

Village of Carol Stream

AGENDA

REGULAR MEETING-PLAN COMMISSION/ZONING BOARD OF APPEALS

MONDAY, JULY 26, 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 28, 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
Fence Variation
Parking Variation
(Continued from June 28, 2021, PC/ZBA Meeting)

 - B. **21-0024 – McDonald's – 355 S. Schmale Road**
Amendment to a Special Use Permit - Drive Through Expansion
Parking Variation

 - C. **21-0035 – Village of Carol Stream – 500 N. Gary Avenue**
Zoning Text Amendment -Unified Development Ordinance (UDO)-
Miscellaneous Modifications

- III. Presentation:

- IV. Old Business:

- V. New Business: Annual Progress Report-Comprehensive Plan Implementation
Informational Only

- 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 28, 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: 7 Commissioners Tucek, Meneghini, Petella, Christopher, Battisto, Morris and Chairman Parisi

Absent: 0

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

MINUTES:

Commissioner Meneghini moved and Commissioner Christopher seconded the motion to approve the minutes of the Regular Meeting held on June 14, 2021.

The results of the roll call vote were:

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

Nays: 0

Abstain: 2 Commissioners Morris and Battisto

Absent: 0

The motion passed by majority vote.

PUBLIC HEARING:

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

The results of the roll call vote were:

Ayes: 7 Commissioners Tucek, Petella, Christopher, Meneghini, Battisto, Morris and Chairman Parisi

Nays: 0

Abstain: 0

Absent: 0

The motion passed by unanimous vote.

Case #21-0021- Carol Stream Animal Hospital – 160 W. Elk Trail – Zoning Map Amendment from R-4 General Residence District to B-2 General Retail District; 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

Chairman Parisi swore in Mr. Marc Anderson, Architect, and Dr. Mondrian Contreras, with the Carol Stream Animal Hospital.

Mr. Anderson stated Dr. Contreras is looking to expand his animal welfare to help with surgical patient recovery in the rehabilitation center as well as expand to include a daycare center and overnight kenneling of the animals in the property immediately adjacent to the hospital. We wanted to make this program work in the existing building but ran into a couple of limitations with the rehabilitation center, the size of the existing play area and the number of kennels which would need to be limited so the adjacent property would need to be utilized.

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

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

Mr. Farace stated the applicant is seeking a Zoning Map Amendment from R-4 General Residence District to B-2 General Retail District, A Zoning Text Amendment to add an indoor kennel and boarding facility as a Special Use in the B-2 District and a Special Use Permit for an indoor kennel and boarding facility. The Carol Stream Animal Hospital is located at 140 W. Elk Trail and the building to the west, 160 W. Elk Trail, was initially a Kindercare facility. The Carol Stream Park District took over the Kindercare on the subject property as a preschool that has recently closed so Dr. Contreras is interested in operating a doggie daycare and kennel in that building. The existing building is approximately 4,500 – 4,600 square feet with an addition proposed of about 2,600 square feet. The existing parking lot is closest to Elk Trail, the fenced-in area is in the rear of the property, and a fence that extends out to the side of the parking lot where there is an existing bike path and Mitchell Lake. A new six foot tall fence is proposed for the rear perimeter of the property and a four foot fence for the area near the parking lot. The property is proposed to be rezoned B-2 which is the current zoning of the animal hospital, and staff supports that the zoning should be the same for both properties. Likewise with the Text Amendment in the B-2 District. In the current code kennel or boarding facilities are not allowed. They are allowed in the B-3 or Industrial District. So a Special Use is requested to allow a kennel and boarding facility. Within the Special Use criteria, staff feels it is a good use of the property but there are some items or questions we need answered. Staff brought this case to the Commission tonight for an initial discussion, but does not have a recommendation because there are two variations not included in the initial submittal which requires a Public Notice. One request involves the fence that runs along the parking lot area which goes passed the front of the building so a fence variation needs to be requested per code. Even though the fence has been there since the late 1970's, a fence variation was never requested. Since a new fence is being proposed, a variation will need to be reviewed. Staff is supportive of a fence at this location because of the location of the bike path and the lake. Parking requirements for kennels, doggie daycares or any part of our service community, should have 25 parking spaces but there are only a dozen. Staff has questions about drop off and pick-up times, what are the emergency practices for overnight pets, staffing, the north side of the exterior to include all translucent panels for all three sides and to make sure there is sufficient parking which would require a parking variation as well. Mr. Farace also mentioned an email from a nearby resident included in the packet which brought up concerns regarding the appearance of the building, operational concerns and noise. Staff recommends a follow-up meeting with the Plan Commission next month on July 26, 2021, but just asks for some feedback at this time.

Chairman Parisi suggested they give feedback tonight only on the zoning change and leave the feedback on the operations, elevations, fencing and parking to a secondary discussion.

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

Chairman Parisi asked for questions or comments from the Commission.

Commissioner Battisto asked for clarification on the zoning in order to allow a kennel.

Chairman Parisi responded stating the property can be rezoned to a B-2 as one criteria and then consider the Special Use within the B-2.

Mr. Farace added by stating the current zoning for this property is R-4 which is unusual because that is residential which does not allow this type of business.

Chairman Parisi asked, pertaining to the Unified Development Ordinance (UDO), if this was one of the properties proposed to be rezoned.

Mr. Farace stated this particular property is proposed to be rezoned to the R-1 District under the UDO.

Commissioner Battisto had no further questions but stated based on this significant change in use I will have to give it some more thought.

There was a brief discussion on clarifying tonight's discussion.

Commissioners Tucek and Christopher had no questions.

Commissioner Petella asked are the pets going to be brought into the building or are you meeting them in the parking lot, and how many pets are you ready to handle.

Dr. Contreras stated the pets will be brought into the building and we are prepared to handle between 80-90 pets.

Commissioner Petella questioned the number of pets and stated there are only 38 suites. Also, are arrivals just going to be dropped off.

Dr. Contreras stated 90 pets would not come in all at once. During holidays, 80-90 pets might be boarded at the facility, but they would not come in all at once.

Commissioner Petella stated if you only have 38 suites, how can you board 80-90 pets.

Dr. Contreras responded the suites are different sizes.

Chairman Parisi stated you will be able to house 60 dogs in the daycare and house 80 pets in the kennel. So is it possible you will be having 140 pets at this facility.

Dr. Contreras stated it would be capped at 80-90. There will be a certain amount for boarding and a certain amount for the daycare. We would have a cutoff because we have between 15-20 pets per staff member. I plan to have the correct amount of staff depending on the number of pets.

Commissioner Petella asked if the county has figures pertaining to the number of pets/staffing ratio.

Mr. Farace stated it is handled at the state level similar to DCFS but in a different department.

Commissioner Petella stated 15-20 dogs per one person seems excessive.

Dr. Contreras stated that is an extremely standard number of dogs per person and the size of the facility also determines a pet/staff ratio. His focus is more medically involved, but does want to see other non-medical related pets receive high end care.

Chairman Parisi and Commissioner Battisto stated concerns about this daycare being close to a residential area and it being rezoned to B-2.

Mr. Farace stated any business being rezoned or requesting a Special Use will be reviewed by staff and will be brought before the Plan Commission. He also mentioned our smaller commercial properties will be primarily rezoned B-2 through the UDO.

Commissioner Morris stated the fence line is really close to the residential condos and asked if they were going to put up a 10 foot fence so they will not hear barking or smell anything.

Dr. Contreras responded saying the outside area will be in limited use. The indoor play area will be used 90% of the time. Outside is just for bathroom use and extra walks. Dogs will not be left outside to just play.

Commissioner Morris asked what safety precautions will there be for the dogs left unsupervised overnight.

Dr. Contreras stated the building will have the proper fire alarm and sprinkler systems that will notify the Fire Department.

Commissioner Meneghini asked Dr. Contreras how long has he been in this business and if this was his first venture into the boarding part of the business.

Dr. Contreras stated he previously worked at a facility with both hospitalization and boarding and he will be working with the absolute best in the industry.

Chairman Parisi stated someone will be operating it for you.

Dr. Contreras answered he will own it and be operating it. He will also handle the training.

Commissioner Meneghini stated you mentioned a staff of 5 or 6 employees and what is your plan for staff and will it only be for dogs.

Dr. Contreras stated we might have a cat and the number of employees will grow as the business grows so the number of pets will match the number of employees.

Commissioner Meneghini asked if they were aware of staff requirements and if they were able to suffice these requirements.

Mr. Anderson stated they will comply with additional requirements from staff.

Chairman Parisi asked in a boarding situation how many maximum pets will you have.

Dr. Contreras stated the maximum we could house is between 60 and 80.

Chairman Parisi stated there is a concern with the closeness of residential properties and a concern from a resident of the acoustics for noise.

Mr. Anderson stated the kennel building will happen within the existing brick building that has a significant sound reduction because of the brick. The playrooms will be in the partially translucent building with a steel frame and a stud wall.

Chairman Parisi asked if they were proposing any acoustic decibel ratings.

Mr. Anderson stated all the kenneling happens in the brick building and the playrooms will be in the other building.

Chairman Parisi had no further questions and clarified the Special Use and the Text Amendment is for indoor kenneling only not allowing any other kenneling on the outside of the property.

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

Chairman Parisi stated the following items: fencing, parking and the exterior of the building will be continued at the next Plan Commission meeting, but asked for any further discussion regarding zoning.

There was a brief discussion regarding the exterior of the building, parking and the fence which will be addressed at the next Plan Commission Meeting.

Commissioners Christopher, Morris and Meneghini had no further questions.

Chairman Parisi commented on the elevation and asked what type of manufacturer for the polycarbonate.

Mr. Anderson stated they have not chosen one at this point.

Chairman Parisi stated you talked about an FRP insulated panel.

Mr. Anderson stated that is a polyester, reinforced panel.

Chairman Parisi stated a concern with the north elevation having all polycarbonate and asks for some sensitivity since it is on a residential street.

Chairman Parisi stated it is the recommendation from staff to have a motion for a continuance for the operations, parking and fencing.

Commissioner Petella moved and Commissioner Meneghini seconded the motion for a continuance on July 26, 2021.

The results of the roll call vote were:

Ayes: 7 Commissioners Tucek, Christopher, Meneghini, Petella, Battisto, Morris and Chairman Parisi

Nays: 0

Abstain: 0

Absent: 0

The motion passed by unanimous vote.

This case will go before the Plan Commission on Monday, July 26, 2021, at 6:00 PM for review.

Case #21-0022 – Pacific Botanical Laboratories, LLC – 690 E. North Avenue – Special Use Permit for a research laboratory

Chairman Parisi swore in Mr. Randy Fleener, Director of Technical Services at Pacific Botanical Laboratories.

Mr. Fleener stated Pacific Botanical is a cannabis testing laboratory that was started in 2013 and have laboratories currently in Seattle, San Diego, and building one in Medesto, California and want to expand into Illinois. Currently Dr. Mansour Samadpour is the owner of the company and also owns a company titled IEH which handles third party food testing. We are proposing to take another suite in this building and turn it into a cannabis testing laboratory licensed by the state.

Mr. Farace stated a Special Use for a research lab is being requested for this property. They have indicated the applicant is also the owner of this property. The proposed cannabis testing lab will be located in a 2,300 square foot space in the office building. There will be processing, sample testing, receiving and storage rooms. For the state of Illinois, the cannabis needs to be tested for safety purposes. As more dispensaries open in Illinois, there will be more need for testing facilities as well. The applicant has proposed to initially hire 5-7 employees for the lab, and the hours of operation will be 8 am to 7 pm during the week with limited weekend hours. One to two deliveries of cannabis products are proposed daily, and will be conducted by a licensed cannabis transporter in unmarked cars and vans. Parking is more than adequate for staff and delivery vehicles. Typical sample sizes 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. The 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. There will be a security and video monitoring system for the lab and controlled access for entry. The applicant does not have a testing license yet, but in order for them to obtain their license, they need to have written approval from the municipality. So staff will provide them with a Certificate of Occupancy after they provide us with a copy of their application to the state. Staff recommends approval of this request.

Chairman Parisi asked if there were any questions or comments from the audience or online and there were none.

Chairman Parisi asked if there were any questions or comments from the Commission.

Commissioner Meneghini asked how many deliveries a day.

Mr. Freener stated one to two deliveries a day.

Commissioner Morris stated this process started a few months ago that a dispensary and cultivation would be in a certain part of town. Since this is part of the cannabis process, is this going against what we stated previously to keep it in one part of town.

Mr. Farace stated this is not a cannabis business it is a research lab. It is not a growing or sales facility.

Commissioner Christopher had no questions.

Commissioner Petella asked what they test for.

Mr. Freener stated anything grown in the ground could have microbial contamination so we are testing for pesticides, microtoxins that can grow on a plant from mold and for potency. For products where

they've extracted the cannabinoid, we use a solvent screen to make sure there are no residual solvents left in the product.

Commissioners Tucek, Battisto and Chairman Parisi had no questions.

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

Motion to approve was made by Commissioner Christopher and seconded by Commissioner Tucek with no further discussion.

The results of the roll call vote were:

Ayes: 7 Commissioners Tucek, Christopher, Meneghini, Battisto, Morris and Chairman Parisi

Nays: 0

Abstain: 0

Absent: 0

The motion passed by unanimous vote.

This case will go before the Village Board on Monday, July 19, 2021, at 6:00 PM for review.

Case #21-0023 – Culver's – 290 S. Schmale Road – Amendment to a Special Use for a Drive-Up Service Window Addition

Chairman Parisi swore in Mr. Joseph Mayer with Kimley-Horn and Amy Adams from Culver's.

Ms. Adams stated we need to alleviate congestion in the parking lot.

Mr. Mayer added due to the pandemic causing increased drive-thru traffic, the intent is to add a parallel lane to allow for additional stacking to alleviate congestion in the parking lot as well as optimizes the ordering process. We are not touching the rear curb line or the wetland in the rear of the property. In general, we're losing 14 parking spaces, but the owner and operator do not have a concern considering the shift from dine-in to drive-thru. We think it is a well thought through plan that would benefit Culver's.

Chairman Parisi asked for any questions or comments from the audience or online and there were none.

Mr. Farace stated Culver's is proposing an addition to their drive-thru lane, in the rear of the property, to accommodate the vehicle traffic and also includes a new menu board. There will be a loss of about 14 parking spaces but Culver's will still have a surplus of 7 spaces which is adequate. Staff has reviewed the request and is recommending approval.

Chairman Parisi asked for questions from the Commission or Zoom and there were none.

Motion to approve was made by Commissioner Meneghini and seconded by Commissioner Christopher seconded with no further discussion.

The results of the roll call vote were:

Ayes: 7 Commissioners Tucek, Christopher, Meneghini, Battisto, Petella, Morris and Chairman Parisi

Nays: 0

Abstain: 0

Absent: 0

The motion passed by unanimous vote.

This case will go before the Village Board on Monday, July 19, 2021, at 6:00 PM for review.

Case #21-0025 – LifeLine Ambulance, LLC – 150 E. St. Charles Road – Special Use Permit for a training facility

Chairman Parisi swore in Mr. Lou Tornabeni from LifeLine Ambulance.

Mr. Tornabeni stated LifeLine Ambulance has been a private ambulance company in the Chicagoland area for about twelve years with other successful operations in other states. We are looking for a Special Use Permit at 150 E. St. Charles Road to support our existing ambulance service as well as create new positions in the community for EMT's, paramedics, firefighters as well as hospitals and urgent care facilities.

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

Mr. Farace stated a Special Use Permit is being requested for a training facility for LifeLine Ambulance. They will be occupying 15,000 square feet in the northern half (southern half is vacant) of the building primarily warehouse space and a little bit of office space. A large portion will be utilized inside the building for 5 ambulances. No ambulances will be store outside of the tenant space. This is a private ambulance company which will be used for places like assisted living facilities and training will occur for EMT's in the two large classrooms. Staff reviewed parking for this use and the remainder of the building and based on classroom size, number of students, teachers and instructors there should be adequate parking for this usage as well as another use for the other side of the building. LifeLine Ambulance might expand into another portion of this building in the future. Staff is comfortable approving this request and are recommending approval.

