

# Village of Carol Stream

## AGENDA

### REGULAR MEETING-PLAN COMMISSION/ZONING BOARD OF APPEALS

MONDAY, AUGUST 9, 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: July 26, 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 July 26, 2021, PC/ZBA Meeting)**
  
  - B. **21-0038 – Rt. 64, LLC - 27W174 North Avenue**  
*Special Use Permits for the outdoor display and sale of merchandise, Outdoor Activities and Operations in the form of Truck and Equipment Parking*  
*Fence Variations*  
*Parking Setback Variation*  
*Variation from the Outdoor Lighting Illumination Standards*  
*Zoning Map Amendment*  
*Landscape Variation*  
*Pavement Variation*
  
- III. Presentation:
  
- IV. Old Business:
  
- V. New Business:
  
  
- VI. Report of Officers:
  
  
- VII. Adjournment:

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

***All Matters on the Agenda may be Discussed, Amended and Acted Upon  
July 26, 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: 4 Commissioners Petella, Christopher, Morris and Chairman Parisi

Absent: 3 Commissioners Battisto, Meneghini, and Tucek

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

**MINUTES:**

Commissioner Petella moved and Commissioner Morris seconded the motion to approve the minutes of the Regular Meeting held on June 28, 2021.

The results of the roll call vote were:

Ayes: 4 Commissioners Christopher, Morris, Petella and Chairman Parisi

Nays: 0

Abstain: 0

Absent: 3 Commissioners Battisto, Meneghini and Tucek

The motion passed by unanimous vote.

**PUBLIC HEARING:**

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

The results of the roll call vote were:

Ayes: 4 Commissioners Christopher, Morris, Petella and Chairman Parisi

Nays: 0

Abstain: 0

Absent: 3 Commissioners Battisto, Meneghini and Tucek

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 stated it is the recommendation from staff to have a motion for a continuance for Case #21-0021.

Commissioner Christopher moved and Commissioner Petella seconded the motion for a continuance on August 9, 2021.

The results of the roll call vote were:

Ayes: 4 Commissioners Christopher, Morris, Petella and Chairman Parisi

Nays: 0

Abstain: 0

Absent: 3 Commissioners Battisto, Meneghini and Tucek

The motion passed by unanimous vote.

This case will go before the Plan Commission on Monday, August 9, 2021, at 6:00 PM for review.

**Case #21-0024 – McDonald’s – 355 S. Schmale Road – Amendment to a Special Use Permit - Drive Through Expansion, Parking Variation, Building Setback Variation**

Chairman Parisi swore in Mr. Dan Olson, Vice President of Watermark Engineering Resources, LTD, representing the petitioner.

Mr. Olson stated they are excited to introduce a new technology for this location. We are requesting an amendment for the existing drive through at this location as well as a parking and set back variance that is tied to the order ahead canopy lane. This is an existing McDonald’s and we are keeping the site plan, parking layout and double drive through layout the same. The change is on the northeast side of the property where we are proposing to add the order ahead lane that includes some striping and modification of parking stalls from diagonal to parallel and a canopy that will extend from the existing building over the drive through and over the outside lane. This is part of a mobile ordering system that will be delivering food. Customers will place their order and when they are in proximity to the restaurant, the restaurant will know and they will pull up to this lane where the food is delivered to them across the canopy and down to them automatically. There is no one staffing that lane. It is staffed on the inside of the building from an automated system. This provides an alternative of delivering food to our customers. This requires a parking variance which would bring us from 54 parking stalls to 45 which we feel is ample. We had someone conduct a parking study on a Tuesday and on a Saturday. Demand on Tuesday was 18 stalls and Saturday was 14 stalls during peak hours both days. We are also requesting a variance for the canopy to reduce the current setback from 67.5 feet to 50.5 feet in order for the canopy to cover the entire order ahead lane. Mr. Olson stated they worked with staff to come up with the current color scheme for the exterior of the canopy.

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

Chairman Parisi asked Mr. Farace to provide a staff report.

Mr. Farace stated McDonald's is seeking approval of a Special Use Amendment for the order ahead lane addition along with a parking variation and the building setback variation. The order ahead lane, canopy and order ahead station will be on the north side of the building. For the most part, circulation and parking is going to remain the same. There will be the removal of several parking spaces on the north side of the property and a reconfiguration of that area with parallel parking. There will still be plenty of parking to meet the needs of the employees and customers. There will be a speaker type and conveyer system to deliver the food that was prepared ahead of time or shortly after an order has been received. Staff is supportive of the Special Use Amendment, the parking variation and the building setback variation. Mr. Farace asked the Commissioners to comment on the metal material and color scheme on the exterior of the canopy.

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

Commissioner Morris stated he liked the color scheme but asked since this is experimental, if it doesn't work, will you be tearing it down.

Mr. Scott Berger from McDonald's Corporation stated they have gone through extensive testing from an operational standpoint and they are comfortable with the potential of success. There is a possibility, if it is not in use, we would remove it.

Commissioner Christopher had no questions.

Commissioner Petella asked how many cars can you stack up waiting in the order ahead lane and in the drive through lane.

Mr. Olson stated he would be guessing but probably in excess of 13 to 14 cars.

Commissioner Petella stated any more cars would obstruct the lane of traffic around the building and asked if that is correct.

Mr. Olson stated, yes, that is correct.

Commissioner Petella asked for an explanation of how this process works.

Mr. Steve McCarthy, from McDonald's, stated we anticipate a 30 second to a minute stop at the canopy and they foresee only 3-4 cars stacked up. The way it works is a customer places an order off site (due to Geo Fence Technology, orders cannot be placed on site), the technology registers this order has been placed and then it goes to the kitchen. The kitchen staff begins prepping to get it ready as the customer pulls into the parking lot. When they pull into the order ahead lane and state their name, the food is delivered and they take it and go.

Chairman Parisi asked if there is a double lane drive through which there is one. He then asked Mr. Farace what the canopy color is on the band of the building.

Mr. Farace stated the canopy color is metal or metallic gray.

Chairman Parisi stated the color scheme is spot on.

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

Motion to approve was made by Commissioner Petella and seconded by Commissioner Morris with no further discussion.

The results of the roll call vote were:

Ayes: 4 Commissioners Christopher, Petella, Morris and Chairman Parisi  
 Nays: 0  
 Abstain: 0  
 Absent: 3 Commissioners Battisto, Meneghini and Tucek

The motion passed by unanimous vote.

This case will go before the Village Board on Monday, August 2, 2021, at 6:00 PM for review.

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

Chairman Parisi swore in Mr. Tom Farace, Planning and Economic Development Manager for the Village of Carol Stream.

