns from a nearby resident, and said concerns have been provided in the packet for reference.

Recommendation

Based on the need for further review of parking issues and to potentially include an amended request to seek relief from the required number of parking spaces, to review a fence variation request, to research animal occupancy requirements at kennel/boarding facilities, and to potentially refine building elevations, staff recommends that the case be continued to the July 26, 2021 PC/ZBA meeting.

T:\Planning New\Planning\Plan Commission\Staff Reports\2021 Staff Reports\21-0021 CS Animal Hospital ZMA ZTA SUP 160 E Elk Trail.docx



Do Not Write in This Space
 Date Submitted: 5-5-21
 Fee Submitted: 8800.00
 File Number: 21-0021
 Meeting Date: 6/25/21
 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 Mondrian Contreras, DVM Phone 630-462-7888
 Address 982 Lockwood Ln Batavia IL 60510 Fax _____
 E-Mail Address mondrian79@msn.com
 (required)
 Name of Attorney _____ Phone _____
 (if represented)
 Address _____ Fax _____
 Name of Owner Carol Stream Park District Phone _____
 (required if other than applicant)
 Address _____ Fax _____
 Name of Architect Marc Anderson, AIA Phone 773-578-7391
 (if applicable)
 Address 333 W. Hubbard St. Suite 504, Chicago, IL Fax _____

2. *Common Address/Location of Property 160 ~~676~~ W. Elk Trail

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 checked="" 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 checked="" type="checkbox"/> Zoning Change |
| | <input type="checkbox"/> Other |

Describe requested action We are requesting a special use permit to allow doggy daycare and overnight boarding as well as pet rehabilitation use at the application address.

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

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

Mondrian Contreras, DVM

Print Name



Signature

4/20/2021

Date



FORM C

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

SPECIAL USE APPLICATION

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

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

1. Is deemed necessary for public convenience at the location.
Yes, this is establishment must be convient for all pet owners.

2. Will not be unreasonably detrimental to or endanger the public health, safety, morals, comfort or general welfare.
_We will follow all saftey proccations - including but not limited to all pet vaccinations, leash laws, OSHA guidelines, fire saftey, alam/monitring system.

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.
_We have spoken with management and neighbors in the community and they are _excited to have a pet friendly establishment opening in thier already pet friendly _community.

4. Will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.
_No, this establishment will not impede the surrounding developments.

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

We will provide adequate utilities, access roads, drainage, and other necessary community facilities.

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

Yes, our establishment will conform to the applicable regulations of the district in which we are located.

7. Other pertinent information or reason for request.

This establishment will provide jobs for our community as well help pet parents in our area be a resource for their pets health, improve quality of life, and safty.

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1- how the space will be used (boarding and rehab),

Our facility will offer interactive dog care services, including pet daycare, physical therapy, and additional pet services. The daycare service will allow dogs a safe and fun environment to get proper socialization. It will also provide physical and mental health stimulation through an enriching and interactive environment and proper exercise. We will offer physical therapy for dogs recovering from various surgical procedures or medical conditions which will improve physical health and help them reach optimal quality of life. Dog boarding services, grooming, and other related services and products will be available at our facility as well.

2- what hours of operation,

- Monday - Friday 6:30am-6:30pm
- Saturday: 8am - 5pm. **Kennel Staff will help walk dogs
- Sunday: Close **Kennel Staff will help walk dogs

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June 4, 2021

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

RE: Response letter for Plan Commission/Zoning Board of Appeals Case #21-0021.

Dear Mr. Farace,

Thank you for your letter dated May 28th communicating the comments for the Village's development review staff regarding our submittal for the Plan Commission/zoning board of appeals case regarding the proposed kennel with overnight boarding and pet rehabilitation serviced proposed at 160 Elk Trail. Below and attached herewith are our responses to your letter and revisions to our proposal. We appreciate your thorough review and look forward to moving forward with this project.

1. We understand our request to rezone the noted lot from R-4 (General Residential District) to B-2 (General retail district) and as part of that rezoning request a text amendment will be requested to include a kennel with overnight boarding as a permitted use in the B-2 District.
2. The new facility will kennel both dogs and cats in daycare and overnight capacities. The maximum number of animals would be eighty boarded overnight with an additional sixty in doggy daycare. We will provide a front entrance where the incoming animals will be dropped off and second exit area for people to pick up their pets and take them home. There will be between three and five staff members during regular hours and none overnight. See our response to note 12 regarding overnight staffing requirements.
3. Currently we have no plans to connect the two properties however we have briefly discussed a future phase where we would expand both buildings and physically connect them together. Otherwise, there would be limited staff -mostly just the Dr. Contreras- who will travel between the two buildings.
4. We will follow, and we support, the noted recommended conditions. In order to keep a clean site and play yard, pet waste will be promptly cleaned up both in the interior and exterior play yards. The animals will be leashed or in carriers as appropriate when entering or existing the facility. And excessive barking outdoors will be limited so as not to disturb the neighbors or others using the adjacent bike path.
5. The façade of the building has been revised to show thin brick veneer in lieu of metal panels.
6. The application and accompanying exhibits to the Kane-DuPage Soil & Water Conservation District for a Land Use Opinion Report are being prepared over the coming days and will be submitted as soon as possible. We will pass along the Opinion Report to the Village when received.

7. While we have not yet received or had a survey performed of the property, the existing drawings we have (from the 2006 pre-school renovation) indicated the fence between the bike path and the subject property is on the subject property side. It is our intention to replace the chain link fence with a new 4-foot wood fence to separate the parking lot from the bike path.

8. The little free library will remain although it may be taken down temporarily during construction.

9. We will submit separately for a sign permit for any new signs or any modifications to the existing monument sign.

10. Thank you for the heads up regarding the civil and stormwater review. We will provide the required drawings and applications as needed for the review at the appropriate time.

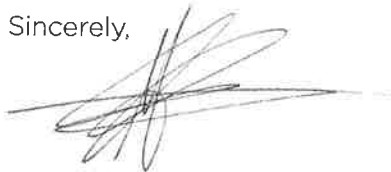
11. We understand there is an 8" PVC sanitary sewer pipe located approximately 4 feet from the property line adjacent to the bike path. Once the survey is performed, we will verify its exact location. We anticipate installing a new fence 1 foot inside our property line as a barrier to the exterior dog play areas. We further understand that it would be our responsibility to remove and replace the fence as needed for maintenance of the village owned sanitary sewer.

12. We have not had a chance to thoroughly review the existing fire sprinkler system or alarm system to determine if they are capable of covering the additional area or will need to be fully replaced. If replaced the new sprinkler and alarm system will comply with the Illinois Animal Welfare Act, NFPA 13, NFPA 101, Illinois Plumbing code and other appropriate codes. Additionally, under the Illinois Animal Welfare Act, a sprinkler and alarm system is not required if at all time animals are present the premises is staffed. While we intend to install these systems, is a fire sprinkler and alarm system a requirement in excess of those required in the Illinois Animal Welfare Act?

Additionally, we would like to note that we have spoken with the management company of Lakehaven Apartments the apartment complex located behind and in closest proximity to the outdoor play areas. They expressed to us their excitement for this project. They consider the doggy daycare and boarding as an amenity to their building and will included it in their marketing materials.

Finally, Tom, thank you for all your assistance through out this process! It is very much appreciated and immensely helpful.

Sincerely,



Marc S Anderson, AIA
Marc Anderson Architects, LLC
333 W. Hubbard St., Suite 504
Chicago, IL 60654



Mondrian Contreras, DVM
982 Lockwood Ln.
Batavia, IL 60510



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849 W. Lies Road, Carol Stream, IL 60188 630-784-6100

Village of Carol Stream
500 N. Gary Avenue
Carol Stream, Illinois

To Whom It May Concern:

The Carol Stream Park District is the owner of Elk Trail Recreation Center; a property located at **160 W. Elk Trail, Carol Stream, Illinois**. The Park District has initiated steps to sell this property to Mondrian Contreras, DVM/Carol Stream Animal Hospital. Sale is estimated to close in June, 2021.

This letter grants consent from the Park District to:

Mondrian Contreras, DVM
Carol Stream Animal Hospital
140 W. Elk Trail
Carol Stream, IL 60188
Phone: 630.462.7888

. . . to proceed with steps to gain special use zoning permission for the above mentioned property. Should additional documentation or permission be necessary, please contact me.

Sincerely,

Jim Reuter
Executive Director

cc: Mondrian Contreras

President Brenda Gramann, Vice President Dan Bird, Executive Director Jim Reuter
Commissioners: Anthony Del Preto, John Jaszka, Jacqueline Jeffery, Tim Powers, Brian Sokolowski

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 June 9, 2021 and the last publication of the notice was made in the newspaper dated and published on June 9, 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 June 9, 2021.

Examiner Publications, Inc.

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

Subscribed and sworn to before me this 9 day of June, A.D. 2021.

Notary Public



PUBLIC NOTICE FILE #21-0021

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, June 28, 2021, at 6:00 p.m. to consider an application from the Carol Stream Animal Hospital for the following actions:

A Zoning Map Amendment from R-4 General Residence District to B-2 General Retail District in accordance with Section 16-15-7 of the Carol Stream Zoning Code;

A Zoning Code Text Amendment to Section 16-9-3 (C) (B-2 General Retail District Special Uses) to add Kennel and Boarding Facility (Indoor) as a Special Use in the B-2 District; and

A Special Use Permit for a Kennel and Boarding Facility (Indoor) in accordance with Section 16-9-3 (C) of the Carol Stream Zoning Code

For the parcel at 160 W. Elk Trail (PIN 02-29-118-001).

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://us02web.zoom.us/j/82082950768>

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: +1 312 626 6799 or +1 301 715 8592 or +1 646 558 8656

Webinar ID: 839 0604 8570

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

The 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 June 28, 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.

As published in *The Examiner* June 9, 2021 0609

Tom Farace

From: Andy Ouper <aouper@...>
Sent: Thursday, June 24, 2021 2:52 PM
To: Tom Farace
Cc: Andy Ouper
Subject: Updated Comments Concerning Carol Stream Plan Commission Case #21-0021

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.

Dear Mr. Farace-

Thank-you for providing me the web-link to the complete information concerning this proposed development. I must have missed it during my earlier review of the public notice. I have decided NOT to appear at the public hearing but do request the below correspondence be provided to your plan commission and incorporated into your proceedings. You may redact address information as appropriate, however, it should be noted I do live very near this proposed development.

Dear Mr. Farace and Carol Stream Plan Commission-

I am writing as a concerned resident of Carol Stream (Legends of Carol Stream condominiums) concerning Plan Commission / Zoning Board of Appeals Public Hearing Case #21-0021 Carol Stream Animal Hospital proposed facility addition / conversion at 160 West Elk Trail which is located within 250'-0" of my residence. Based on documents provided to me and additional information provided on the Village's web-site, I am troubled about the proposed development and am opposed to its construction at this time. My comments are below:

Village of Carol Stream Procedures

- As a licensed building architect in multiple states, I have dealt with many different plan commissions over many years and have quite a bit of experience traversing these types of municipal processes. In reviewing the notice I received in the mail, I note part of the request of the applicant attempts to change portions of the zoning code in perpetuity to add indoor kennel and boarding facilities as special uses to the B-2 General Retail District. While this certainly makes sense and would be advantageous to the applicant, **it applies to all parcels zoned B-2 in the village and could have a much greater impact than just this one project.** For this reason, this portion of the request should be considered separately as more village residents living adjacent to B-2 parcels might want to weigh in and provide their opinion. Changing the zoning ordinance should be considered separately for all residents of Carol Stream to weigh in on prior to review of this project.

Appearance

- The appearance of the proposed addition is not complementary to the existing structure and does not fit in well with the surrounding largely residential neighborhood. The elevations indicate the addition is to be merely a dressed-up prefabricated metal building, i.e. pole barn. Is this the type of development Village of Carol Stream wishes to attract?
- Translucent panels can look very modern and chic, but this depends largely on the quality of the product selected and the detailing the architect employs in their design. Lower quality panels tend to yellow over time and could cause the facility to look dated in only a few years. The plan commission should recommend additional detail be provided on the exact building materials proposed. In addition, the north elevation indicates the translucent panels will extend to grade which will be a maintenance nightmare. These types of

panels are not well suited to abuse from lawn mowing and other maintenance equipment. Provide a short concrete curb which could be an extension of the foundation wall for the translucent panels to sit on.

- The roof line does not blend in well with the existing architecture and should be revised to be more complementary.
- The amount of fencing proposed in the schematic site plan is too extensive and not enough detail is provided to determine the exact type of fence being used. Will this be wood privacy fence? There is already too much privacy / stockade type fencing along nearby Bluff Street. If a privacy fence is proposed, the 4'-0" tall section of fence could obstruct site lines to vehicles trying to enter and leave the parking lot. If the intent is to simply separate the bike path from the parking lot, an open style fence that does not obstruct views would be much safer and more visually attractive.

Parking

- The existing parking lot does not appear adequate in size for the proposed development.

Noise

- While no data was presented in the public notice, I am concerned about noise throughout the day and night from barking dogs. According to the site plan, a large outdoor play area is proposed. Currently I do work in my residence on some days due to the waning pandemic and flexibility provided by my employer and noise even during daylight hours can be distracting to my work. At night, the developers have indicated in their June 4th correspondence to Mr. Farace no staff will be on hand to care for the pets. How close will staff be if there is a problem?

In summary, I would encourage the plan commission to vote "no" until the developer / business owner revises their design to be more complementary for our community. Thank-you for your time concerning this matter.

Cordially,
Andy Ouper, AIA, NCARB, LEED AP BD+C
Building Architect

Note: Our physical office is operating at reduced capacity due to the ongoing pandemic. Please feel free to contact me Tuesday or Thursday of every week at (630) 511-1111 or via e-mail at any time.

Andy Ouper, AIA, NCARB, LEED AP BD+C
Project Architect

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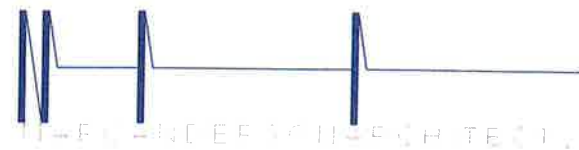
PET RESORT ZONING TEXT AMENDMENT

160 W. ELK TRAIL,
CAROL STREAM, IL



LOCATION MAP

EXHIBIT A



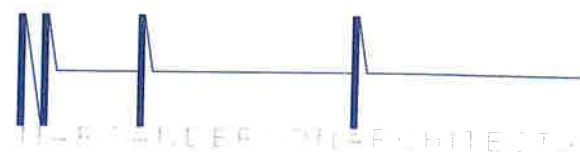
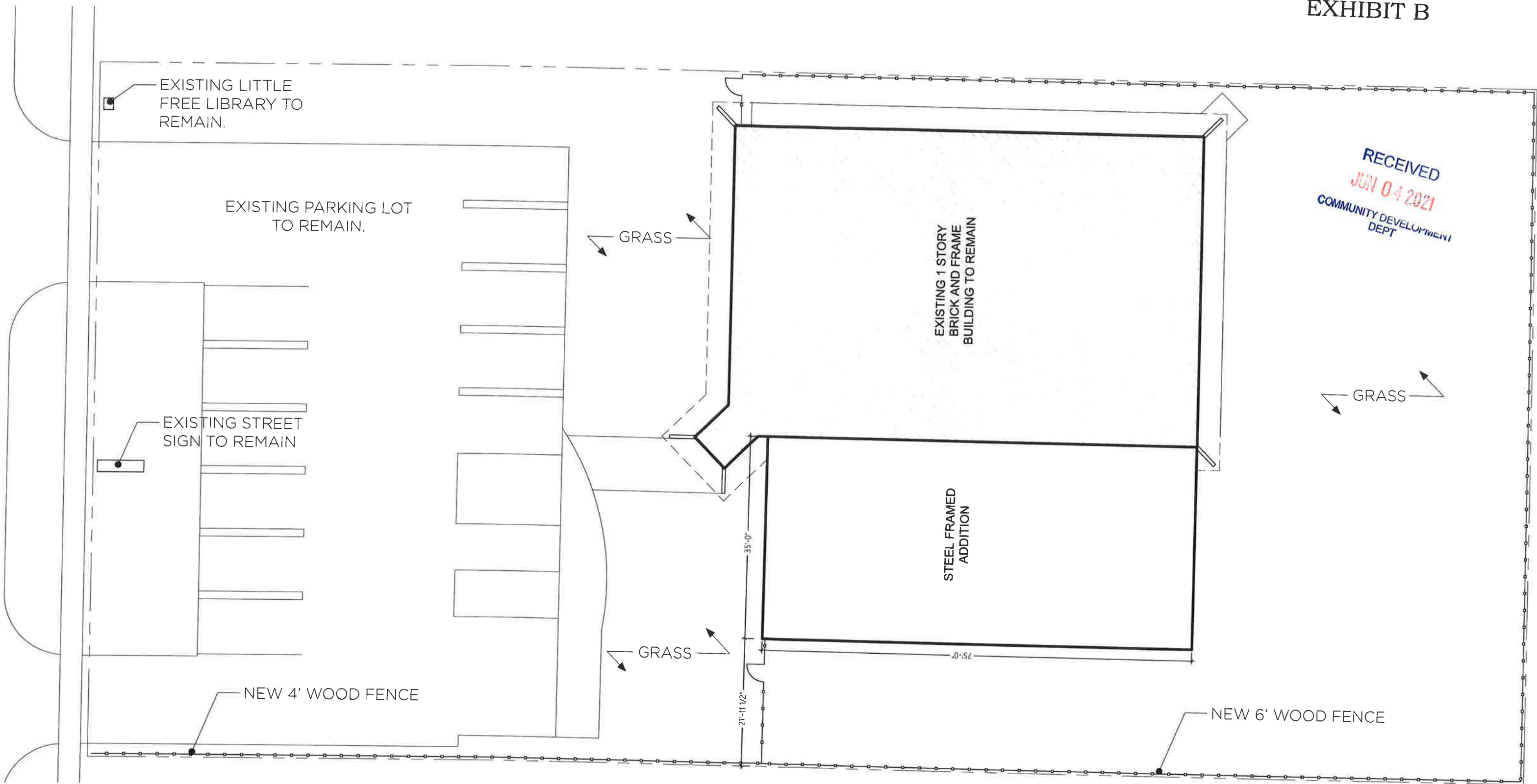
CS Pet Resort
Project Name
2040
Project Number

Cover Sheet

06.03.21
Date

3/32" = 1'-0"
Scale

0.0
Sheet Number



CS Pet Resort
Project Name
2040
Project Number

Site Plan

06.03.21
Date

1/16" = 1'-0"
Scale

1.0
Sheet Number



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JUL 04 2021
COMMUNITY DEVELOPMENT
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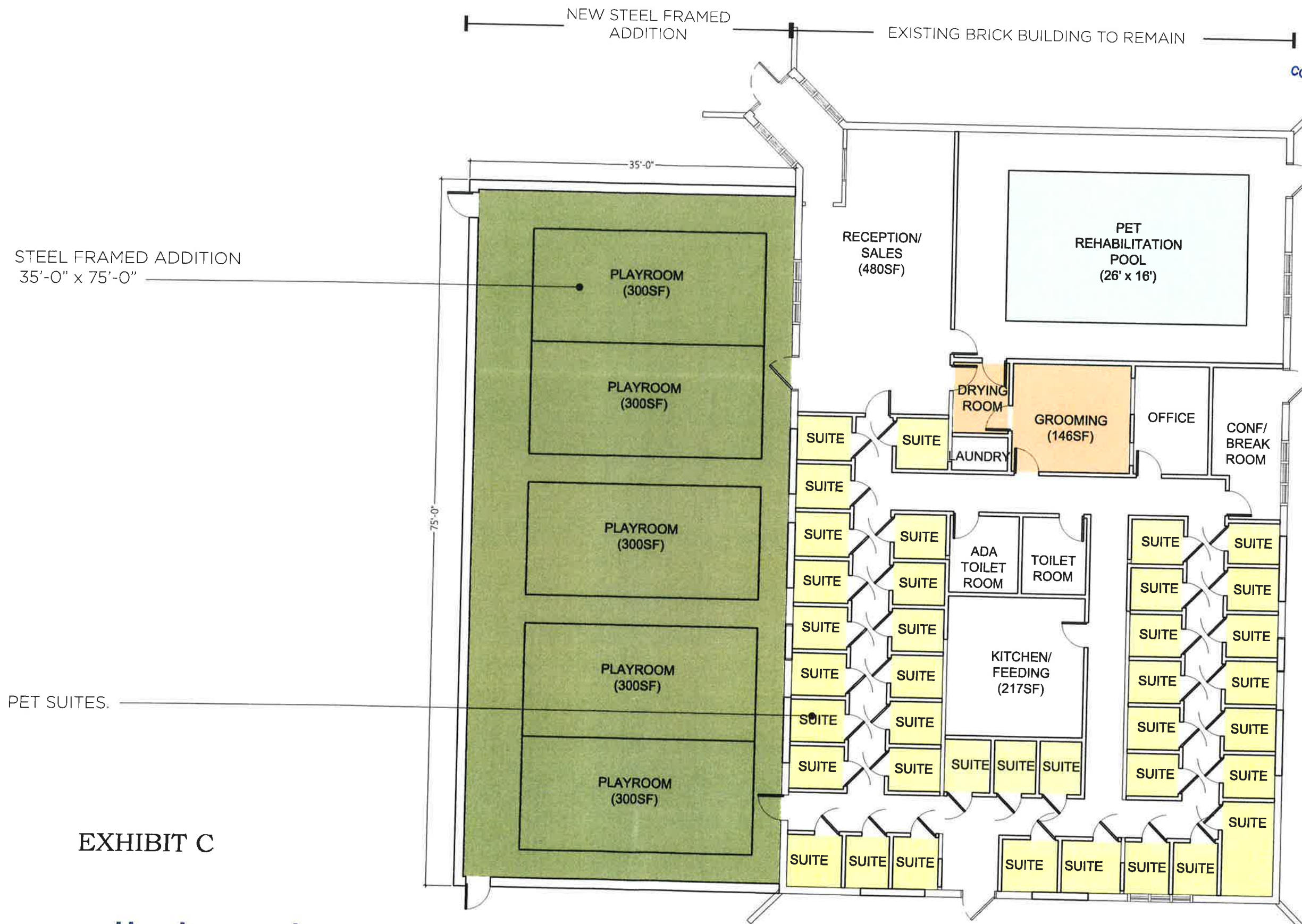
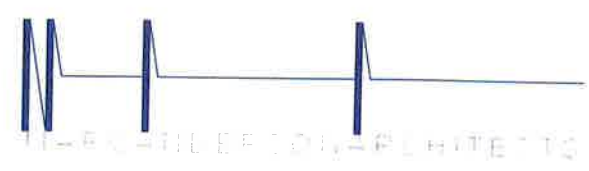