Chairman Parisi asked for any questions or comments for the Commission and there were none.

Motion to approve was made by Commissioner Meneghini and seconded by Commissioner Tucek with no further discussion.

The results of the roll call vote were:

Ayes: 7 Commissioners Tucek, Christopher, Meneghini, Battisto, Petella, Morris and Chairman Parisi

Nays: 0

Abstain: 0

Absent: 0

The motion passed by unanimous vote.

This case will go before the Village Board on Monday, July 19, 2021, at 6:00 PM for review.

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

NEW BUSINESS:

OLD BUSINESS:

OTHER BUSINESS: Mr. Farace mentioned the Unified Development Ordinance (UDO) goes into effect on July 1st and each Commissioner will be given a paper copy of the UDO and the updated zoning map at the next meeting which will be on Monday, July 26, 2021. The meeting on Monday, July 12, 2021, will be cancelled since there are no cases scheduled.

Commissioner Christopher motioned to cancel the Monday, July 12, 2021, meeting and Commissioner Morris seconded the motion with no further discussion.

The results of the roll call vote were:

Ayes: 7 Commissioners Petella, Meneghini, Tucek, Christopher, Battisto, Morris and Chairman Parisi
Nays: 0
Abstain: 0
Absent: 0

The motion was passed to cancel the Monday, July 12, 2021, meeting by unanimous vote.

ADJOURNMENT:

At 7:19 p.m. Commissioner Christopher moved and Commissioner Meneghini seconded the motion to adjourn the meeting.

The results of the roll call vote were:

Ayes: 7 Commissioners Petella, Meneghini, Tucek, Christopher, Battisto, Morris and Chairman Parisi
Nays: 0
Abstain: 0
Absent: 0

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 Memorandum

TO: Plan Commission/Zoning Board of Appeals Members

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

THROUGH: Donald T. Bastian, Community Development Director

DATE: July 21, 2021

RE: **Carol Stream Animal Hospital / 160 W. Elk Trail – Zoning Map Amendment from R-4 General Residence District to B-2 General Retail District, Zoning Code Text Amendment to add Kennel and Boarding Facility (Indoor) as a Special Use in the B-2 District, and Special Use Permit for a Kennel and Boarding Facility (Indoor) in the B-2 District / Case No. 21-0021**

Requests for a Zoning Map Amendment, Zoning Text Amendment, and Special Use Permit were initially reviewed at the June 28, 2021. 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 recommended that the case be continued to the July 26, 2021 PC/ZBA meeting.

The applicant is still working on updated plans and operational information. Therefore, staff recommends that the case be continued to the August 9, 2021 PC/ZBA meeting.

Village of Carol Stream Plan Commission/Zoning Board of Appeals

STAFF REPORT

July 26, 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 Through Use in accordance with Section 16-3-11 of the Carol Stream Code of Ordinances
- A Variation in accordance with Section 16-5-2 of the Carol Stream Code of Ordinances to reduce required on-site parking
- A Variation in accordance with Section 16-3-5 (D)(2) of the Carol Stream Code of Ordinances to reduce the required building setback along Gundersen Drive

APPLICANT/ CONTACT:
Mr. Michael Ceferin
McDonald's Corporation
110 N. Carpenter Street
Chicago, IL 60607



CASE #: 21-0024
LOCATION: 355 S. Schmale Road
PROJECT NAME: McDonald's



| LOCATION | ZONING DISTRICT | LAND USE | COMPREHENSIVE PLAN DESIGNATION |
|------------------|-------------------------------|----------------------------------|---------------------------------------|
| Subject Property | B-3 General Business District | Commercial (Existing McDonald's) | Corridor Commercial |
| North | B-3 General Business District | Commercial (Former Pizza Hut) | Corridor Commercial |
| South | B-3 General Business District | Commercial (Denny's) | Corridor Commercial |
| East | O-S Office & Service District | Commercial (Office Building) | Corridor Commercial, including office |
| West | O-S Office & Service District | Commercial (Office Building) | Corridor Commercial, including office |

The property highlighted above is located at the southeast corner of Schmale Road and Gundersen Drive.

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, Variation Application, Special Use Application, Cover Letters from Watermark Engineering dated June 30, 2021, Parking Study from KLOA dated June 23, 2021, Public Notice, Site Plan (Exhibit A), Landscape Plan (Exhibit B), Canopy Elevations (Exhibit C), and Canopy Rendering (Exhibit D).

BACKGROUND:

The applicant, Michael Ceferin with McDonald’s Corporation, requests approval of an Amendment to a Special Use Permit for the installation of an “order ahead lane,” canopy, and ordering station at the McDonald’s at 355 S. Schmale Road. The additional lane will result in a loss of parking spaces on the north side of the property, and the canopy addition will extend into the building setback along Gundersen Lane. Both items require approval of variations.

The original McDonald’s restaurant at 355 S. Schmale Road was built in 1972. In 1980, a special use was approved to accommodate the addition of a drive-through service window, and in 1983, setback variations were approved that allowed for the construction of an outdoor play land. In 1986, a special use amendment authorized a 1,317 square foot addition to the building, and in 2011, the original building was demolished and a new building with dual drive-through lanes was constructed.

Staff Analysis

SPECIAL USE AMENDMENT

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

- An order ahead lane is proposed to the north of the existing drive-through lane on the north side of the property. Customers will be able to use the McDonald’s mobile app on their personal devices, and order and pay for items ahead of time. Customers will be notified when their orders will be ready and arrive at the property to pick up their orders.
- Customers will use the same traffic circulation pattern that is currently used, with a counter-clockwise traffic flow on the property. However, rather than entering either of the drive-through lanes on the south side of the property, customers will continue to circulate to the north and west, and enter the proposed order ahead lane. Signage is proposed to direct customers to the order ahead lane, versus waiting in the regular drive-through lane for their order.
- A delivery canopy with order pickup station is proposed to the north of the existing pickup window and existing drive-through lanes. As noted in the submitted cover letter, customers will notify restaurant staff via speaker system that they have arrived for their order, and the order will be sent through a conveyor system over the existing drive-through lanes and will be picked up at the delivery station. The proposed delivery system is similar to a drive-through banking or pharmacy process. Future systems may include other forms of technology for the delivery of orders, such as the use of Bluetooth recognition for delivery alerts.
- The inclusion of the order ahead lane and delivery canopy results in a loss of parking on the north side of the property and encroachment into the building setback along Gundersen Drive. Additional information on variation requests associated with these items is provided in the Variations section of the report.
- The order ahead canopy is proposed to be constructed of gray and silver colored metal panels, with brick columns to match the brick on the building. While staff believes the brick-wrapped columns will provide an attractive visual tie-in with the rest of the building, we

recommend modifying the color scheme of the metal panels to a reddish or brown color to blend with the rest of the building's color scheme. The applicant has indicated that McDonald's prefers to maintain the gray and silver-colored panels on the order station and canopy to identify said features as a uniquely functioning food pickup option at the property. Staff requests that the Plan Commission weigh in on this recommendation.

SPECIAL USE FINDINGS OF FACT

The Plan Commission's recommendation regarding the requested Special Use Amendment must be based on the evaluation criteria set forth in the Zoning Code. As stated in §16-8-4 (L) of the Carol Stream Code of Ordinances, 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 the order ahead lane for advanced ordering and payment will provide mobile customers with an additional ordering option, which is geared toward the public convenience for McDonald's customers.

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

The order-ahead lane and pickup canopy/station have been designed to operate in a manner that should 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 order-ahead lane and pickup canopy/station 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.

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.

PARKING AND BUILDING SETBACK VARIATIONS

The applicant also requests approval of two variations in conjunction with the Special Use Amendment request. The first variation request is to reduce on-site parking from 54 spaces to 45 spaces. In 2011, McDonald’s received approval of a variation to reduce parking from 71 spaces to 54 spaces as part of the redevelopment of the site and construction of a new building with double drive-through lanes. With the inclusion of the order ahead lane, parking spaces on the north side of the property will be reconfigured from angled spaces to parallel spaces, and reduced in number. In addition, one parking space will be removed on the south side of the property to install a landscaped island, which will include directional signage for the order ahead lane. In total, nine parking spaces will be removed.

Parking requirements for the subject property are as follows:

| Business | Code Requirement | Spaces Required |
|----------------------------|--|------------------------|
| McDonald’s 3,900 G.S.F. | One space per 55 S.F. | 71 spaces |
| | Parking Spaces Required | 71 spaces |
| | Previous 17-Space Variation Granted | 54 spaces |
| | Parking Spaces Proposed | 45 Spaces |

There are currently 54 on-site parking spaces, and as mentioned, nine spaces will be eliminated with the order-ahead lane and additional landscaped island. As part of the review of parking demand for the restaurant, the applicant had a parking study prepared. The submitted parking study illustrates that parking counts were conducted at various times on Saturday, July 19th and Tuesday, July 22nd. Peak parking demand on July 19th was 14 occupied spaces, and peak parking demand on July 22nd was 18 occupied spaces. The applicant also notes that the maximum employee count per shift is 12 employees. Given the peak parking demand illustrated in the parking study, and the increased use of drive-through lanes and other ordering options at fast food restaurants in recent years, staff believes there will be adequate parking even with the reduction of spaces, and can support the parking variation request.

The second variation request is to allow the ordering station canopy to encroach into the building setback along Gundersen Drive. In 2011, as part of the redevelopment of the site, McDonald’s received approval of a variation to reduce the building setback along Gundersen Drive from 80

feet, which is the required setback in the B-3 District, to 67.5 feet. The proposed canopy will extend 17 feet off the building, thereby reducing the setback to 50.5 feet. Staff can support the additional setback reduction in this instance. The proposed canopy is a secondary component of the north elevation of the building, and the majority of the building will remain at the previously approved distance of 67.5 feet from the property line. Likewise, the larger setback in the B-3 District is geared toward larger commercial and shopping center buildings, in order to maintain a greater distance from adjacent roadways. In the case of a smaller building like McDonald's, similar setback variations have been granted for outlot buildings at Carol Stream Marketplace and the Vequity commercial buildings at the northeast corner of Schmale and Geneva Roads. Given that the setback along Gundersen will be maintained for the majority of the building, and a drive aisle, parking spaces, and the existing green space and parkway area provide sufficient space between the building and the property line, staff can support the setback variation in this instance.

VARIATIONS FINDINGS OF FACT

With regard to any variation, the Zoning Board of Appeals shall not recommend a variation unless it shall make findings based upon the evidence presented to it in the following case, as per Section 16-8-4 (K) of the Carol Stream Code of Ordinances:

1. The requested variations arise from conditions that are unique to the subject property, that are not ordinarily found in the same zoning district and that are not a result of the owner's intentional action.

Though there are no unique circumstances for the subject property, similar variation requests have been granted to reduce the larger building setback requirement for properties zoned B-3 but with smaller buildings. In addition, the applicant has demonstrated that parking will be adequate for customers and employees with the submitted parking study.

2. The variations to be granted will not alter the essential character of the neighborhood in which the subject property is located, nor substantially or permanently impair use or development of adjacent property.

If the variations are granted, staff does not believe the essential character of the locality will be altered with the reduced building setback for the ordering station canopy or the reduction of parking given the existing use of the property as a restaurant with a double drive-through lane.

3. The strict application of the applicable standards will constitute an unnecessary physical hardship (not economic hardship) because the property cannot be used for an otherwise allowed use without coming into conflict with applicable site development standards.

The ordering station canopy could not be constructed unless the building setback was reduced (solely for the canopy and not the entire building), and the submitted parking

study illustrates that parking demand for the fast food restaurant will be met with the reduced number of parking spaces.

4. The variations are the minimum action necessary to alleviate the hardship and observes the spirit of this UDO.

Staff believes that spirit of the UDO will be maintained with the addition of the ordering station canopy and reduction of parking.

5. The variations desired will not adversely affect the public health, safety, or general welfare or impair the purposes or intent of the UDO or the comprehensive plan.

Schmale Road has been called the “Restaurant Row” of Carol Stream, and the order ahead lane and accompanying canopy will allow for an additional mechanism for customers to order meals at one of the restaurants along Schmale. In addition, the reduction in parking should not affect parking demand on the property given the increased use of drive-through services at fast food restaurants, including the subject property.

Recommendation

Staff has reviewed the applicant’s submittal and can support the Special Use Amendment and Variation requests. Therefore, staff recommends approval of an Amendment to a Special Use Permit for a Drive-Through Use, Parking Variation, and Building Setback Variation for McDonald’s at 355 S. Schmale Road, Case No. 21-0024, 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 should the ordering station and canopy be removed in the future, the building and site shall be restored to conditions and plans as depicted under Ordinance No. 2011-03-05; and
4. That the site and business must be maintained and operated in accordance with all State, County and Village codes and regulations.



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MAY 28 2021
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DEPT

Do Not Write in This Space
Date Submitted: 5-28-2021
Fee Submitted: \$800.00
File Number: 21-0024
Meeting Date: 7/28/21
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 Michael Ceferin c/o McDonald's Corporation Phone 630-430-6044
Address 110 N Carpenter Street Chicago IL 60607 Fax _____
E-Mail Address Mike.Ceferin@us.mcd.com
(required)
Name of Attorney _____ Phone _____
(if represented)
Address _____ Fax _____
Name of Owner _____ Phone _____
(required if other than applicant)
Address _____ Fax _____
Name of Architect _____ Phone _____
(if applicable)
Address _____ Fax _____

2. *Common Address/Location of Property 355 Schmale Road

3. Requested Action (check all that apply)
- | | |
|--|--|
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Gary/North Avenue Corridor Review |
| <input type="checkbox"/> Planned Unit Development – Preliminary | <input type="checkbox"/> Text Amendment |
| <input type="checkbox"/> Planned Unit Development – Final | <input checked="" type="checkbox"/> Variation – Zoning (requires Form B-1) |
| <input 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 The existing McDonald's restaurant is looking to add an Order Ahead Lane on the North side of the building. The addition of this lane will result in the loss of 9 parking spaces. The project will require an amendment to the existing special use and a parking variation.

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> X </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> </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> </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.

Michael Ceferin c/o McDonald's Corporation

Print Name



Signature

Revised 06/18

5/27/21

Date



FORM B-1

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JUN 30 2021

COMMUNITY DEVELOPMENT DEPT

Village of Carol Stream

500 N. Gary Avenue • Carol Stream, IL 60188

630.871.6230 • FAX 630.665.1064

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

GENERAL VARIATIONS

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

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

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

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

In order to best serve it's customers and the community, McDonald's is constantly seeking to innovate and improve it's service. The proposed order ahead lane allows customers to use the mobile order option and have their food ready and available as they pull onto the site. Given that a large majority of McDonald's business is generated by drive thru and mobile order customers, this new innovation is an important part of the future for this location. The order ahead lane could not be installed without the requested setback variation due to the existing site constraints.

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

The order ahead lane is a unique innovation and one that has been developed in response to the increase in use of mobile ordering. Given that this is new technology seeking to address the change in customer preferences, and that the infrastructure needed to address this change is taking place on an existing site, our circumstances are unique and were not predictable at the time of the original site selection or construction.

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

The order ahead lane and corresponding architectural and site related changes, will be consistent with the current character of the site. This includes operationally and esthetically.

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

N/A

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

If the strict letter of the law was applied, this advance in customer service could not be installed at this location. The existing site shape and layout would not allow for it.

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

The order ahead lane is an innovation unique to McDonald's. The variation being requested is a direct result of this proprietary technology being applied to an existing site.

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

The design of the order ahead infrastructure is tasteful and in keeping with the existing architectural themes. The variation being requested will not be detrimental to the public welfare or injurious to other properties in the neighborhood.

8. Other pertinent information or reason for the request.



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.

A significant majority of McDonald's business is generated by drive thru and mobile order

customers. The special use allowing for these public conveniences is necessary for the

business and it's customers.