Mr. Farace stated as we started using the UDO recently, we realized there are some minor omissions and “fine-tuning” needed to some of the sections. The modifications proposed are as follows:

Article 3 (District Specific Standards) - Illustrations were inadvertently left out of the building regulations section of the UDO. The illustrations on page 2 of the Staff Report should be included in Section 16-3-8 for determining building height and lot coverage.

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 mentioned on pages 4 and 5 of the Staff Report.

Article 5 (Development Standards) – In section 16-5-8 (D)(2)(b)(II) related to fence regulations, the provision reads “Fences in exterior side yards abutting a major street as defined by 1-5-2 (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 proposed code language is located on pages 7, 8, 9 and 10 of the Staff Report.

Article 8 (Administration and Enforcement) – In section 16-8-3(F)(1) there is an incorrect code section listed under Site Plan Review. This section should be revised as stated on pages 13, 14 and 15 in the Staff Report.

Chairman Parisi asked for questions from the Commission and Commissioners Petella, Christopher and Morris had none.

Chairman Parisi asked what the trapezoidal shape was on the lot coverage calculation drawing.

Mr. Farace responded that shape is a parking pad that will now be included in lot coverage calculations instead of the actual driveway. Mr. Farace added an updated informational handout was printed, posted on the website and also placed in the newsletter for residents to have a better understanding.

Chairman Parisi then asked if there was a definition of a shadow box fence anywhere.

Mr. Farace stated there is an image and a graphic provided in the UDO as well as on an informational handout.

Motion to approve was made by Commissioner Petella and seconded by Commissioner Morris with no further discussion.

The results of the roll call vote were:

Ayes: 4 Commissioners Christopher, Petella, Morris and Chairman Parisi

Nays: 0

Abstain: 0

Absent: 3 Commissioners Battisto, Meneghini and Tucek

The motion passed by unanimous vote.

This case will go before the Village Board on Monday, August 2, 2021, at 6:00 PM for review.

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

**NEW BUSINESS:** Kevin Auster, Planning Intern, provided a summary on the Annual Progress Report for the Comprehensive Plan.

**OLD BUSINESS:**

**OTHER BUSINESS:**

**ADJOURNMENT:**

At 6:44 p.m. Commissioner Petella moved and Commissioner Morris seconded the motion to adjourn the meeting.

The results of the roll call vote were:

Ayes: 4 Commissioners Petella, Christopher, Morris and Chairman Parisi

Nays: 0

Abstain: 0

Absent: 3 Commissioners Battisto, Meneghini and Tucek

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\_\_\_\_.

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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 *DB*

**DATE:** August 4, 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, Special Use Permit for a Kennel and Boarding Facility (Indoor) in the B-2 District, Parking Variation, Fence Variation / Case No. 21-0021**

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Requests from the applicant for a Zoning Map Amendment, Zoning Text Amendment, and Special Use Permit were initially reviewed at the June 28, 2021 PC/ZBA meeting. Additional review was needed on parking and drop off/pickup concerns, pet occupancy at the proposed kennel, and refinement of exterior building elevations.

An amended request to seek relief from the required number of parking spaces, along with a request to allow for a fence to extend into the front yard, was included on the agenda for the July 26, 2021 PC/ZBA meeting. The applicant requested additional time to work on updated plans and operational information, and the case was continued to the August 9, 2021 PC/ZBA meeting. Staff recently met with the applicant and his architect, and the applicant continues to revise plans and the scope of work for the project. Therefore, staff recommends that the case be continued to the August 23, 2021 PC/ZBA meeting.



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

**STAFF REPORT**

August 9, 2021

**TO:**  
Chairman and Plan Commissioners

**FROM:**  
Community Development Department

**CASE MANAGER:**  
Tom Farace, Planning & Economic Development Manager

**ACTION REQUESTED:**  
The applicant is requesting approval of the following:

- A Zoning Map Amendment in accordance with Section 16-8-4(N) of the Carol Stream Unified Development (UDO) to zone the property B-3 General Business District upon annexation;
- Special Use Permits to allow for the outdoor display and sale of merchandise and outdoor activities and operations in accordance with Section 16-3-11 of the UDO;
- A Variation from Section 16-5-8(E)(2) of the UDO to allow a fence to be located on the County Farm Road property line;
- A Variation from Section 16-5-2(B)(4)(b)(II)(i) of the UDO to provide truck and equipment parking less than 40 feet from an adjoining lot in a Residence District;
- A Variation from Section 16-5-2(B)(4)(b)(II)(ii) of the UDO to allow a parking space to be located less than 20 feet from a street right-of-way line;
- A Variation from Section 16-5-2(B)(4)(b)(II)(iii) of the UDO to allow on-site roadway pavement less than 10 feet from a street right-of-way line;
- A Variation from the landscape requirements contained in Section 16-5-6 of the UDO;
- A Variation from the screening requirements for outdoor activities and operations in accordance with Section 16-4-18 of the UDO; and
- A Variation from the Outdoor Lighting Illumination standards as set forth in Section 16-5-3(A)(4) of the UDO.

**APPLICANT/ CONTACT:**

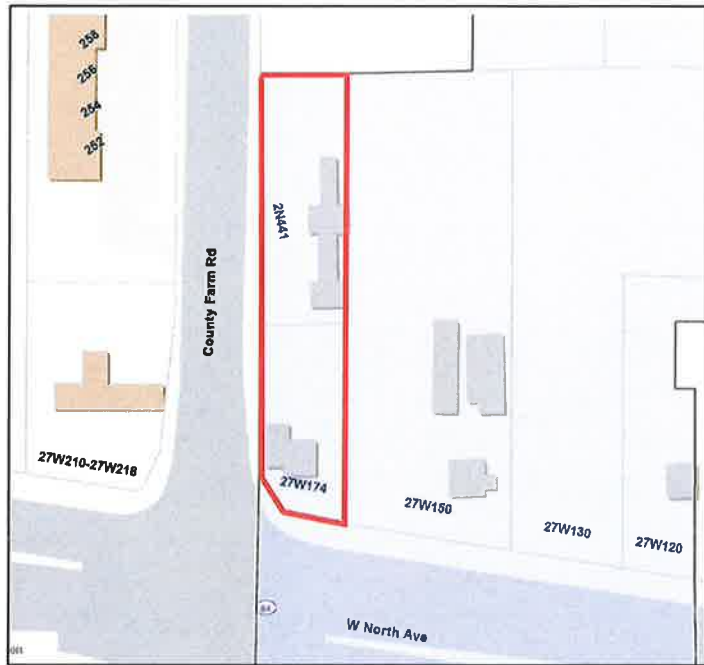
Mr. David Cooper  
Route 64, LLC  
27W250 St. Charles Road  
West Chicago, IL 60185



**CASE #:** 21-0030

**LOCATION:** 27W174 North Avenue & 2N441 County Farm Road

**PROJECT NAME:** Route 64, LLC



LOCATION	ZONING DISTRICT	LAND USE	COMPREHENSIVE PLAN DESIGNATION
Subject Property	Unincorporated DuPage County B-2 General Business District	Commercial (Outdoor yard products business and former kennel)	Commercial
North	R-1 Estate Residence and Community Facilities District	Single-Family Residential	Single-Family Residential
South	Unincorporated DuPage County B-2 General Business District	Commercial (Citgo Gas Station)	Commercial
East	Unincorporated DuPage County B-2 General Business District	Commercial (Paw Print kennel, crematory, and cemetery)	Commercial
West	B-3 General Business District	Corridor Commercial (Multi-tenant commercial buildings)	Corridor Commercial

The properties highlighted above are located at the northeast corner of North Avenue and County Farm Road.