EXHIBIT C



CS Pet Resort
Project Name
2040
Project Number

Floor Plan

06.03.21
Date

3/32" = 1'-0"
Scale

2.0
Sheet Number



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JUN 04 2021
COMMUNITY DEVELOPMENT
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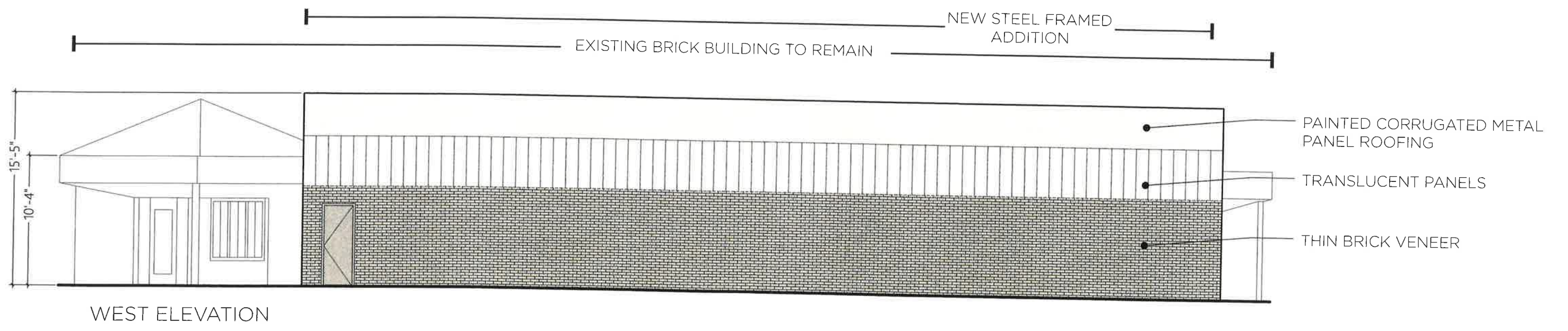
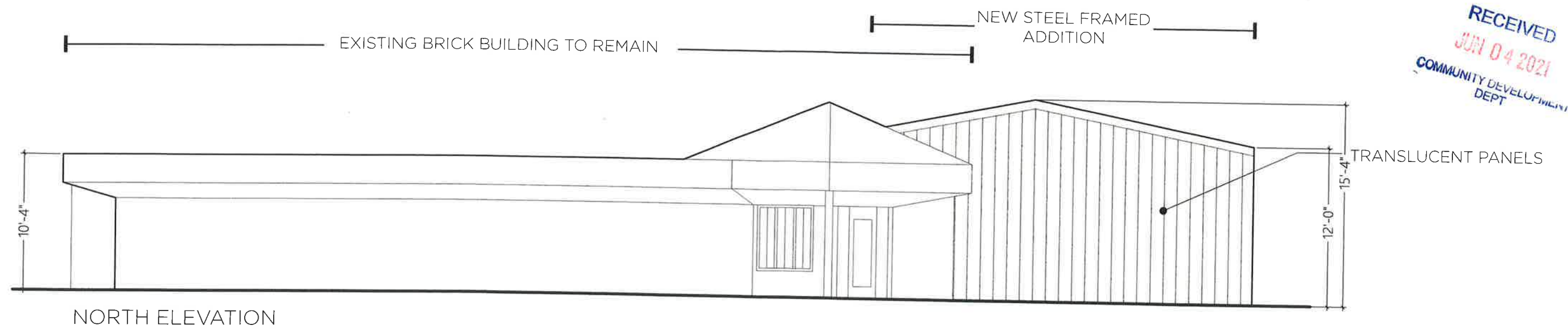


EXHIBIT D-1

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COMMUNITY DEVELOPMENT
DEPT

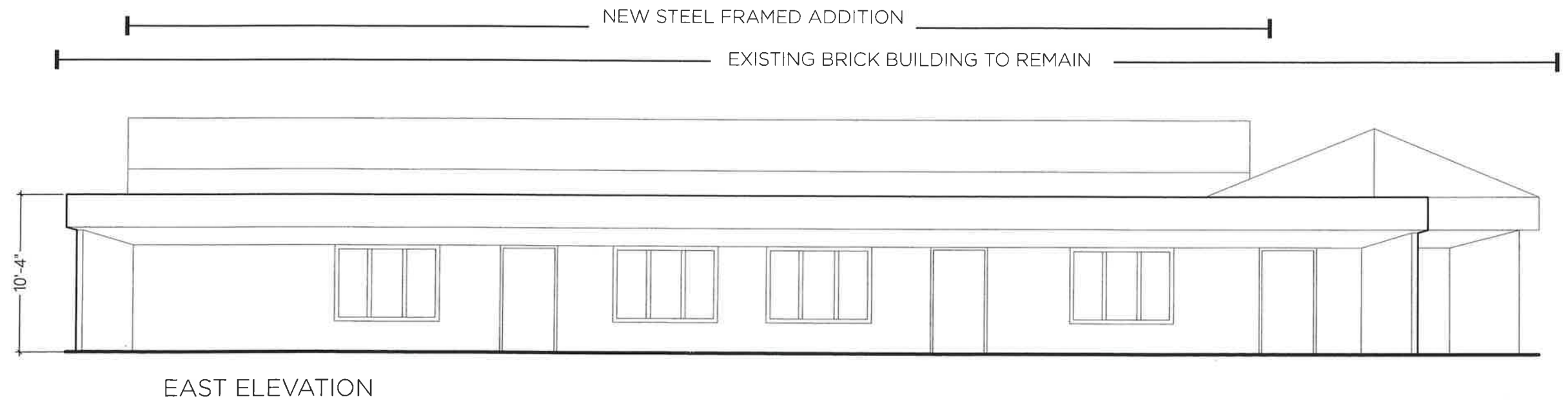
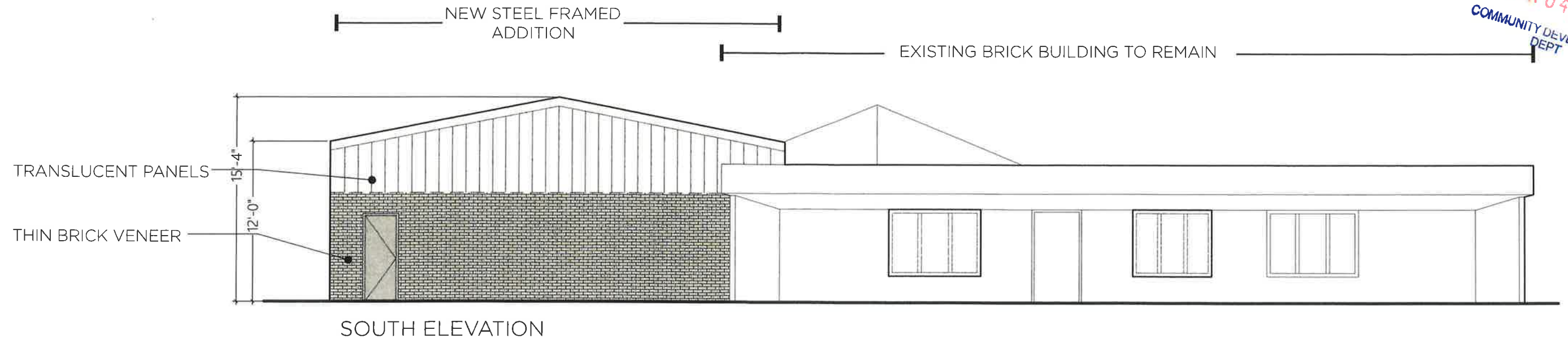
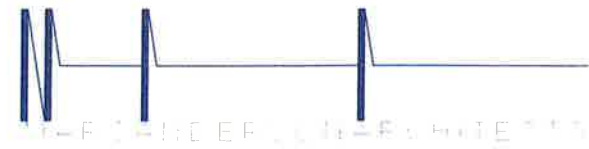


EXHIBIT D-2



CS Pet Resort
Project Name
2040
Project Number

Elevations

06.03.21
Date

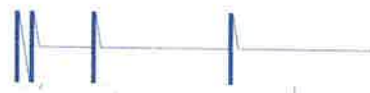
1/8" = 1'-0"
Scale

3.1
Sheet Number

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COMMUNITY DEVELOPMENT
DEPT



EXHIBIT E

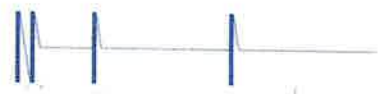
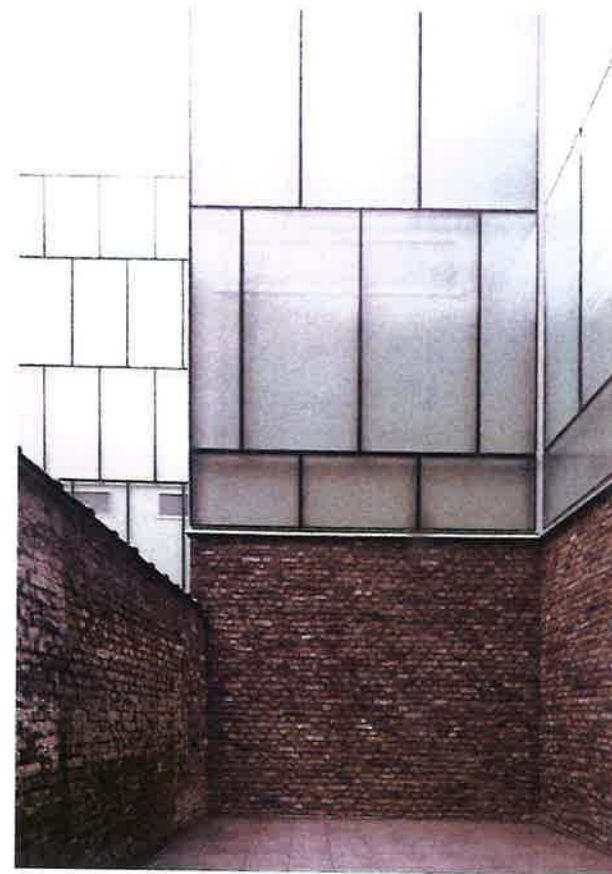
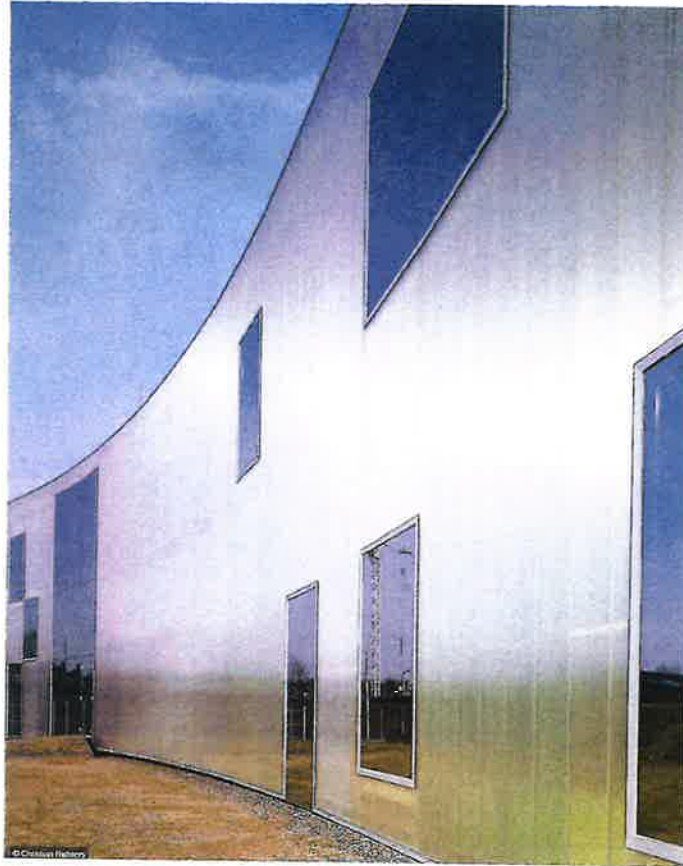


CS Pet Resort
2040

FRP Insulated Panel
06.23.21 NTS

5.0

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COMMUNITY DEVELOPMENT
DEPT



CS Pet Resort
2040

Polycarbonate Sheets

06.23.21

NTS

5.1

Village of Carol Stream Plan Commission/Zoning Board of Appeals

STAFF REPORT

June 28, 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 a Research Laboratory in accordance with Section 16-9-5 (C)(2) of the Carol Stream Zoning Code

APPLICANT/ CONTACT:
Mansour Samadpour, Ph.D.
Pacific Botanical Laboratories, LLC
15300 Bothell Way NE
Lake Forest Park, WA 98155



CASE #: 21-0022

LOCATION: 690 E. North Avenue

PROJECT NAME: Pacific Botanical Laboratories LLC



LOCATION	ZONING DISTRICT	LAND USE	COMPREHENSIVE PLAN DESIGNATION
Subject Property	B-4 Office, Research, and Institutional District	Commercial, including office (Existing office building)	Corridor Commercial
North	Glendale Heights I Industrial District	Industrial	Industrial
South	R-4 General Residence District	Multi-Family Residential (Renaissance at Carol Stream)	Multi-Family Residential
East	B-2 General Retail District	Corridor Commercial (Jubilee Furniture and Playoff's)	Corridor Commercial
West	B-4 Office, Research, and Institutional District	Commercial, including office (Grace Plaza)	Corridor Commercial

The subject property, highlighted above, is located on the south side of North Avenue and east of Schmale Road.

Site Assessment

COMPREHENSIVE PLAN DESIGNATION:

The subject property is designated for corridor commercial uses according to the Village's 2016 Comprehensive Plan. The continued use of the property for office and research uses is compatible with this designation.

AERIAL PHOTOGRAPH:



Project Summary

ATTACHMENTS:

Attached for review is the General Application, Special Use Application, Cover Letter dated May 13, 2021, Public Notice, Supplemental Business Information dated June 8, 2021 with floor plan (Exhibit A), and Land Title Survey (Exhibit B).

BACKGROUND:

The applicant, Mansour Samadpour, President of Pacific Botanical Laboratories LLC (PBL), requests approval of a Special Use Permit for a Research Laboratory for the testing of cannabis samples in an office space at 690 E. North Avenue, which is a multi-tenant office building. The applicant, a microbiologist, currently operates a food testing lab through the Institute of Environmental Health in the subject office building, which received approval of a Special Use Permit in 2009 under Ordinance No. 2009-04-11.

With the increase of both adult recreational and medical cannabis, there is a need for robust and reliable analytical testing to ensure consumer safety. The cannabis testing facility is proposed in a 2,300 square foot space on the south side of the building.

Staff Analysis

SPECIAL USE PERMIT – RESEARCH LABORATORY

As described in the submitted cover letter and supplemental business information memo, PBL proposes the following from an operational perspective:

- The proposed cannabis testing lab will be located in a vacant 2,300 square foot space in the office building. Rooms within the lab will include a sample processing room, various testing rooms, a receiving room to accept and catalog samples, and a vault for the storage of samples.
- The applicant proposes to initially hire 5-7 employees for the lab, and hours of operation will be 8am to 7pm during the week with limited weekend hours. 1-2 deliveries of cannabis products are proposed daily, and will be conducted by a licensed cannabis transporter in unmarked cars and vans. The subject property has more than adequate parking to accommodate parking requirements for staff and delivery vehicles. It should also be noted that the lab will not be open to the public.
- Typical samples sizes will range from 45 grams to eight pounds, and samples will be retained for 20 days after test results are reported to clients before being disposed of.
- The applicant’s supplemental business information memo dated June 8, 2021 provides a thorough overview of the testing process, including how samples will be inventoried, tested using Illinois State-approved methodology, and properly disposed of. No burning of samples will occur, and testing samples will be ground and mixed with a non-cannabis matter such as sand or cardboard to be rendered unusable and disposed of by a licensed waste handler.
- The applicant proposes to have a security and video monitoring system for the lab, with intrusion alarms, motion detection systems, video surveillance, and controlled access for entry.
- PBL does not have its State of Illinois cannabis testing laboratory license yet, but will be applying for the license through the Illinois Department of Agriculture. Staff recommends that a condition of approval for the Special Use Permit be that no building permits may be issued until the State license is obtained, and a copy provided to the Village.

Staff has reviewed the documentation submitted by the applicant and supports the Special Use request. It does not appear that the proposed research lab will have any negative effects on surrounding businesses or properties, and will provide a needed service.

SPECIAL USE FINDINGS OF FACT

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

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

The research lab will provide a service and will be considered a public convenience at the subject location.

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

The proposed sample testing for safe consumption is in the public interest from a health standpoint.

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.

Since the proposed lab will be located entirely within the existing office building and the applicant proposes strict security, testing, and disposal measures, the use should not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.

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

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

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

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

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

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

Recommendation

Staff has reviewed the applicant's submittal and can support the Special Use request. Therefore, staff recommends approval of a Special Use Permit for a research laboratory for Pacific Botanical Laboratories LLC at 690 E. North Avenue, Case No. 21-0022, subject to the following conditions:

1. That the Supplemental Business Information Memo dated June 8, 2021 shall be adopted as part of the governing ordinance for the Special Use Permit;
2. That no building permit shall be issued to Pacific Botanical Laboratories LLC until a copy of their State of Illinois Cannabis Testing license is provided to the Community Development Department; and
3. That the laboratory use shall comply with all state, county and Village codes and requirements.

T:\Planning New\Planning\Plan Commission\Staff Reports\2021 Staff Reports\21-0022 Pacific Botanical Labs SUP 690 E. North.docx



RECEIVED

MAY 17 2021

COMMUNITY DEVELOPMENT
DEPT

Do Not Write in This Space

Date Submitted: 5-17-2021

Fee Submitted: \$800.00

File Number: 21-0022

Meeting Date: 6/28/21

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 Pacific Botancial Laboratories, LLC Phone (206)-522-5432

Address 3927 Aurora Ave N, The Annex, Seattle, Wa 98103-7875 Fax (206)-306-8883

E-Mail Address beau.backman@iehinc.com

(required)

Name of Attorney Beau Backman Phone (206)-522-5432

(if represented)

Address 15300 Bothell Way NE, Lake Forest Park, WA 98155 Fax (206)-306-8883

Name of Owner Karoun Holdings, LLC Phone (206)-522-5432

(required if other than applicant)

Address 15300 Bothell Way NE, Lake Forest Park, WA 98155 Fax 206)-306-8883

Name of Architect _____ Phone _____

(if applicable)

Address _____ Fax _____

2. *Common Address/Location of Property 690 E. North Avenue, CarolStream, IL 60188

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

_____ Annexation _____ Text Amendment

_____ Planned Unit Development – Preliminary _____ Variation – Zoning (requires Form B-1)

_____ Planned Unit Development – Final _____ Variation – Sign (requires Form B-2)

XX _____ Special Use Permit (requires Form C) _____ Variation – Fence (requires Form B-3)

_____ Subdivision – Preliminary _____ Zoning Change

_____ Subdivision – Final _____ Other

Describe requested action Grant Special Use permit for analytical testing laboratory focused on cannabis and hemp testing.