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

The design of the order ahead infrastructure is tasteful and in keeping with the existing architectural themes. The

proposed improvements will better serve McDonald's customers. The drive thru and mobile order infrastructure will not be

unreasonably detrimental to or endanger the public health, safety, morals, comfort or general welfare.

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

The design of the order ahead infrastructure is tasteful and in keeping with the existing architectural themes. The

proposed improvements will better serve McDonald's customers. The drive thru and mobile order infrastructure 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 drive thru and mobile order infrastructure will not impede the normal and orderly development and improvement of

surrounding property for uses permitted in the district. The proposed improvements will have little to no impact on surrounding properties.

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

The existing utilities, access roads and drainage will remain unchanged and
are adequate to serve this site.

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.

With the exception of the parking variation being sought in conjunction with this application
all other applicable regulations will be met.

7. Other pertinent information or reason for request.

The existing drive thru is an approved existing special use. The addition of the order
ahead lane will result in a small change to the site but otherwise allow for similar operations
on site to occur, consistent with the existing special use approval.

June 30, 2021

RECEIVED

JUN 30 2021

COMMUNITY DEVELOPMENT
DEPT

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

RE: McDonald's 355 Schmale Road, Carol Stream, IL
Special Use Amendment, Building Setback Variation, and Parking Variation Request

Tom,

McDonald's is seeking approval of a special use amendment, building setback variation, and parking variation for the above existing McDonald's restaurant location. The proposed improvements necessitating these requests will consist of;

- Order Ahead Lane adjacent to the existing drive thru lane.
- Food delivery canopy extending over top of the existing drive thru lane.
- Revision to the northern portion of the existing parking lot including the loss of 9 parking stalls.

The order ahead lane is a new technology that allows customers to order their food with a mobile device, and have it ready when they arrive on site. The customer will circulate the site in the same way they do today, and enter the order ahead lane to pick up their food from the delivery canopy. This new technology will allow McDonald's to serve their customers with even greater efficiency and respond to the growing demand from mobile order customers.

The balance of the site and building will remain untouched and will continue to operate as they do today.

Thank you for your consideration of this request. Please feel free to reach out with any questions.

Sincerely,
WATERMARK ENGINEERING RESOURCES, LTD.



Dan Olson,
Vice President

June 30, 2021

Via Email: Overnight Delivery

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

RECEIVED
JUN 30 2021
COMMUNITY DEVELOPMENT
DEPT

**Re: Plan Commission/Zoning Board of Appeals Case #21- 0024
McDonald's – 355 S. Schmale Road / Amendment to a Special Use Permit for a Drive-Up Service
Window Addition (Order Ahead Lane), Parking Variation, Building Setback Variation**

Dear Tom:

Below are our responses to the Village Comment Letter dated June 14, 2021;

1. The following items are requested as part of the project:
 - a. An Amendment to a Special Use Permit for a Drive-Up Service Window Addition (Order Ahead Lane/Station)
Understood.
 - b. A Variation to reduce on-site parking from 54 spaces to 45 spaces
Understood.
 - c. A Variation to reduce the building setback from 67.5 feet to 50.5 feet. When the site was redeveloped in 2011, a variation was approved to reduce the building setback from 80 feet to 67.5 from the Gundersen Drive property line. Since the canopy and station for the order ahead lane will encroach an additional 17 feet, the additional variation needs to be requested.
Understood.
 - d. A variation is also listed on the site plan for a parking setback variation along Gundersen Drive for the proposed parallel parking spaces. Will the curb line for the spaces shift closer to Gundersen? If not, then a parking setback variation was already approved in 2011, and an additional variation will not need to be requested at this time. In the data box on the site plan, only requested variations need to be listed.
**The existing curb line, northeast of the proposed parallel parking spaces, will not shift closer to the ROW.
The notation about a parking setback variance will be removed.**

2. In concept, we support the proposed order ahead lane, but request additional information on how order sequencing and processing will take place. For example, when someone places their order online or on their phone, are they emailed or texted a time to pick up their order and a QR code? What happens if the customer is early or late to pick up their order? What happens if multiple people arrive at the same time to pick up their orders? Does a customer scan a QR code into the machine at the order ahead station, or conduct any other transactions at the station, or simply pick up their items? **The Order Ahead Lane is designed only for customers that have ordered and paid ahead using the mobile app. We will be utilizing geofencing technology to allow that order to arrive to the kitchen to be prepared and assembled just prior to the customer arriving on-site. The order is then staged in the kitchen until the customer arrives. In the initial testing period, we will be staying simple by using a speaker system so when the customer arrives, they check in with our crew and then the designated order is delivered. We will be exploring other forms of technology later that may include Bluetooth recognition. There is no transaction at the station, only pick up.**

3. Please provide a description of how food and beverage items are transported through the conveyor system to the order ahead station to customers when orders are ready (i.e. how do items not spill?).
Similar to the current McDelivery operations, all food and drinks are placed in bags and appropriate containers to remain stable. The food and beverage conveyor system has been specifically designed to ensure successful transfer of a complete order. There are many factors that were vetted including bag sizes, weight, variety of orders and speed of conveyor. We have tested in great detail at our innovation center in Romeoville and are ready for customer testing in a real restaurant condition.
4. Will customers drive directly from the Gundersen entrance into the order ahead lane, or will there be additional directional signage near the Gundersen entrance to instruct customers to drive around the property to enter the order ahead lane, similar to how the drive-thru lanes currently operate? **Customers will be able to enter the Order Ahead lane directly from Gundersen. Note, however, that stacking at the Order Ahead Lane is much different than a DT lane. As noted above, orders are received in the kitchen ahead of customer arrival and there is no payment transaction to slow things down. We also have relief and flexibility to pull customers to typical DT pull forward or curbside stalls as needed.**
5. Please provide a detail for the proposed "Order Ahead Gateway" in the south parking row. **Attached.**
In addition, the new island in the south parking row is required to be landscaped. I've attached the 2011 approved landscape plan for the property that Watermark prepared as part of the site redevelopment. If this plan can be updated to show the additional island with plant material, then we will have an updated overall plan for the property. **The requested Landscape Plan has been provided with this submittal.**
6. The order ahead canopy is proposed to be constructed of charcoal-colored metal panels. However, the majority of the building is constructed of brick and stone. We recommend that the canopy be designed to blend more with the rest of the building, including the use of brick or stone to wrap the supporting columns and modifying the color of the panels on the canopy to match the existing gray metal canopies or reddish-colored EIFS on the upper portion of the building façade. **We have revised the drawings to better provide a cohesive look with the existing building while still identifying the canopy as uniquely functioning food pick up option.**
7. In regards to the parking variation request, please provide the following information in order to provide justifications for the reduction in parking:
 - a. Provide information on the percentage of dine-in customers vs drive-thru customers, including the percentage of customers anticipated to use the proposed order ahead lane. Likewise, provide an employee count at peak count for this restaurant location. **Currently tracking the last 12 months, DT = 87% of sales at this restaurant. That is up 15% from 2019. Current mobile = <2% of sales but represented a 259% increase from 2019. 12 employee max on shift is typical.**
 - b. We recommend that you conduct parking counts for at least two days (preferably one day during the week and one day on the weekend) to illustrate that a reduction in parking will not negatively impact the restaurant. Ideally, a restaurant employee can count the number of occupied parking spaces at peak times each day (7am, noon, and 6pm) to provide data on parking lot usage, to be submitted with your revised application and plans in response to this letter. **The requested parking study is included with this submittal.**
8. No comments from Building, Engineering, Public Works, or the Fire Protection District at this time. **Understood.**

Sincerely,

WATERMARK ENGINEERING RESOURCES, LTD.



Dan Olson,
Vice President

Attachments

MEMORANDUM TO: Dan Olson
Watermark Engineering

FROM: Luay Aboona, PE, PTOE
Principal

Elise Purguette
Consultant

DATE: June 23, 2021

SUBJECT: Parking Occupancy Surveys
McDonald's Restaurant
Carol Stream, Illinois

RECEIVED
JUN 30 2021
COMMUNITY DEVELOPMENT
DEPT

This memorandum summarizes the results of parking occupancy surveys performed at the existing McDonald's restaurant located at 355 South Schmale Road in Carol Stream, Illinois. The existing McDonald's restaurant is located in the southeast quadrant of the intersection of Gundersen Drive with Schmale Road. Currently, McDonald's restaurant parking lot provides a total of 54 parking spaces. The plans call for the provision of an Order Ahead Lane, resulting in a loss of nine parking spaces. As such, McDonald's restaurant will provide a total of 45 parking spaces.

The purpose of this parking inventory and occupancy surveys is to determine whether the proposed parking supply of 45 parking spaces will be adequate in accommodating the parking demand.

Parking Occupancy Surveys

Per the direction of the Village of Carol Stream staff, the parking occupancy surveys were performed every 15 minutes between 7:00 A.M. to 9:00 A.M., 11:30 A.M. to 1:30 P.M and 4:00 P.M. to 6:00 P.M on Saturday, June 19, 2021, and on Tuesday, June 22, 2021. **Tables 1 and 2** summarizes the results of the parking surveys for each day, respectively. It should be noted that McDonald's restaurant parking lot has a total of 54 parking spaces including four reserved parking spaces and three ADA parking spaces. The results of the parking occupancy surveys indicated the following for each of the survey days:

- The parking lot had a peak parking demand of 14 vehicles on Saturday occurring at 1:00 P.M. which translates into a peak occupancy of 26 percent, resulting in a surplus of 40 parking spaces.
- The parking lot had a peak parking demand of 18 vehicles on Tuesday occurring at 12:15 P.M. which translates into a peak occupancy of 33 percent, resulting in a surplus of 36 parking spaces.

Based on the above, the proposed reduction in the parking supply to 45 parking spaces with the addition of the Order Ahead Lane will be adequate in accommodating the parking demand of McDonald's restaurant.

Appendix

Table 1
MCDONALD'S PARKING SURVEYS
SATURDAY, JUNE 19, 2021

| Time | Parking Occupancy | Percent Occupied |
|------------------|-------------------|------------------|
| 7:00 AM | 10 | 19% |
| 7:15 AM | 13 | 24% |
| 7:30 AM | 12 | 22% |
| 7:45 AM | 12 | 22% |
| 8:00 AM | 13 | 24% |
| 8:15 AM | 10 | 19% |
| 8:30 AM | 11 | 20% |
| 8:45 AM | 10 | 19% |
| 9:00 AM | 8 | 15% |
| 11:30 AM | 10 | 19% |
| 11:45 AM | 10 | 19% |
| 12:00 PM | 13 | 24% |
| 12:15 PM | 13 | 24% |
| 12:30 PM | 12 | 22% |
| 12:45 PM | 12 | 22% |
| 1:00 PM | 14 | 26% |
| 1:15 PM | 8 | 15% |
| 1:30 PM | 7 | 13% |
| 4:00 PM | 6 | 11% |
| 4:15 PM | 5 | 9% |
| 4:30 PM | 5 | 9% |
| 4:45 PM | 9 | 17% |
| 5:00 PM | 8 | 15% |
| 5:15 PM | 4 | 7% |
| 5:30 PM | 5 | 9% |
| 5:45 PM | 5 | 9% |
| 6:00 PM | 5 | 9% |
| Inventory | 54 | |

Table 2
MCDONALD'S PARKING SURVEYS
TUESDAY, JUNE 22, 2021

| Time | Parking Occupancy | Percent Occupied |
|------------------|-------------------|------------------|
| 7:00 AM | 8 | 15% |
| 7:15 AM | 8 | 15% |
| 7:30 AM | 9 | 17% |
| 7:45 AM | 10 | 19% |
| 8:00 AM | 9 | 17% |
| 8:15 AM | 11 | 20% |
| 8:30 AM | 10 | 19% |
| 8:45 AM | 11 | 20% |
| 9:00 AM | 12 | 22% |
| 11:30 AM | 14 | 26% |
| 11:45 AM | 17 | 31% |
| 12:00 PM | 15 | 28% |
| 12:15 PM | 18 | 33% |
| 12:30 PM | 16 | 30% |
| 12:45 PM | 14 | 26% |
| 1:00 PM | 15 | 28% |
| 1:15 PM | 14 | 26% |
| 1:30 PM | 16 | 30% |
| 4:00 PM | 9 | 17% |
| 4:15 PM | 10 | 19% |
| 4:30 PM | 11 | 20% |
| 4:45 PM | 12 | 22% |
| 5:00 PM | 13 | 24% |
| 5:15 PM | 12 | 22% |
| 5:30 PM | 6 | 11% |
| 5:45 PM | 9 | 17% |
| 6:00 PM | 9 | 17% |
| Inventory | 54 | |

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 July 7, 2021 and the last publication of the notice was made in the newspaper dated and published on July 7, 2021. This notice was also placed on a statewide public notice website as required by 5 ILCS 5/2.1.

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

Examiner Publications, Inc.

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

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

Notary Public



PUBLIC NOTICE FILE #21-0024

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, July 26, 2021, at 6:00 p.m. to consider an application from McDonald's for the following actions:

An Amendment to a Special Use Permit for a Drive Through Use in accordance with Section 16-3-11 of the Unified Development Ordinance;

A Variation in accordance with Section 16-5-2 of the Carol Stream Unified Development Ordinance to reduce required on-site parking; and

A Variation in accordance with Section 16-3-5 (D)(2) of the Carol Stream Unified Development Ordinance to reduce the required building setback

For the parcel at 355 S. Schmale Road (PIN 05-04-306-013).

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):

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

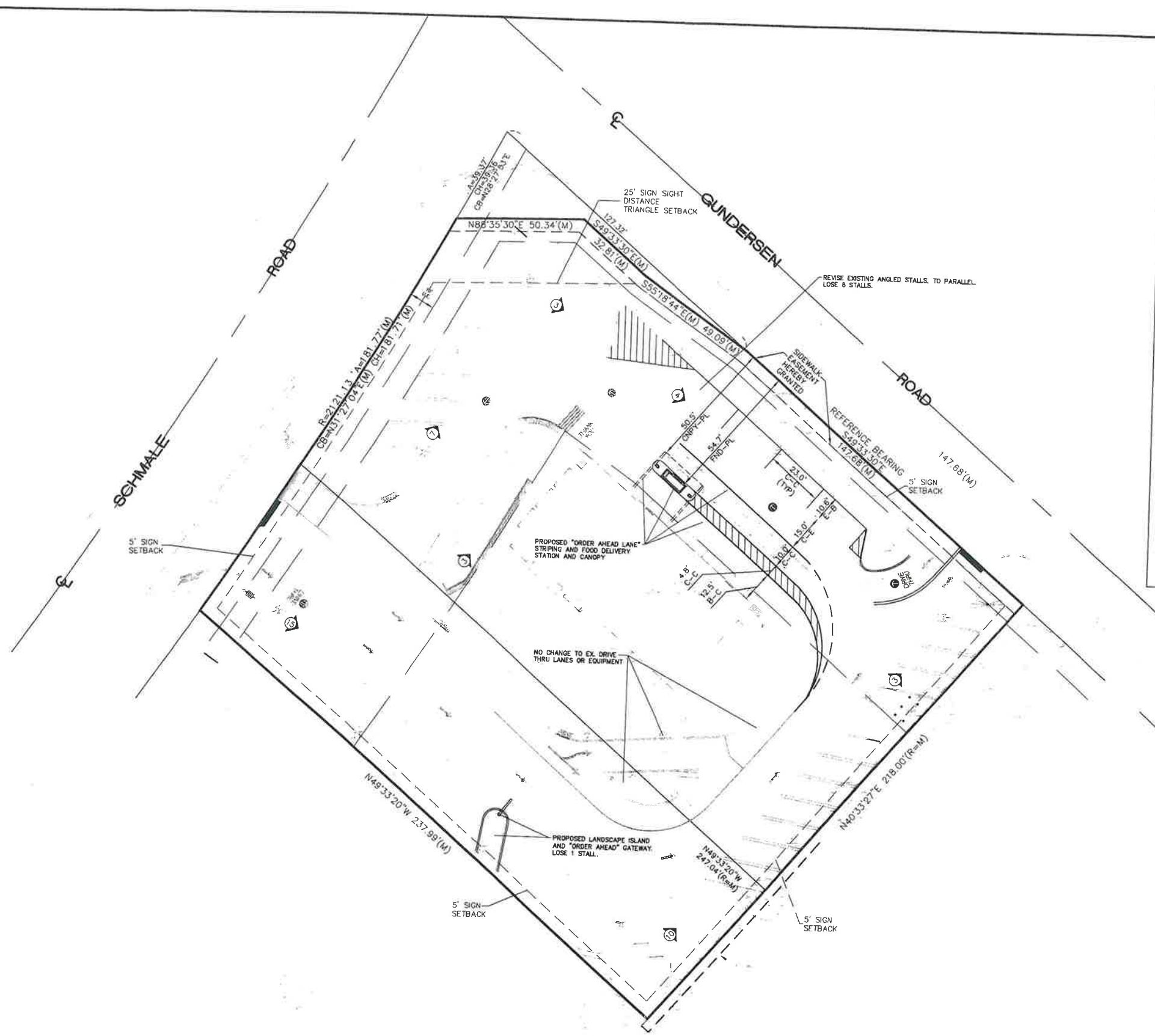
Webinar ID: 839 0604 8570

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 July 26, 2021. Individuals with disabilities who plan to attend the hearing and who require certain accommodations in order to allow them to observe and participate, or who have questions regarding the accessibility of the meeting, are requested to contact the ADA Coordinator at 630-871-6250.