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## Site Assessment

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### COMPREHENSIVE PLAN DESIGNATION:

The subject properties are designated for corridor commercial uses upon annexation according to the Village's 2016 Comprehensive Plan. The proposed use is compatible with this designation.

### AERIAL PHOTOGRAPH:



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## Project Summary

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### ATTACHMENTS:

Attached for review is the General Application, General Variation Application, Fence Variation Application, Special Use Application, Map Amendment Application, Cover Letter from Route 64, LLC received July 29, 2021, Public Notice, Letter from 27W Partners LLC, and Site Plan (Exhibit A).

**BACKGROUND:**

The applicant, David Cooper of Route 64, LLC, seeks approval of the following zoning actions associated with the annexation of the two properties at the northeast corner of North Avenue and County Farm Roads (please note that the annexation request will be reviewed separately at an upcoming Village Board meeting):

- A Zoning Map Amendment to zone the property B-3 General Business District upon annexation;
- Special Use Permits to allow for the outdoor display and sale of merchandise and outdoor activities and operations;
- A Variation to allow a fence to be located on the County Farm Road property line;
- A Variation to provide truck and equipment parking less than 40 feet from an adjoining lot in a Residence District;
- A Variation to allow a parking space to be located less than 20 feet from a street right-of-way line;
- A Variation to allow on-site roadway pavement less than 10 feet from a street right-of-way line;
- A Variation from the landscape requirements contained in the UDO;
- A Variation from the screening requirements for outdoor activities and operations; and
- A Variation from the Outdoor Lighting Illumination standards.

The applicant, who owns a landscape material and firewood sales business along St. Charles Road and west of County Farm Road, has recently purchased the two subject properties and requests annexation to Carol Stream, rezoning, and the establishment of a firewood and outdoor yard products business, including outdoor display of merchandise and storage of vehicles. The subject properties are unincorporated, and previously housed a fence company (south parcel) and kennel (north parcel). Special Use Permits and Variations associated with the establishment of the new business are also requested.

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**Staff Analysis**

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**ZONING MAP AMENDMENT UPON ANNEXATION**

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

With respect to the Comprehensive Plan Future Land Use Map, the Map recommends Corridor Commercial use for the subject properties. The Comprehensive Plan states that Corridor Commercial uses “*comprise retail, entertainment, hotel, office and light industrial establishments*

that are supported by both local residents and the surrounding communities due to their location along highly travelled arterial roadways.” In addition, the 2016 Comprehensive Plan identifies properties near North Avenue and County Farm Road as a Key Opportunity Area for future development, redevelopment and annexation. The future use of the properties for a commercial/retail use fits within the Corridor Commercial designation and objectives of the Comprehensive Plan, and annexation of these parcels would allow for additional annexation and redevelopment opportunities within the Key Opportunity Area.

As stated in Carol Stream’s Zoning Code, the B-3 General Business District is intended “to provide and preserve areas along highly visible and accessible road corridors that provide for a broad range of retail, wholesale, and service uses. Because of the scale and access requirements of uses in this district, they often cannot be compatibly integrated within the Town Center or Neighborhood Business Districts.” The intent of the B-3 District is generally consistent with the Corridor Commercial Future Land Use recommendation of the Comprehensive Plan, and B-3 District zoning would be compatible with the zoning classification of properties in the area. Therefore, staff supports the properties being zoned B-3 General Business District upon annexation to the Village.

#### **SPECIAL USE PERMITS – OUTDOOR DISPLAY/SALE OF MERCHANDISE, OUTDOOR ACTIVITIES/OPERATIONS**

The applicant requests the following special use permits:

*Permanent Display and Sales of Merchandise.* The applicant proposes to excavate both properties and construct parking areas, storage areas, and drive aisles with permeable pavers. Merchandise display areas are proposed near the intersection of North Avenue and County Farm Road and along the west side of the site, and will include kiln-dried firewood, fire pits, fire pit accessories, and garden statues.

*Truck/Equipment Storage.* The northern portion of the site will be utilized to store trucks and equipment associated with the business.

*Cargo Containers.* The property will contain two cargo containers for storage of firewood and other garden supply products near the southeast quadrant of the property (area is labeled firewood storage on the site plan). The applicant states that products within the cargo containers will be “self-service” where customers can acquire and pay for the products on their own. The cargo containers, which are already in place, have been painted neutral colors.

The truck and equipment storage will take place behind a proposed seven foot tall shadowbox style fence, which will largely screen such storage from view from the adjacent roadway and surrounding properties. The merchandise displayed near the intersection of North Avenue and County Farm Road will not be screened, but since the merchandise is intended for outdoor use, it is not inappropriate for it to be displayed outdoors, and the visual impact to motorists along adjacent roadways should be negligible. The two existing buildings will be used in conjunction with the firewood and outdoor yard products business, for example, for product storage, housing

of computer hardware, and employee areas. Customer parking spaces are proposed to be located north of the existing buildings and will include one accessible parking stall.

Staff supports the Special Use requests for merchandise display and outdoor storage given the nature of the proposed business and merchandise. Furthermore, the majority of the items will be screened by a seven-foot tall fence, with only the merchandise along the southern portion of the property being visible to a roadway.

### **SPECIAL USE FINDINGS OF FACT**

The Plan Commission's recommendation regarding the requested Special Use requests must be based on the evaluation criteria set forth in the UDO. As stated in §16-8-4 (L) of the UDO, 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 proposed business with outdoor storage and ancillary merchandise display will provide an amenity to members of the community.

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

The proposed business will operate in a manner that should not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.

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

The surrounding area has commercial and service uses, and as such, the proposed use with screened outdoor storage and ancillary merchandise display should not be injurious to the use and enjoyment of other properties in the immediate vicinity for the purposes already permitted, nor diminish or impair property values within the area.

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.

### VARIATION REQUESTS

The applicant requests the following variations in conjunction with the special use and map amendment requests:

*Fence Variation.* The UDO requires that fences on lots with business uses be limited to the rear and interior side yard only. In this case, a variation is requested to place a fence along the west property line facing County Farm Road, which is considered the exterior side yard for property. A shadowbox style fence, consistent with the design required by the UDO, is proposed to screen the truck and equipment storage and merchandise storage area along County Farm Road. Staff supports the variation in this instance to allow for screening of the storage and display areas along the roadway.