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

- XX General Application (Form A)
- General Variation Application (Form B-1)
- Sign Code Variation Application (Form B-2)
- Fence Code Variation Application (Form B-3)
- XX Special Use Application (Form C)
- Application for Development Approval (Form D)
- Gary/North Avenue Corridor Application (Form E)
- XX Plat of Survey with Legal Description
- XX 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
- XX Proof of Ownership or Written Consent From Property Owner
- XX Project Narrative/Cover Letter
- XX Total Application Fee \$ 800.00

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.

Mansour Samadpour, Ph.D
Print Name


Signature

May 13, 2021
Date



FORM C

RECEIVED

MAY 17 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

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.

Applicant is one of few testing laboratories to provide comprehensive testing services

to the emerging Illinois cannabis and hemp industries. See supplemental sheet.

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

PBL labs will meet or exceed all applicable safety rules and regulations. The lab serves to

help protect the public welfare by testing cannabis for contamination. See supplemental sheet.

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

The lab will function within all applicable rules and regulations and the lab will emit no

noxious odors, fluids, or solids. See supplemental sheet.

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

The lab will not effect remaining tenants in the building or neighbors. The lab meets

all requirements for set-backs or minimum distances as required by law. See supplemental sheet

5. Will provide adequate utilities, access roads, drainage and other important and necessary community facilities.
The lab will be located in an existing office building which already contains a similar lab. No changes to existing utilities, roads, drainage, or other community facilities contemplated.

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.
The PBL lab would be permitted as a Special Use in the B-4 zoning district pursuant to the Village Zoning Ordinances (Sec. 16-9-5-(c)(2)). See supplemental sheet.

7. Other pertinent information or reason for request.
PBL's operations are conditioned upon obtaining state permitting/licensing and any other special cannabis licensing. PBL will comply with all cannabis regulation.

Form C
Special Use Application
Attachment

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

Placing PBL's lab in this location allows convenient testing services to any cannabis businesses in the Chicagoland area and ensures safe product reaches the Illinois market. Cannabis cannot be sold or transported over state lines so testing must be done at local labs.

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

Public welfare is improved by preventing contaminated product from entering the market and properly labeling the contents of product. The lab will not be open to the public. PBL will employ security measures to protect the lab, and use licensed services to dispose of cannabis waste. Samples will be either destroyed by the testing process or upon completing testing.

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.

PBL operates scientifically innovative labs. The high tech nature of the business will be seen in a positive light by the business community, reinforcing Carol Stream's image as a desirable place to conduct business. The lab is entirely enclosed and uses minimal signage because businesses will seek out their services through commercial and regulatory referral (we do not advertise to the general public). Many samples will be couriered in or disposed of using a licensed disposal company.

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

The lab will fill a large part of chronically vacant space in the building. The building sits back 400' from North Avenue and is barely visible from the North Avenue. The proposed use will have no negative impact on the development or improvement of adjoining properties. PBL is merely another enclosed business.

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

Answered.

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.

In addition, other recreational and medical cannabis activities are approved or will be approved in B-4 zoning. Consulting the "Medical Marijuana Dispensaries 1,000 Feet Radius" map published by the village, PBL's proposed lab appears in B-4 zoning and does not fall with a Restricted Location. PBL will conform to all state requirements for licensing and permitting.

7. Other pertinent information or reason for request.

Answered.



Pacific Botanical Laboratories, LLC

May 13, 2021

Planning & Economic Development Staff
Commission/Zoning Board
Village Board of Directors
Village of Carol Stream
500 N. Gary Avenue
Carol Stream, IL 60188

RECEIVED

MAY 17 2021

COMMUNITY DEVELOPMENT
DEPT

Re: Special Use Permit for Pacific Botanical Laboratories, LLC

Staff and Members of Board,

Pacific Botanical Laboratories, LLC (PBL) is happy to present this application for Special Use at 690 East North Ave, Carol Stream, IL!

PBL primarily tests cannabis and hemp samples for quality and safety. For the Carol Stream location, services will be based on Illinois' regulatory framework. PBL will also offer many testing services essential to producing safe, accurately label products for consumption. This will be direct investment by myself as owner to open a state of the art analytical laboratory in the area.

Currently, an analytical laboratory already operates in the building. PBL will be able to move in with minimal internal renovations to the suite. Operations will be within normal commercial operations for the building and for the surrounding area. PBL labs will not be open to the public because they provide direct services to cannabis and hemp businesses. Consequently, there is little impact to local traffic, parking at the building, and PBL does not need extensive signage.

PBL will add jobs to the local area and fill empty commercial space with minimal adverse impact on the Village.

About the President: I am a microbiologists, and graduate of the University of Washington. In 2001, following years of work in public health and environmental microbiology, as well as the epidemiology of foodborne outbreaks, I helped co-found Institute for Environmental Health, Inc. which provides quality and safety testing services for the food industry. Visit www.iehinc.com for greater detail related to my other venture.

Please feel free to reach out with any questions or concerns!

Sincerely,

Mansour Samadpour, Ph.D.
President

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 June 9, 2021 and the last publication of the notice was made in the newspaper dated and published on June 9, 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 June 9, 2021.

Examiner Publications, Inc.

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

Subscribed and sworn to before me this 9 day of June, A.D. 2021.

Notary Public





PUBLIC NOTICE FILE #21-0022

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, June 28, 2021, at 6:00 p.m. to consider an application from Pacific Botanical Laboratories for the following actions:

A Special Use Permit for a Research Laboratory in accordance with Section 16-9-5 (C)(2) of the Carol Stream Zoning Code

For the parcel at 690 E. North Avenue (PIN 05-04-200-043).

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://us02web.zoom.us/webinar/register/WN_q8YADKmcQdOODWqYm3ByQ](https://us02web.zoom.us/join/https://us02web.zoom.us/webinar/register/WN_q8YADKmcQdOODWqYm3ByQ)

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: +1 312 626 6799 or +1 301 715 8592 or +1 646 558 8656

Webinar ID: 839 0604 8570

International numbers available:
<https://zoom.us/j/83906048570>

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 June 28, 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.

As published in *The Examiner* June 9, 2021 0609



Pacific Botanical Laboratories, LLC

June 8, 2021

Planning & Economic Development Staff
Commission/Zoning Board
Village Board of Directors
Village of Carol Stream
500 N. Gary Avenue
Carol Stream, IL 60188

RECEIVED
JUN 08 2021
COMMUNITY DEVELOPMENT
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Re: Special Use Permit for Pacific Botanical Laboratories, LLC

Staff and Members of Board,

Pacific Botanical Laboratories, LLC (PBL) is happy to provide these supplemental responses to questions from your staff related to our application for Special Use at 690 East North Ave, Carol Stream, IL

1. PBL responses to staff questions:

- a. What is the size of the space the lab will be occupying, and where in the building will the lab be located? The location should be illustrated on a clear floor plan or the plat of survey.

PBL: Total area of the lab is 2300 SF. See enclosed AS BUILT drawing with PBL lab highlighted and Proposed Floor Plan with Legend.

- b. Please provide a description of the testing process, from delivery to testing to disposal or sending products back to operators. A written "start to finish" summary of the testing process, including typical length of time for testing products, will assist Village staff, Plan Commission members, and Village Board members have a better understanding of the process.

PBL: See enclosed Sample Path in Laboratory Document.

- c. In regards to product deliveries, will they be delivered by box truck or van? What is the typical product testing size? How long will the lab keep the product until it is disposed of or returned to the operator?

PBL: All deliveries will be done by a state licensed cannabis transporter. They will use cars/vans with no markings indicating they are transporting cannabis and will have all products enclosed in secure containers. The number of deliveries will vary based on how fast we onboard clients. I would expect a 1-2 deliveries each day (M-F). They typical sample size will vary based on the type of product. Size ranges will be from 45grams (0.1pounds) to 3600 grams (8 pounds). Samples will be retained for 20 days after the



Pacific Botanical Laboratories, LLC

results are reported to the client. All samples will then be rendered unusable and disposed. (See enclosed Cannabis Disposal Plan).

- d. Is there an estimate on the number of deliveries proposed daily or weekly?

PBL: Estimated 1-2 deliveries per day or 5-10 per week.

- e. Thank you for providing a proposed floor plan. However, please provide information on what occurs in each of the spaces (sample processing room, micro area room, media room, are rooms labeled “35 in” and “42 in” used for storage of products?).

PBL: See enclosed AS BUILT drawing with PBL lab highlighted and Proposed Floor Plan with Legend.

Sample Processing Room: This area is where, once we receive the sample, we weight out and split the sample to be processed. Some parts of the samples will go for microbiological testing and chemical testing and a part will be retained.

Micro Area: This area is assigned for the microbiological portion of the testing. Testing is described our testing plan

Media Room: This room is assigned to the production of our testing media.

Chemistry Area: Area assigned for chemical testing of the product.

Wash Room: Area assigned for cleaning laboratory glassware.

Incubator Room: Area where samples will be incubated for microbiological testing.

Receiving Area: Area where samples will be delivered. Only authorized individuals will be allowed in this area. Lab personal will be permitted beyond this area while on shift.

Vault: Retention sample storage.

- f. The submitted cover letter and floor plan touch on safety and the use of security cameras, but please elaborate on proposed facility access controls, surveillance systems, on-site security personnel, and other security measures that will be used at the facility.

PBL: The security and video system will comply with state regulations. The laboratory will have a security system that combines intrusion alarms, video surveillance and access control cards which will be provided by a vendor such as Johnson Control Inc. This vendor will also monitor the alarm system 24/7.

- i. **Intrusion Alarms:** All exterior doors and windows will be equipped with sensors, the interior of the lab will be equipped with motion detectors.



Pacific Botanical Laboratories, LLC

- ii. Video Surveillance: All exterior doors (interior and exterior view) and Cannabis storage room will be under 24 hour video surveillance. These records will be retained for 90 days and under limited access.
 - iii. Access Control Card: The building will use a access control card system for entrance to the laboratory as well as the Cannabis storage room.
 - iv. Security Guard: We will not have a security guard on site.
- g. Does testing include product burning? Please describe any ventilation systems that will be used to prevent any odor of cannabis off the premises of the business.

PBL: No product burning will occur in the laboratory. All samples will be in air tight containers.

- h. Will the lab ever need to dispose of cannabis products? If so, please provide a plan or description for disposal of any cannabis or byproducts.

PBL: Yes, staff will dispose of all cannabis test samples 20 days after the results are reported to the client. Please see the enclosed Cannabis Waste Disposal Plan.

- i. What are the proposed number of employees and hours of operation?

PBL: The lab expects to employ 5-7 employees initially. This number may increase over time if the lab experiences increases in business. The typical hours of operation will be 8am-7pm (M-F) with limited hours on the weekend to read Microbiological tests.

- j. Will there be a need for additional parking lot or building mounted lighting (depending on the hours of operation for the lab and security measures)?

PBL: The building is a large industrial/commercial building with a significant set back from the nearest throughfare to allow for a sizable parking lot. No additional parking will be required as only staff will be allowed in the lab. Deliveries shall not hold parking space for any significant time. The building will not require additional lighting at this time. Security and safety of our employees and building will be continually evaluated and improved.

- k. Is Pacific Botanical Laboratories licensed in Illinois for cannabis testing, and do you have other labs in Illinois in operation?

PBL: Pacific Botanical Laboratories will seek approval by the Illinois Department of Agriculture to be an approved Cannabis Testing Laboratory under Title 8: Agriculture and Animals Chapter I: Illinois Department of Agriculture Subchapter v: Licensing and Regulations. We anticipate submitting the application in the coming months as internal renovations begin and staff are hired, both of which will be described in the state application. Randy Fleener will be listed as the person responsible for oversight of the lab and expects to attend the commission's meeting on PBL's Special Use application.



Pacific Botanical Laboratories, LLC

Carol Stream is the only planned lab in Illinois though additional locations may be opened based on need. Pacific Botanical Laboratories is a Washington based Limited Liability company that operates one lab in Washington State and one in California with a second location in California likely active by Q1 2022.

2. Please note that any interior or exterior modifications to the building will require a building permit. In addition, tenant separation walls must have a minimum 1-hour fire rating, and all building construction must comply with all applicable building codes and local amendments.

PBL: Our staff will promptly apply for such permits and make all interior changes within Village and State requirements.

3. Carol Stream Fire Protection District:

- a. Since we are not aware of where the space is located in the building, please include an estimated number of employees to review items such as means of egress, door swing and travel distances.

PBL: 5-7 employees. See enclosed AS BUILT drawing with PBL lab highlighted and Proposed Floor Plan with Legend.

- b. Updated sprinkler and fire alarm plans will be required during the building permit review process.

PLB: Will submit promptly

Please forward any additional questions or comments for our consideration. Pacific Botanical Laboratories looks forward to adding value to the vibrant Carol Stream business community!

Sincerely,

Mansour Samadpour, Ph.D
President

Enclosures



Pacific Botanical Laboratories, LLC

Cannabis Sample Path in Laboratory: Carol Stream Laboratory

1. Samples received by laboratory via state licensed cannabis transporter. Samples will primarily arrive from state licensed:
 - a. Cultivation Center – Large cannabis canopy
 - b. Craft growers – Small cannabis canopy
 - c. Processors – Infuses products with cannabis extracts
2. Each sample will be weighed and information enter into Inventory Control System (ICS) and into Laboratory Information Management System (LIMS).
 - a. Client
 - b. License number
 - c. Product description
 - d. Transporters Company name
 - e. Transporters License number
 - f. Sample weight
 - g. Test required
3. Each time the sample is handled (log-in, testing, disposal) the date/time and person's name will be captured in the tracking system.
4. State required testing: All methods used for testing are approved by the IL Department of Agriculture. No cannabis will be consumed or burned during the testing process.
 - a. Microbiological test
 - i. Aerobic Bacteria (APC)
 - ii. Total Yeast and Mold
 - iii. Total Coliforms
 - iv. Bile-tolerant gram negative bacteria
 - v. Pathogenic E. coli
 - vi. Salmonella spp
 - b. Mycotoxins
 - c. Potency
 - d. Pesticide residue
 - e. Residual Solvents
5. Samples will be homogenized (ground/mixed) for testing. This will be accomplished by using different type of grinders or cryo-mills.
6. All microbiological testing will be started on the day the samples are received. Sample weights will be recorded for each test.
7. Chemistry test will be started no later than 24 hours from time of sample receipt. Sample weights will be recorded for each test.
8. All samples when not being testing will be stored in a locked storage room under video surveillance.
9. Each time a sample is touched the time/date and analyst name will be entered into the Lims system.
10. As the analyses are completed the data will be reviewed and approved by a supervisor.



Pacific Botanical Laboratories, LLC

11. Once all of the analyses have been approved a Certificate of Analysis (COA) will be issued to the client.
12. Any product not used for testing will be rendered unusable no more than 20 days from the date the COA was issued. See Cannabis Waste Plan.



Pacific Botanical Laboratories, LLC

PBL Cannabis Disposal Plan: Carol Stream Laboratory

This section outlines the Company's waste management policy. Any cannabis waste, liquid waste, or hazardous waste will be disposed of in accordance with 8 Ill. Adm. Code 1000.460. All cannabis waste will be rendered unusable by grinding and incorporating the cannabis material with non-compostable mixed waste to be disposed of in accordance with 8 Ill. Adm. Code 1000.460(g)(1). The Company will remain in compliance with applicable State and federal environmental requirements, including but not limited to: (A) storing, securing, and managing all recyclables and waste, including organic waste composed of or containing finished cannabis and cannabis products and (B) disposing liquid waste containing cannabis or byproducts of cannabis processing.

Waste Safety and Security Assurances

The Company will use the following procedures to assure safe waste management:

1. Staff are strictly prohibited from consuming samples or removing them from the lab premises. Violation can result in disciplinary action up to and including termination.
2. Prohibit the placement, dumping, or disposal of trash, garbage, litter, or any other kind of waste on the property of another legal entity or any public place within or beyond the local community.
3. Communicate clearly during training that improper disposal of any type of waste by an employee is cause for termination.
4. Establish a relationship with one or more vendors who properly dispose of universal waste.
5. Prohibit the sale of cannabis waste.
6. Store cannabis waste in a secured waste receptacle or a secured area on the licensed premises.
7. Restrict physical access to secure waste receptacles and secured areas to the Company's employees and the local agency, local agency franchisor, or permitted private waste hauler.
8. Physically restrict and prohibit public access to the designated waste receptacle or area.
9. Prohibit disposal of cannabis derivative products as cannabis waste unless the cannabis goods have been removed from their packaging and rendered unrecognizable and unusable.
10. Render products unrecognizable and unusable using preferred methods such as grinding them using a mechanical grinder and mixing them with an inert non-cannabis substance (e.g. sand, cardboard, coffee grounds, waste paper, etc.).
11. Crushing or chopping products in another safe manner specified by the manager if they cannot be ground and mixed with an inert substance for disposal.

Waste Classification - Legal Categories

The Company will ensure all employees are trained to classify and address these waste types:

- **Universal Waste:** Three potential hazardous wastes may be managed as universal waste: lamps, batteries and mercury-containing devices.
- **Cannabis Waste:** Refers to any plant product containing cannabis the laboratory receives for testing purposes and is ready for disposal.



Pacific Botanical Laboratories, LLC

- **Liquid Cannabis Waste:** Refers to any material that is not solid which contains cannabis, including oils, beverages, or water or other liquids the laboratory receives for testing purposes and is ready for disposal.
- **Non-Hazardous Solid Waste:** This includes garbage, rubbish, refuse, special waste, or other discarded material, including solid and liquid semisolid material resulting from laboratory operations.
- **Hazardous Laboratory Waste:** Solid/liquid wastes that, due to the quantity, concentration, or physical, chemical, or infectious characteristics, may cause an increased risk of serious illness or death, or may pose a substantial hazard to the environment if improperly transported, disposed of, or stored. Material is classified as hazardous waste if it falls into either of the following categories:
 - Listed in 40 Code of Federal Regulations (CFR) 261 Subpart D as hazardous by the Environmental Protection Agency.
 - Characterized in 40 CFR 261 Subpart C as hazardous by exhibiting one of the four hazardous characteristics:
 - ❖ Ignitability (Flammable): Defined as having a flashpoint of less than 140°F or could catch fire under certain circumstances. Examples: solvents, mineral spirits, or paint waste. Ignitable hazardous wastes are assigned the EPA hazardous waste code of D001. **PBL specific policy will be to only allow removal by a licensed chemical waste hauler.**
 - ❖ Corrosiveness: Is aqueous and has a pH that is very low (2 or less) or very high (12.5 or higher), or can corrode metal. Examples: acids or alkali cleaning baths, or battery acid. Corrosive hazardous wastes are assigned the EPA hazardous waste code of D002 **PBL policy will be to neutralize all samples before discarding.**
 - ❖ Reactivity: Unstable, reacts violently, explodes, or produces toxic vapors under certain conditions. Examples: cyanide waste, sulfide waste, or peroxides. Reactive hazardous wastes are assigned EPA hazardous waste code of D003 **Lab will not have this type of waste.**
 - ❖ Toxicity: Has specific toxic contaminants present in high enough concentrations to be harmful to humans or the environment. Toxic contaminants and their toxicity threshold levels are included in the federal hazardous waste regulations. Examples: wastes that contain heavy metals or certain chemicals (e.g., benzene, pesticides). Toxic hazardous wastes are assigned the EPA hazardous waste codes of D004 through D043, depending on the contaminant present. **PBL policy is that this waste will only be removed by a licensed chemical waste hauler.**

Solid Cannabis Waste Storage and Disposal

All cannabis waste remaining from the testing process will be securely stored, rendered unusable, and disposed of in a manner that ensures that it cannot be reconstituted for any kind of use or benefit for its psychoactive content by an unauthorized individual or organization. Unusable waste will be removed by a state licensed waste hauler to a permitted solid waste facility for final disposition. Grinding/shredding of waste will be done using a grinder.