As published in *The Examiner* July 7, 2021 0707



GENERAL NOTES:

1. THESE PLANS ARE BASED ON THE BOUNDARY AND TOPOGRAPHIC SURVEY (SURVEY PROJECT#B707.01 DATED 12/01/10) PREPARED BY: COMPASS LAND SURVEYING, LTD. 2631 GINGER WOODS PARKWAY, SUITE 100, AURORA, IL PHONE: (630) 820-9100 FAX: (630) 820-7030 and THE FINAL ENGINEERING PLANS PREPARED BY WATERMARK ENGINEERING DATED 06/26/2011
2. PRIOR TO CONSTRUCTION, CONTRACTOR TO CONTACT THE DESIGN ENGINEER AND ARCHITECT TO VERIFY THAT THEY ARE WORKING FROM THE MOST CURRENT SET OF PLANS AND SPECIFICATIONS.

ON SITE PARKING DATA

| | |
|-----------------------|----|
| REGULAR SPACES | 42 |
| ADA ACCESSIBLE SPACES | 3 |
| TOTAL SPACES | 45 |

EXISTING SPACES = 54
9 SPACES LOST

PARKING REQUIREMENTS:
ZONED B-2 PARKING REQUIREMENTS = 1 SPACE/55 S.F. OF BUILDING 3,900 S.F. BUILDING/55 S.F. = 71 REQUIRED PARKING STALLS
(ORDINANCE NO. 2011-03-05 IS AN APPROVED VARIANCE TO REDUCE THE REQUIRED PARKING SPACED FROM 71 SPACES TO 54 SPACES.)

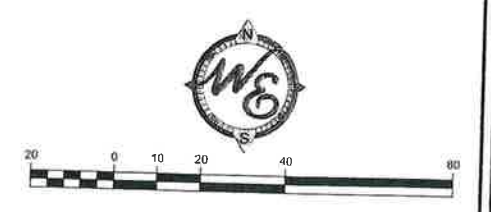
45 PARKING STALLS PROVIDED < 54 PARKING STALLS REQUIRED
VARIANCE REQUIRED

PARKING LOT GREEN AREA REQUIREMENTS:
PARKING LOT AREA = 30,465 S.F.
5% * 30,465 S.F. = 1,524 S.F. OF REQUIRED GREEN AREA
PROPOSED GREEN AREA = 5,275 S.F.(17.3%)
5,275 S.F.(17.3%) > 1,524 S.F.(5%)

SITE DATA
EXISTING BUILDING AREA = 3,900 S.F.
LOT AREA = 54,239 S.F.(1.25 AC.)
PROPOSED BUILDING SETBACK ALONG GUNDERSEN RD = 50.5'
50.5' BLDG SETBACK PROVIDED < 67.5 BLDG SETBACK REQUIRED
VARIANCE REQUIRED

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JUN 30 2021
COMMUNITY DEVELOPMENT
DEPT

EXHIBIT A



SITE PLAN

COMMENTS

Prepared For:
McDonald's Corporation
4320 Winfield Road, Suite 400
Warrenville, IL 60555
McDONALD'S - CAROL STREAM, IL
355 Schmale Rd
Carol Stream, Illinois

Prepared By:
Watermark Engineering Resources
watermark-engineering.com | 2631 Ginger Woods Pkwy | Aurora, IL 60602 | (630) 375-1800

CHECKED BY: J.MILLER
DESIGN BY: D.OLSON
DRAWN BY: D.OLSON
DATE: JUNE 28, 2021
SCALE: 1" = 20'
PROJECT NO.: 21-034

1 of 1
LC# 12-0184

EXHIBIT B

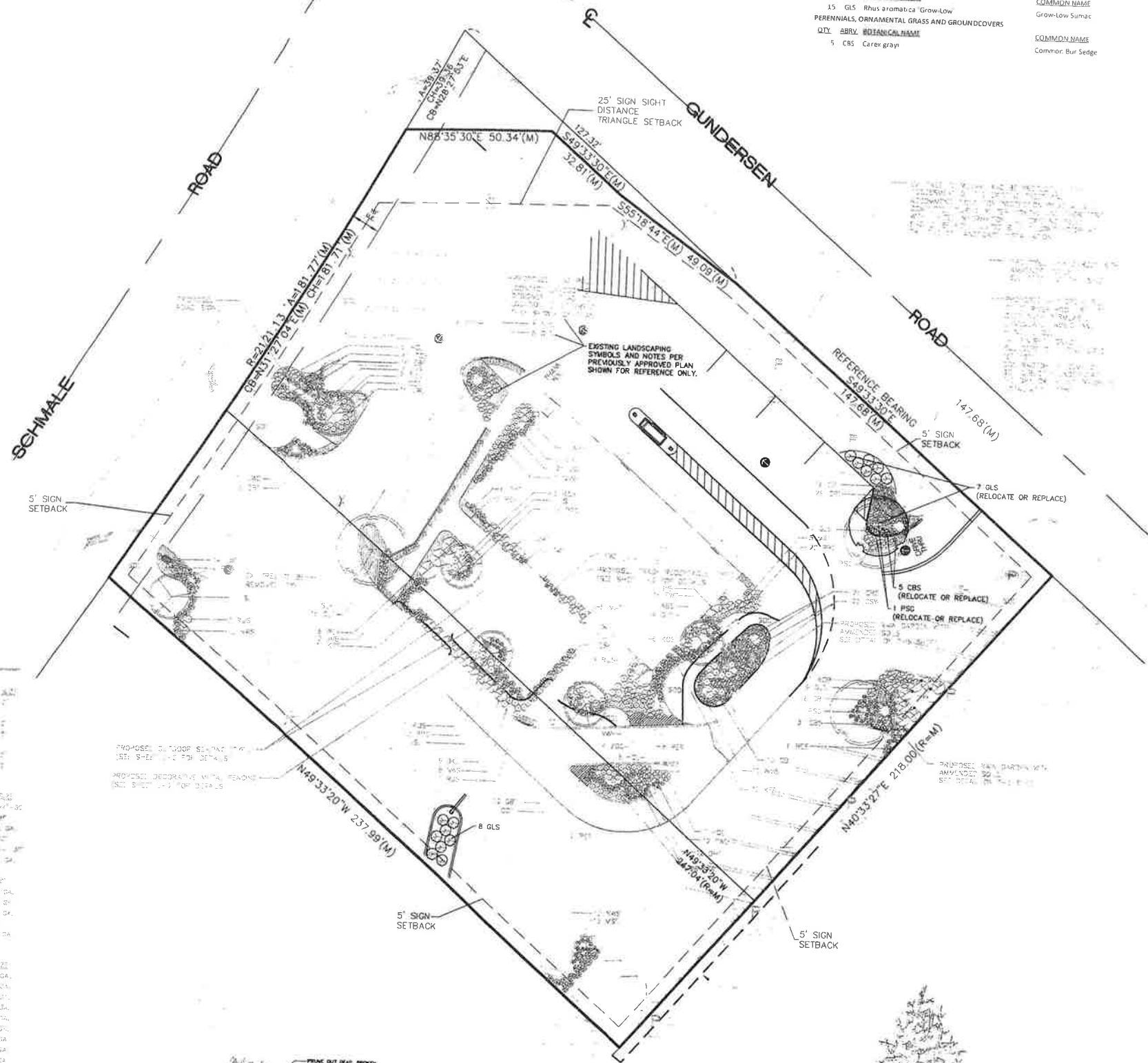
| PLANT LIST | | |
|---|------------------------------------|-------------------------|
| SHADE, ORNAMENTAL AND CONIFEROUS TREES | | |
| QTY | ABBV. BOTANICAL NAME | COMMON NAME |
| 3 | PSG Quilgo alba 'Princeton Sentry' | Princeton Sentry Ginkgo |
| FLOWERING AND EVERGREEN SHRUBS | | |
| QTY | ABBV. BOTANICAL NAME | COMMON NAME |
| 15 | GLS Rhus aromatica 'Grow-Low' | Grow-Low Sumac |
| PERENNIALS, ORNAMENTAL GRASS AND GROUNDCOVERS | | |
| QTY | ABBV. BOTANICAL NAME | COMMON NAME |
| 5 | CRS Carex gray | Common Bur Sedge |

GENERAL NOTES:

- THESE PLANS ARE BASED ON THE BOUNDARY AND TOPOGRAPHIC SURVEY (SURVEY PROJECT #0707.01 DATED 12/01/10) PREPARED BY: COMPASS LAND SURVEYING, LTD. 2631 GINGER WOODS PARKWAY, SUITE 100, AURORA, IL PHONE: (630) 820-9100 FAX: (630) 820-7030
- PRIOR TO CONSTRUCTION, CONTRACTOR TO CONTACT THE DESIGN ENGINEER AND ARCHITECT TO VERIFY THAT THEY ARE WORKING FROM THE MOST CURRENT SET OF PLANS AND SPECIFICATIONS.

LANDSCAPE NOTES

- ALL PLANT MATERIAL SHALL BE HARDY TO THE ZONE IT IS BEING PLANTED IN. ALL TREES AND SHRUBS ARE TO BE BALLED AND BURLAPPED UNLESS OTHERWISE NOTED AND SHALL BE GROWN IN ACCORDANCE WITH THE STANDARDS SET FORTH BY THE LATEST EDITION OF AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY AMERICAN STANDARD.
- PLANT SIZES CALLED OUT ON THIS PLAN ARE THE MINIMUM SIZE REQUIRED. PLANTS WHICH FAIL TO MEET THE SIZES LISTED SHALL BE REJECTED AT THE EXPENSE OF THE CONTRACTOR.
- CONTRACTOR MUST VERIFY ALL MATERIAL QUANTITIES AS NOTED ON THE DRAWING. THE PLANT LIST PROVIDED ON THIS PLAN IS FOR CONVENIENCE ONLY.
- SUBSTITUTIONS MAY NOT BE MADE WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT/DESIGNER.
- THE CONTRACTOR SHALL NOTIFY ALL APPROPRIATE AGENCIES AND UTILITY LOCATORS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOT BEGIN ANY WORK ON-SITE UNTIL ALL UTILITIES HAVE BEEN LOCATED. CONTRACTOR SHALL OBTAIN "AS-BUILT" PLANS FOR ALL UTILITIES AND LIGHTING PRIOR TO CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL UTILITIES INCLUDING IRRIGATION AND LIGHTING. ALL DAMAGE SHALL BE REPAIRED TO A NEW CONDITION IN ACCORDANCE WITH ALL CODES AT NO COST TO THE OWNER.
- ALL UNSUITABLE MATERIAL (CONCRETE, AGGREGATE, STONE, CRUSHED ASPHALT, BROCK ETC.) SHALL BE REMOVED, INCLUDING HAUL OFF, PRIOR TO PLANTING AND SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
- SOIL MIX SHALL BE PROVIDED BY THE CONTRACTOR OR EQUAL. SHALL BE ROTOTILLED INTO ALL PERENNIAL AND ANNUAL PLANTING BEDS PRIOR TO THE INSTALLATION OF THE PLANT MATERIAL. A SLOW RELEASE, GRANULAR FERTILIZER SHALL BE APPLIED TO ALL ANNUAL AND PERENNIAL PLANTING BEDS AT THE RECOMMENDED RATE, AND SHALL BE ROTOTILLED IN WITH THE ABOVE SOIL MIXTURE BEFORE THE PLANT MATERIAL IS INSTALLED.
- CONTRACTOR TO PROVIDE THOROUGH INITIAL WATERING OF ALL PLANTINGS WITHIN 12 HOURS OF INSTALLATION TO ENSURE ALL AIR POCKETS HAVE BEEN REMOVED AROUND ROOT BALL.
- ALL PLANTING AREAS ARE TO BE MULCHED WITH 3" OF DOUBLE SHREDDED HARDWOOD MULCH AND SHALL BE SEPARATED WITH A SPREAD EDGE ALONG PERIMETERS ADJACENT TO TURF AREAS. FINAL GRADE (AFTER SETTLING) SHALL BE 1" BELOW ADJACENT CURBS.
- ALL TURF AREAS ARE TO BE A MINIMUM OF A FIVE WAY BLUEGRASS BLEND, UNLESS OTHERWISE NOTED. CONTRACTOR IS RESPONSIBLE FOR WATERING ALL INSTALLED TURF AREAS. CONTRACTOR SHALL VERIFY AND USE SEED MIXTURES TO MATCH SOO.
- AREAS TO BE SOOED WITH AN APPROVED TURFGRASS SOO OF PREMIUM GRADE. SOO SHALL BE A 5 WAY BLEND OF IMPROVED KENTUCKY BLUEGRASS VARIETIES THAT HAS BEEN GROWN LOCALLY TO THE PROJECT SITE. SOO MUST BE MATURED FOR 2 FULL GROWING SEASONS PRIOR TO HARVEST. SOO SHALL BE HEALTHY WITH WELL ESTABLISHED ROOTS. SOO SHALL BE FREE OF DISEASE, INSECTS AND DEBRIS. SOO SHALL BE UNIFORM IN LEAF COLOR, TEXTURE, AND DENSITY. SOO SHALL NOT EXCEED 90 DEGREES (°) THICKNESS. HOURS OF HARVEST IN WHICH TEMPERATURES DO NOT EXCEED 90 DEGREES (°) NOR LESS THAN 50 DEGREES (°). SOO SHALL BE MACHINE-CUT AT A MINIMUM UNIFORM SOO THICKNESS OF 1/2" OF SOO IS SOOED. SOO SHALL BE LAD IN STAGGERED STRAIGHT LINES, TIGHTLY AGAINST EACH OTHER WITHOUT STRETCHING OR OVERLAPPING. SOO STAKES SHALL BE USED ON ALL SLOPES 4:1 OR GREATER.
- CONTRACTOR SHALL REPAIR ALL DISTURBED AREAS (MULCH OR UNMULCHED) AT A MINIMUM TO THE ORIGINAL CONDITION UNLESS OTHERWISE NOTED.
- THE EXISTING PLANT MATERIAL SHOWN ON THIS PLAN IS INTENDED SOLELY TO IDENTIFY THEM AS OBSERVED IN THE FIELD. THIS PLAN DOES NOT MAKE ANY CLAIMS ABOUT THE CONDITION OR SAFETY OF ANY OF THE PLANT MATERIAL DESCRIBED HEREIN OR OBSERVED IN THE FIELD.
- ALL TRANSPLANTED PLANT MATERIAL MUST BE INSTALLED IMMEDIATELY UPON EXTRACTION. LANDSCAPE ARCHITECT/DESIGNER SHOULD BE RESPONSIBLE FOR CONTACTING LANDSCAPE ARCHITECT/DESIGNER TO MAKE ALTERNATIVE ARRANGEMENTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE HEALTH AND VIABILITY OF THE PROPOSED PLANT MATERIAL, INCLUDING WATERING, PROTECTION FROM PHYSICAL DAMAGE FROM THE TIME THE PLANT IS SELECTED THROUGH ITS INSTALLATION.
- CONTRACTOR IS RESPONSIBLE FOR ALL PLANT MATERIAL REMAINING PLUMB UNTIL THE END OF THE GUARANTEE PERIOD. PLANTS MAY NOT BE STAKED UNLESS APPROVED BY THE LANDSCAPE ARCHITECT/DESIGNER.
- CONTRACTOR TO GUARANTEE PLANT MATERIAL AND LABOR FOR A MINIMUM OF ONE YEAR FROM THE TIME OF INSTALLATION.
- THE CONTRACTOR IS RESPONSIBLE FOR BECOMING FAMILIAR WITH AND AROUND BY THE LANDSCAPE ORDINANCES FOR THE SPECIFIC JURISDICTION IN WHICH THE WORK IS TAKING PLACE.
- BECCOES SHALL BE RESPONSIBLE FOR EXAMINING THE SITE, PRIOR TO PREPARING BID, TO BECOME FAMILIAR WITH THE SPECIFIC SITE CONSTRAINTS.
- ALL EXISTING ON-SITE PLANT MATERIAL NOT EFFECTED BY CONSTRUCTION OR THE PROPOSED LANDSCAPE SHALL BE PROTECTED AS PART OF THIS PLAN. EXISTING LANDSCAPE IN AREAS OF CONSTRUCTION AND PROPOSED LANDSCAPE SHALL BE REMOVED AS PART OF THIS PLAN.
- THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY FOR THE COMPLETION OF ALL THE TASKS SHOWN ON THE PLANS.
- IF IRRIGATION IS DEEMED NECESSARY, THE DESIGN AND INSTALLATION OF THE IRRIGATION SYSTEM SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR. AN IRRIGATION PLAN REVIEW AND APPROVAL. CONTRACTOR SHALL GUARANTEE PERFORMANCE, PARTS, AND LABOR FOR A PERIOD OF 1 YEAR FROM THE DATE OF FINAL APPROVAL.
- IF EXISTING IRRIGATION IS PRESENT ON SITE, CONTRACTOR SHALL ADJUST, ADD TO, OR SUBTRACT FROM THE EXISTING IRRIGATION SYSTEM TO ACCOMMODATE ANY PROPOSED OWNER AS-BUILT OF THE IRRIGATION SYSTEM AND ALL CHANGES TO THE SYSTEM AFFECTED BY THIS PROJECT.
- PROVIDE TOPSOIL RE-Spread PER THE FOLLOWING UNLESS OTHERWISE NOTED:
A. 4" MINIMUM IN GRASS OR SOO AREAS
B. 6" MINIMUM IN PLAYING AREAS
C. 12" MINIMUM IN LANDSCAPE ISLANDS



