

Village of Carol Stream

AGENDA

REGULAR MEETING-PLAN COMMISSION/ZONING BOARD OF APPEALS

MONDAY, AUGUST 23, 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: August 9, 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 August 9, 2021, PC/ZBA Meeting)

 - B. **21-0030 – TMD 327 Gundersen LLC/Fed Ex – 327 E. Gundersen Drive**
Special Use Permit for outdoor vehicle storage
Fence Variation

- III. Presentation: Wayne Township – North Avenue Corridor Review – Landscaping and Site Modifications

- IV. Old Business:

- V. New Business:

- VI. Report of Officers:

- VII. Adjournment:

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 asked Mr. Farace if he would like to share any information regarding this case.

Mr. Farace stated the applicant is proposing to reduce the scope of his project and work within the confines of the existing building. He is proposing to not build the addition, work on a phasing plan that is being revised right now and is requesting a continuance.

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

Commissioner Tucek moved and Commissioner Meneghini seconded the motion for a continuance to August 23, 2021.

The results of the roll call vote were:

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

Nays: 0

Abstain: 0

Absent: 1 Commissioner Christopher

The motion passed by unanimous vote.

This case will go before the Plan Commission on Monday, August 23, 2021, at 6:00 PM for review.

Case #21-0038 – Rt. 64, LLC – 27W174 North Avenue & 2N441 County Farm Road – Zoning Map Amendment; 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; Landscape Variation; Pavement Variation

Chairman Parisi swore in the petitioner, Mr. Ryan Cooper, and asked for him to provide his presentation.

Mr. Cooper stated he is the IT Marketing Manager at Landscape Materials & Firewood Sales. My father Dave started the business back in 1980 as a landscape company with snow removal. We have since transitioned to become one of the most predominant suppliers and manufacturers of mulch, also sell premium landscape material and are a large Uni-Lock distributor in the Chicagoland area. Our current proposition is to branch out growth and we are looking to make this location self-service.

Chairman Parisi asked for any questions from the audience.

Mr. Art Meinzer, property owner of 21W130 North Avenue, asked if a traffic study was performed on both County Farm Road and North Avenue.

Mr. Farace stated Village staff did not request a traffic study be provided for this case.

Mr. Meinzer stated he would like to conduct a study and had no further questions. Chairman Parisi asked for any other questions from the audience.

Mr. Farace stated a letter was sent from Kimberly Warren, Partner, 27W Partners, LLC. The letter stated this business will not help increase the value of the property in the area, the commercial location will not be ideal for this type of business and it won't drive new sales tax revenue to the Village.

Chairman Parisi asked for any other questions from the general public.

Ms. Libby Peterson, Pawprint Gardens, caretaker that resides at 27W150 North Avenue, stated her fence has already been damaged by storage containers pushed against her fence and asked if they will be kiln drying the wood on site. She mentioned there has already been fires on that property and she hears mulching at 4:00 in the morning.

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

Mr. Farace stated there is a Zoning Map Amendment to rezone the property to B-3, General Business District upon annexation since the two properties are currently unincorporated in DuPage County. Special Use Permits for the outdoor display and sale of merchandise, general outdoor activities and operations and for the outdoor storage of equipment and trucks on the north side of the property. The variations are primarily being requested because the properties were previously developed under DuPage County with different regulations with right-of-way acquisitions which have decreased the property in size. Below are several variations being proposed:

- Variation to allow a fence to be located on the County Farm Road property line
- Variation to provide truck and equipment parking less than 40 feet from an adjoining lot in a Residential District
- Variation to allow a parking space to be located less than 20 feet from a street right-of-way line
- Variation to allow on-site roadway pavement less than 10 feet from a street right-of-way line
- Variation from the landscape requirements
- Variation from the screening requirements for outdoor activities and operations
- Variation from the Outdoor Lighting Illumination Standards

The applicant is reutilizing the existing buildings on the property and the site itself. Staff feels comfortable supporting their Special Use request and the variations in this specific circumstance.