The Company will act to prevent diversion, misuse, loss or contamination of its cannabis waste by implementing the following procedures:



Pacific Botanical Laboratories, LLC

- **Minimize Excess Waste Production:** Maintain quantities of cannabis only as needed for normal testing required by state regulations.
- **Monitor Cannabis Storage:** Prior to disposal, cannabis samples will be securely stored in a locked room in an area under video surveillance. All cannabis will be stored in sealed containers. This area will be well lit, kept clean and organized, regularly transferred out of the facility to avoid excess cannabis on site.
- **Make Waste Unusable:** Prior to disposal, cannabis waste will be rendered unusable using a grinder using the methods described herein. All cannabis waste will be placed in a secure storage location immediately after being rendered unusable.
- **Control Odor:** Cannabis waste will be stored and disposed of in a manner that minimizes the development of odors that could present a public nuisance.
- **Avoid Contamination:** Cannabis waste will be stored and disposed of in a manner that protects against contamination of cannabis, contact surfaces, production areas, water supplies, and grounds surrounding the facility.
- **Control Inventory:** All cannabis waste disposal will be recorded in the Inventory Control System (ICS). Records will include the date and time of disposal, the employee or manager responsible, the reason for disposal (i.e. the type of waste), the lot, batch, or plant identifier (if applicable), the manner of disposal, and the quantity. When disposing of cannabis waste, the Company will implement procedures to comply with the following requirements:

Solid/Liquid Cannabis Waste Handling

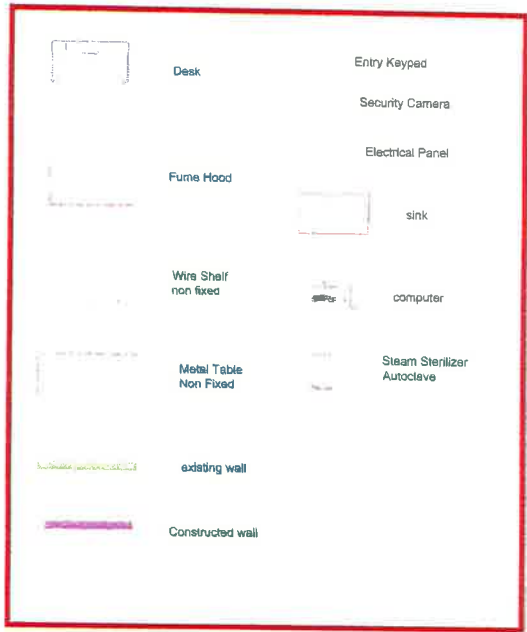
1. All solid/liquid cannabis samples will be rendered unusable within 20 calendar days after test results are issued.
2. Mixing/blending will be carried out by the authorized employee in a limited access area under video surveillance.
3. Cannabis waste to be stored in a secure container in a limited access area until hauled away by licensed waste hauler.
4. Immediately prior to mixing, all cannabis waste will be weighed on a calibrated certified scale and recorded in the ICS.
5. Cannabis waste will be ground up/mixed and incorporated with allowed combustible solid waste or other organic materials to a resulting mixture that is at least 50% non-cannabis waste by volume.
 - ❖ Method of disposal information entered into ICS
 - ❖ Date of disposal information entered into ICS



FLOOR PLAN

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





Village of Carol Stream Plan Commission/Zoning Board of Appeals

STAFF REPORT

June 28, 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:

- An amendment to a Special Use Permit for a Drive-Up Service Window Addition in accordance with Sections 16-9-3 (C)(11) and 16-9-4 (C)(1) of the Carol Stream Zoning Code

APPLICANT/ CONTACT:
Mr. Joseph Mayer, PE
Kimley-Horn
4201 Winfield Road, Suite 600
Warrenville, IL 60555



CASE #: 21-0023
LOCATION: 290 S. Schmale Road
PROJECT NAME: Kimley-Horn (Culver's)



LOCATION	ZONING DISTRICT	LAND USE	COMPREHENSIVE PLAN DESIGNATION
Subject Property	B-2 General Retail District	Commercial (Existing Culver's)	Corridor Commercial
North	B-3 Service District	Commercial (BP Gas Station, Multi-Tenant Service Buildings)	Corridor Commercial
South	B-2 General Retail District	Commercial (Manhattan's)	Corridor Commercial
East	B-2 General Retail District	Commercial (Village Tavern)	Corridor Commercial
West	I Industrial District	Transportation/Utilities Commonwealth Edison Property)	Transportation/Utilities

The property highlighted above is located on the west side of Schmale Road and south of St.Charles Road.

Site Assessment

COMPREHENSIVE PLAN DESIGNATION:

The subject property is designated for corridor commercial uses according to the Village's 2016 Comprehensive Plan. The continued use of the property as a restaurant with drive-up service is compatible with this designation.

AERIAL PHOTOGRAPH:



Project Summary

ATTACHMENTS:

Attached for review is the General Application, Special Use Application, Cover Letter from Kimley-Horn dated May 18, 2021, Public Notice, Title Sheet (Exhibit A), Topographic Survey (Exhibit B), Existing Conditions and Demo Plan (Exhibit C), Site Plan (Exhibit D), Grading Plan (Exhibit E), and Landscape Plan (Exhibit F),

BACKGROUND:

The applicant, Joseph Mayer with Kimley-Horn, on behalf of Culver's, requests approval of an Amendment to a Special Use Permit for a drive-up service window expansion for the existing restaurant at 290 S. Schmale Road. The restaurant originally received Special Use approval in May

2002 under Ordinance No. 2002-05-21. In light of growing drive-through services as an extension of the pandemic, Culver’s proposes to install a second order point on the south side of the property, with a second drive-through lane along the rear or west side of the property.

Staff Analysis

SPECIAL USE AMENDMENT

As described in the submitted cover letter, Culver’s proposes the following modifications to the site:

- A second drive-through lane will be installed along the rear of the property, and to the west of the existing drive-through lane.
- A second order point is proposed directly south of the existing ordering point, and will include a new menu board.
- Similar to other restaurants with dual drive-through lanes, both lanes will converge back to a single lane to proceed to the payment window along the south side of the building.
- Culver’s has a slightly different operations plan than other fast-food restaurants, and typically cooks meals to order. Therefore, there are four “pull ahead” spaces at the end of the drive-through lane, as well as two additional parking spaces in the south parking row for motorists who are waiting for their orders.
- In order to accommodate the second drive-through lane and menu board, 14 parking spaces will be removed on the west and south sides of the property. Parking requirements for the subject property are as follows:

Business	Code Requirement	Spaces Required
Culver’s		
4,806 G.S.F. 3,840 N.S.F.	One space per 55 S.F.	70 spaces
	Parking Spaces Required	70 spaces
	Parking Spaces Provided	77 Spaces

There are currently 91 on-site parking spaces, and as mentioned, 14 spaces will be eliminated. Parking requirements were recalculated for the restaurant, using net floor area and removing spaces occupied by bathrooms, storage, equipment, and vestibule areas. Even with the loss of 14 parking spaces, there will be a surplus of seven parking spaces. Staff supports the parking reduction, and has also reviewed traffic flow and the design of the proposed drive-through expansion, and deems it acceptable.

SPECIAL USE FINDINGS OF FACT

The Plan Commission’s recommendation regarding the requested Special Use Permit must be based on the evaluation criteria set forth in the Zoning Code. As stated in §16-15-8(E) of the

Zoning Code, no Special Use shall be recommended by the Plan Commission nor approved by the Village Board unless the Special Use:

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

The addition of a second drive-through lane with a menu board for ordering will improve ordering time frequency for restaurant customers, which is geared toward the public convenience for Culver's customers.

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

The second drive-up window service has been designed to operate in a manner that will not be impede traffic flow or endanger other motorists or pedestrians.

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

The addition of the second drive-through lane represents a significant investment and should not be injurious to the use or enjoyment of other property in the immediate vicinity, nor substantially diminish or impair property values within the neighborhood.

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

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

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

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

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

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

Recommendation

Staff has reviewed the applicant's submittal and can support the Special Use Amendment and request. Therefore, staff recommends approval of an Amendment to a Special Use Permit for a

drive-up service window expansion for Kimley-Horn (Culver's) at 290 S. Schmale Road, Case No. 21-0023, subject to the following conditions:

1. That the landscape materials must be installed as shown on the attached landscape plan, and that all materials shall be maintained in a healthy condition, with dead or dying materials being replaced in accordance with the approved plan on an annual basis;
2. That parking spaces shall be striped in accordance with the Village's looped striping detail;
3. That the applicant must obtain the required sign permits prior to the installation of any new signage; and
4. 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\21-0023 Culvers SUP 290 Schmale.docx



RECEIVED

MAY 19 2021

COMMUNITY DEVELOPMENT
DEPT

Do Not Write in This Space	
Date Submitted:	5-19-2021
Fee Submitted:	\$800.00
File Number:	21-0023
Meeting Date:	6/28/21
Public Hearing Required:	<input checked="" type="checkbox"/>

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 JOSEPH MAYER, PE; KIMLEY-HORN Phone 630-487-5563
 Address 4201 WINFIELD ROAD, SUITE 600, WARRENVILLE, IL 60555 Fax _____
 E-Mail Address JOE.MAYER@KIMLEY-HORN.COM
 (required)
 Name of Attorney N/A Phone _____
 (if represented)
 Address N/A Fax _____
 Name of Owner AMY ADAMS; AL DINING, LLC Phone 630-836-0464
 (required if other than applicant)
 Address 290 S SCHMALE ROAD, CAROL STREAM, IL 60188 Fax _____
 Name of Architect N/A Phone _____
 (if applicable)
 Address N/A Fax _____

2. *Common Address/Location of Property 290 S SCHMALE ROAD, CAROL STREAM, IL 60188

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

Describe requested action SPECIAL USE PERMIT TO INSTALL A SECOND MENU BOARD AND ORDERING POINT, PARALLEL TO THE EXISTING ORDERING POINT, TO SERVE THE EXISTING CULVER'S RESTAURANT. THE EXISTING MENU BOARD AND ORDERING POINT WILL BE RELOCATED AS WELL AS PART OF THE PROJECT.

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

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

JOSEPH MAYER

Print Name

Joseph Mayer

Signature

Revised 06/18

5/18/21

Date



FORM C

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MAY 19 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

SPECIAL USE APPLICATION

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

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

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

The proposed side-by-side drive through will reduce current drive through queue times, reducing congestion in the parking lot and is necessary for public convenience on this property.

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

The proposed special use amendment will not be unreasonably detrimental to or endanger the public health, safety, morals, comfort, or general welfare. It improves the operation of the property providing a benefit to the community.

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

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

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

The proposed special use amendment will not impede the normal and orderly development and improvement of surrounding property for used permitting in the district. The proposed modifications are strictly a redevelopment of the existing use within the current properties' boundaries.

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

The proposed special use amendment will provide adequate utilities, access roads, drainage, and other infrastructure to serve the proposed dual drive through use.

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.

The proposed re-development will conform to the applicable regulations in the B-2 General Retail District.

7. Other pertinent information or reason for request.

Because the pandemic forced Culver's to close their indoor sales, the restaurant was only able to serve it's customers through their existing drive-through.

It is anticipated that customers will continue to use the drive through as the primary form of ordering for the foreseeable future, thus revisions to the restaurant's current operations are required to adequately serve the community.

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MAY 19 2021

COMMUNITY DEVELOPMENT
DEPT

Page 1



May 18, 2021

Village of Carol Stream
Plan Commission
500 N. Gary Avenue
Carol Stream, IL 60188

RE: *Culver's Double Drive Thru- Cover Letter*
290 S Schmale Road
Carol Stream, IL 60188

Plan Commission:

Kimley-Horn and Associates, Inc. (Kimley-Horn), serves as the engineering consultant for AL Dining, LLC the owner and operator of the existing Culver's Restaurant at 290 S Schmale Road in Carol Stream, IL. On behalf of AL Dining, LLC, Kimley-Horn has prepared a Special Use Permit Application to install a second order point, also known as a side-by-side double drive-thru, to serve the existing restaurant.

The existing 3.16-acre property is zoned B-2, in which the drive-thru restaurant is a special use. Kimley-Horn understands that the existing restaurant is operating under an approved special use permit, which needs to be amended for the proposed improvements. The existing Culver's restaurant is approximately 4,800 square feet with 91 parking spaces and a single lane drive-thru serving the store. Based on Village parking requirements, 70 parking spaces are required to serve the existing restaurant. The parking calculation was determined by the Village Planner's review of the existing floor plan and the application of the current zoning ordinance. The existing use exceeds the minimum parking requirements.

Drive-thrus have been a growing aspect of Culver's Restaurant's business, even prior to the COVID pandemic. The pandemic has highlighted a need to amend restaurant operations such that they are more accommodating to the shift from sit down to drive thru sales. This second order point allows food orders to be processed more quickly, thus reducing the wait or queue time prior to the menu board. Culver's provides "order-waiting" spaces in the form of designated parking spaces to manage the wait time after the menu board. By implementing both of these procedures, Culver's will be able to manage the disruption to circulation within their parking lot and prevent any negative impact on the local roadway network. The side-by-side drive-thru is an established operating condition for many restaurant users in the area as well.

As shown on the Civil Engineering Plans prepared by Kimley-Horn, the second order point will be installed at the rear of the property adjacent to the existing order point. The installation will cause a net loss of 14 parking stalls, but the 77 proposed parking spaces still exceed minimum code requirements. The existing stormwater management facility within the rear lot will not be impacted by the proposed improvements. Landscaping has been proposed in a new island around the second order point to provide screening around the proposed equipment. Kimley-Horn is not aware of any variances or deviations from the code that would be required to install the second order point. A net reduction in impervious area is proposed as part of the project

Sincerely,



Joseph Mayer, P.E.
Kimley-Horn and Associates, Inc
Phone: 630-487-5563
Email: joe.mayer@kimley-horn.com

Attachments:

General Application (Form A)

Special Use Application (Form C)

(8 – 24x36) and (1 - 11x17) Engineering Drawings:

- Plat of Survey
- Demolition Plans
- Site Plans
- Grading and Drainage Plans
- Landscape Plans

\$800 Application Fee

Owner Authorization Letter

Certificate of the Publisher

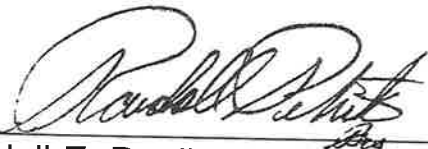
Examiner Publications, Inc. certifies that it is the publisher of The Examiner of Carol Stream. The Examiner of Carol Stream is a secular newspaper, has been continuously published weekly for more than fifty (50) weeks prior to the first publication of the attached notice, is published in the Village 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 June 9, 2021 and the last publication of the notice was made in the newspaper dated and published on June 9, 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 June 9, 2021.

Examiner Publications, Inc.

By: Publisher



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

Subscribed and sworn to before me this 9 day of June, A.D. 2021.

Notary Public



PUBLIC NOTICE FILE #21-0023

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, June 28, 2021, at 6:00 p.m. to consider an application from Kimley-Horn (Culver's) for the following actions:

An amendment to a Special Use Permit for a Drive-Up Service Window Addition in accordance with Sections 16-9-3 (C)(11) and 16-9-4 (C)(1) of the Carol Stream Zoning Code

For the parcel at 290 S. Schmale Road (PIN 05-04-105-028).

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://us02web.zoom.us/join/register/WN_q8YADKmcQdOODWqYm3ByQ

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: +1 312 626 6799 or +1 301 715 8592 or +1 646 558 8656

Webinar ID: 839 0604 8570

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 June 28, 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.

As published in *The Examiner* June 9, 2021 0609

FINAL ENGINEERING PLANS CULVER'S 290 SOUTH SCHMALE ROAD CAROL STREAM, IL 60188

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EXHIBIT A



UTILITY AND GOVERNING AGENCY CONTACTS

PLANNING DEPARTMENT
VILLAGE OF CAROL STREAM
500 N. GARY AVENUE
CAROL STREAM, IL 60188
TEL: (630) 871-6243
CONTACT: TOM FARACE, AICP

POWER COMPANY
COMED
2 LINCOLN CENTER
OAKBROOK TERRACE, IL 60181
TEL: (800) 594-1234

DEVELOPMENT SERVICE
VILLAGE OF CAROL STREAM
500 N. GARY AVENUE
CAROL STREAM, IL 60188
TEL: (630) 871-6236
CONTACT: STEVEN MARTIN, MCP

NATURAL GAS COMPANY
NICOR GAS
90 FINLEY RD
LOMBARD, IL 60148
TEL: (888) 642-6748

ENGINEERING DEPARTMENT
VILLAGE OF CAROL STREAM
500 N. GARY AVENUE
CAROL STREAM, IL 60188
TEL: (630) 871-6220
CONTACT: ADAM FREDERICK

TELEPHONE
AT&T
2321 OGDEN AVE
DOWNERS GROVE, IL 60515
TEL: (630) 434-5510

PROJECT TEAM

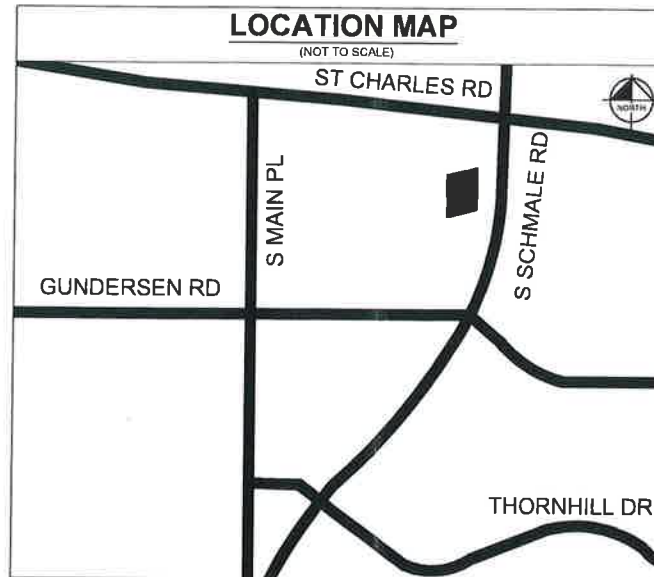
OWNER
AL DINING, LLC
290 S. SCHMALE ROAD
CAROL STREAM, IL 60188
CONTACT: AMY ADAMS

CONTRACTOR
McCON BUILDING CORPORATION
1059 CIRCLE DRIVE
HIGHLAND, WI 53543
CONTACT: CHRIS McGUIRE

CIVIL ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
4201 WINFIELD RD, SUITE 600
WARRENVILLE, IL 60555
TEL: (630) 487-5550
EMAIL: JOE.MAYER@KIMLEY-HORN.COM
CONTACT: JOE MAYER, P.E.

LANDSCAPE ARCHITECT
KIMLEY-HORN AND ASSOCIATES, INC.
4201 WINFIELD RD, SUITE 600
WARRENVILLE, IL 60555
TEL: (630) 487-5550
CONTACT: DANIEL GROVE, PLA, AICP, LEED AP

SURVEYOR
WEAVER CONSULTANTS GROUP
1316 BOND STREET, SUITE 108
NAPERVILLE, IL 60563
TEL: (630) 717-4848



SHEET INDEX	
SHEET NO.:	DESCRIPTION
C0.0	TITLE SHEET
V0.0	TOPOGRAPHIC SURVEY
C1.0	GENERAL NOTES AND DETAILS
C2.0	EXISTING CONDITIONS & DEMO PLAN
C3.0	SITE PLAN
C4.0	GRADING AND EROSION CONTROL PLAN
L1.0	LANDSCAPE PLAN

BENCHMARKS	
SOURCE BENCHMARK: DUPAGE COUNTY BENCHMARK 0173 - PID:DK3221	
STATION IS LOCATED ALONG THE WEST SIDE OF PRESIDENT STREET, NORTH OF THE "T" INTERSECTION WITH ST. CHARLES ROAD. STATION IS 56.4 FEET NORTH OF THE CENTERLINE OF PRESIDENT STREET. 51.0 FEET NORTH OF THE CENTERLINE OF THE ILLINOIS PRAIRIE PATH WESTERN TRAIL, AND 110.0 FEET SOUTHWEST OF A FIRE HYDRANT. MONUMENT IS A 2.5 INCH BRASS DISK ON THE NORTH END OF THE WEST HEADWALL FOR DRAINAGE UNDER PRESIDENT STREET. MONUMENT IS 2.0 FEET BELOW STREET LEVEL. ELEVATION = 766.46	
BM 1	SQUARE CUT ON LIGHT POLE BASE AT NORTHWEST CORNER OF PARKING LOT. NORTHING = 1905002.40 EASTING = 1046839.21 ELEVATION = 781.02
BM 2	SQUARE CUT ON LIGHT POLE BASE AT SOUTHWEST CORNER OF PARKING LOT. NORTHING = 1904799.17 EASTING = 1046876.75 ELEVATION = 781.22

LEGAL DESCRIPTION

LOT 1 IN CULVER'S CAROL STREAM ADDITION, BEING A SUBDIVISION OF PART OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 11, 2002 AS DOCUMENT NUMBER R2002-234552, IN DUPAGE COUNTY, ILLINOIS.

PROFESSIONAL ENGINEER'S CERTIFICATION

I, JOSEPH MAYER, A LICENSED PROFESSIONAL ENGINEER OF IL, HEREBY CERTIFY THAT THIS SUBMISSION, PERTAINING ONLY TO THE "C" SERIES CIVIL SHEETS LISTED ABOVE BUT EXCLUDING DETAILS PREPARED BY OTHERS, WAS PREPARED ON BEHALF OF AL DINING, LLC BY KIMLEY-HORN AND ASSOCIATES, INC. UNDER MY PERSONAL DIRECTION. THIS TECHNICAL SUBMISSION IS INTENDED TO BE USED AS AN INTEGRAL PART OF AND IN CONJUNCTION WITH THE PROJECT SPECIFICATIONS AND CONTRACT DOCUMENTS.