*Truck and Equipment Parking Less Than 40 Feet from Residential Properties.* The UDO requires parking spaces for non-residential uses to be located at least 40 feet from adjoining lot if said lot has a residential use. The property to the north of the subject properties, which is owned by the Village of Carol Stream, is zoned R-1 and contains a vacant single-unit residence. The applicant proposes truck and equipment parking up to 20 feet from the north lot line. There is a densely vegetated area at the north end of the north parcel, and along the south side of the adjacent residential lot to the north. The applicant also proposes to continue the seven-foot tall shadowbox fence along the north property line for additional screening. In addition, the home to the north of the subject property is set back approximately 270 feet from the common property line. Staff believes the 20-foot buffer, existing vegetation and proposed fence will provide sufficient screening of the proposed parking area, and given the distance of the existing home to the property line, we can support the variation request.

*Parking Spaces Less Than 20 Feet from Street Right-of-Way.* The UDO requires parking spaces to be set back at least 20 feet from a street right-of-way line. As proposed, a parking space north of the existing southernmost building will be located approximately 10 feet from the County Farm Road right-of-way. If the parking space were shifted east, it would block the drive aisle in between the southern building and the northern building. Likewise, the fence will be installed to screen the display area where all proposed parking spaces, including the parking space in question, will be located. As such, staff can support the variation request.

*On-Site Roadway or Parking Lot Pavement Less Than 10 Feet from Street Right-of-Way.* The UDO requires on-site roadway or parking lot pavement to be located at least 10 feet from a street right-of-way line, except for approved entry drives. In the case of the subject development, pavement is proposed in the form of permeable pavers at the North Avenue entrance and the two entrances along County Farm Road in the form of concrete replacing existing asphalt. Staff can support the

placement of paved surfaces right at the street right-of-way in this instance given the configuration of the property and limited spacing for drive aisles and display/storage areas.

*Landscaping Variation.* The UDO requires landscaping within certain areas of the property, including parking lot perimeters (screening areas), parking lot interiors (parking lot islands), transition areas (buffers), and building foundations. In the case of the subject development, there is some landscaping along the north property line and there are parkway trees within the rights-of-way, but it would be difficult to retroactively install landscaping/green space within the properties to meet UDO requirements and still provide adequate space for practical use of the site. Since the applicant is maintaining existing buildings, will be installing a UDO-compliant shadowbox style fence around most of the property, and needs to work within existing site constraints, staff can support waiving landscaping requirements in this instance.

*Outdoor Storage Screening Requirements Variation.* As previously described, outdoor storage of trucks, equipment, and cargo containers are proposed within the development. According to the UDO, a fence at least six feet in height and a landscape strip at least five feet in width in front of the fence is required for screening purposes. A fence is proposed to be installed, but there is insufficient room to install the landscape strip without greatly reducing space for storage and circulation within the development. Also, neither the Illinois Department of Transportation (North Avenue) nor DuPage County Department of Transportation (County Farm Road) will allow the installation of landscape materials within their rights-of-way. Therefore, staff can support a variation to waive the screening requirements in this case.

*Outdoor Lighting and Illumination Standard Variation.* The final variation request is to waive the lighting and illumination standards of the UDO. The UDO has requirements for outdoor lighting of off-street areas. The applicant has agreed to prepare a lighting plan for the site for review and approval by the Village Engineer and install lighting in accordance with that plan.

As detailed herein, there are numerous variation requests associated with the proposed project. It should be noted that both IDOT and the DuPage County Department of Transportation have acquired right-of-way from this site over the years along both North Avenue and County Farm Road, which has reduced site area of and made compliance with setback and typical development requirements difficult or impractical. Given the site constraints, the existing developed condition of the site, and limited area to accommodate the provisions of the UDO for a reasonable development, staff can support the requested variations 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.

Staff believes the requested variations are acceptable given the small size of the properties and potential limited area for development if all requirements were to be met.

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 since the development will basically function in a similar manner to how it functions today, but with an upgraded parking/storage lot and fencing for screening purposes.

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 size of the subject properties and their configuration bring a hardship to the applicant in meeting all applicable requirements for a viable development project.

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 inclusion of the fence to screen the majority of the display and storage areas, and allowance for pavement and reduced landscaping in light of site restrictions for the development.

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.

The proposed development is not dissimilar to existing developments within the immediate vicinity, and will provide an upgraded appearance with a new wooden fence for screening purposes, and paver parking and storage areas. In addition, the Village Comprehensive Plan calls for annexing in key parcels for future development or redevelopment opportunities. The subject properties fall under this category.

#### **OTHER INFORMATION**

Staff wishes to bring the following items to the attention of the PC/ZBA, which are recommended to be conditions of approval for the Special Use Permits:



- The existing pole sign near the southwest corner of the property that is nonconforming to Village sign standards with respect to height, setbacks, and off-premise advertising messaging. We have confirmed with DuPage County staff that the off-premise advertising content is allowed under County regulations. As a condition of the proposed annexation agreement, the sign would be allowed to remain as long as the applicant’s business remains in operation; however, any additional signage for the property must comply with Village ordinances.
- Another stipulation within the proposed annexation agreement allows for a trailer containing seasonal merchandise to be temporarily placed between the main building and the North Avenue property line annually for three-week periods in April and October.
- The applicant agrees to install adequate site lighting in accordance with a plan acceptable to the Village Engineer or designee.
- The applicant agrees to submit a complete application for a Land Development Permit no later than October 1, 2021, and to complete the installation of a permeable brick paver parking and storage lot in compliance with the DuPage County Storm Water Regulations by June 30, 2022.
- The applicant agrees to submit an application for a fence permit and install a seven foot tall wooden shadowbox style fence along the County Farm Road property line as shown on the site plan by June 30, 2022.
- Two cargo containers, painted as approved by the Village, may be placed on the property as shown on the site plan, to be used for the storage and self-service purchase of firewood or other products by customers.
- A plat of consolidation, combining the two lots into a single lot, is forthcoming and will be reviewed by the PC/ZBA at a future date.