Chairman Parisi mentioned a reference about Ms. Peterson's property and asked Mr. Farace to show where her property is located, as well as Mr. Meinzer's, on an aerial view.

Chairman Parisi asked Mr. Farace to explain the logistics on the annexation in line with the Comprehensive Plan.

Mr. Farace stated when the Comprehensive Plan was updated 5 or 6 years ago, there were opportunity areas for new or redevelopment like the Town Center and some property along North Avenue. This specific intersection was looked at where you have a combination of properties that are both in the Village and then outside the Village. It was looked at as a key opportunity because you have areas that can be annexed in for development or redevelopment which allows you to potentially annex in other properties in that immediate vicinity. The northwest corner of County Farm and North Avenue was annexed in a couple of years ago and was redeveloped into a small three-tenant commercial building.

Chairman Parisi called for a motion to temporarily adjourn at 6:28 p.m. due to a tornado warning so shelter can be taken in the basement. Commissioner Tucek moved and Commissioner seconded the motion.

Chairman Parisi called the meeting back into session at 7:30 p.m. and then asked for questions from the Commission.

Commissioner Meneghini asked if the applicant would be able to suffice or uphold the variations and stipulations.

Mr. David Cooper stated yes we will be able to.

Commissioner Meneghini had no further questions.

Commissioner Morris asked if the mulching Ms. Peterson was hearing at 4 in the morning could possibly be from the mulching on St. Charles Rd.

Ms. Peterson stated it probably is from the St. Charles location.

Mr. David Cooper added we will not be doing any mulching at this facility. If there is any processing, it would be done between business hours of 9 to 4. But right now we do not have intent of doing that on this property.

Commissioner Morris asked for an explanation of the self-service concept, how do people pay and how do you trust people to just not walk off with the stuff.

Mr. David Cooper stated we are hoping to trust people and we'll see how that works out. I know a couple of other people who have done it and it has been successful. We have a container with bins that are labeled with prices and there is a lockbox mounted inside the container where people would put cash or a check. We are working on a kiosk that would accept credit cards. Most of this is just directing them. Hopefully the honor system will work and we won't have to address that.

Commissioner Morris then asked if there would be any employees on location.

Mr. David Cooper replied not 24/7. Just during the day.

Commissioner Morris asked if the business would be open 24/7.

Mr. David Cooper stated just the firewood would be accessible 24/7 located in the front. During the day we will have people restocking.

Commissioner Morris had no further questions.

Commissioner Petella asked if they were going to take any of the existing buildings down.

Mr. David Cooper stated no, we are just going to utilize them the way they are.

Commissioner Petella asked about signage and what kind of trucks will be parked on the lot.

Mr. David Cooper stated we will have signage on County Farm Road with contact information and they would store their chipper truck and equipment related to that type of business. No large semi-trucks.

Commissioner Petella asked if they will be able to make a left hand turn into the location heading south on County Farm Road and if they will be installing Enter and Exit signs.

Mr. David Cooper stated just going north on County Farm you would be able to make a right turn in and we will be installing Enter and Exit signs.

Commissioner Petella asked if this location falls under the North Avenue Corridor.

Mr. Farace stated it was indicated in the Staff Report it is a non-conforming sign and we listed some stipulations within the annexation agreement in regards to the sign itself.,

Chairman Parisi stated that Commissioner Petella already raised this question so we don't fall underneath the jurisdiction of the North Avenue Corridor review. Is the address technically on County Farm or is it on North Avenue.

Mr. Farace asked for the sign only and Chairman Parisi responded for the entire property.

Mr. Farace stated we would look at it if they were demolishing the building and constructing new, but in concept, they are putting in a paver parking lot and putting some equipment for storage purposes. That would be more for architectural or landscaping and they do not have enough room for landscaping so there is not anything to review under our North Avenue Corridor application.

Commissioner Petella asked if they were not going to fall under our codes.

Mr. Farace stated they will.

Commissioner Tucek asked Mr. Farace why a traffic study was not needed.

Mr. Farace stated, based on the number of customers, staff did not feel it was necessary.

Mr. Meinzer stated this business wants to open up to customers which will bring more traffic and he feels a traffic study should be done.