EXISTING PLANT LIST

SHADE, ORNAMENTAL, AND CONIFEROUS TREES

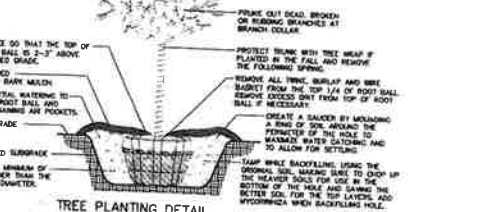
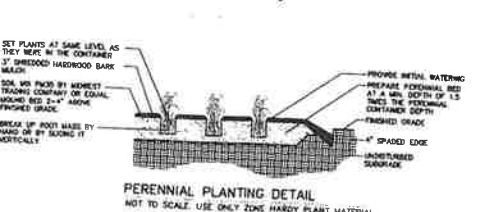
| ABBV. | BOTANICAL NAME | COMMON NAME | SIZE |
|-------|--------------------------------|-------------------------|------|
| 01 | QUILGO ALBA 'PRINCETON SENTRY' | PRINCETON SENTRY GINKGO | 3" |
| 02 | QUILGO ALBA 'PRINCETON SENTRY' | PRINCETON SENTRY GINKGO | 3" |
| 03 | QUILGO ALBA 'PRINCETON SENTRY' | PRINCETON SENTRY GINKGO | 3" |

FLOWERING AND EVERGREEN SHRUBS

| ABBV. | BOTANICAL NAME | COMMON NAME | SIZE |
|-------|---------------------------|----------------|------|
| 04 | RHUS AROMATICA 'GROW-LOW' | GROW-LOW SUMAC | 15" |
| 05 | RHUS AROMATICA 'GROW-LOW' | GROW-LOW SUMAC | 15" |
| 06 | RHUS AROMATICA 'GROW-LOW' | GROW-LOW SUMAC | 15" |

PERENNIALS, ORNAMENTAL GRASS AND GROUNDCOVERS

| ABBV. | BOTANICAL NAME | COMMON NAME | SIZE |
|-------|----------------|------------------|------|
| 07 | CAREX GRAY | COMMON BUR SEDGE | 5" |
| 08 | CAREX GRAY | COMMON BUR SEDGE | 5" |
| 09 | CAREX GRAY | COMMON BUR SEDGE | 5" |



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WG

20 0 10 20 40 60

LANDSCAPE PLAN

L-1
LC# 12-0184

McDonald's Corporation
4320 Winfield Road, Suite 400
Warrenville, IL 60555

McDonald's - CAROL STREAM, IL
355 Schmale Rd
Carol Stream, Illinois

Prepared By: **Watmark Engineering Resources**

watermark-engineering.com | 2631 Ginger Woods Pkwy | Aurora, IL 60002 | (630) 375-1600

CHECKED BY: JAMILER
DESIGN BY: DOLSON
DRAWN BY: DOLSON
DATE: JUNE 28, 2021
SCALE: 1" = 20'
PROJECT NO.: 21-034

LANDSCAPE PLAN

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COMMUNITY DEVELOPMENT
DEPT

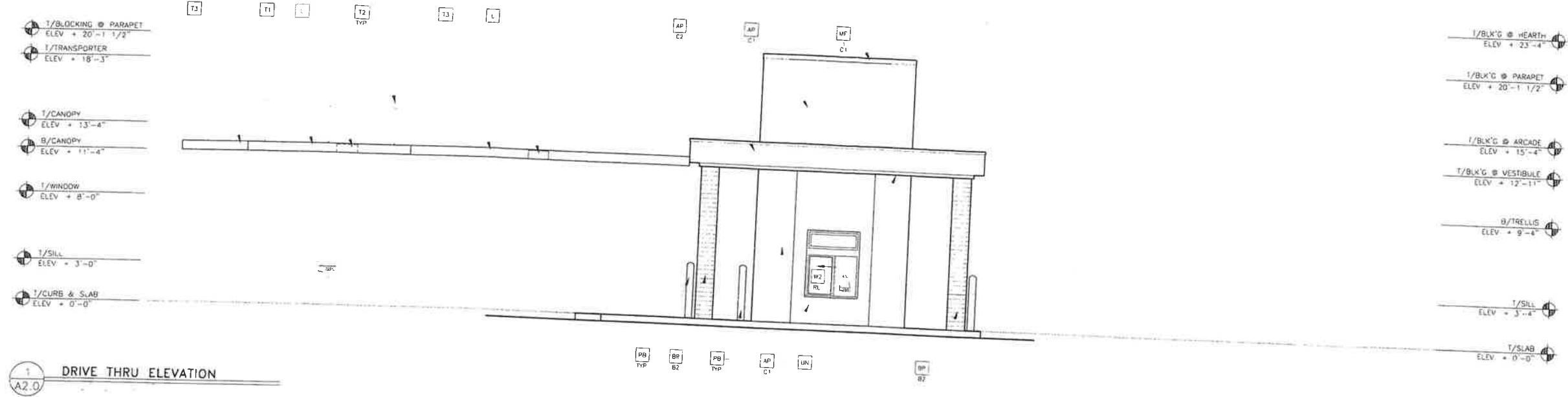
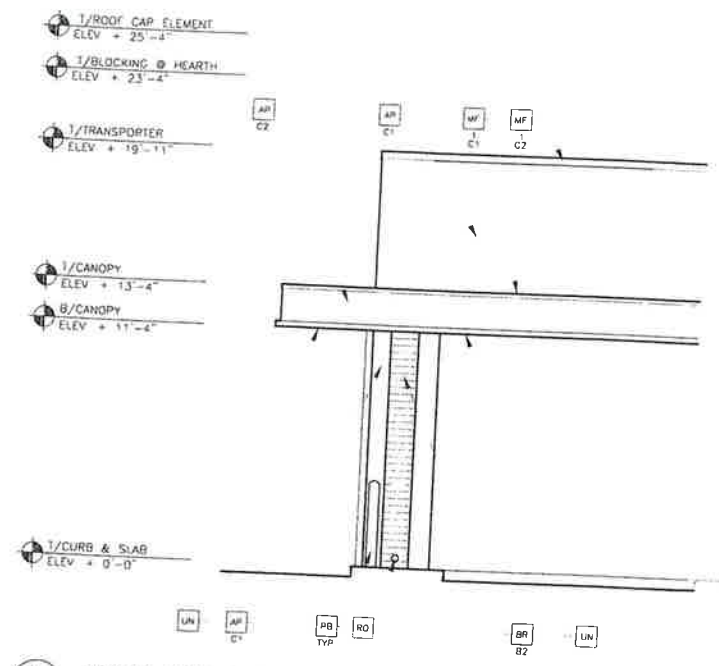
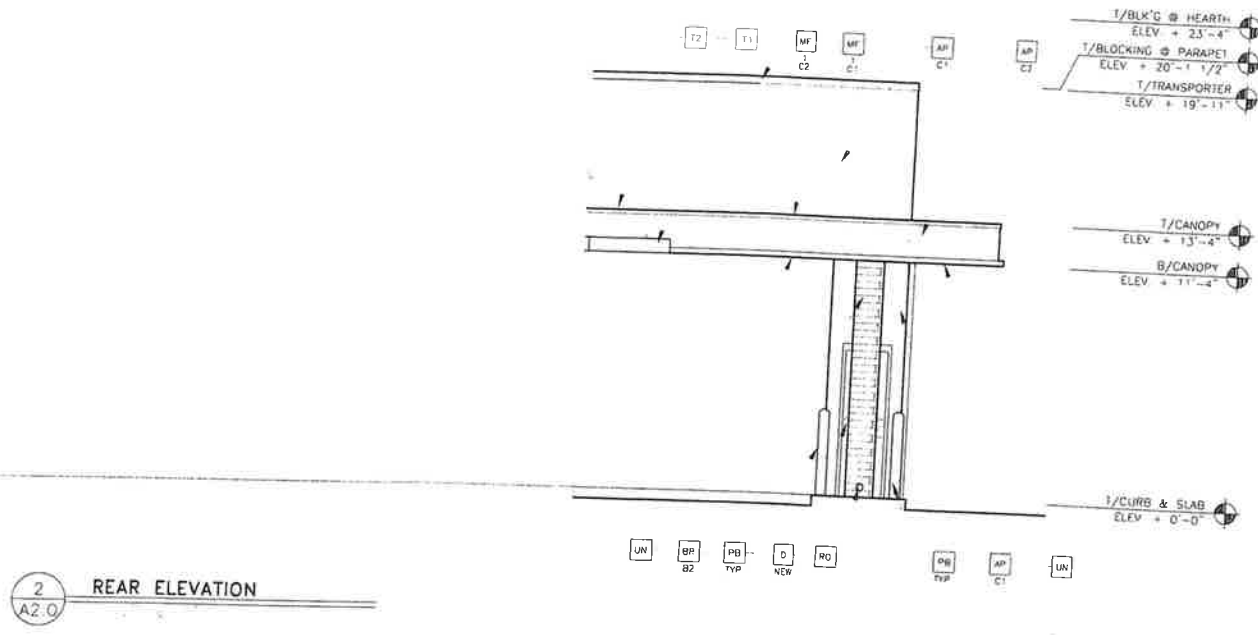


EXHIBIT C



KEY NOTES:

- AP ALPOLIC METAL PANEL
- C METAL COPING (EXISTING)
- L LIGHT FIXTURE (WALL SCONCE) - SEE ELECTRICAL
- P1 PASS-THRU COIN COLLECTOR - OPTIONAL (RMHC)
- S McDONALD'S SIGNAGE (EXISTING)
- W1 EXTERIOR WINDOW ASSEMBLY - SEE ASSEMBLY NOTES ON SHEET ASD.1 - TEMPERED GLASS
- W2 DRIVE-THRU WINDOW BY READY ACCESS - CONFIRM MODEL, OPTIONS, AND SIZE WITH MCD PROJECT MANAGER. OPTIONS INCLUDE MAX SERVICE DRIVING (HINCH REDD BY CODE) OPERATION TO BE EVALUATED AUTOMATICALLY. SLIDE DIRECTION RL = RIGHT TO LEFT LP = LEFT TO RIGHT
- COLOR C1 - MICA MFS GREY
- C2 - SILVER METALLIC (MATCH EXISTING CITYSCAPE)
- CS "CULTURED STONE" (EXISTING)
- HOLLOW METAL DOOR COLOR TO MATCH SURROUNDING MATERIAL
- EJ EXPANSION JOINT SEE DETAIL 7/AA.1
- ML METAL LETTERING
- PB PIPE BOLLARD - PAINTED YELLOW
- MF METAL FASCIA
- T = PRE-FAB ANCHOR-TIE FASCIA
- COLOR C1= CITYSCAPE C2= CHARCOAL
- T1 ALUMINUM TRELLIS COLOR CITYSCAPE
- T2 TRELLIS TIE-BACK COLOR CITYSCAPE
- T3 2" x 8" WALL FASCIA COLOR CITYSCAPE
- UN METAL UNDERSCORE COLOR GOLD

| REV | DATE | DESCRIPTION | BY |
|-----|------|-------------|----|
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

| | | | |
|--|------------------|--|--|
| DESIGNED BY N. CLARKE | DATE MAY 2021 | McDonald's USA, LLC PREPARED FOR | SITE ADDRESS 1355 S. SCHWABE ROAD CAROL STREAM, IL |
| DRAWN BY J. VECCHIOLA | DATE MAY 2021 | | |
| TITLE 2021 DRIVE-THRU INITIATIVE EXISTING BUILDING COMMERCIAL INTERIOR & EXTERIOR ALTERATION DRIVE-THRU INITIATIVE | | SHEET NO. A2.0 ELEVATIONS | SHEET NO. 12-0184 00.0 |

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JUN 30 2021
COMMUNITY DEVELOPMENT
DEPT