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**Recommendation**

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Staff has reviewed the applicant’s application and can support the Zoning Map Amendment, Special Use Permits, Variation requests. Therefore, staff recommends approval of a Zoning Map Amendment to zone the property B-3 General Business District upon annexation, Special Use Permits to allow for the outdoor display and sale of merchandise and outdoor activities and operations, a Variation to allow a fence to be located on the County Farm Road property line, a Variation to provide truck and equipment parking less than 40 feet from an adjoining lot in a Residence District, a Variation to allow a parking space to be located less than 20 feet from a street right-of-way line, a Variation to allow on-site roadway pavement less than 10 feet from a street right-of-way line, a Variation from the landscape requirements contained in the UDO, a Variation from the screening requirements for outdoor activities and operations, and a Variation from the Outdoor Lighting Illumination standards, for Route 64, LLC, Case No. 2121-0030, subject to the following conditions:

1. That all improvements, including but limited to the parking lot, storage areas, and fencing, must be built, installed, and maintained in accordance with the attached plans and exhibits;

2. That only trucks and equipment associated with the business shall be allowed to be stored on the property, and the storage of recreational vehicles, materials, and other equipment not associated with the business shall not be allowed to be stored on the property;
3. That a Knox padlock or gate switch shall be provided on the security gates, and the Carol Stream Fire Protection District shall be provided keys to said gates for access onto the property, if required by the Carol Stream Fire Protection District;
4. That the existing non-conforming pole sign near the southwest corner of the property can remain as long as the applicant's business remains in operation on the property. However, any additional signage for the development must comply with Village ordinances;
5. That a trailer containing seasonal merchandise is allowed to be temporarily placed between the main building and the North Avenue property line annually for a three-week period in April and in October;
6. That the applicant agrees to install adequate site lighting in accordance with a plan acceptable to the Village Engineer or designee;
7. That the applicant agrees to submit a complete application for a Land Development Permit no later than October 1, 2021, and to complete the installation of a permeable brick paver parking and storage lot in compliance with the DuPage County Storm Water Regulations by June 30, 2022;
8. That the applicant agrees to submit an application for a fence permit and install a seven foot tall wooden shadowbox style fence along the County Farm Road property line as shown on the site plan by June 30, 2022;
9. That two cargo containers, painted as approved by the Village, may be placed on the property as shown on the site plan, to be used for the storage and self-service purchase of firewood or other products by customers; and
10. That the site and business must be maintained and operated in accordance with all State, County and Village codes and regulations.

T:\Planning New\Planning\Plan Commission\Staff Reports\2021 Staff Reports\21-0030 Route 64 LLC SUP VAR 27W174 North Ave and 2N441 County Farm.docx



Do Not Write in This Space  
 Date Submitted: 7/27/21  
 Fee Submitted: n/a  
 File Number: 21-0038  
 Meeting Date: 8/9/21  
 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](http://www.carolstream.org)

FORM A

GENERAL APPLICATION  
 PUBLIC HEARINGS AND DEVELOPMENT APPROVAL REQUESTS

1. Name of Applicant Route 64, LLC | David A. Cooper Manager/Member Phone (630)774-7410  
 Address 27W250 Saint Charles Road, West Chicago, IL 60185 Fax (630)231-7936  
 E-Mail Address Dave@LMFSinc.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 2N441 County Farm Road | 27W174 North Ave.

3. Requested Action: *(check all that apply)*
- |  |  |
|--|--|
| <input checked="" type="checkbox"/> Annexation             | <input type="checkbox"/> Subdivision – Minor/Major                         |
| <input type="checkbox"/> Courtesy Review                   | <input type="checkbox"/> Temporary Waiver/Code of Ordinances               |
| <input type="checkbox"/> Development Staff Review          | <input checked="" type="checkbox"/> Variation – Zoning (requires Form B-1) |
| <input type="checkbox"/> Gary/North Avenue Corridor Review | <input type="checkbox"/> Variation – Sign (requires Form B-2)              |
| <input type="checkbox"/> Planned Development – Final       | <input checked="" type="checkbox"/> Variation – Fence (requires Form B-3)  |
| <input type="checkbox"/> Planned Development – Preliminary | <input checked="" type="checkbox"/> Special Use Permit (requires Form C)   |
| <input type="checkbox"/> Shared Parking Facility           | <input type="checkbox"/> Map Amendment (requires Form D-1)                 |
| <input type="checkbox"/> Site Plan Review                  | <input checked="" type="checkbox"/> Text Amendment (requires Form D2)      |
|  | <input type="checkbox"/> Staff Adjustment (requires Form E)                |

Describe requested action Annex into the village of Carol Stream

4. Fee Schedule: (Check all that apply)

Total Application Fee: \$ \_\_\_\_\_

Annexation approvals:		
New development		\$2,000
Other		\$800
Annexation Agreement Amendment		\$800
Appearance fee for approvals required by the UDO but not listed herein		\$500
Courtesy Review		\$240
Development Staff Review		\$640
Easement Encroachment		\$300
Gary/North Avenue Corridor Review:		
New or replacement monument sign		\$500
One discipline (site design, architecture or landscaping)		\$500
Two disciplines		\$1,000
Three disciplines		\$1,500
New development		\$1,500
Outdoor Dining Permit		\$120
Planned Development:		
Existing Planned Development, minor change		\$500
Existing Planned Development, major change		\$1,000
New Planned Development		\$1,500
Rezoning (Zoning Map Amendment)		\$640
Shared Parking Facility Permit		\$500
Site Plan Review		\$640
Special Use:		
First		\$800
Each additional		\$200
Special Use Amendment		\$800
Staff Adjustment		\$240
Subdivision:		
Major		\$700
Minor		\$400
Temporary Building, Structure or Use		\$120
Temporary Waiver to the Code of Ordinances		\$120
Text Amendment:		
Building Codes		\$240
Unified Development Ordinance		\$640
Variation:		
First		\$640
Each additional		\$200
Zoning verification letter		\$80

5. Applicant Certification

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

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

I understand that incomplete or substandard submittals may increase the staff review time and delay scheduling of the public hearing. I also understand that, per § 6-13-6 of the Municipal Code, the Village's costs of legal reviews, structural engineering review, and other special reviews determined to be necessary by the Community Development Director, performed by means of consultant services, shall be paid at the billed rate to the Village by the applicant.

Route 64, LLC David A. Cooper  
Print Name

Manager/member  
Signature

7/27/2021  
Date

Revised 07/21



FORM B-1

# Village of Carol Stream

500 N. Gary Avenue • Carol Stream, IL 60188

630.871.6230 • FAX 630.665.1064

e-mail: [communitydevelopment@carolstream.org](mailto:communitydevelopment@carolstream.org) • website: [www.carolstream.org](http://www.carolstream.org)

## GENERAL VARIATIONS

Please see Section 16-8-4(K) of the Unified Development Ordinance (UDO) to learn more about Variations.

In accordance with the applicable statutes 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 Unified Development Ordinance (UDO) and if there is a practical difficulty of hardship in carrying out the strict letter of the regulations of the UDO.

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

1. The requested Variation arises 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 actions.

Excavate the property to grade. Then lay permeable pavers across the entire lot.

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2. That the Variation 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.

This will not impair the property.