Commissioner Tucek stated Kimberly Warren mentioned in her letter a dangerous u-turn. Do you know what she might have been addressing specifically because I'm not sure how this pertains to this case.

Chairman Parisi stated he knows u-turns are allowed on North Avenue but not on County Farm Road so the u-turn on North Avenue would not have an impact due to the business being on the wrong side of the street.

Commissioner Tucek asked if the red line on the site plan indicates where the proposed fence is being placed.

Mr. Farace stated the red line highlights the two properties themselves.

Commissioner Tucek asked if the proposed fence will extend as far south as North Avenue and block visual purposes from North Avenue.

Mr. Farace stated the fence will go along the County Farm property line and the rear of the property. It is not going to go all the way down to the North Avenue property line.

Commissioner Tucek asked if the trees between the property owners would be a hindrance and one of the property owners might take them down.

Ms. Peterson stated both her and Mr. Ryan Cooper and Mr. David Cooper agreed the trees will not be taken down.

Mr. David Cooper stated if they are overgrowing on their property there might be a need for trimming which was discussed with Ms. Peterson and she said that would be fine.

Commissioner Battisto asked how many trucks are being stored on the property because the property to the north is residential, privately owned.

Mr. David Cooper stated they would keep in mind the fact that the property is residential and only 5 trucks can fit.

Commissioner Battisto asked what is your reasoning for shrinking the buffer to 20 feet. Why not 30 or 35 feet or keep it at 40 feet.

Mr. David Cooper stated because there is not a lot of room on the property combined is only about nine-tenths of an acre and when we start cutting up on 20 feet in different areas then we lose quite a bit.

Commissioner Battisto stated but you're already encroaching on a residential zoned area with heavy equipment which will create a problem in that area zoned residential.

Mr. David Cooper stated we don't intend to create a problem and will put up a 7 foot privacy fence along that north and west property line.

Commissioner Battisto stated his biggest concern is that particular variance request.

Chairman Parisi asked Mr. Farace if the fencing will only be along County Farm and on the north side. There will be no fencing on the east side between this property and Ms. Peterson's property.

Mr. Bastian stated the new fence will pick up near the northwest corner of the office building, run up County Farm Road, wrap along the north side of the property, and according to the site plan, it will continue all the way down and ties into the northeast corner of the storage building.

Chairman Parisi stated there is a through flow on your site accessible either through two gates off County Farm Road and also from North Avenue through an entry drive.

Mr. David Cooper stated the one furthest to the south will be vacated or closed off and the other two will remain.

Chairman Parisi stated you don't plan on securing the site at night so the gates will remain open.

Mr. David Cooper stated that was correct.

Chairman Parisi asked will you be taking any deliveries to the site other than what you are generating on the site. Are there any materials being delivered to the site and staged on either County Farm or North Avenue. My concern is your proximity to the intersection so how do you envision the deliveries coming to this site.

Mr. David Cooper stated anything that's being delivered to the site would pertain to the business and they would come in through County Farm Road. We get firewood delivered and the truck would be facing south, would dump it at the existing storage building, exit out to North Avenue and make a right hand turn and go westbound.

Chairman Parisi asked if there was enough room to make a semi turn in the lot.

Mr. David Cooper stated we have already done that and delivered firewood and it has worked fine.

Chairman Parisi asked where the bins or storage containers are being stored.

Mr. Farace stated on the east side of the property.

Chairman Parisi asked if the storage containers have been painted.

Mr. David Cooper stated they already are painted some a neutral color that we ran through the Village of Carol Stream staff.

Chairman Parisi recommended to clad the storage containers to assimilate the frame building.

Chairman Parisi asked for any further questions from the Commission.

Commissioner Tucek asked to provide signage reading who to contact after business hours for emergency purposes.

Mr. David Cooper stated signs can be posted as to how to contact owner.

Commissioner Morris asked if they were worried about the lot being open with the storage of their trucks.

Mr. David Cooper stated If it becomes a problem, we will put a fence with gates to block off that area at the north entrance on County Farm Road.