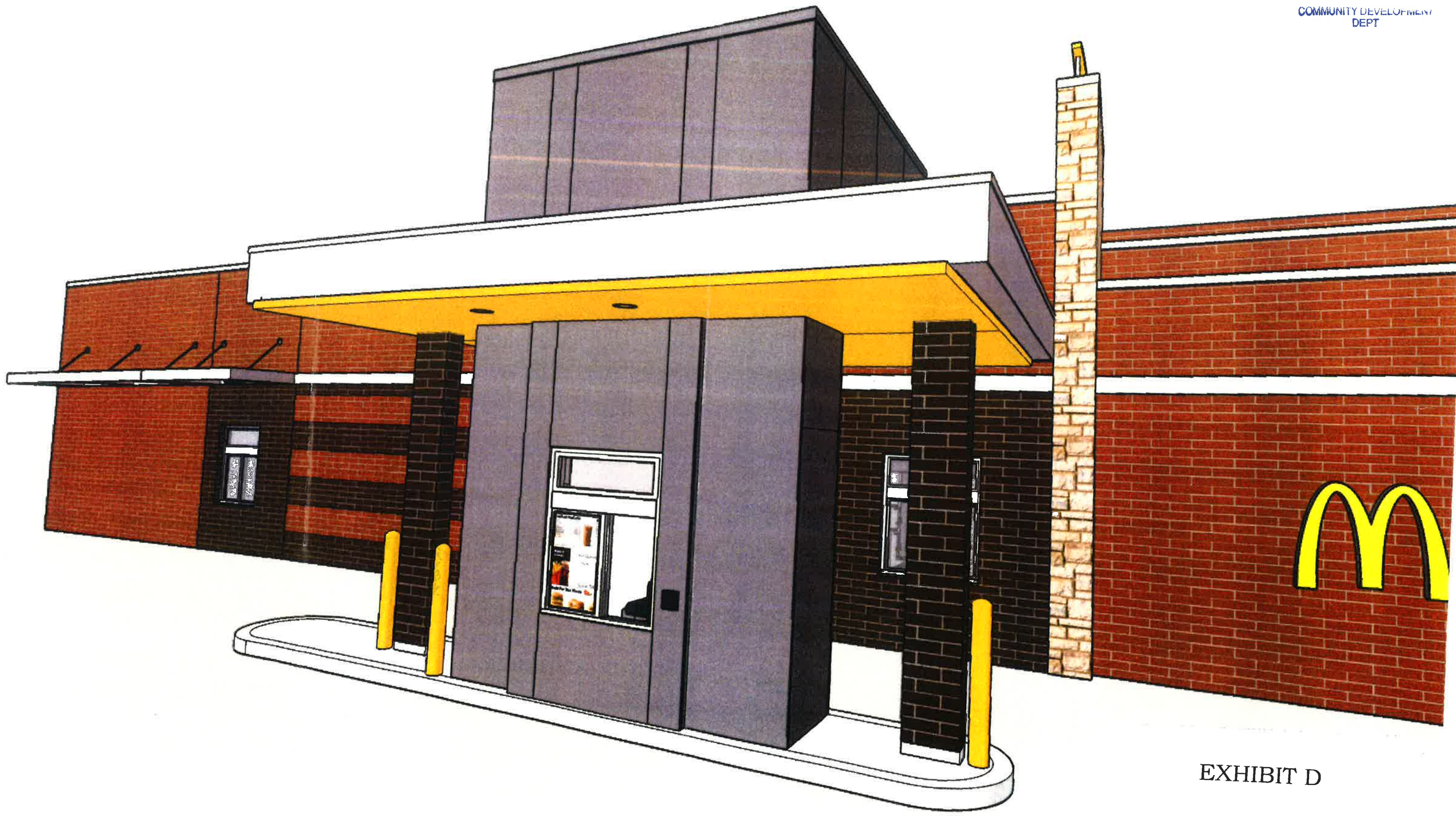


EXHIBIT D

Village of Carol Stream Plan Commission/Zoning Board of Appeals

STAFF REPORT

April 12, 2021

TO:
Chairman and Plan Commissioners

FROM:
Community Development
Department

CASE MANAGER:
Tom Farace, Planning & Economic
Development Manager

ACTION REQUESTED:
Staff is requesting the following:

- Text Amendments for miscellaneous modifications to Article 3 (District Specific Standards); Article 4 (Use Specific Standards); Article 5 (Development Standards); and Article 8 (Administration and Enforcement) of Chapter 16 (Unified Development Ordinance) of the Carol Stream Code of Ordinances

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



CASE #: 21-0035

PROJECT NAME: Village of Carol Stream - Text Amendment for the Miscellaneous Modifications to the Unified Development Ordinance (UDO)

BACKGROUND:

The Unified Development Ordinance (UDO) was approved by the Village Board on May 3, 2021 and went into effect on July 1, 2021. As the PC/ZBA recalls, the UDO combines zoning, signage, fencing, and subdivision regulations into a new chapter of the Code of Ordinances (Chapter 16).

Now that Village staff has begun to utilize the UDO, it appears that there are some minor omissions and "fine-tuning" needed to some of the code sections. The staff report outlines the modifications proposed in Article 3 (District Specific Standards), Article 4 (Use Specific Standards), Article 5 (Development Standards), and Article 8 (Administration and Enforcement).

ATTACHMENTS:

Attached for review is the General Application and Public Notice.

Staff Analysis

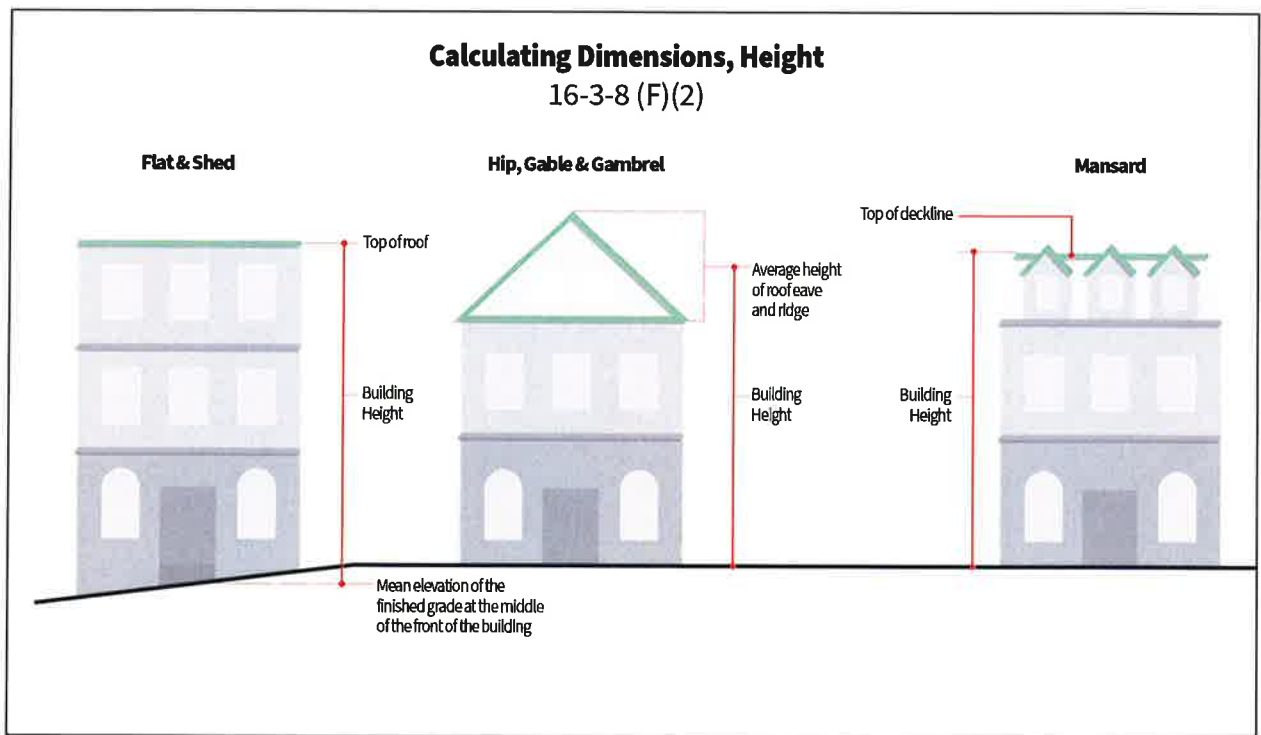
TEXT AMENDMENT

Outlined below are the modifications or omissions proposed to be revised in the UDO.

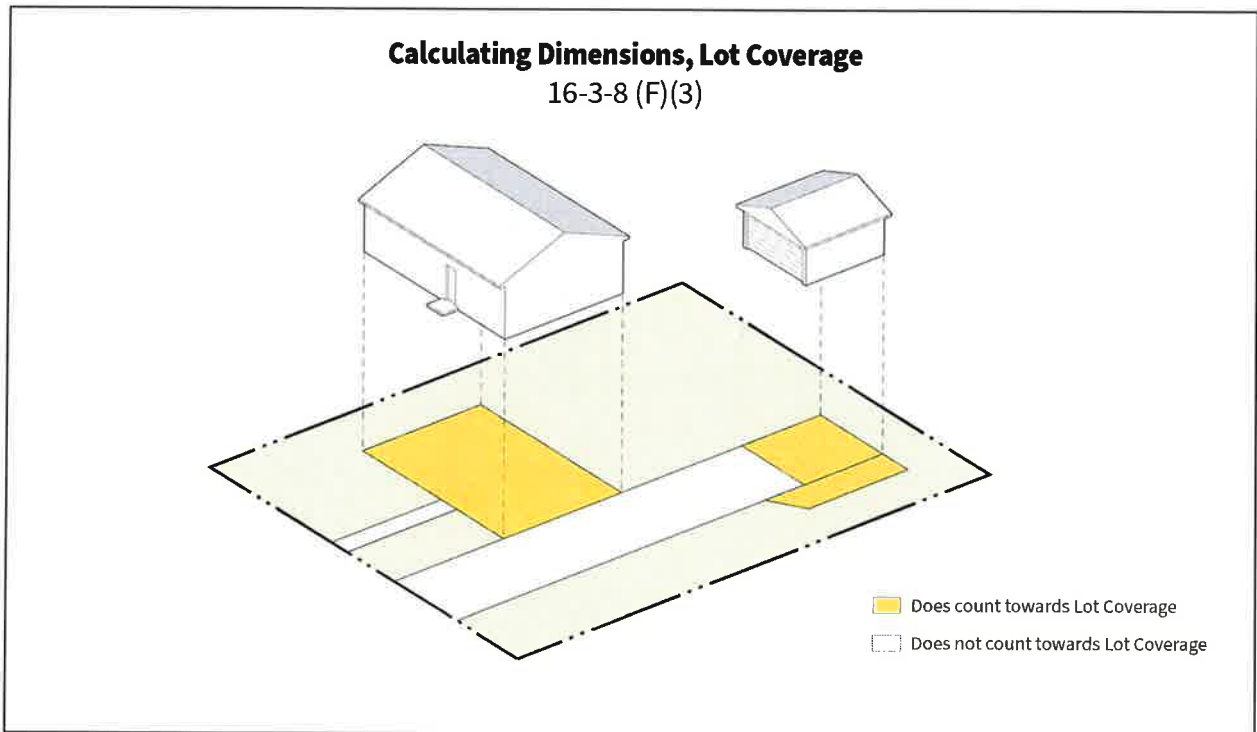
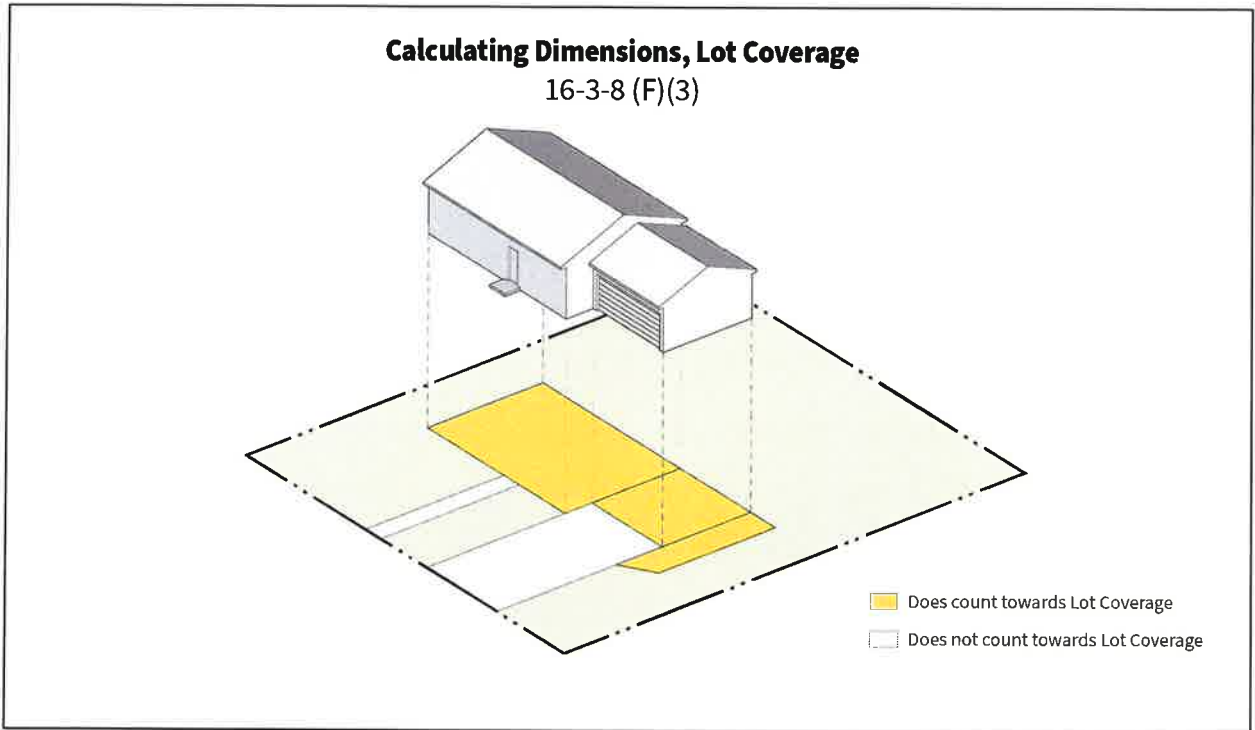
Article 3 – District Specific Standards

- Illustrations were inadvertently left out of the bulk regulations section of the UDO. The following illustrations should be included in Section 16-3-8 for determining building height and lot coverage:

16-3-8 (E)(2) *Height*. The vertical distance measured from the sidewalk level or its equivalent established grade opposite the middle of the front of the building to the highest elevation of the roof in the case of a slant or flat roof; to the deck line of a mansard roof; and to the mean height level between eaves and ridge of a gable, hip or gambrel roof; provided that, where buildings are set back from the street line, the height of the building may be measured from the average elevation of the finished lot grade at the front of the building (see Figure 16-3-8 (F)(2)).



16-3-8 (E)(3). *Lot coverage*. The part or percent of the lot occupied by a combination of building and accessory uses covering the lot area, not including driveways but including parking pads (see Figures 16-3-8 (F)(3)).