DATED THIS 12TH DAY OF MAY, A.D., 2021.

Joseph Mayer
JOSEPH P. MAYER
062-069577
IL LICENSED PROFESSIONAL ENGINEER 062-069577
MY LICENSE EXPIRES ON NOVEMBER 30, 2021
DESIGN FIRM REGISTRATION NUMBER: 184002012-0006



Scale: AS NOTED
DESIGNED BY: JPM
DRAWN BY: BMH
CHECKED BY: JPM

Kimley-Horn
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WARRENVILLE, IL 60555
WWW.KIMLEY-HORN.COM

Culver's
ButterBurgers & Frozen Custard

TITLE SHEET

CULVER'S DRIVE-THRU IMPROVEMENTS
290 S. SCHMALE ROAD,
CAROL STREAM, IL 60188

ORIGINAL ISSUE:
05/13/2021
KHA PROJECT NO.
168997000
SHEET NUMBER
C0.0

REVISIONS
No. DATE BY

Drawing name: K:\DCE\168997000\Culver's\Drawings\168997000\168997000-C0.0 - TITLE SHEET.dwg (3/3) May 13, 2021 4:18pm by: Brest/ckay
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SURVEY NOTES

- THIS SURVEY SHOULD NOT BE CONSIDERED AS AN EXCLUSIVE SOURCE OF INFORMATION REGARDING THE PROPERTY'S LIMITS, RIGHTS OR RESTRICTIONS. THE FINDINGS OF THIS SURVEY ARE LIMITED TO FIELD OBSERVATIONS AND MEASUREMENTS. THE EXAMINATION OF DOCUMENTS PROVIDED TO THE SURVEYOR AND THE SURVEYOR'S PROFESSIONAL OPINION. THERE MAY BE SETBACK LINES, EASEMENTS AND BUILDING RESTRICTIONS NOT SHOWN HEREON OF WHICH THE SURVEYOR HAS NOT BEEN ADVISED. ALWAYS REFER TO YOUR ABSTRACT, DEED AND GUARANTEE POLICY AND LOCAL ORDINANCES.
- ALL AREAS ARE MORE OR LESS.
- SURVEY IS BASED UPON FIELD OBSERVATIONS MADE ON 04/13/2021.
- COMPARE ALL POINTS BEFORE BUILDING AND REPORT ANY DIFFERENCES AT ONCE.
- NO STATEMENT IS MADE CONCERNING SUBSURFACE CONDITIONS, THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES WHICH MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.
- THE UTILITIES SHOWN MAY NOT COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLY FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- ALL STATEMENTS AND INFORMATION SHOWN HEREON ARE TO THE SURVEYOR'S BEST KNOWLEDGE AND BELIEF.
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
- THE SURVEYOR OFFERS NO OPINION REGARDING IF THE LOCATION OF PERMANENT IMPROVEMENTS ARE AN ENCROACHMENT, AS THE DETERMINATION OF AN ENCROACHMENT IS A MATTER OF LAW AND NOT OF SURVEY. THE SURVEYOR DOES PROVIDE TIED LOCATIONS TO THE PERMANENT IMPROVEMENTS IN CLOSE PROXIMITY TO THE PROPERTY LINE AS SHOWN HEREON.
- THE SURVEYOR OFFERS NO OPINION REGARDING THE VALIDITY OF THE DEDICATION PROCESS OF BUTTING RIGHTS-OF-WAY.

DOCUMENTS PROVIDED TO THE SURVEYOR AND EVIDENCE LOCATED IN THE FIELD
 11. NO GAPS OR OVERLAPS WITH THE ADJACENT PROPERTIES ARE APPARENT BASED ON RECORD

BOUNDARY AND TOPOGRAPHIC SURVEY

290 SOUTH SCHMALE ROAD
 CAROL STREAM, ILLINOIS
 AREA: 137,852 SQ.FT.±; 3.164 ACRES±

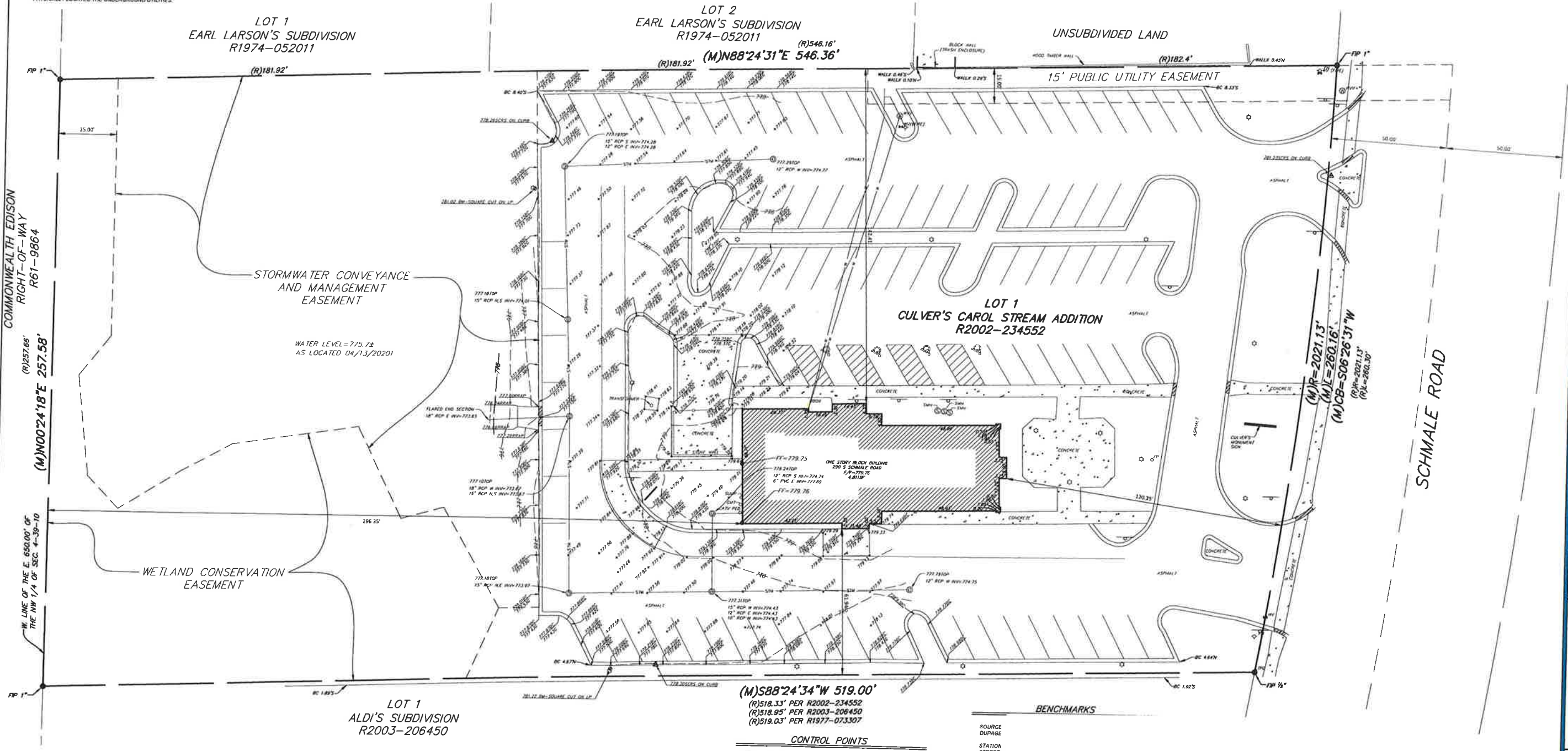
P.I.N.: 05-04-105-028

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 MAY 19 2021
 COMMUNITY DEVELOPMENT
 DEPT



LEGAL DESCRIPTION

LOT 1 IN CULVER'S CAROL STREAM ADDITION, BEING A SUBDIVISION OF PART OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 11, 2002 AS DOCUMENT NUMBER R2002-234552, IN DUPAGE COUNTY, ILLINOIS.



COMMONWEALTH EDISON
 RIGHT-OF-WAY
 R61-9864

(M)N00°24'18"E 257.58'

W. LINE OF THE E. 650.00' OF
 THE NW 1/4 OF SEC. 4-39-10

FP 1"

LOT 1
 EARL LARSON'S SUBDIVISION
 R1974-052011

LOT 2
 EARL LARSON'S SUBDIVISION
 R1974-052011

LOT 1
 CULVER'S CAROL STREAM ADDITION
 R2002-234552

LOT 1
 ALDI'S SUBDIVISION
 R2003-206450

(M)S88°24'34"W 519.00'
 (R)518.33' PER R2002-234552
 (R)518.95' PER R2003-206450
 (R)519.03' PER R1977-073307

CONTROL POINTS

CROSS CUT IN CURB APPROXIMATELY 70 FEET SOUTHWEST OF THE SOUTHWEST CORNER OF "CULVER'S" BUILDING AND APPROXIMATELY 30 FEET NORTHEAST OF LIGHT POLE (AKA BM 2) NORTHING: 1804801.31 EASTING: 1046896.15 ELEVATION: 778.30

CROSS CUT IN CURB APPROXIMATELY 30 FEET SOUTH OF THE NORTH LINE OF THE SUBJECT PROPERTY AND APPROXIMATELY 209 FEET EAST OF THE WEST LINE OF THE SUBJECT PROPERTY. NORTHING: 1805922.86 EASTING: 1046846.20 ELEVATION: 778.26

CROSS CUT IN CURB ISLAND APPROXIMATELY 47 FEET SOUTH OF THE NORTH LINE OF THE SUBJECT PROPERTY AND APPROXIMATELY 13 FEET EAST OF THE EAST LINE OF THE SUBJECT PROPERTY. NORTHING: 1805015.09 EASTING: 1047181.59 ELEVATION: 781.23

BENCHMARKS

BM 1
 SQUARE
 PARKING
 NORTHING: 1804839.21 EASTING: 1046839.21 ELEVATION: 781.02

BM 2
 SQUARE CUT ON LIGHT POLE BASE AT SOUTHWEST CORNER OF PARKING LOT.
 NORTHING: 1804799.17 EASTING: 1046878.75 ELEVATION: 781.22

LEGEND

PROPERTY LINE	—	OVERHEAD POWER	—	STAND PVC	—	W/L	—	W/L	—	COMMUNICATIONS MANHOLE	—
EASEMENT LINE	- - -	OVERHEAD TELEPHONE	—	CLEAN OUT	—	W/L	—	FRAGE	—	ELECTRIC BOX	—
BUILDING	▒	GAS LINE	—	IRREGULAR BDN	—	W/L	—	AREA DRAIN & SILEX IN INCHES	—	ELECTRIC METER	—
ASPHALT	▒	SEWER LINE	—	ROOF DRAIN	—	W/L	—	ROOF DRAIN	—	TRAFFIC SIGNAL	—
CONCRETE	▒	STORM SEWER LINE	—	CURB DRAIN	—	W/L	—	KEEP HOLE AND SILEX IN INCHES	—	STANDARD PIPE	—
FENCE LINE	—	WATER LINE	—	EXISTING CONDUIT LINE	—	W/L	—	HAND HOSE	—	BELOW GROUND	—
STONE	▒	EXISTING CONDUIT LINE	—	EXISTING CONDUIT LINE	—	W/L	—	HAND HOSE ELECTRIC	—	LOCATED WATER MARKER	—
GRAVEL	▒	EXISTING CONDUIT LINE	—	EXISTING CONDUIT LINE	—	W/L	—	HAND HOSE TELEPHONE	—	LOCATED ELECTRIC MARKER	—
DEPRESSED CURB	▒	EXISTING CONDUIT LINE	—	EXISTING CONDUIT LINE	—	W/L	—	HAND HOSE FIBER OPTIC	—	LOCATED GAS MARKER	—
LIGHT STANDARD	—	EXISTING CONDUIT LINE	—	EXISTING CONDUIT LINE	—	W/L	—	CHIEF WIRE	—	MEASURED DIMENSION	—
LIGHT BOLLARD	—	EXISTING CONDUIT LINE	—	EXISTING CONDUIT LINE	—	W/L	—	WIRE	—	RECORD DIMENSION	—
BOLLARD	—	EXISTING CONDUIT LINE	—	EXISTING CONDUIT LINE	—	W/L	—	SPRINKLER	—	CONTROL POINT	—
WATER VALVE	—	EXISTING CONDUIT LINE	—	EXISTING CONDUIT LINE	—	W/L	—	ARCH	—	BENCHMARK	—
WATER METER	—	EXISTING CONDUIT LINE	—	EXISTING CONDUIT LINE	—	W/L	—				
FIRE HYDRANT	—	EXISTING CONDUIT LINE	—	EXISTING CONDUIT LINE	—	W/L	—				

EXHIBIT B

RATIFICE

DATED THIS 14th DAY OF APRIL, 2021.

PROFESSIONAL LAND SURVEYOR NUMBER 035-003326
 LAND SURVEYOR LICENSE EXPIRES NOVEMBER 30, 2022
 DESIGN FIRM NUMBER 18004045
 THIS SURVEY CONFORMS TO THE CURRENT ILLINOIS STANDARD FOR A BOUNDARY AND TOPOGRAPHIC SURVEY.



PREPARED FOR:
 BOUNDARY AND TOPOGRAPHIC SURVEY
 290 SOUTH SCHMALE ROAD
 CAROL STREAM, ILLINOIS

REVISION DESCRIPTION

NO.	DATE	DESCRIPTION



WEAVER CONSULTANTS GROUP
 118 BIRD STREET SUITE 100
 NAPERVILLE, ILLINOIS 60563
 (630) 717-4848
 www.wcgrp.com

REVIEW OF DOCUMENTS
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DATE: 4/14/2021
 TIME: 8:07:30-09
 FILE: C5000001.dwg

VO.0 OF 1

DEMOLITION NOTES

- CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF THE EXISTING STRUCTURES, RELATED UTILITIES, PAVING, AND ANY OTHER EXISTING IMPROVEMENTS AS NOTED.
- CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
- THE GENERAL CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT. CONTRACTOR SHALL NOT DEMOLISH ANYTHING OUTSIDE THE OWNERS LEASE/PROPERTY LINE UNLESS SPECIFICALLY MENTIONED ON THIS SHEET.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES.
- IF DEMOLITION OR CONSTRUCTION ON SITE WILL INTERFERE WITH THE ADJACENT PROPERTY OWNER'S TRAFFIC FLOW, THE CONTRACTOR SHALL COORDINATE WITH ADJACENT PROPERTY OWNER, TO MINIMIZE THE IMPACT ON TRAFFIC FLOW. TEMPORARY RE-ROUTING OF TRAFFIC IS TO BE ACCOMPLISHED BY USING DOT APPROVED TRAFFIC BARRICADES, BARRELS, AND/OR CONES. TEMPORARY SIGNAGE AND FLAGMEN MAY BE ALSO NECESSARY.
- REFER TO GEOTECHNICAL REPORT PROVIDED BY OTHERS FOR ALL SUBSURFACE INFORMATION.
- CONTRACTOR SHALL BEGIN CONSTRUCTION OF ANY LIGHT POLE BASES FOR RELOCATED LIGHT FIXTURES AND RELOCATION OF ELECTRICAL SYSTEM AS SOON AS DEMOLITION BEGINS. CONTRACTOR SHALL BE AWARE THAT INTERRUPTION OF POWER TO ANY LIGHT POLES OR SIGNS SHALL NOT EXCEED 24 HOURS.
- EROSION CONTROL MUST BE ESTABLISHED PRIOR TO ANY WORK ON SITE INCLUDING DEMOLITION.
- THE EXTENT OF SITE DEMOLITION WORK IS AS SHOWN ON THE CONTRACT DOCUMENTS AND AS SPECIFIED HEREIN.
- CONTRACTOR MUST RECEIVE APPROVAL FROM CIVIL ENGINEER AND GEOTECHNICAL ENGINEER FOR THE MATERIAL TYPE AND USE IF CONTRACTOR DESIRES TO REUSE DEMOLISHED SITE PAVEMENT AS STRUCTURAL FILL.

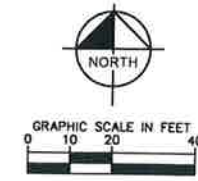
DEMOLITION NOTES

- EXISTING UTILITIES, WHICH DO NOT SERVICE STRUCTURES BEING DEMOLISHED, ARE TO BE KEPT IN SERVICE AND PROTECTED AGAINST DAMAGE DURING DEMOLITION OPERATIONS. CONTRACTOR SHALL ARRANGE FOR SHUT-OFF OF UTILITIES SERVING STRUCTURES TO BE DEMOLISHED. CONTRACTOR IS RESPONSIBLE FOR TURNING OFF, DISCONNECTING, AND SEALING INDICATED UTILITIES BEFORE STARTING DEMOLITION OPERATIONS. EXISTING UTILITIES TO BE ABANDONED ARE TO BE CAPPED AT BOTH ENDS AND FILLED WITH FA-1 OR APPROVED EQUAL. ALL UNDERGROUND UTILITIES TO BE REMOVED ARE TO BE BACKFILLED WITH ENGINEERED FILL ON SELECT EXCAVATED MATERIAL, AS APPROVED BY THE GEOTECHNICAL ENGINEER, TO 95% OF MODIFIED PROCTOR DENSITY WITHIN PAVED AREAS AND TO 50% OF MODIFIED PROCTOR DENSITY IN GREEN SPACE AREAS, IN ACCORDANCE WITH THE EARTHWORK SPECIFICATIONS. ALL PRIVATE UTILITIES (ELECTRIC, CABLE, TELEPHONE, FIBER OPTIC, GAS) SHALL BE REMOVED AND RELOCATED PER THE UTILITY OWNER AND THE LOCAL MUNICIPALITY'S REQUIREMENTS.
- UNDERGROUND UTILITIES SHOWN ARE BASED ON ATLASES AND AVAILABLE INFORMATION PRESENTED AT THE TIME OF SURVEY. CONTRACTOR SHOULD CALL JULIE (1-800-892-0123) TO COORDINATE FIELD LOCATIONS OF EXISTING UNDERGROUND UTILITIES BEFORE ORDERING MATERIALS OR COMMENCING CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY. CONTRACTOR SHALL LOCATE AND PROTECT EXISTING UNDERGROUND AND OVERHEAD UTILITIES DURING CONSTRUCTION. UTILITY PROTECTION SHALL BE COORDINATED WITH THE RESPECTIVE UTILITY OWNER AND AS DIRECTED BY THE GOVERNING MUNICIPALITY. DAMAGED CABLES/CONDUITS SHALL BE REPLACED IMMEDIATELY. ALL EXISTING STRUCTURES TO REMAIN SHALL BE PROTECTED THROUGHOUT THE CONSTRUCTION PROCESS. ALL DAMAGED STRUCTURES SHALL BE REPLACED IN-KIND AND THEIR REPLACEMENT COST SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT. PROPER NOTIFICATION TO THE OWNERS OF THE EXISTING UTILITIES SHALL BE MADE AT LEAST 48 HOURS BEFORE CONSTRUCTION COMMENCES.
- USE WATER SPRINKLING, TEMPORARY ENCLOSURES, AND OTHER SUITABLE METHODS TO LIMIT DUST AND DIRT RISING AND SCATTERING IN THE AIR TO THE LOWEST LEVEL. COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION. SEE EROSION CONTROL SHEETS FOR FURTHER EROSION CONTROL REQUIREMENTS.
- COMPLETELY FILL BELOW-GRADE AREAS AND VOIDS RESULTING FROM DEMOLITION OF STRUCTURES TO THE FINAL LINES AND GRADES SHOWN ON THE CONTRACT DOCUMENTS. BACKFILL MATERIAL SHALL BE DOT APPROVED CRUSHED Limestone (CA-8) OR APPROVED EQUAL. USE SATISFACTORY SOIL MATERIALS CONSISTING OF STONE, GRAVEL AND SAND, FREE FROM DEBRIS, TRASH, FROZEN MATERIALS, ROOTS AND OTHER ORGANIC MATTER. PRIOR TO PLACEMENT OF FILL MATERIALS, ENSURE THAT AREAS TO BE FILLED ARE FREE OF STANDING WATER, FROST, FROZEN MATERIAL, TRASH AND DEBRIS. PLACE FILL MATERIALS IN HORIZONTAL LAYERS NOT EXCEEDING 9" IN LOOSE DEPTH. COMPACT EACH LAYER AT OPTIMUM MOISTURE CONTENT OF FILL MATERIAL TO 95% OF MODIFIED PROCTOR DENSITY UNLESS SUBSEQUENT EXCAVATION FOR NEW WORK IS REQUIRED.