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3. That the conditions of a Variation will constitute of an unnecessary physical hardship (not economic hardship), in which the property cannot be used for an otherwise allowed use without coming into conflict with applicable site development standards.

The paved lot will not create physical hardship if removal need be someday.

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

Yes

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5. The Variation desired will not adversely affect the public health, safety, or general welfare or impair the purposes or intent of this UDO or the Comprehensive Plan.

No, the paved lot will be a safe and flat area for the public

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6. Other pertinent information or reason for the request.

Water retention and drainage on the property

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FORM B-3

# Village of Carol Stream

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

e-mail: [communitydevelopment@carolstream.org](mailto:communitydevelopment@carolstream.org) ■ website: [www.carolstream.org](http://www.carolstream.org)

## FENCE VARIATION

Please see Section 16-8-4(K) of the Unified Development Ordinance (UDO) to learn more about Fence Variations.

In accordance with the applicable statutes 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 UDO and if there is a practical difficulty of hardship in carrying out the strict letter of the regulations of the UDO.

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

1. An exceptional situation related to topography, surroundings or conditions of a specific piece of property, or by reason of exceptional narrowness or shallowness.

This property is very narrow.

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2. Difficulties or particular hardship in the way of carrying out the strict letter of the Fence Standards.

Building the fence with the setback would reduce the useable property by 1/3

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3. The fence will not impair an adequate supply of light and air to adjacent property.

No

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4. The fence will not endanger the public safety.

No, there will be clean site lines and it will be well maintained

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5. The fence will not unreasonably diminish or impair established property values within the surrounding area.

No, it will actually enhance the established properties because everything in the yard will be screened.

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6. The fence will not impair the public health, safety, comfort, morals or welfare of the inhabitants of the village.

No

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7. Other pertinent information or reason for the request.

N/A

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FORM C

## Village of Carol Stream

500 N. Gary Avenue • Carol Stream, IL 60188

630.871.6230 • FAX 630.665.1064

e-mail: [communitydevelopment@carolstream.org](mailto:communitydevelopment@carolstream.org) ▪ website: [www.carolstream.org](http://www.carolstream.org)

### SPECIAL USE APPLICATION

Uses designated under the various zoning districts herein as special uses are so classified because they may have site-specific impacts that require the discretionary review of the Plan Commission and Village Board. 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.

This would make it very convenient for the residence of Carol Stream to purchase firewood

and other related products

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

This property will be safe and convenient. Will not have a negative impact

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

We would not have a negative impact to properties in the immediate vicinity

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

Will not impede the development of surrounding areas as they are already developed

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

We will hook up to the village's water & sewer as well as utilities that are required to operate our business

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

We will conform and operate our business as agreed upon, if granted our special use

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7. Other pertinent information or reason for request.

This request is necessary for us to operate this facility and is similar to other businesses in the area.

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FORM D-1

# Village of Carol Stream

500 N. Gary Avenue • Carol Stream, IL 60188

630.871.6230 • FAX 630.665.1064

e-mail: [communitydevelopment@carolstream.org](mailto:communitydevelopment@carolstream.org) • website: [www.carolstream.org](http://www.carolstream.org)

## MAP AMENDMENT

Please see Section 16-8-4(N) of the Unified Development Ordinance (UDO) to learn more about Map Amendments.

In accordance with the applicable statutes of the State of Illinois, an amendment shall be granted or denied by the Village Board only after a public hearing before the Plan Commission and a report of its findings and recommendations has thereafter been submitted to the Village Board.

The decision to amend the Official Zoning Map is a matter of legislative discretion that is not controlled by any single review criterion. In making recommendations and decisions on Map Amendments, the Plan Commission and Village Board must consider all relevant factors, including at minimum the following criteria: (Please respond to each of these standards in writing below as it relates to your request.)

1. The existing uses and zoning of nearby property.

B-3. Surrounding area is generally improved with compatible business uses

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2. The extent to which property values are diminished by the current zoning classification.

Village comprehensive plan calls for business use on their property.

Property values would not be diminished by this business use.

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3. The extent to which the diminishment of property value of the applicant promotes the health, safety, morals or general welfare of the public.

Would not be diminished

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4. The relative gain to the public as opposed to the hardship imposed upon the individual property owner.

No hardship would be done to the public

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5. The suitability of the subject property for the zoned purposes.

Property is well suited to business use and B-3 zoning.

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6. The length of time the property has been vacant as zoned considered in the context of land development in the area.

Property is not vacant, but will be improved upon annexation to Carol Stream

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7. Community need for the use proposed by the applicant.

The public will be able to have access to self-serve kiln dried firewood,

high end animal foods, and other yard & garden enhancements. It will

also beautify the corner of North Ave. & County Farm.

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8. Other pertinent information or reason for the request.

N/A

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27W250 St. Charles Road, West Chicago, IL 60185  
Office (630)231-7911 Fax (630)231-7936  
*Complete Selection of Landscape Materials*  
*Pick-up or Delivery*

- Garden Mix
- Sand & Gravel
- Playground Mulch
- Pulverized Topsoil
- Triple Ground Mulch
- Premium Hardwood Mulch
- Screened Mushroom Compost
- Brown, Red & Black Dyed Mulch
- Unilack Authorized Dealer

RECEIVED  
JUL 20 2021  
COMMUNITY DEVELOPMENT  
DEPT

**2N441 County Farm Road / 27W174 North Ave. Annexation**

Dear Planning Commission,

Route 64, LLC will be utilizing this property to provide Carol Stream and the public with a self-served shop for kiln dried firewood, firepits & firepit accessories, niche yard & garden items, and premier animal foods. There are two existing buildings on the property, which we intend on using as well. The existing office building on the property will initially be used for storage, house our computer network, and a place for our employees to use the restroom when they need to be over there restocking or whatever other work needs to be completed. Regarding the long-term use of the property. It is possible that we may staff the location someday, dependent on how successful and busy it will become. Since this location will be self-served, we anticipate on being able to run the business 24/7.

To improve the safety and aesthetic appeal of the property we are seeking approval to make the following changes:

- Increase the lighting on the property and parking lot. This will be done in consultation with The Village of Carol Stream's Engineering Department and the engineering company who will provide a photometric plan for the property. The plan will then be submitted to The Village of Carol Stream for approval.
- Excavate down to the approved grade and lay permeable pavers across the majority of the lot. This will be done in consultation with The Village of Carol Stream's Engineering Department and the engineering company who will compile the required site plans and permits. The plans will then be submitted to The Village of Carol Stream for approval.
- Replacing the fence that runs along County Farm Road with a seven-foot-tall wooden shadowbox style in order to adhere with the Carol Stream codes.
  - o We are requesting that the fence variation code not apply when the new fence is installed. It would impede on 1/3 of our property.