- In Table 16-3-11(E): Permitted and Special Uses, the following modifications should be reflected:

| Utility | Additional Regulations | R-1 | R-2 | R-3 | R-4 | B-1 | B-2 | B-3 | O-S | I |
|--|----------------------------------|-----|-----|-----|-----|-----|-----|-----|-----|---|
| <i>Service and Utility Uses, Public or Private</i> | | S | S | S | S | S | S | S | S | S |
| <i>Building-Mounted Solar Energy Collection System</i> | Article 16-5-13 9 (A) | P | P | P | P | P | P | P | P | P |
| <i>Free-Standing Solar Energy Collection System, Primary</i> | Article 16-5-13 9 (B) | S | S | S | S | S | S | S | S | S |
| <i>Free-Standing Solar Energy Collection System, Accessory</i> | Article 16-5-13 9 (C) | P | P | P | P | P | P | P | P | P |

| Industrial | Additional Regulations | R-1 | R-2 | R-3 | R-4 | B-1 | B-2 | B-3 | O-S | I |
|---|------------------------|-----|-----|-----|-----|-----|-----|-----|-----|----|
| <i>Medical or Dental Laboratories</i> | | | | | | | | | S | P |
| <i>Research Laboratories</i> | | | | | | | | | S | P |
| <i>Motor Freight Terminal</i> | | | | | | | | | | S |
| <i>Warehouse/Distribution</i> | | | | | | | | | | P |
| <i>Warehouse/Storage</i> | | | | | | | | | | P |
| <i>Light Manufacturing</i> | | | | | | | | | | P |
| <i>Heavy Manufacturing</i> | | | | | | | | | | S |
| <i>Food Processing Establishment</i> | | | | | | | | | | P |
| <i>Brewery, Winery, Distillery</i> | | | | | | | | | S | S |
| <i>Medical Cannabis Cultivation</i> | | | | | | | | | | S |
| <i>Wholesale Sales</i> | | | | | | | | S | S | P |
| <i>Nurseries, Greenhouses/Garden Supply and Seed Stores</i> | | | | | | | | P | S | P |
| <i>Machinery and Equipment Sales and Rental</i> | | | | | | | | | | S |
| <i>Union Hall/Training Facility</i> | | | | | | | | | S | S |
| <i>Recycling Facility</i> | | | | | | | | | | S |
| <i>Waste Management Facilities</i> | | | | | | | | | | |
| <i>Mini Warehouses/Self Storage</i> | | | | | | | | | S | PS |

Article 4 – Use Specific Standards

- The table of contents for Article 4 contains a list of figures for certain code sections, which were listed in error. The table of contents should be revised as follows:

- [16-4-1](#) Community gardening/urban farming
- [16-4-2](#) Single-unit attached dwellings
- [16-4-3](#) Multiple-unit dwelling, building
- [16-4-4](#) Multiple-unit dwelling, complex
- [16-4-5](#) Family community residences

- [16-4-6](#) Extended stay hotel
- [16-4-7](#) Retail sales, accessory
- [16-4-8](#) Out lot retail building
- [16-4-9](#) Adult use cannabis dispensing organization
- [16-4-10](#) Adult oriented uses
- [16-4-11](#) Day care center
- [16-4-12](#) Kennel and boarding facility, outdoor
- [16-4-13](#) Vehicle sales and rental
- [16-4-14](#) Regional religious institution
- [16-4-15](#) Accessory buildings and structures, general (~~See Figure 16-4-15(B)~~)
- [16-4-16](#) Home occupations
- [16-4-17](#) Drive through (~~See Figure 16-4-17(A)~~)
- [16-4-18](#) Outdoor activities and operations, permanent
- [16-4-19](#) Outdoor dining, with or without alcohol sales and consumption
- [16-4-20](#) Donation drop boxes
- [16-4-21](#) Carnival
- [16-4-22](#) Outdoor special exhibition, show or sales
- [16-4-23](#) Garage sales
- [16-4-24](#) Temporary portable outdoor storage devices (~~See Figure 16-4-24~~)
- [16-4-25](#) Sales or construction trailers, automobiles, recreational vehicles
- [16-4-26](#) Outdoor display and sale of merchandise, temporary

- Section 16-4-15 (B)(4) needs to be updated to include fencing requirements for accessory structures located in exterior side yards. As approved, a shadowbox style fence is required and must be at least five feet in height. The following code language is proposed:

16-4-15 (B)(4) No accessory building or structure or portion thereof shall be located in the required front yard, exterior side yard, or interior side yard. Exception: gazebos, outdoor fireplaces, playground equipment, sheds, playhouses, greenhouses, storage buildings, swimming pools, patios, decks and terraces which may be located within an exterior side yard, not less than 15 feet from the lot line adjacent to the street, if the yard is enclosed with an allowable ~~solid~~ shadowbox fence a minimum of ~~four~~ five feet in height.

- In Section 16-4-18 pertaining to permanent outdoor activities and operations, incorrect code sections are listed. The section should be revised as follows:

16-4-18 Outdoor Activities and Operations, Permanent.

Outdoor activities and operations shall be subject to the following provisions:

(A) *Screening of outdoor activities and operations in the I District.*

- (1) Outdoor activities and operations shall not be visible from:
 - (a) Adjacent non-industrial property;
 - (b) The right-of-way of the following roadways:
 - I. Gary Avenue;
 - II. North Avenue;

III. East Lies Road; and

IV. Schmale Road.

(2) The following minimum screening requirements shall apply to outdoor activities and operations adjacent to or visible from areas identified in § ~~16-4-19~~-18(A)(1).

(a) A solid wall or fence not less than six feet and not more than eight feet in height along all property frontages identified in § ~~16-4-19~~-18(A)(1).

(b) A landscape strip not less than five feet wide located in front of the wall or fence. The required landscape materials shall conform to all requirements for transition area landscape found in § ~~16-5-5~~.

(3) The following minimum screening requirements shall apply to outdoor activities and operations not adjacent to or visible from areas identified in § ~~16-4-19~~-18(A)(1).

(a) A fence, which conforms to all fence material requirements detail in § ~~16-5-9~~ and is not less than six and not more than eight feet in height.

(b) A landscape strip not less than five feet wide located in front of the fence wall. The required landscape materials shall conform to all requirements for transition area landscape found in § ~~16-5-5~~.

(4) General screening requirements.

(a) No screening wall or fence shall be located within a required front yard.

(b) Screening walls and fences shall be architecturally compatible with the primary structure.

(B) *Screening of outdoor activities and operations in the B-1, B-2, B-3, and O-S Districts.*

(1) Outdoor activities and operations shall not be visible from:

(a) Any public right-of-way;

(b) Any residential property.

(2) The following minimum screening requirements shall apply to outdoor activities and adjacent to or visible from areas identified in § ~~16-4-19~~-18(B)(1):

(a) A solid wall or fence not less than six feet and not more than eight feet in height along all property frontages identified in § ~~16-4-19~~-18(B)(1).

(b) A landscape strip not less than five feet wide located in front of the wall or fence. The required landscape materials shall conform to all requirements for transition area landscape found in § ~~16-5-5~~.

(3) The following minimum screening requirements shall apply to outdoor activities and operations not adjacent to or visible from areas identified in § ~~16-4-19~~-18(B)(1).

(a) A fence, which conforms to all fence material requirements detail in § ~~16-5-9~~ and is not less than six and not more than eight feet in height.

(b) A landscape strip not less than five feet wide located in front of the masonry wall. The required landscape materials shall conform to all requirements for transition area landscape found in § ~~16-5-5~~.

(C) *Residential districts.* Outdoor activities and operations shall be permitted for nonresidential uses in residential districts only and shall meet all provisions included in § ~~16-4-18~~(B).

(D) *Surfacing.* Areas for outdoor activities and operations shall be surfaced with an approved hard surface material. Partially paved or unpaved outdoor storage areas shall be prohibited.

(E) *Shipping containers*. Shipping containers not located on a truck or located on a truck which is kept in the same parking or loading area for more than 30 days shall be considered an outdoor operation and shall be subject to all of the provisions for outdoor activities and operations as found in this section, or as approved in adherence with all applicable regulations for accessory uses or construction uses.

Article 5 – Development Standards

- In Section 16-5-8 (D)(2)(b)(II) related to fence regulations, the provision reads “Fences in exterior sides yards abutting a major street as defined by § 16-5-2 (F)(2)(d) shall meet material and design requirements of § 16-5-8(D)(3)(c) and (D)(3)(d).” As the PC/ZBA recalls, a fence standard was approved for through lots, or those lots which abut a roadway. This code section should be revised to remove the word “major,” since through lots on all roadways in the Village need to abide by the new fence standard. The following code language is proposed:

16-5-8 (D)(2)(b)(II) Fences in exterior sides yards abutting a ~~major~~ street as defined by § 16-5-2 (F)(2)(d) shall meet material and design requirements of § 16-5-8(D)(3)(c) and (D)(3)(d).

- In conjunction with the above modification, we propose to modify relevant fence heights for through lots. Fences proposed along the rear or exterior side yards of through lots must be six feet in height, and fences proposed along the rear or exterior side yards of through lots on all other streets must be five feet in height. Section 16-5-8(D)(3)(b) is proposed to be revised with the following code language:

16-5-8(D)(3)(b) Height. The maximum height of fences in rear yards of through lots ~~shall~~ **must** be five feet, except for fences on through lots which back up to a major street as defined in § 16-5-2(F)(2)(d), in which case the fence ~~shall~~ **must** be six feet in height. The maximum height of a fence in exterior side yards of through lots ~~shall~~ **must** be five feet.

- There are numerous exemptions to residential fence standards that were inadvertently left out of the UDO, such as standards for residential properties on corner lots, and adjacent to multi-unit dwellings, recreation uses, and stormwater management facilities. The following provisions are proposed to be inserted as Section 16-5-8 (D)(4) Exemptions for residential properties:

16-5-8 (D)(4) Exemptions for residential properties.

- (a) ***In the case of a corner lot in which the rear lot line of the rear yard abuts the side lot line of the rear yard of an adjacent interior through lot (Figure 16-5-8 (D)(4)(i)), a fence may be erected in the side yard adjoining a street within the area between the rear lot line and the rear of the dwelling unit. If the only rear access door to the house is located facing the side yard adjoining a street, the fence may extend along the side of the house to a point not more than three feet past the access door.***

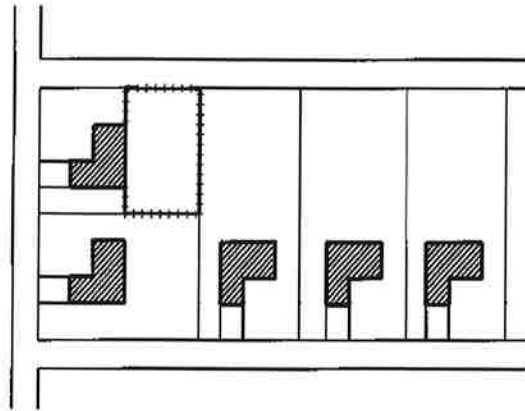


Figure 16-5-8 (D)(4)(i)

- (b) In the case of a corner lot in which the rear lot line of the rear yard abuts the rear lot line of the rear yard of an adjacent corner lot (Figure 16-5-8 (D)(4)(ii)), a fence may be erected in the side yard adjoining a street within the area between the rear lot line and the rear of the dwelling unit. If the only rear access door to the house is located facing the side yard adjoining a street, the fence may extend along the side of the house to a point not more than three feet past the access door.

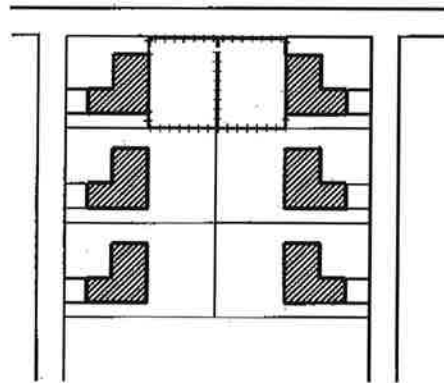


Figure 16-5-8 (D)(4)(ii)

- (c) In the case of a corner lot in which the rear lot line of the rear yard abuts a public right-of-way, or a lot line of any lot, public or private, other than a single-family residential lot (Figure 16-5-8 (D)(4)(iii)), a fence may be erected in the side yard adjoining a street within the area between the rear property line and the rear of the dwelling unit. If the only rear access door to the house is located facing the side yard adjoining a street, the fence may extend along the side of the house to a point not more than three feet past the access door.

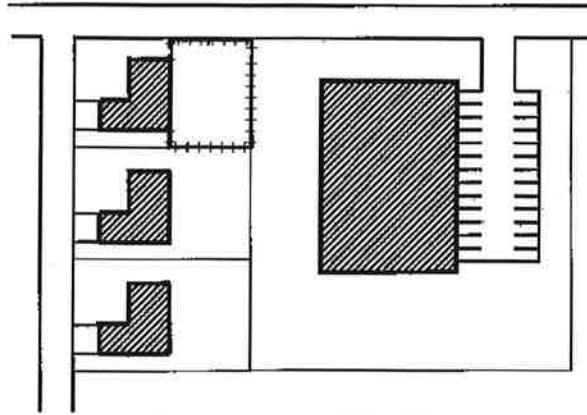


Figure 16-5-8 (D)(4)(iii)

- (d) In the case of a corner lot in which the rear lot line of the rear yard abuts the side lot line of the front yard of an adjacent residential interior lot (Figure 16-5-8 (D)(4)(iv)), a fence may be erected in the side yard adjoining a street within the area between the rear lot line and the rear of the dwelling unit, provided the fence is placed no nearer to the right of way/property line than the required setback for a side yard adjoining a street for the zoning district or planned unit development, as applicable, in which the lot is located. If the only rear access door to the house is located facing the side yard adjoining a street, the fence may extend along the side of the house to a point not more than three feet past the access door and may encroach no more than five feet into this required setback. The fence setback shall increase back to the required setback at a point no greater than five feet past the rear of the dwelling unit into the rear yard.

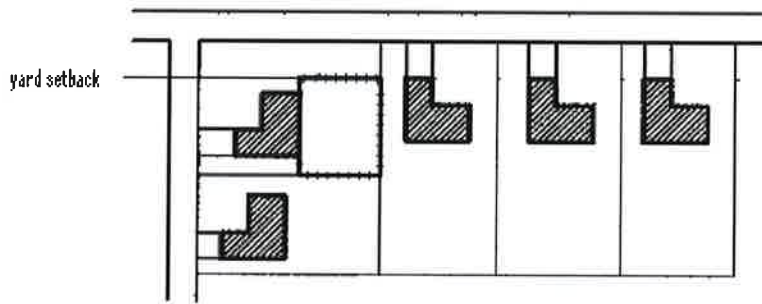


Figure 16-5-8 (D)(4)(iv)

- (e) *Privacy fence for patios or decks.* The height of a privacy fence erected adjacent to a patio or deck shall not exceed six feet measured from the top of the patio or deck.
- (f) *Residential use adjacent to a business or industrial use.* A fence may be erected at a height not to exceed seven feet adjacent and parallel to a rear or side yard lot line of a property in a residential zoning district which separates such property from a property in a business or industrial zoning district, or from a property being used for a nonconforming use which is permitted in only a business or industrial district.

- (g) *Residential use adjacent to railroad right-of-way.* A fence may be erected at a height not to exceed seven feet adjacent and parallel to a rear or side yard lot line of a property in a residential zoning district along a railroad right-of-way.
- (h) *Single-unit residential use adjacent to multiple-unit use.* A fence may be erected at a height not to exceed six feet along a rear or side yard lot line of a property in a single-unit residential district which abuts a multiple-unit district property line. Attached single-units do not constitute a multiple-unit use.
- (i) *Single-unit residential use adjacent to a utility use.* A fence may be erected at a height equal to six feet along a rear or side yard lot line of a property in a single-unit residential district which abuts a lot line of a parcel of property improved with a major utility structure and is not used for dwelling purposes.
- (j) *Single-unit residential use adjacent to a non-residential use.* A fence may be erected at a height not to exceed six feet along a rear or side yard lot line of a property in a single-unit residential district which abuts a lot line of a property improved with a habitable building or structure that is not used for dwelling purposes (such as schools, churches, community centers, public buildings, etc.).
- (k) *Single-unit residential use adjacent to a public recreational use.* A fence may be erected at a height not to exceed six feet along a rear or side yard line of a property in a single-unit residential district which abuts a lot line of a property that is not used for dwelling purposes and is improved with, and has a principal use of, a public recreational use such as, but not limited to, a swimming pool, tennis courts, basketball courts, golf course, driving range, or mini-golf facility.
- (l) *Single-unit residential use adjacent to public park and/or stormwater management facilities.* A fence may be erected at a height not to exceed six feet along a rear or side yard lot line of a property in a single unit residential district which abuts a lot line of a property that is not used for dwelling purposes and is specifically dedicated for park uses or stormwater detention/retention use, or a combination thereof. This shall not include land used solely for pathways, sidewalks or other pedestrian or bicycle paths.