RECEIVED

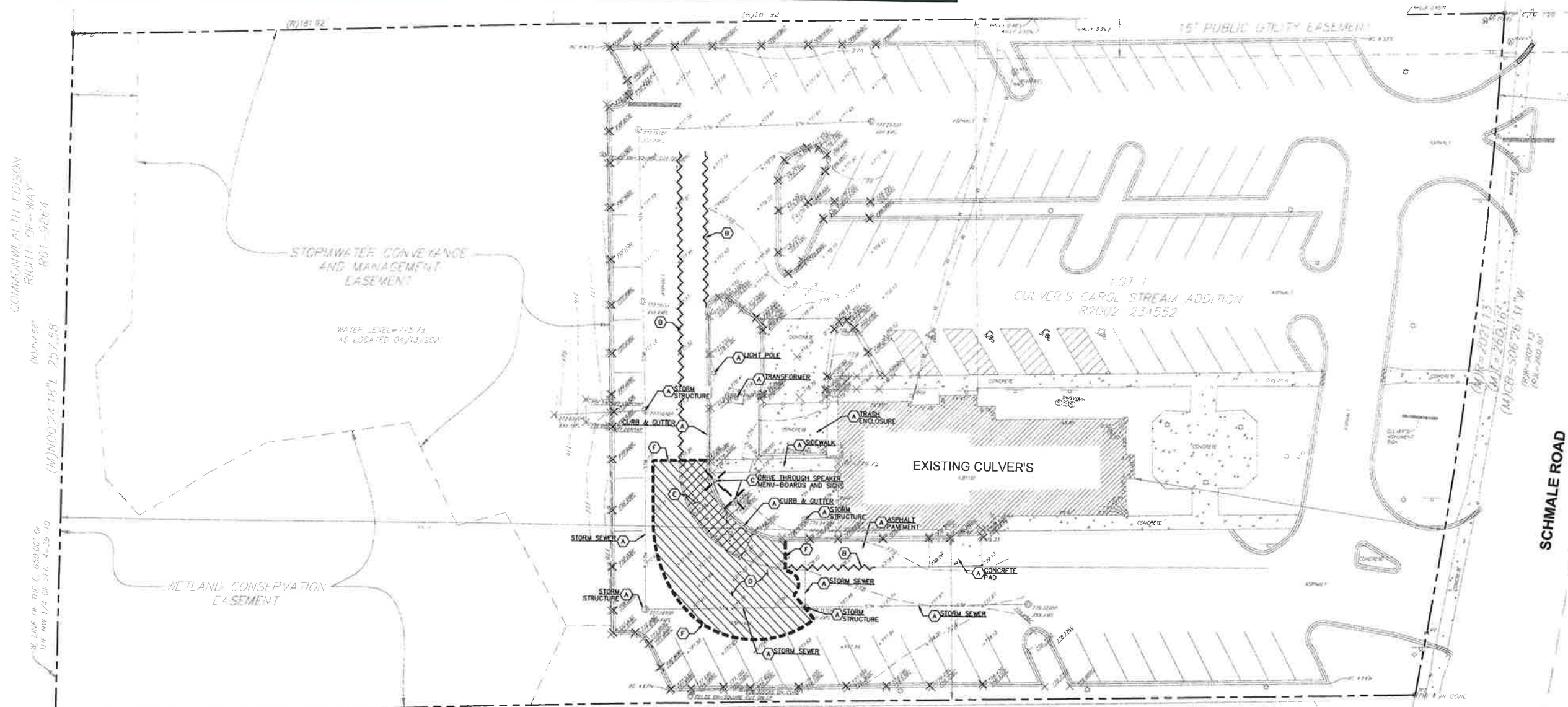
MAY 19 2021

COMMUNITY DEVELOPMENT DEPT



Call Before You Dig
JULIE
1-800-892-0123

EXHIBIT C



WARNING: CONTRACTOR TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

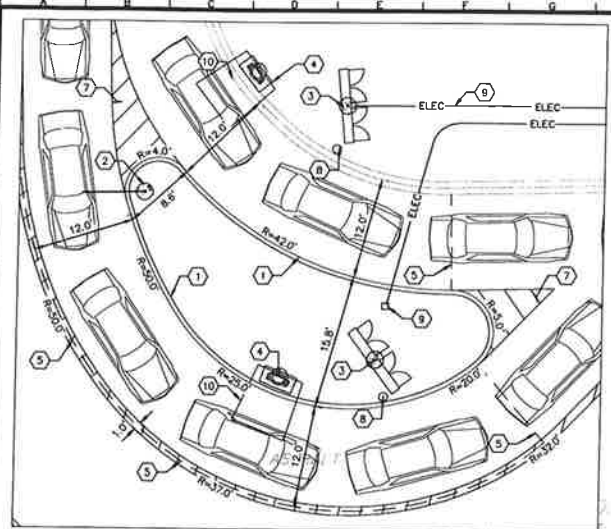
DEMOLITION LEGEND

(A)	ITEM TO REMAIN, PROTECT DURING CONSTRUCTION
(B)	PAVEMENT STRIPING REMOVAL
(C)	ITEM TO BE REMOVED
(D)	FULL-DEPTH ASPHALT PAVEMENT REMOVAL
(E)	CONCRETE REMOVAL
(F)	SAWCUT LINE

Drawing name: H:\DRG\16897000_Culver's_CarolStream_IL33_Demo\CAD\mch2021\C20 - EXISTING CONDITIONS & DEMO PLAN.dwg 02:10 May 13, 2021 4:18pm by Brett Hickey
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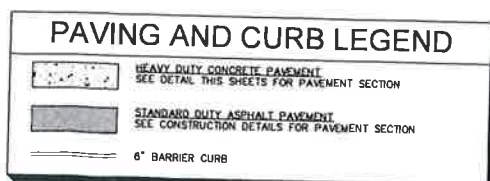
SCALE: AS NOTED	DESIGNED BY: JPM	DRAWN BY: BMH	CHECKED BY: JPM
EXISTING CONDITIONS & DEMO PLAN			
CULVER'S DRIVE-THRU IMPROVEMENTS			
280 S. SCHMALE ROAD, CAROLE STREAM, IL 60188			
ORIGINAL ISSUE: 05/13/2021			
KHA PROJECT NO. 16897000			
SHEET NUMBER			
C2.0			
			© 2021 KIMLEY-HORN AND ASSOCIATES, INC. 4201 WHEEL ROAD, SUITE 600 FARMINGTON, CT 06030 PHONE: (860) 476-5550 WWW.KIMLEY-HORN.COM
NO.	REVISIONS	DATE	BY

Drawing name: K:\CADD\16897000_Culver's_DriveThru\ALD Design\CA0\WorkArea\C3.0 - SITE PLAN.dwg, C3.0 May 13, 2021 4:16pm by: Bristlehead
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DRIVE-THRU DETAIL
SCALE: 1" = 10'

- ### KEY NOTES
- 1 6" BARRIER CURB, TYP. (SEE DETAIL, SHEET C1.0)
 - 2 VEHICULAR HEIGHT DETECTOR (VHD, SEE SIGNAGE PLANS)
 - 3 MENU BOARD (MB DT-46, SEE SIGNAGE PLANS)
 - 4 DRIVE-THRU CANOPY AND ORDER CONFIRMATION SYSTEM (OCS, SEE SIGNAGE PLANS)
 - 5 CONNECT TO EXISTING PAVEMENT, SIDEWALK, CURB, TYP.
 - 6 4" WIDE PAINTED DRIVE THRU STRIP (YELLOW)
 - 7 4" WIDE PAINTED STRIPE AT 45°, 2' O.C. (YELLOW)
 - 8 5" BOLLARD (SEE DETAIL, SHEET C1.0)
 - 9 PROPOSED CONDUIT WITH PULL BOX FOR POWER AND DATA TO NEW DRIVE THRU EQUIPMENT, CONTRACT TO TRENCH AND REPAIR PAVEMENT AS NEEDED FOR CONDUIT INSTALLATION (SEE DETAILS, SHEET C1.0)
 - 10 DRIVE THRU SENSOR LOOP (SEE DETAILS, SHEET C1.0)
 - 11 DO NOT ENTER SIGN
 - 12 ORDER WAITING SIGN



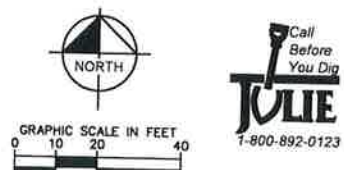
- ### GENERAL NOTES
1. ALL DIMENSIONS REFER TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
 2. BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
 3. RADII ADJACENT TO PARKING STALL AND NOT DIMENSIONED ON THIS PLAN SHALL BE 3'-FEET, TYPICAL.
 4. REFER TO SPRINGFIELD SIGN PLANS FOR MENU BOARD DETAILS AND ELECTRICAL SPECIFICATIONS.
 5. ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED UNLESS OTHERWISE NOTED.

SITE SUMMARY

PROPERTY ADDRESS:	280 S. SCHMALE ROAD, CAROL STREAM, IL 60187
SITE PIN #:	050405028
PARCEL AREA:	3.164 ACRES
PROJECT AREA:	3,151 SF
EXISTING IMPERVIOUS AREA:	2,857 SF
PROPOSED IMPERVIOUS AREA:	2,075 SF (NET 582 SF REDUCTION)
TOTAL PARKING SPACES REQUIRED (PER PLANNING DEPT.):	= 70 SPACES
EXISTING STANDARD PARKING SPACES PROVIDED:	= 81 SPACES
PROPOSED STANDARD PARKING SPACES PROVIDED:	= 77 SPACES
ADA SPACES REQUIRED:	= 4 SPACES
ADA SPACES PROVIDED:	= 4 SPACES

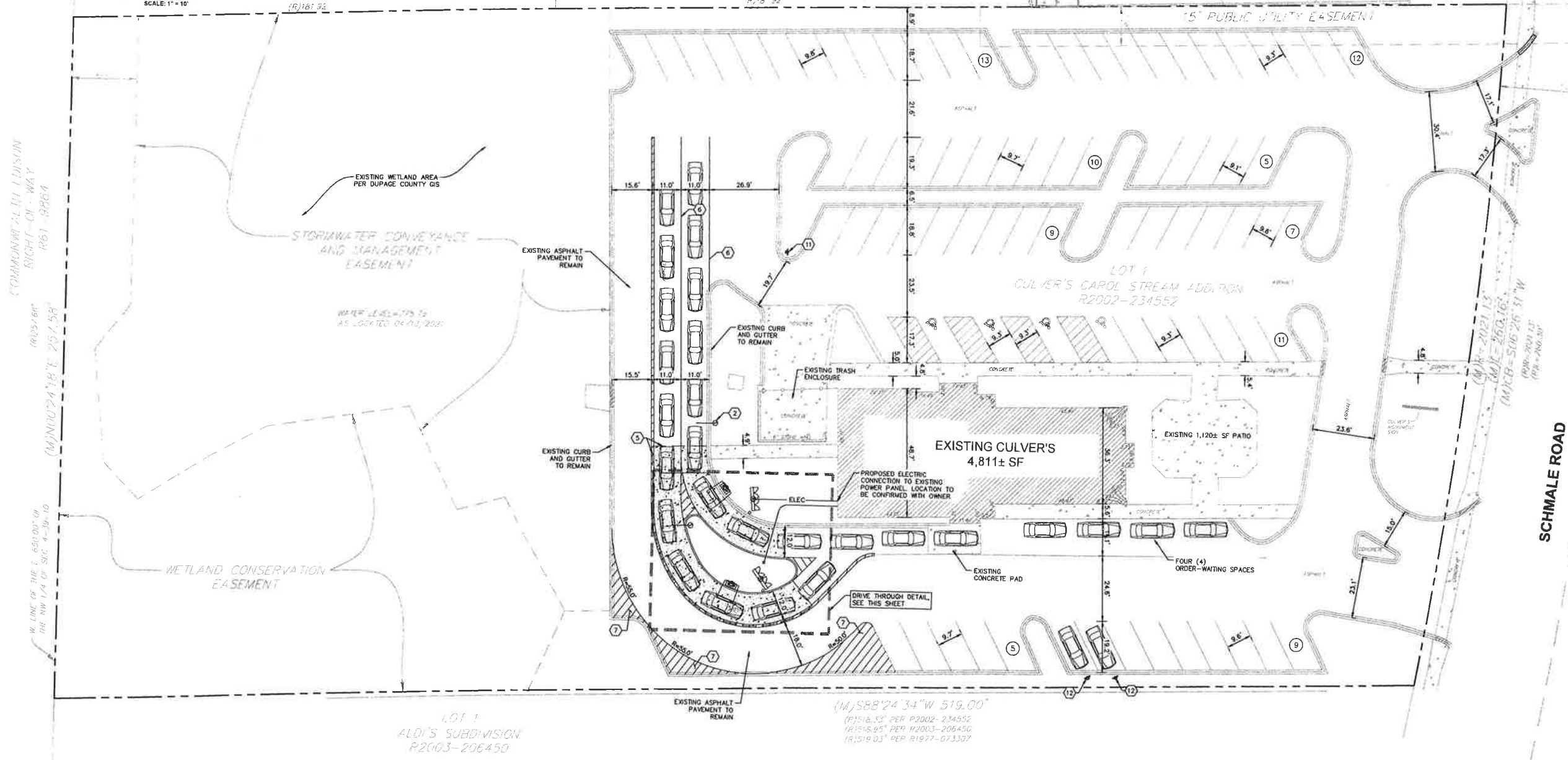
FEMA NOTE

PER FLOOD INSURANCE RATE MAP PANEL NO. 17043C0063J, THE SITE IS LOCATED IN ZONE X, AREA OF MINIMAL FLOOD HAZARD.



RECEIVED
MAY 19 2021
COMMUNITY DEVELOPMENT
DEPT

NO.	REVISIONS	DATE	BY



Kimley»Horn
 © 2021 KIMLEY-HORN AND ASSOCIATES, INC.
 6201 WENTZ ROAD, SUITE 600
 SPRINGFIELD, IL 62764
 PHONE: 618-497-3500
 WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
 DESIGNED BY: JPM
 DRAWN BY: BMH
 CHECKED BY: JPM



SITE PLAN

CULVER'S DRIVE-THRU IMPROVEMENTS
 280 S. SCHMALE ROAD,
 CAROL STREAM, IL 60188

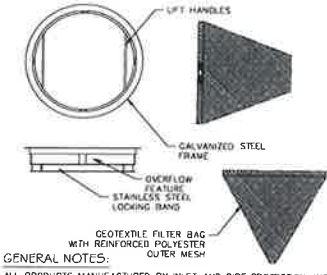
ORIGINAL ISSUE:
05/13/2021
 KHA PROJECT NO.
168997000
 SHEET NUMBER

C3.0

EXHIBIT D

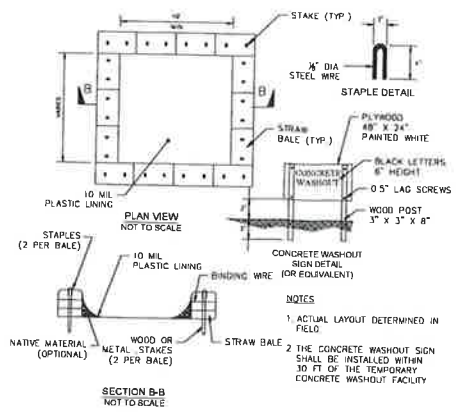
LEGEND

- TP = TOP OF PAVEMENT
- FL = FLOW LINE
- TC = TOP OF CURB
- ME = MATCH ELEVATION
- R = RIM ELEVATION
- FG = FINISHED GRADE
- PROPOSED CONTOUR
- EXISTING CONTOUR
- RISE LINE
- SLOPE AND FLOW DIRECTION
- EXISTING STORM SEWER
- EXISTING STORM STRUCTURES
- TEMPORARY SEEDING
- CONSTRUCTION ENTRANCE (SEE EROSION CONTROL DETAILS)
- INLET PROTECTION (SEE EROSION CONTROL DETAILS)
- CONCRETE WASHOUT (SEE EROSION CONTROL DETAILS)
- SILT FENCE (SEE EROSION CONTROL DETAILS)
- LIMITS OF DISTURBANCE



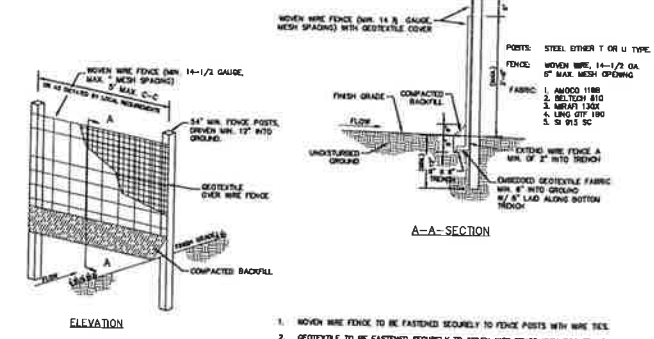
GENERAL NOTES:
 ALL PRODUCTS MANUFACTURED BY INLET AND PIPE PROTECTION, INC OR APPROVED EQUAL.
 NOTE: INLET FILTERS ARE SLIGHTLY SMALLER THAN THE INLET GRATE SIZES. WHEN IDENTIFYING OR SPECIFYING FILTERS/CASTINGS PLEASE REFER TO THE DIAMETER "D" OR WIDTH "W" AND HEIGHT "H" OF FILTER FRAMES OR CASTING GRATES. YOU MAY ALSO REFER TO OUR CASTING CROSS REFERENCE GUIDE FOR IDOT STANDARDS.
 IDOT TYPE 1 ROUND INLET FILTER DETICED.
 NOTE: ROUND AND SQUARE INLET FILTERS AVAILABLE FOR MOST AENEAH AND EAST JORDAN BECHME, ROLL CURB AND CURB BOX FRAME TYPES.
 ALL IPP INLET FILTERS TO CONFORM TO IDOT SPECIFICATIONS AS OUTLINED IN ARTICLE 108.115 OF IDOT'S STANDARD SPECIFICATIONS GUIDE.

INLET PROTECTION



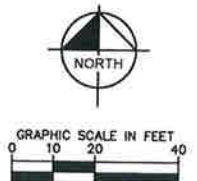
NOTES:
 1. ACTUAL LAYOUT DETERMINED IN FIELD.
 2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 10 FT OF THE TEMPORARY CONCRETE WASHOUT FACILITY.

CONCRETE WASHOUT



1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIE.
2. GEOTEXTILE TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
3. WHEN TWO SECTIONS OF GEOTEXTILE ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
4. MAINTENANCE SHALL BE PERFORMED AS NOTED IN THE EROSION CONTROL PLAN. COLLECTED MATERIAL SHALL BE REMOVED WHEN "BULKY" DEVELOP IN THE SILT FENCE.
5. ALL SILT FENCE SHALL INCLUDE WIRE SUPPORT UNLESS INDICATED OTHERWISE.