Best regards,

Route 64, LLC

By: *Ryan C. Cooper*

Ryan Cooper, Member

# 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 21, 2021 and the last publication of the notice was made in the newspaper dated and published on July 21, 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 21, 2021.

Examiner Publications, Inc.

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

Subscribed and sworn to before me this 21 day of July, A.D. 2021.

Notary Public





## PUBLIC NOTICE FILE #21-0038

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, August 9, 2021, at 8:00 p.m. to consider an application from Route 64, LLC (Cooper) for the following actions:

A Zoning Map Amendment in accordance with Section 16-8-4(N) of the Carol Stream Code of Ordinances to zone the property B-3 General Business District upon annexation;

Special Use Permits to allow for the outdoor display and sale of merchandise and outdoor activities and operations in accordance with Section 16-3-11 of the Carol Stream Code of Ordinances;

A Variation from Section 16-5-8(E)(2) of the Carol Stream Code of Ordinances to allow a fence to be located on the County Farm Road property line;

A Variation from the wooden shadowbox style fence as required under 16-5-8(D)(3) of the Carol Stream Code of Ordinances;

A Variation from Section 16-5-2(B)(4)(b)(ii) of the Carol Stream Code of Ordinances to provide truck and equipment parking less than 40 feet from an adjoining lot in a Residence District;

A Variation from Section 16-5-2(B)(4)(b)(ii) of the Carol Stream Code of Ordinances to allow a parking space to be located less than 20 feet from a street right-of-way line;

A Variation from Section 16-5-2(B)(4)(b)(iii) of the Carol Stream Code of Ordinances to allow on-site roadway pavement less than 10 feet from a street right-of-way line;

A Variation from the landscape requirements contained in Section 16-5-6 of the Carol Stream Code of Ordinances;

A Variation from the screening requirements in accordance with Section 16-4-18 of the Carol Stream Code of Ordinances; and

A Variation from the Outdoor Lighting illumination standards as set forth in Section 16-5-3(A)(4) of the Carol Stream Code of Ordinances.

For the parcels at 27W174 North Avenue, West Chicago, Illinois (PIN 01-36-204-019) and 2N441 County Farm Road, West Chicago, Illinois (PIN of 01-36-201-014).

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

[https://us02web.zoom.us/join/https://us02web.zoom.us/join/register/WN\\_5Og94\\_Y6TQgP90T\\_15H2w](https://us02web.zoom.us/join/https://us02web.zoom.us/join/register/WN_5Og94_Y6TQgP90T_15H2w)

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 +1 646 558 8656 or +1 301 715 8592 Webinar ID: 854 6878 8529

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

The applications are available for public inspection at the Village of Carol Stream, Community Development Department counter. 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](mailto:tfarace@carolstream.org) by 4:00pm on August 9, 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 630-371-6250.

As published in *The Examiner* July 21, 2021 0721



RECEIVED  
AUG 05 2021  
COMMUNITY DEVELOPMENT  
DEPT

To: Tom Farace, Planning & Economic Development Manager, Village of Carol Stream

From: Kimberly Warren, Member, 27W Partners, LLC

Date: August 4, 2021

RE: Public Notice File #21-0038

It is our understanding that Route 64, LLC (Cooper) is requesting a Zoning Map Amendment to several parcels along North Avenue and County Farm Rd. to B-3 Zoning upon annexation to the Village of Carol Stream. They are also requesting a Special Use Permit and various other variations to codes for parking spaces, fencing, landscaping and lighting. It is our assertion that the type of business being proposed for this location does not comply with the Village's Comprehensive Plan for the re-development of this area.

One of the main reasons that we chose to invest in this area was that we believed that the Comprehensive Plan would increase property values in that area. We don't believe a firewood and truck parking lot meets any of the objectives in the Comprehensive Plan (which discussed car dealers, restaurants, and other retail locations), nor will it help appreciate property values in the area. This type of business also won't drive new sales tax revenue to the Village.

Additionally, traffic is backing up on North Avenue while trucks are unloading, causing safety concerns. Also, according to our tenant, their customers have had to wait for that traffic to clear to access our property. As you probably already realize, traffic coming from the West on North Avenue that has to do the U-Turn is already difficult during heavy traffic times.

Finally, without strict adherence to the current codes for fencing, parking, landscaping and lighting, the site will not be aesthetically pleasing.

We appreciate you taking our concerns under advisement and look forward to the Zoning Board's decisions.

Respectfully,

Kimberly Warren, Partner, 27W Partners, LLC



RECEIVED  
 JUL 12 2021  
 COMMUNITY DEVELOPMENT DEPT

# SITE PLAN

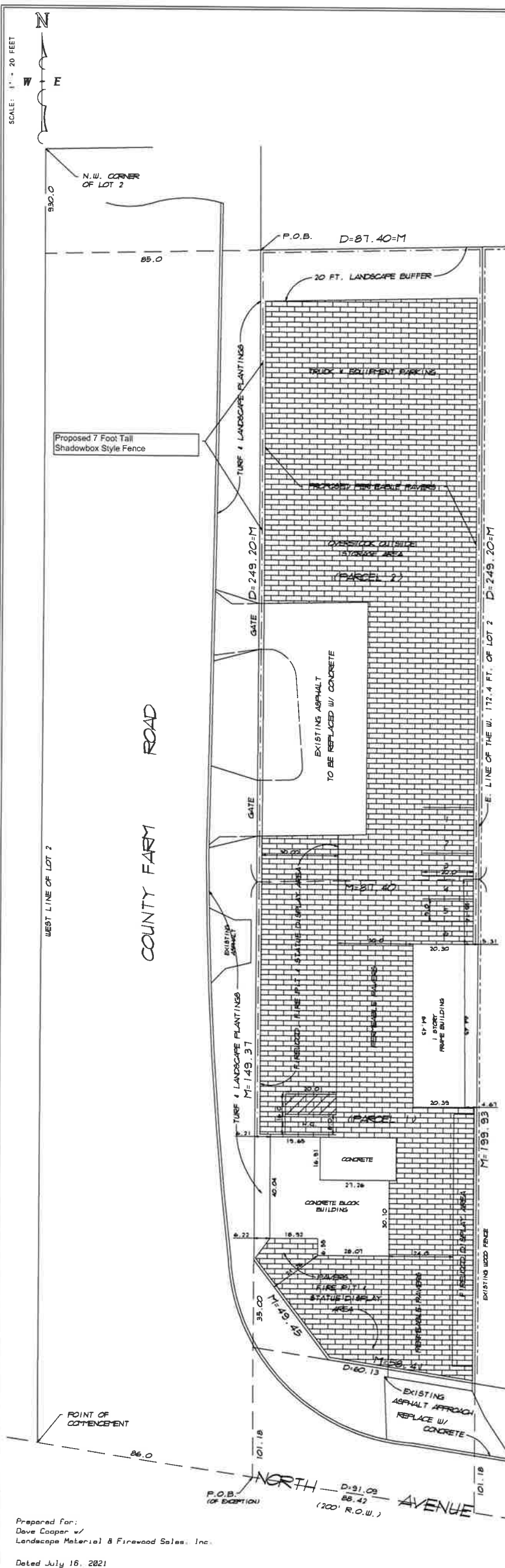
PARCEL 1: THE EAST 87.4 FEET (EXCEPT THE NORTH 249.2 FEET THEREOF) OF THE WEST 172.4 FEET OF THAT PART OF LOT 2, RECORDED IN THE ASSESSMENT PLAT OF THE EDWARD W. PLANE ESTATE, BEING A SUBDIVISION OF PART OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND SECTION 31, TOWNSHIP 40 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF A LINE 930 FEET SOUTH OF THE NORTH LINE OF SAID LOT 2, MORE PARTICULARLY DESCRIBED BY COMMENCING AT A POINT IN THE WEST LINE OF SAID LOT 2, 123.7 FEET SOUTH OF THE QUARTER SECTION LINE OF SAID SECTION 36 (SAID POINT BEING IN THE CENTER LINE OF NORTH AVENUE); THENCE NORTH ON THE WEST LINE OF SAID LOT 2, 519.65 FEET, MORE OR LESS, TO A POINT, 930 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT 2; THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID LOT 2, 85.0 FEET FOR A PLACE OF BEGINNING; THENCE EAST PARALLEL WITH THE NORTH LINE OF LOT 2, 87.4 FEET; THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID LOT 2, 550.31 FEET, MORE OR LESS TO THE CENTER LINE OF NORTH AVENUE; THENCE WEST ALONG THE CENTER LINE OF NORTH AVENUE 88.42 FEET TO A POINT WHICH IS 85.0 FEET MEASURED AT RIGHT ANGLES FROM THE WEST LINE OF SAID LOT 2, EXTENDED SOUTH; THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID LOT 2, 534.75 FEET TO A PLACE OF BEGINNING, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 15, 1931 AS DOCUMENT 313722, IN DU PAGE COUNTY, ILLINOIS.