- Table 16-5-10(C), which list permitted yard obstructions, does not completely correlate with language in Section 16-4-15, which allows certain structures to be located in the exterior side yard. The omission of the allowance of these structures within the exterior side yard was an oversight, and the section cited for additional requirements for some of the structures is incorrect. Table 16-5-10 (C) is proposed to revised as follows:

| Table 16-5-10(C): Permitted Yard Obstructions | | | | | | | |
|---|---|-------------------------|-------|---------------|------|------|-----------|
| Use | | Additional Requirements | Front | Exterior Side | Side | Rear | Courtyard |
| 1 | Above-ground service facilities. | § 16-5-6(F) | X | | X | X | |
| 2 | Air conditioning equipment, which shall project no more than 4 feet into a required yard. | § 16-5-6 | | X | X | X | X |
| 3 | Arbors or trellises. | | X | X | X | X | X |
| 4 | Architectural features, including ordinary projections of sills, belt courses, cornices and ornamental features, which shall project no more than 18 inches into a required yard. | | X | X | X | X | X |
| 5 | Automobile service station fuel pump islands, canopies, and air and vacuum stations provided they shall be set back at least 35 feet from the lot line. | | X | X | X | X | X |
| 6 | Awnings or canopies, which shall project no more than 3 feet into a required yard or courtyard. | | X | X | X | X | X |
| 7 | Balconies, which shall project no more than 4 feet into a required yard. | | X | X | | X | X |
| 8 | Chimneys, attached, which shall project no more than 24 inches into a required yard or courtyard. | | X | X | X | X | X |
| 9 | Clotheslines and laundry-drying equipment. | | | | X | X | |
| 10 | Eaves and gutters on a principal building or attached accessory building, projecting no more than 4 feet into a required front yard, required exterior side yard or required rear yard, and projecting no more than 24 inches into a required side yard or courtyard. | | X | X | X | X | X |
| 11 | Fallout shelters, attached or detached. | | | | | X | |
| 12 | Flagpoles, which shall have a maximum height of 25 feet in residential districts and shall not exceed the maximum height permitted in nonresidential districts. | | X | X | X | X | X |
| 13 | Garages, detached. | § 16-4-16 15 | | | | X | |
| 14 | Gazebos. | § 16-4-16 15 | | X | | X | |
| 15 | Growing of farm and garden crops in the open. | § 16-4-1 | | | X | X | |

| | | | | | | | |
|----|---|-------------------------|---|---|---|---|---|
| 16 | Lawn furniture, such as benches, sun dials, bird baths and similar architectural features. | | X | X | X | X | X |
| 17 | Ornamental light standards. | | X | X | X | X | X |
| 18 | Outdoor fireplaces. | § 16-4-16 15 | | X | | X | |
| 19 | Patios, decks and terraces, open (unroofed). Open terraces, decks and patios are only permitted to be located in the interior side yard of a dwelling unit to serve a patio door facing the interior side yard. Such open decks, patios and terraces shall project no more than 4 feet into the required side yard. | § 16-4-16 15 | | | X | X | X |
| 20 | Patios, decks and terraces, open (unroofed), elevated greater than 4 feet above the average level of the adjoining ground. Such elevated open decks, patios and terraces shall project no more than 10 feet into a required yard. | | | | | X | X |
| 21 | Playground equipment. | § 16-4-16 15 | | X | X | X | |
| 22 | Porches, open, shall be permitted to project no more than 4 feet into the required front yard or the required side yard adjoining a street. | | X | X | | | |
| 23 | Seasonal decorations and lighting, which may be displayed for a maximum of 45 days. | | X | X | X | X | X |
| 24 | Service walks, allowed on residential properties without a building permit where they are no wider than 4 feet at any point and set back a minimum of 1 foot from any side or rear property line. When located parallel to a driveway, a service walk may be located adjacent to the driveway and shall not be considered part of the driveway for the purpose of determining driveway width, provided that the service walk is of a different surface material or design from the driveway. Service walks shall not be located within the public right-of-way, except to connect to a public sidewalk. | | X | X | X | X | X |
| 25 | Sheds, playhouses, greenhouses, and similar storage buildings. | § 16-4-16 15 | | X | X | X | |
| 26 | Steps, open, subject to the following: Necessary for access to a principal or accessory building, or necessary as access to the lot from the street, or located in gardens or terraces. The steps shall project no more than 4 feet into a required side yard | | X | X | X | X | X |
| 27 | Swimming pools, detached single-unit. Swimming pools located on properties other than detached single-unit shall be approved in accordance with Art. 16-7, Planned Development. | § 16-4-16 15 | | X | | X | |

| | | | | | | | |
|----|---|--|---|---|---|---|---|
| 28 | Tennis courts, basketball courts or other recreational facilities, detached single-unit. Such recreational facilities located on properties other than detached single-unit shall be approved in accordance with Art. 16-7 Planned Development. | | | | | X | |
| 29 | Windows which project no more than 3 feet into a required yard. | | X | X | X | X | X |
| 30 | Wheelchair Ramps | | X | X | X | X | X |

Article 8 – Administration and Enforcement

- In Section 16-8-3 (F)(1), there is an incorrect code section listed under Site Plan Review. The section should be revised as follows:

16-8-3(F)(1) *Applicability*. Whenever any proposed development meets any of the following criteria, a site plan review shall be required to certify compliance with all applicable provisions of this UDO. Development proposed in the Gary Avenue Corridor or North Avenue Corridor Overlay Districts shall be reviewed as detailed in § 16-8-4(A)(4)~~(i)~~(j). Prior to review and issuance of an application for a building permit or land improvement permit for developments identified in § 16-8-3(F)(a), an application for site plan review must be submitted and reviewed by village staff.

- In Section 16-8-4 (K)(7), the text states “Fence Code Variation Review Criteria.” However, there is no longer a Fence Code, but Fence regulations within the UDO instead. Therefore, the section should be titled:

16-8-4 (K)(7) *Fence ~~code~~ variation review criteria*.

- In Section 16-8-3 (I)(1)(a)(iv), there is an incorrect code section listed. The section should be revised as follows:

16-8-3(I)(1) *Home occupation permit*. A home occupation permit shall be required prior to the initiation or operation of a home occupation and shall be renewed each year the home occupation is in operation. The permit for a home occupation does not run with the land, is personal to the applicant, is not transferable to any other person, and does not apply to any other business of the applicant.

(a) *Application*. An application for a home occupation permit shall contain the following information:

- I. Name, address, and contact information of the applicant;
- II. Description of the home occupation to be conducted;
- III. Hours of operation; and

IV. Evidence and statement of compliance with the standards of § ~~16-4-17~~16.

(b) *Review and action.* The Community Development Director shall be responsible for conducting reviews to determine if the proposed home occupation complies with all applicable regulations and standards. No permit shall be issued unless the plans and specifications conform in all respects to the provisions of this UDO and the building code.

- In Section 16-8-3 (l)(2) pertaining to outdoor dining permits, incorrect code sections are listed. The section should be revised as follows:

16-8-3(l)(2) *Outdoor dining permit.* An outdoor dining permit shall be required prior to the installation of outdoor dining areas or the initiation of outdoor service and must be renewed annually. The permit for outdoor dining does not run with the land, is personal to the applicant, is not transferable to any other person or business, and does not apply to any other business of the applicant.

(a) *Application.* An application for an outdoor dining permit shall contain the following information:

I. Name, address, and contact information of the applicant;

II. A site plan shall be submitted showing the location on the property where the seating area will be located; the layout and quantity of tables and chairs; dimensions of pedestrian walkways; the height and design specifications of the fence, if required; and relation to all required setbacks, parking spaces, and required landscape areas;

III. Hours of operation;

IV. Evidence and statement of compliance with the outdoor dining standards in § ~~16-4-21~~-19.

(b) *Review and action.* The Community Development Director shall be responsible for conducting reviews to determine if the proposed outdoor dining complies with all applicable regulations and standards, including § ~~16-4-21~~-19. No permit shall be issued unless the plans and specifications conform in all respects to the provisions of this UDO.

(c) *Concurrent applications.* A special use permit application may be processed concurrently with the outdoor dining permit.

- Under Section 16-8-3 (l)(3) (Temporary building, structure, or use permit), a provision that was previously in the code is missing, which allows the Village Board to grant a waiver to the Code of Ordinances. The section should be revised as follows:

16-8-3 (l)(3)(c) *Village Board Approval.* Requests for temporary uses in excess of six (6) months, or those determined by the Community Development Director as having a potential adverse impact on surrounding properties, shall require Village Board approval. The Village Board shall only grant approval of such temporary uses for specified periods of time and subject to such conditions as the Village Board determines to be appropriate to protect against any potential adverse impact on surrounding properties and for safeguarding the public health, safety and general welfare. Such approval shall be considered pursuant to a

public hearing in accordance with the requirements of this Section, or may be considered in accordance with Section 1-1-17 if so authorized by the Village Manager.

Recommendation

Staff recommends approval of text amendments for miscellaneous modifications to Article 3 (District Specific Standards), Article 4 (Use Specific Standards), Article 5 (Development Standards), and Article 8 (Administration and Enforcement) of the UDO.

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

TO: Plan Commission/Zoning Board of Appeals Members

FROM: Tom Farace, Planning & Economic Development Manager
Kevin Auster, Planning Intern

THROUGH: Donald T. Bastian, Community Development Director

DATE: July 20, 2021

RE: **Village of Carol Stream Comprehensive Plan – Implementation Progress Update**

It has been five years since the Village Board adopted the updated Comprehensive Plan for Carol Stream. The plan recommends that an annual update be provided summarizing implementation activities that have occurred to date as well as future planned activities. Specific implementation tasks from the Comprehensive Plan are shown in underlined text below, with our update provided thereafter.

Land Use/Development Recommendations

- Focus on Infill Development/Redevelopment – The Village has approved several projects that qualify as infill or redevelopment projects, including the following projects: the development of two commercial buildings at 520 East North Avenue (Carol Stream Marketplace); a building addition and parking lot modifications made at Covenant Living at Windsor Park at 124 Windsor Park Drive; a new occupant at 998 West Army Trail Road with the opening of Jet Foods; a new occupant and a building addition made at 125 Stark Drive with the development of a Crash Champions repair facility; site, building and storage modifications made at 200 South Schmale Road by the Equity Advisors Group, on behalf of Resolute Industrial; interior renovations for a Learning and Performance Center and parking lot modifications made at Mercedes Benz at 100 Mercedes Drive; and the addition of an indoor and outdoor storage area for Richards Building Supply at 375 Village Drive.
- Update Key Sections of the Zoning Code – In October 2017, the Village was awarded a grant from the Chicago Metropolitan Agency for Planning (CMAP) for assistance through their Local Technical Assistance (LTA) program to update our Zoning, Sign, Fence, and Subdivision Codes as a combined Unified Development Ordinance (UDO). In late 2018, Houseal Lavigne Associates was retained as the consultant to work on the UDO project, and work commenced in 2019. Public workshops with the Plan Commission were held in 2019 and 2020. The UDO was finalized and approved in May, 2021, and is effective as of July 1, 2021.
- Plan for Annexation of Unincorporated Parcels
 - The Village continued to work with unincorporated property owners who were interested in annexing into the Village.

- The Village of Carol Stream developed an intergovernmental agreement with the City of Wheaton in 2019 and annexed the northeast corner of Schmale Road and Geneva Road as part of the Vequity Project

Economic Development

- Maintain and Enhance Industrial Areas – Our Industrial sector remains extremely attractive for new buildings, expansions, interior renovations, and redevelopment, as evidenced by the relocation and investment of Tom’s Transportation at 445-449 Randy Road, the construction of a building by Dynamic Investments at 680 East North Avenue for logistics solutions, and the addition of an indoor and outdoor storage area for Richards Building Supply at 375 Village Drive. The Village also continues its ongoing efforts to build relationships with industrial businesses through participation in the industrial round table hosted by the Chamber of Commerce of Carol Stream.
- Maintain and Enhance Industrial Areas – Regarding infrastructure, Kimberly Drive is being reconstructed between Kehoe Boulevard and Mission Street this year.
- Encourage Businesses to attend Choose DuPage events – Village businesses were encouraged to participate in Choose DePage events. Choose DuPage has hosted many events and webinars designed to help local businesses circumvent the COVID-19 Pandemic. Such events included a COVID-19 Small Business Guidance & Loan Resources webinar and a Dupage County Regional Business Outlook webinar.
- Support Existing and Attract New Commercial Development – A temporary outdoor seating program was enacted to support businesses during the COVID-19 Lockdowns. In addition, new businesses in town include Savory Crust, El Tesoro Bakery, Ceva Logistics, and Jet Foods.
- Activity in Three “Key Opportunity” Areas
 - Town Center Node: Redevelopment of the Aldi property with Crash Champions.
 - North/County Farm Node: Potential development opportunities have been reviewed at the northeast and southeast corners of North Avenue and County Farm Road.
 - North Avenue between Kuhn & Bennett: Continued discussions with developers interested in developing the property at the northeast corner of North and Kuhn.

Housing

- Enforce Existing Codes to bring about Improved Property Maintenance
 - Seasonal Code Enforcement program targeting tall grass and weed growth, removal of dead trees on private property, and other common property maintenance issues.

Transportation

- Enhance Accessibility by Improving Bus Shelters and Pedestrian Infrastructure
 - Adoption of a Complete Streets Policy to enable safe access for all users.
 - Work began on the multi-use path along the west side of Gary Avenue in early 2019 and was completed in 2020.
 - Bike Path extension along the north side of Lies from Gary to Schmale, extension on Kuhn Road from Lies to Army Trail, and Southeast Bike Path along Schmale, Gundersen, and

President between Geneva and the Great Western Trail, are all in the Phase II design stage. Design of the Lies Road Bike Trail between Gary Ave and Schmale Rd began in spring of 2020 with construction beginning in 2022.

- Surface Transportation grant funding was obtained for Fullerton Ave paving including new sidewalk and green infrastructure in 2025.
- Improve Pedestrian Scale Lighting – In 2020, Public Works replaced 356 LED street light fixtures in the Village. The cost of the fixtures was \$46,365, and we received a Com-Ed grant of \$31,625 to further reduce material cost to \$14,740. With the completion of this project, Public Works has overseen the replacement of 1,282 of the 1,824 street lights in the Village’s inventory with energy-efficient LED fixtures.

Engineering/Natural Environment

- Continue Floodway Mitigation and Watershed Planning Projects and Efforts
 - Reconstructed the Clearwater Court storm sewer and retaining wall to help alleviate localized flooding in the area.
 - Reconstructed the Kehoe Blvd drainage way fronting 180 Kehoe with a Water Quality Improvement Program grant of \$85,000 from DuPage County.
 - Obtained \$1 million from the IEPA and \$1.1 million from the DRSCW to stabilize erosion and provide water quality benefits in Klein Creek.
 - Adoption of a Green Infrastructure Policy to utilize ecosystem services to preserve water resources.
- Continue to Provide and Maintain the Ross Ferraro Town Center – Paved the Town Center parking lot and Fountain View Drive during the COVID pandemic with no disruption to Park District operations as they were closed.

Image and Identity

- Strengthen Code Enforcement/Property Maintenance (commercial properties) – Program seeking removal of dead trees from private properties continues in 2021, and we continue to work with existing developed properties, including several shopping centers, on replacement of required landscape materials.
- Continually Improve Village Communication – The Village continues to focus on the use of various social media tools, and the Village website was revamped in summer 2018 to provide better communication and resources with residents and businesses. The updated website also includes an online property maintenance/code enforcement request form where individuals can report property maintenance issues in the Village. Additionally, the Village provided many resources to the public through our website to bolster local business during the Stay at Home Order. Such resources include the “Safely Support Businesses” and “Restaurants with Outdoor Seating” pages.
- Strengthen and Explore Design Regulations to Include Landscaping – Pursuant to the Comprehensive Plan, the Village of Carol Stream adopted universal standards for off-street parking and loading, outdoor lighting, driveways, fire lanes, landscaping, screening, fences, solar energy collection systems, permitted yard obstructions, streets, sidewalks and shared use paths,

stormwater and floodplain regulations, sanitary sewers and water distribution systems, off-site improvements and oversize design, and Gary Avenue Corridor and North Avenue Corridor Overlay District as part of the Unified Development Ordinance Project.

Please do not hesitate to contact us with any questions about the Comprehensive Plan's implementation tasks or our progress to date.

cc: Mayor and Board of Trustees
Robert Mellor, Village Manager

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