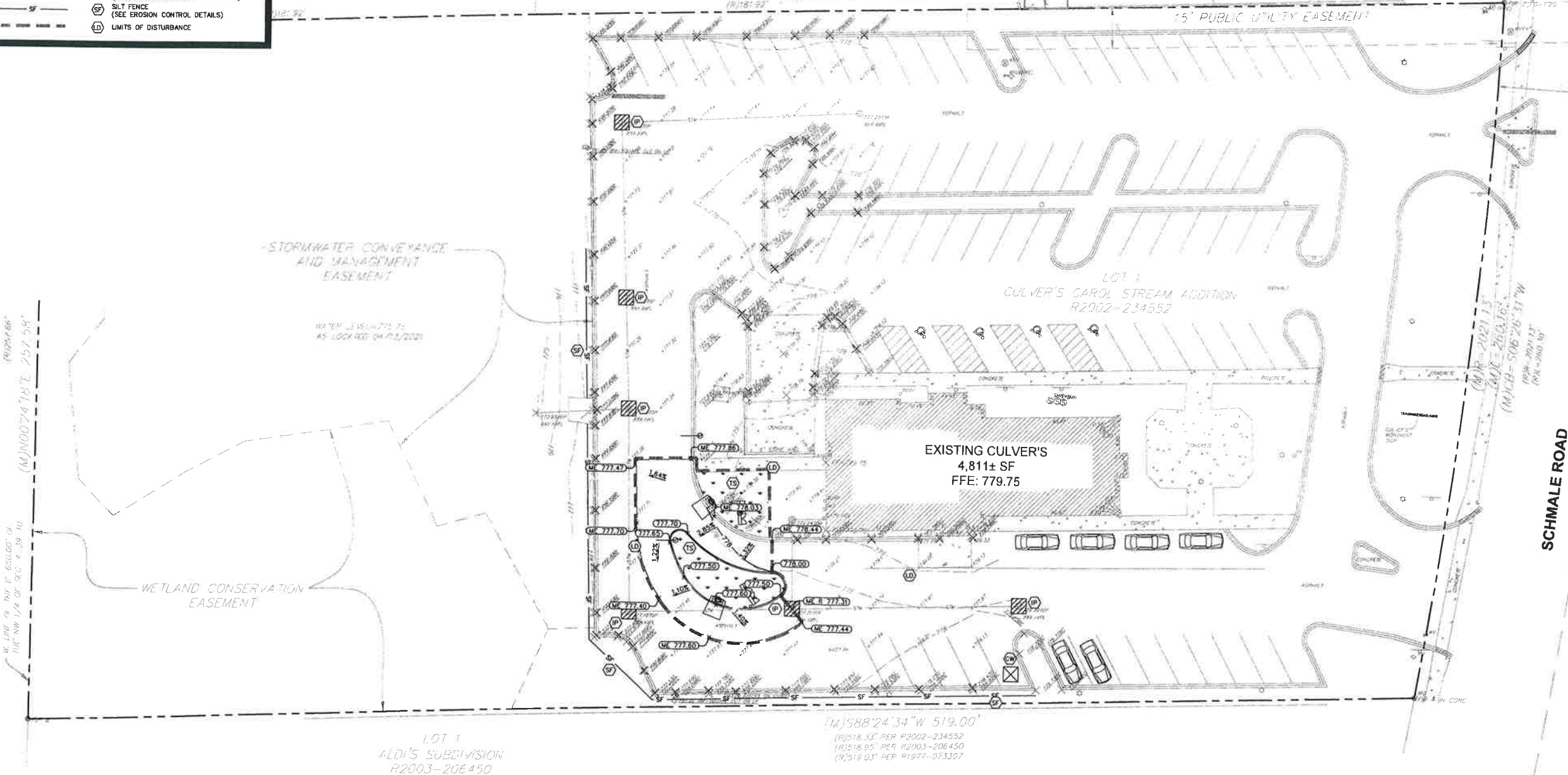
SEDIMENTATION/SILT FENCE WITH WIRE SUPPORT



Call Before You Dig
811
 1-800-892-0123

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 MAY 19 2021
 COMMUNITY DEVELOPMENT DEPT

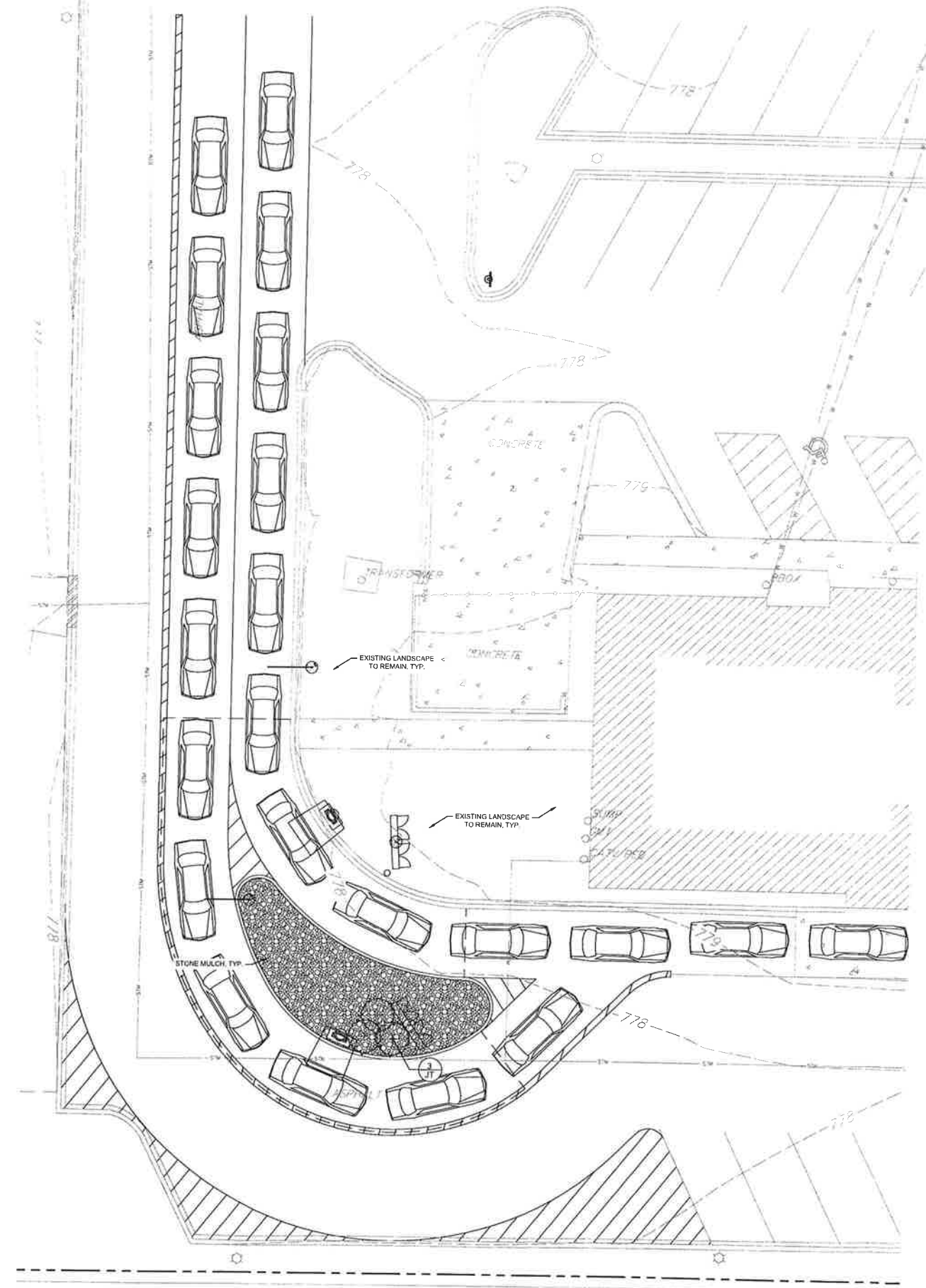
Drawing name: C:\VCS\DOCS\168997000_Culver's_Condition\112_Culver's_Drive_Thru_Improvements\112_Culver's_Drive_Thru_Improvements\112_Culver's_Drive_Thru_Improvements.dwg, C:\D - May 13, 2021, 4:16pm by: Brevillicy
 This document, together with the contract and design printed herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and approval by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



Kimley Horn	© 2021 KIMLEY-HORN AND ASSOCIATES, INC. 4201 MARFIELD ROAD, SUITE 600 PHONE: 832-487-5500 WWW.KIMLEY-HORN.COM						
Culver's	PROVIDING A COMPLETE CONCEPT						
GRADING AND EROSION CONTROL PLAN	CULVER'S DRIVE-THRU IMPROVEMENTS 280 S. SCHMALE ROAD, CAROLE STREAM, IL 60189						
ORIGINAL ISSUE: 05/13/2021	KHA PROJECT NO. 168997000						
SHEET NUMBER	C4.0						

EXHIBIT E

Drawing name: K:\DRG\168997000_Culver's Drive-Thru Improvements L1.0 - May 18, 2021 4:38pm by Chris Wilson
 This document, together with the contract and design specifications, is intended only for the specific purpose and client for which it was prepared. Please refer to the contract and design specifications for more information.

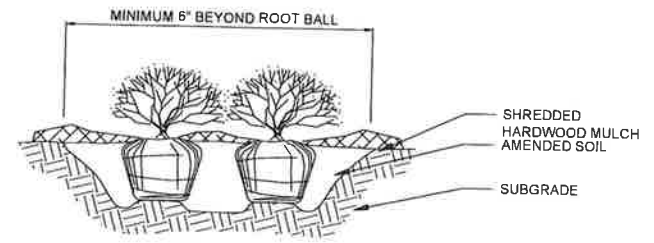


GRAPHIC SCALE IN FEET
0 5 10 20

NORTH

Call Before You Dig
TRUE
1-800-892-0123

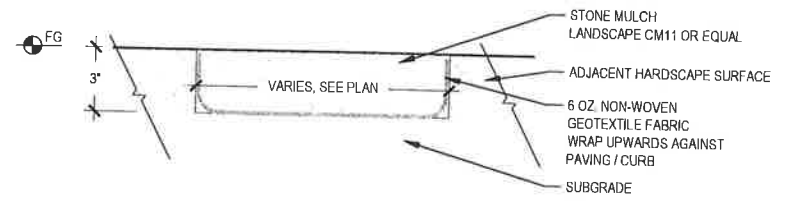
RECEIVED
MAY 19 2021
COMMUNITY DEVELOPMENT DEPT



NOTES:

1. APPLY CORRECTIVE PRUNING.
2. SET ROOT BALL OR CONTAINER ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL (CONTAINER) SHALL BE ONE INCH ABOVE SURROUNDING GRADE. FOR LARGER SHRUBS WITHIN PLANTING BED DIG A DEEPER PIT ONLY FOR THOSE SHRUBS.
3. REMOVE BURLAP FROM TOP HALF THE LENGTH OF ROOTBALL. TWICE AND (IF USED) SYNTHETIC MATERIAL SHALL BE REMOVED FROM PLANTING BED. FOR CONTAINER GROWN SHRUBS, REMOVE CONTAINER AND LOOSEN ROOTS PRIOR TO INSTALLATION.
4. REMOVE OR CORRECT GIRDLING ROOTS.
5. PLUMB AND BACKFILL WITH AMENDED SOIL PER LANDSCAPE NOTES. WATER THOROUGHLY WITHIN TWO HOURS.
6. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE. MULCH LIMITS FOR SHRUBS EXTEND TO ALL LIMITS OF PLANTING BED, SEE PLANS FOR BED LAYOUTS.

1 SHRUB PLANTING



2 CM11 STONE MULCH

PLANT SCHEDULE

SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SIZE
	JT	3	JUNIPERUS CONFERTA 'BLUE PACIFIC' / BLUE PACIFIC JUNIPER	5 GAL	4' HT MIN
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME		
	R	571 SF	/ CM11 STONE MULCH STONE TO BE CLEAN AND FREE OF DEBRIS. CM11 OR EQUIVALENT TO BE SOURCED FROM A LOCAL LANDSCAPE STONE SUPPLIER AND NOT FROM RECYCLED DEMOLITION MATERIAL.		

LANDSCAPE NOTES

1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING MATERIALS AND PLANTS SHOWN ON THE LANDSCAPE PLAN. THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT LANDSCAPE, PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION OR DURING THE SPECIFIED MAINTENANCE PERIOD. CALL FOR UTILITY LOCATIONS PRIOR TO ANY EXCAVATION.
2. THE CONTRACTOR SHALL REPORT ANY DISCREPANCY IN PLAN VS. FIELD CONDITIONS IMMEDIATELY TO THE LANDSCAPE ARCHITECT, PRIOR TO CONTINUING WITH THAT PORTION OF WORK.
3. NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
5. ALL PLANTS TO BE SPECIMEN GRADE, WELL BRANCHED, HEALTHY, FULL, PRE-INOCULATED AND FERTILIZED. PLANTS SHALL BE FREE FROM DISEASE, PESTS, WOUNDS, AND SCARS. PLANTS SHALL BE FREE FROM NOTICEABLE GAPS, HOLES, OR DEFORMITIES. PLANTS SHALL BE FREE FROM BROKEN OR DEAD BRANCHES. TRUNKS WILL BE WRAPPED IF NECESSARY TO PREVENT SUN SCALD AND INSECT DAMAGE. THE LANDSCAPE CONTRACTOR SHALL REMOVE THE WRAP AT THE PROPER TIME AS PART OF THIS CONTRACT.
6. THE OWNER'S REPRESENTATIVE MAY REJECT ANY PLANT MATERIALS THAT ARE DISEASED, DEFORMED, OR OTHERWISE NOT EXHIBITING SUPERIOR QUALITY.
7. ALL NURSERY STOCK SHALL BE GUARANTEED, BY THE CONTRACTOR, FOR ONE YEAR FROM DATE OF FINAL INSPECTION. THE GUARANTEE BEGINS ON THE DATE OF THE LANDSCAPE ARCHITECT'S OR OWNER'S WRITTEN ACCEPTANCE OF THE INITIAL PLANTING. REPLACEMENT PLANT MATERIAL SHALL HAVE A ONE YEAR GUARANTEE COMMENCING UPON PLANTING.
8. PLANTS TO MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014 OR MOST CURRENT VERSION) REQUIREMENTS FOR SIZE AND TYPE SPECIFIED.
9. PRUNE PLANTS AS NECESSARY. PER STANDARD NURSERY PRACTICE AND TO CORRECT POOR BRANCHING OF EXISTING AND PROPOSED TREES.
10. TOPSOIL SHALL BE PROVIDED AND GRADED BY THE GENERAL CONTRACTOR UP TO 6 INCHES BELOW FINISHED GRADE IN TURF AREAS AND 18 INCHES IN PLANTING AREAS.
11. PLANTING AREA TOPSOIL SHALL BE AMENDED WITH 25% SPHAGNUM PEATMOSS, 5% HUMUS AND 70% PULVERIZED SOIL FOR ALL NON TURF SEED MIX AREAS, SHRUB, ORNAMENTAL GRASS, PERENNIAL AND ANNUAL BEDS.
12. SEED/SOD LIMIT LINES ARE APPROXIMATE. CONTRACTOR SHALL SEED/SOD ALL AREAS WHICH ARE DISTURBED BY GRADING WITH THE SPECIFIED SEED/SOD MIXES.
13. EDGING TO BE A SPADED EDGE UNLESS INDICATED OTHERWISE ON THE PLANS. SPADED EDGE TO PROVIDE V-SHAPED DEPTH AND WIDTH TO CREATE SEPARATION BETWEEN MULCH AND GRASS. A SPADED BED EDGE SHALL SEPARATE MULCH BEDS FROM TURF OR SEEDED AREAS. A SPADED EDGE IS NOT REQUIRED ALONG CURBED EDGES.
14. CONTRACTOR SHALL INSTALL SHREDDED HARDWOOD MULCH AT A 3" DEPTH TO ALL TREES, SHRUB, PERENNIAL, AND GROUND COVER AREAS. TREES PLACED IN AREA COVERED BY TURF SHALL RECEIVE A 4 FT WIDE MAXIMUM TREE RING WITH 3" DEPTH SHREDDED HARDWOOD MULCH.
15. INSTALLATION OF TREES WITHIN PARKWAYS SHALL BE COORDINATED IN THE FIELD WITH LOCATIONS OF UNDERGROUND UTILITIES. TREES SHALL NOT BE LOCATED CLOSER THAN 5' FROM UNDERGROUND UTILITY LINES AND NO CLOSER THAN 10' FROM UTILITY STRUCTURES.
16. DO NOT DISTURB THE EXISTING PAVING, LIGHTING, OR LANDSCAPING THAT EXISTS ADJACENT TO THE SITE UNLESS OTHERWISE NOTED ON PLAN.
17. ALL DISTURBED AREAS TO BE SODDED OR SEEDED, UNLESS OTHERWISE NOTED. SOD/SEED SHALL BE LOCAL HARDY TURF GRASS MIX UNLESS OTHERWISE NOTED.
18. PLANT QUANTITIES SHOWN ARE FOR THE CONVENIENCE OF THE OWNER AND JURISDICTIONAL REVIEW AGENCIES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES AS DRAWN.
19. THE CONTINUED MAINTENANCE OF ALL REQUIRED LANDSCAPING SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY ON WHICH SAID MATERIALS ARE REQUIRED. ALL PLANT MATERIALS REQUIRED BY THIS SECTION SHALL BE MAINTAINED AS LIVING VEGETATION AND SHALL BE PROMPTLY REPLACED IF THE PLANT MATERIAL HAS DIED PRIOR TO FINAL ACCEPTANCE. PLANTING AREAS SHALL BE KEPT FREE OF TRASH, LITTER, AND WEEDS AT ALL TIMES.

EXHIBIT F

Kimley»Horn
2021 KIMLEY-HORN AND ASSOCIATES, INC.
1000 W. WASHINGTON ST., SUITE 600
MADISONVILLE, KY 40355
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: JPM
DRAWN BY: BHT
CHECKED BY: JPM

Culver's
DRIVE-THRU IMPROVEMENTS PLAN

LANDSCAPE PLAN

280 S. SCHMALE ROAD,
CAROLE STREAM, IL 60188

ORIGINAL ISSUE:
05/13/2021
KHA PROJECT NO.
168997000
SHEET NUMBER
L1.0

REVISIONS
DATE BY

Village of Carol Stream Plan Commission/Zoning Board of Appeals

STAFF REPORT

June 28, 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 a Training Facility in accordance with Section 16-10-2 (B)(22) of the Carol Stream Zoning Code

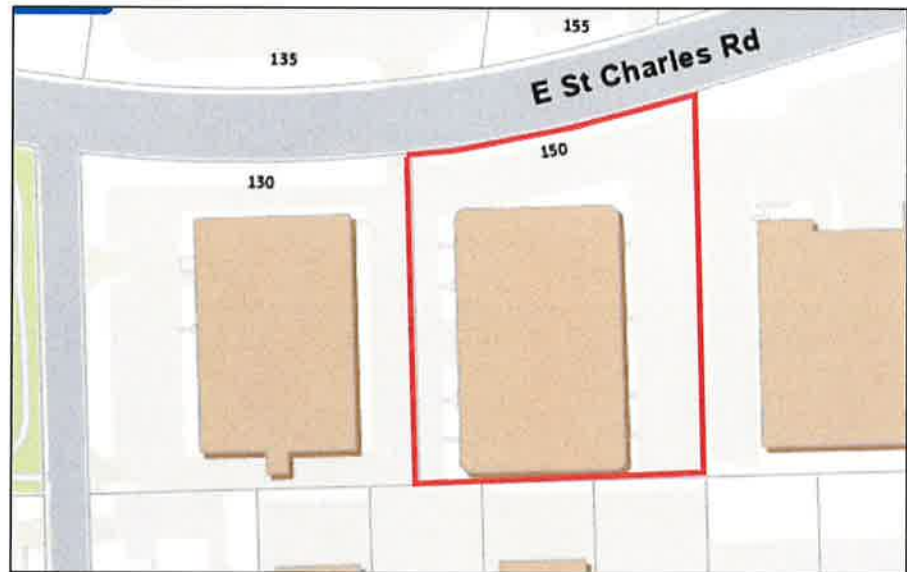
APPLICANT/ CONTACT:
Mr. Lou Tornabeni
LifeLine Ambulance, LLC
3737 Chase Avenue
Skokie, IL 60076



CASE #: 21-0025

LOCATION: 150 E. St Charles Road

PROJECT NAME: LifeLine Ambulance, LLC



LOCATION	ZONING DISTRICT	LAND USE	COMPREHENSIVE PLAN DESIGNATION
Subject Property	I Industrial District	Industrial (Existing multi-tenant building)	Industrial
North	I Industrial District	Industrial (Existing multi-tenant building)	Industrial
South	I Industrial District	Industrial (Existing multi-tenant building)	Industrial
East	I Industrial District	Industrial (Existing multi-tenant building)	Industrial
West	I Industrial District	Industrial (Existing multi-tenant building)	Industrial

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

Site Assessment

COMPREHENSIVE PLAN DESIGNATION:

The subject property is designated for industrial uses according to the Village's 2016 Comprehensive Plan. The proposed training facility within the multi-tenant building will be compatible with this designation.

AERIAL PHOTOGRAPH:



Project Summary

ATTACHMENTS:

Attached for review is the General Application, Special Use Application, Cover Letter dated May 28, 2021, Supplemental Business Information dated June 14, 2021, Public Notice, Site Plan (Exhibit A), and Floor Plan (Exhibit B).

BACKGROUND:

Lou Tornabeni, Director of Operations with LifeLine Ambulance, LLC, requests approval of a Special Use Permit for a training facility at 150 E. St Charles Road. The property contains a multi-tenant office/warehouse building, that is primarily vacant, and LifeLine proposes to occupy 15,000 square feet in the building with their private ambulance service company and an Emergency Medical Service (EMS) training facility.

Staff Analysis

SPECIAL USE PERMIT – TRAINING CENTER

As described in the submitted cover letter and supplemental business information memo, LifeLine Ambulance proposes the following from an operational perspective:

- The tenant space will consist of office space, two training rooms, and a garage area that will store 3-5 ambulances (with a maximum of eight ambulances). No ambulances will be stored outside of the tenant space.
- The ambulances at the facility will be used primarily for non-emergency or private uses, such as uses for skilled nursing facilities, hospitals, and urgent care facilities.
- Approximate number of employees, including instructors, will be between 13-19. The training rooms will hold classes for EMS training. According to the applicant, there will be a maximum of 25 students per class, and classes will be held during the week between 8:30am and 10:30pm at varied times.