EXCEPTING THEREFROM THE FOLLOWING:  
 THAT PART OF THE EAST 87.4 FEET (EXCEPT THE NORTH 249.2 FEET THEREOF) OF THE WEST 172.4 FEET OF LOT 2 OF THE ASSESSMENT PLAT OF THE EDWARD W. PLANE ESTATE, RECORDED ON JUNE 15, 1931 AS DOCUMENT NO. 313722, LOCATED IN SECTION 36, TOWNSHIP 40 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND SECTION 31, TOWNSHIP 40 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF A LINE 930 FEET SOUTH OF THE NORTH LINE OF SAID LOT 2, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE WEST LINE OF SAID LOT 2 AND THE CENTERLINE OF NORTH AVENUE AS DEDICATED BY PLAT RECORDED MARCH 20, 1933 AS DOCUMENT NO. 334933; THENCE ON AN ASSUMED BEARING OF SOUTH 81 DEGREES, 06 MINUTES, 25 SECONDS, EAST ALONG THE CENTERLINE OF NORTH AVENUE, 86.00 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON A LINE WHICH IS 85.00 FEET, MEASURED AT RIGHT ANGLES, FROM THE WEST LINE OF SAID LOT 2; THENCE NORTH 0 DEGREES, 07 MINUTES, 47 SECONDS EAST, 181.18 FEET TO A POINT ON THE NORTHERLY LINE OF SAID NORTH AVENUE; THENCE CONTINUING NORTH 0 DEGREES, 07 MINUTES, 47 SECONDS EAST, 35.88 FEET; THENCE SOUTH 36 DEGREES, 42 MINUTES, 51 SECONDS EAST, 49.45 FEET TO THE NORTHERLY LINE OF NORTH AVENUE; THENCE SOUTH 81 DEGREES, 06 MINUTES, 25 SECONDS, EAST ALONG SAID NORTHERLY LINE OF NORTH AVENUE, 60.13 FEET TO THE GRANTOR'S EAST LINE; THENCE SOUTH 0 DEGREES, 24 MINUTES, 26 SECONDS, EAST ALONG GRANTOR'S EAST LINE, 101.32 FEET TO THE CENTERLINE OF SAID NORTH AVENUE; THENCE NORTH 81 DEGREES, 06 MINUTES, 25 SECONDS WEST ALONG SAID CENTERLINE, 91.09 FEET (88.42 FEET, RECORD) TO THE POINT OF BEGINNING, IN DU PAGE COUNTY, ILLINOIS.

This property is known as 27M174 North Avenue, West Chicago, Illinois. (P.I.N. 01-36-204-019)

PARCEL 2: THE NORTH 249.2 FEET OF THE EAST 87.4 FEET OF THE WEST 172.4 FEET OF THAT PART OF LOT 2 OF THE ASSESSMENT PLAT OF THE EDWARD W. PLANE ESTATE, BEING A SUBDIVISION OF PART OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND SECTION 31, TOWNSHIP 40 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF A LINE 930 FEET SOUTH OF THE NORTH LINE OF SAID LOT 2, MORE PARTICULARLY DESCRIBED BY COMMENCING AT A POINT IN THE WEST LINE OF SAID LOT 2, 123.7 FEET SOUTH OF THE QUARTER SECTION LINE OF SAID SECTION 36 (SAID POINT BEING IN THE CENTER LINE OF NORTH AVENUE); THENCE NORTH ON THE WEST LINE OF SAID LOT 2, 519.45 FEET, MORE OR LESS, TO A POINT 930 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT 2; THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID LOT 2, 85 FEET FOR A PLACE OF BEGINNING; THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID LOT 2, 87.4 FEET; THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID LOT 2, 550.31 FEET, MORE OR LESS, TO THE CENTER LINE OF NORTH AVENUE; THENCE WEST ALONG THE CENTER LINE OF NORTH AVENUE, 88.42 FEET TO A POINT WHICH IS 85 FEET, MEASURED AT RIGHT ANGLES FROM THE WEST LINE OF SAID LOT 2, EXTENDED SOUTH; THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID LOT 2, 534.75 FEET, TO THE PLACE OF BEGINNING, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 15, 1931, AS DOCUMENT 313722, IN DU PAGE COUNTY, ILLINOIS, EXCEPT THAT PART OF THE LAND TAKEN AND USED BY STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION, PURSUANT TO ORDER ENTERED IN CASE 95ED-13

This property is known as 2M41 County Farm Road, West Chicago, Illinois. (P.I.N. 01-36-204-014)



Prepared for:  
 Dave Cooper w/  
 Landscape Material & Firewood Sales, Inc.  
 Dated July 16, 2021

EXHIBIT A