Parking requirements for the subject property are as follows:

Business	Area of Use*	Code Requirement	Spaces Required
LifeLine Ambulance			
1,904 s.f. office space	Office Space	One space per 250 S.F.	8 spaces
Two training rooms (19 employees, 50 students)	Trade Business School or	One per employee/instructor plus one per two students, based on maximum number of students which can be accommodated with such design capacity	44 spaces 52 spaces total

Remainder of Building			
Approx. 3,000 s.f. office space	Office Space	One space per 250 S.F.	12 spaces
Approx. 15,000 s.f. warehouse space	Warehouse Space	Four spaces for the 1 st 1,200 S.F, then one space per 1,500 S.F.	13 spaces
Parking Spaces Required:			77 spaces
Parking Spaces Provided:			90 spaces

There are currently 90 on-site parking spaces, and 52 parking spaces will be required for the proposed use. The remaining half of the building, which is currently vacant, is predominantly warehouse space. With parking requirements calculated for the remainder of the building, parking should still be sufficient for the proposed training facility and potential uses for the remainder of the building.

Staff has reviewed the proposal and can support the Special Use request. It does not appear that the proposed training facility will have any negative effects on surrounding businesses or properties, and will provide a needed service for the community.

SPECIAL USE FINDINGS OF FACT

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

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

The training facility will provide a service and will be considered a public convenience at the subject location.

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

The proposed facility seeks to expand EMS training in the area, thereby aiding in promoting public health, safety, morals, comfort and general welfare.

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

The training facility will be located entirely within the existing multi-tenant building, so the use should not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.

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

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

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

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

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

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

Recommendation

Staff has reviewed the applicant's submittal and can support the Special Use request. Therefore, staff recommends approval of a Special Use Permit for a training facility for LifeLine Ambulance LLC at 690 E. North Avenue, Case No. 21-0025, subject to the following conditions:

1. That ambulances shall be parked inside the tenant space and not parked or stored outside in the parking lot;
2. That the training facility use shall comply with all state, county and Village codes and requirements.



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Do Not Write in This Space
Date Submitted: 5-28-21
Fee Submitted: \$800.00
File Number: 21-0025
Meeting Date: 6/28/21
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 LifeLine Ambulance, LLC. Phone (312) 949-9595 ex:228

Address 3737 Chase Ave Skokie, IL 60076 Fax (312) 949-9292

E-Mail Address LTornabeni@lifelineamb.org

(required)

Name of Attorney Scott Lapins - Much Shelist P.C. Phone (312) 521-2682

(if represented)

Address 191 N. Upper Wacker Dr. STE 1800 Chicago, IL 60606 Fax _____

Name of Owner 130-150 EAST ST. CHARLES CAROL STREAM INDUSTRIAL OWNER LLC. Phone (773) 492-1252

(required if other than applicant)

Address 2625 Butterfield Rd. Suite 213W Oak Brook, IL 60523 Fax _____

Name of Architect _____ Phone _____

(if applicable)

Address _____ Fax _____

2. *Common Address/Location of Property 150 East Saint Charles Rd. Carol Stream, IL 60188

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

Describe requested action Request for Special Use Permit to hold Emergency Medical Technician (EMT) Training Courses at this location.

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

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

Please submit eight (8) full size drawings and one legible 11 by 17 inch reduced reproducible copy of full size drawings, 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.

Louis Tornabeni
Print Name


Signature

05/28/2021
Date



FORM C

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MAY 28 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

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.

EMT training courses held at this location will train the next generation of EMS professionals within DuPage County.

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

The training at this location is all classroom and hands on healthcare training which will not affect the general public's health, safety, morals or general welfare but; seeks to improve it by expanding the healthcare field.

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.

Training at this location is kept to our leased space and will not affect the surrounding businesses, property, or property values.

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

Training courses will not affect or impede any development or improvement of the surrounding properties.

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

Training location will not negatively affect any existing utilities, access roads, drainage and other important and necessary community facilities.

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

LifeLine Ambulance, LLC. will conform to all district and village regulations as required.

7. Other pertinent information or reason for request.

LifeLine Ambulance, LLC. is seeking to provide jobs to the community and strengthen the healthcare community by creating necessary positions that have been impacted by COVID-19, unemployment and the rising need for EMS providers.



05/28/2021

RECEIVED

MAY 28 2021

COMMUNITY DEVELOPMENT
DEPT

To: Village of Carol Stream
ATTN: Plan Commission / Zoning Board of Appeals
500 N. Gary Avenue
Carol Stream, IL 60188

From: LifeLine Ambulance, LLC.
150 East Saint Charles Road
Carol Stream, IL 60188

Re: Special Use Permit Request

LifeLine Ambulance, LLC. is a rapidly growing company with current operations in 4 states since our founding in 2008 in Chicago, Illinois. With over 350,000 annual patient transports, our customers and patients experience quality care from our employees who are professional, courteous, and medically trained to save a life. The consistent delivery of our services that have built the trust of the communities we serve are essential to the success of LifeLine Ambulance.

We are applying for a Special Use Permit for 150 East Saint Charles Road, Carol Stream, Illinois 60188 to provide Emergency Medical Technician training to create the next generation of Emergency Medical Service providers in DuPage County.

As unemployment rates have soared due to the COVID-19 pandemic, so has the workforce of many healthcare organizations, specifically EMS. Our objective at this location is to educate / create new EMTs to introduce into the workforce who will someday become our local EMTs, Paramedics and Firefighters. With these dedicated individuals the public safety sector will successfully grow enabling many communities to be able to provide emergency services.

Our Emergency Medical Technician programs are based on the National Registry of Emergency Medical Technicians curriculum and overseen by the Illinois Department of Public Health. These necessary courses will produce professional and quality healthcare providers for EMS, hospitals, urgent cares and many more local positions throughout the area.

With your assistance our mission and objective will soar to new heights.

Thank you for your time and consideration,

Lou Tornabeni – CCM, EMT-B, EMD-LI
Director of Operations
LifeLine Ambulance, LLC.



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Description & Use of Location to be Zoned under Special Use Permit

The location LifeLine Ambulance, LLC. is leasing at 150 East Saint Charles Rd. Carol Stream, IL 60118 includes a warehouse and office space which is considered 1 unit.

The warehouse section of the unit will be utilized for inside storage of ambulance vehicles and should remain zoned as is.

The office space in the location is the area LifeLine Ambulance, LLC. is requesting a Special Use Permit for classroom training.

We have added this clarification to help reduce and prevent any confusion that may delay the zoning process as each space within (office and warehouse) have specifically designated purposes.

If there are any questions, please do not hesitate to contact us at (312) 949-9595 ext. 228

Thank you for your time and consideration,

Lou Tornabeni – CCM, EMT-B, EMD-LI
Director of Operations
LifeLine Ambulance, LLC.



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JUN 11 2021
COMMUNITY DEVELOPMENT
DEPT

June 14th, 2021

To: Village of Carol Stream
ATTN: Plan Commission / Zoning Board of Appeals
500 N. Gary Avenue
Carol Stream, IL 60188

**RE: Plan Commission/Zoning Board of Appeals Case #21-0025
LifeLine Ambulance – 150 E. St. Charles Road / Special Use Permit for a Training Facility**

Dear Mr. Farace,

In response to your email on June 11th, 2021 please find below responses to the questions proposed by the Village in regard to our Special Use Permit request.

1. **Q.)** Please confirm the number of ambulances proposed to be stored inside the building and the proposed number of employees, including instructors.
A.) The number of ambulances to be stored inside the building will begin with 3-5 with a maximum of 8 due to the size limitations of the space. The number of employees at a given time including instructors would be approximately 13-19 however may fluctuate due to schedules.

2. **Q.)** Please confirm that ambulances will only be stored inside the building, and not parked outside the building.
A.) Ambulances will only be stored inside of the facility, and no ambulance parking outside.

3. **Q.)** In regards to parking, we determine parking requirements for the proposed use and property as a whole based on square footage of each use and instructor/student ratios. This is a breakdown I have prepared for the property based on assumptions for the proposed use and the remainder of the building: We assumed that there is one instructor per training room. In addition, since each training room only has one egress door, the maximum allowable class size is 49 students per class. Please confirm the number of students proposed for classes, and the proposed days/times for classes.
(A.) The maximum number of students per class is 25. Classes will range from Monday-Friday with multiple different start/end times beginning at 8:30am – 10:30 pm. Classes will vary based on number of students actually enrolled; however, classes are designed to have different start times to limit the number of people entering and exiting at any given time.

4. **Q.)** Please confirm the use of the proposed “bunk room.”
A.) The room referred to as a bunk room on the plan is in actuality a sprinkler room, there is no bunk room. The room immediately to the East of the sprinkler room will be a lounge with a couch and TV for employees to use if they arrive early for shift or need a place to relax after their shift



5. Q.) Do the ambulances at this facility provide emergency response service, or is it for private services? Will the ambulances operate 24 hours a day, 7 days a week? Do the ambulances leaving this facility typically have lights and sirens activated?
- A.) The ambulances located at this facility are licensed for emergency and non-emergency use. We service skilled nursing facilities, hospitals and urgent aid clients. The ambulances operate 24/7 365 days per year; however, responses from this location will typically be non-emergent. Upon the start of a shift, the ambulance will be dispatched from the garage and will likely not return until the end of its shift. As such it is very unlikely that ambulances will leave the garage with lights and siren active.
6. Q.) Will EMTs work or be on call during the evening or overnight hours?
- A.) Our operation runs 24 hours a day, 7 days a week. EMTs will be working during these times throughout the day and overnight hours; however, will not be staffed on site 24/7.
7. As you are aware, inspections of the space were recently conducted once permits were issued for additional work completed in the space. It is the property owner's responsibility to take care of the outstanding issues, but we also want to make you aware that there were issues that still needed to be resolved prior to occupancy.
8. Building and Fire Protection District comments:
- a. Provide the number of vehicles proposed to be located within the garage.
- A.) At this time it is proposed to start with 3-5 vehicles and a maximum of 8 vehicles stored inside.
- b. Provide the occupant load for each classroom and identify the total number of occupants in the building. This is needed to verify building code requirements for the intended use of the building.
- A.) Occupant load for each classroom is a maximum of 25. Additional Occupants in offices (4) (Office/Teaching Staff).
- c. The bunk room is not permitted to be in the same room as the fire sprinkler riser room and fire alarm panel. This is a dedicated room.
- A.) The listed proposed bunk room is actually the sprinkler room and not a bunk room, the description is an error.
- d. Provide information for the need of the bunk room. The building is not designed to be used as a place for residence.
- A.) There is no need for a bunk room, it's listing on the space description is an error.
- e. Spaces that are not private will need to have fire alarm notification devices added if not already there (training rooms, breakroom, washrooms, lounge and bunkroom).
- f. Will any maintenance or repair work be done in the garage area?
- A.) Vehicle maintenance will not be performed within the building at this time.

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 June 9, 2021 and the last publication of the notice was made in the newspaper dated and published on June 9, 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 June 9, 2021.

Examiner Publications, Inc.

By: Publisher



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

Subscribed and sworn to before me this 9 day of June, A.D. 2021.

Notary Public



PUBLIC NOTICE FILE #21-0025

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, June 28, 2021, at 6:00 p.m. to consider an application from Lifeline Ambulance, LLC for the following actions:

A Special Use Permit for a Training Facility in accordance with Sections 16-10-2 (B)(22) of the Carol Stream Zoning Code

For the parcel at 150 E. St Charles Road (PIN 05-05-205-014).

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://us02web.zoom.us/join/register/WN_q8YADKmcQdOODWqYm38yQ

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: +1 312 626 5799 or +1 301 715 8592 or +1 646 558 8656

Webinar ID: 839 0604 8570

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

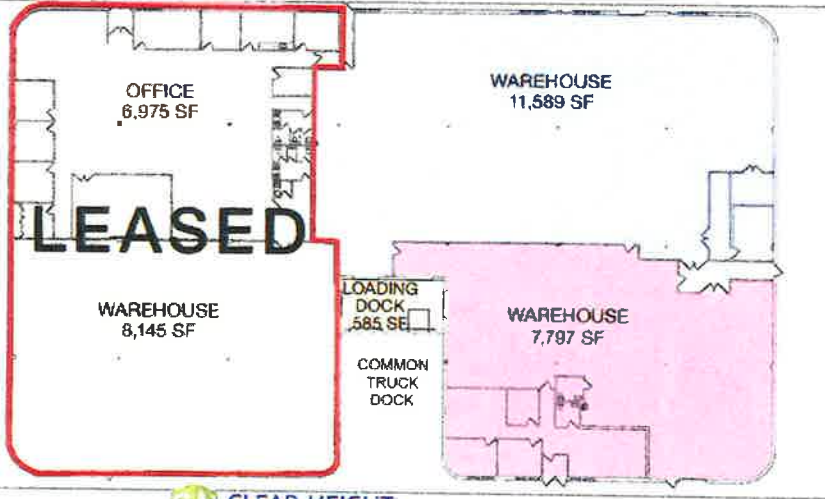
A copy of the Special Use application is available for public inspection on the Village's website at www.carolstream.org. The public may provide written comments prior to the public hearing by submitting them to Tom Farace, Planning & Economic Development Manager, 500 N. Gary Ave., Carol Stream, IL 60188, or may provide email comments by sending them to tfarace@carolstream.org by 4:00pm on June 28, 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.

As published in *The Examiner* June 9, 2021 0609

150 EAST ST. CHARLES ROAD

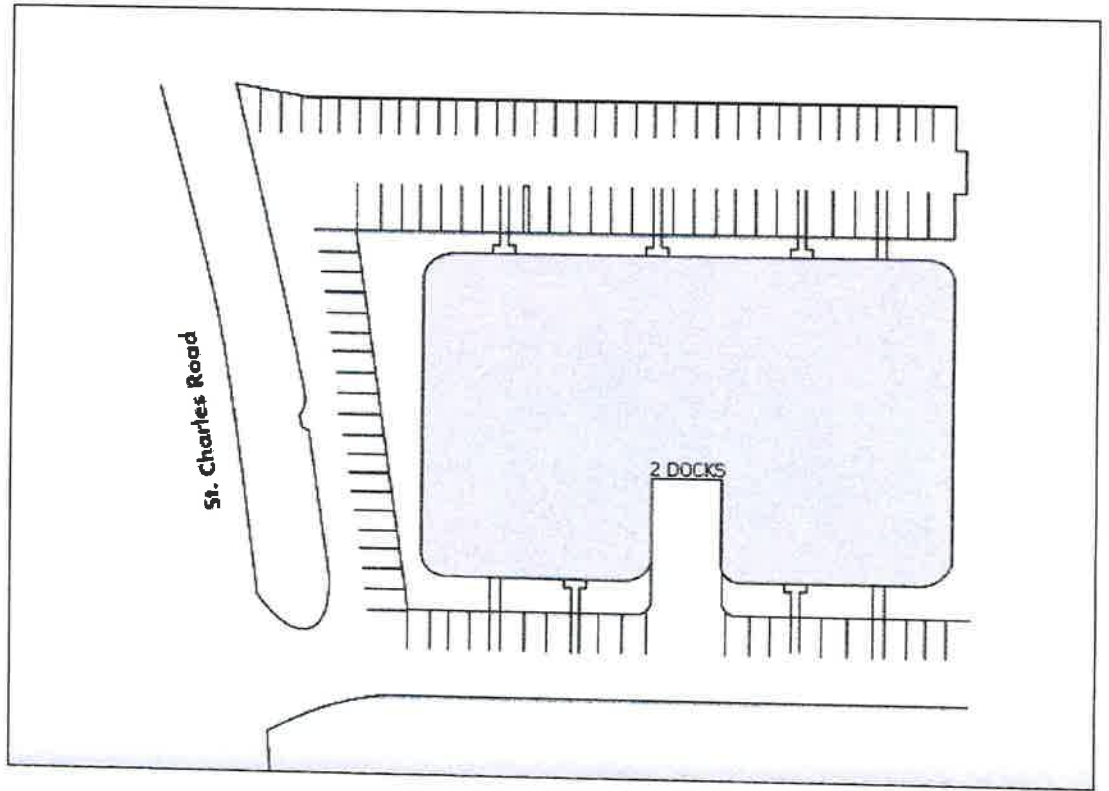
POWER

- (1) 1200 amp 120/208v 3P service
- (1) 400 amp service
- (2) 200 amp services
- (1) 100 amp service
- (1) 400 amp / 480 volt 3 phase service



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EXHIBIT A



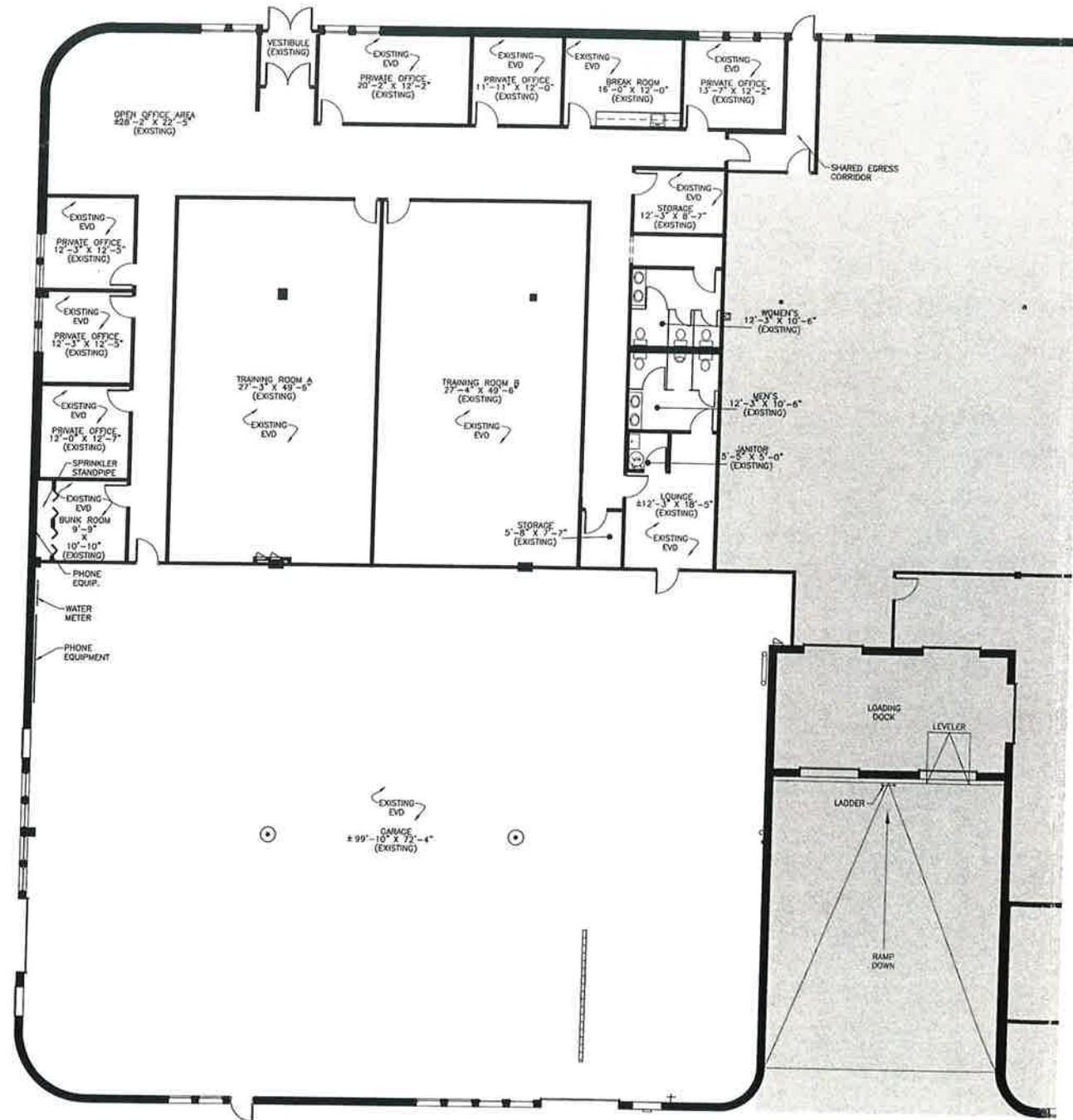
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REVISED BY:

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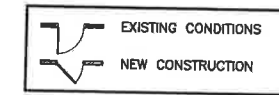


FIRST FLOOR - SPACE PLAN #3

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

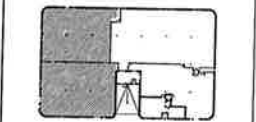


EXHIBIT B



NOTE:
ALL AREAS ILLUSTRATED WITH A HATCH ARE NOT INCLUDED IN THIS CONTRACT.

KEY PLAN:



TENANT:
**LIFELINE
AMBULANCE**
150 E. CHARLES RD.
SUITE M
CAROL STREAM, IL 60188

PROJ. NO. 23678-21 R.S.F. 7,400
SUBMITTED: DATE:

SHEET TITLE: SPACE PLAN #3
SHEET NO.: 1 OF 1