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

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

The results of the roll call vote were:

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

The motion passed by majority vote.

This case will go before the Village Board on Monday, August 16, 2021, at 6:00 PM for review.

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

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

Absent: 1 Commissioner Christopher

The motion passed by majority vote.

NEW BUSINESS:

OLD BUSINESS:

OTHER BUSINESS:

ADJOURNMENT:

At 7:54 p.m. Commissioner Meneghini moved and Commissioner Tucek seconded the motion to adjourn the meeting.

The results of the roll call vote were:

Ayes: 6 Commissioners Petella, Tucek, Morris and Chairman Parisi

Nays: 0

Abstain: 0

Absent: 1 Commissioner Christopher

The motion was passed by unanimous vote.

FOR THE COMBINED BOARD

Recorded and transcribed by,

Patty Battaglia
Planning and Permitting Assistant

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

Chairman

Village of Carol Stream Plan Commission/Zoning Board of Appeals

STAFF REPORT

August 23, 2021

TO:
Chairman and Plan Commissioners

FROM:
Community Development Department

CASE MANAGER:
Tom Farace, Planning & Economic
Development Manager

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

- Zoning Map Amendment from R-4 Multiunit Residence District to B-2 Neighborhood Business District in accordance with Section 16-8-4 (N) of the Unified Development Ordinance (UDO)
- Text Amendment to Section 16-8-4 (M) of the UDO to add Kennel and Boarding Facility (Indoor) as a Special Use in the B-2 District
- A Special Use Permit for a Kennel and Boarding Facility (Indoor) in accordance with Section 16-3-11 of the UDO
- A Variation in accordance with Section 16-5-2 of the UDO to reduce required on-site parking
- A Variation in accordance with Section 16-5-8 (E)(2) of the UDO to allow a fence in the front yard

APPLICANT/ CONTACT:

Dr. Mondrian Contreras
982 Lockwood Lane
Batavia, IL 60510



CASE #: 21-0021

LOCATION: 160 W. Elk Trail

PROJECT NAME: Carol Stream Animal Hospital



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

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

Site Assessment

COMPREHENSIVE PLAN DESIGNATION:

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

AERIAL PHOTOGRAPH:



Project Summary

ATTACHMENTS:

Attached for review is the General Application, Special Use Application, Property Owner Authorization received May 5, 2021, Public Notices, Kennel Example received August 12, 2021, Drop-off and Pick-up Charts received August 12, 2021, Updated Operations Letter dated and

received August 13, 2021 (Exhibit A), Cover Sheet (Exhibit B), Site Plan (Exhibit C), and Floor Plan (Exhibit D).

BACKGROUND:

The project was previously reviewed by the PC/ZBA at their meeting on June 28, 2021, and subsequently continued to the July 26th and August 9th meetings to allow the applicant additional time to revise drawings and operational information for the request. The applicant, Dr. Mondrian Contreras with the Carol Stream Animal Hospital, requests approval of the following in conjunction with a proposed indoor kennel and boarding facility at the property at 160 W. Elk Trail:

- A Zoning Map Amendment from R-4 Multiunit Residence District to B-2 Neighborhood Business District
- A Text Amendment to add Kennel and Boarding Facility (Indoor) as a Special Use in the B-2 District
- A Special Use Permit for a Kennel and Boarding Facility (Indoor) in the B-2 District
- A Variation to allow a fence in the front yard

Dr. Contreras owns and operates the Carol Stream Animal Hospital at 140 W. Elk Trail adjacent to the subject property, and proposes to purchase the former preschool property from the Carol Stream Park District. The property is proposed to be utilized for a doggie day care and boarding facility, and requires rezoning the property and amending the UDO to allow the use as a Special Use. It should be noted that a parking variation was also part of the request. However, the applicant has modified his request and is no longer proposing an addition to the building. Restriped parking spaces on the subject property will accommodate parking requirements for the proposed use, and a parking variation is no longer requested. Additional parking analysis for the project will be discussed in the Special Use section of the report.

Staff Analysis

ZONING MAP AND TEXT AMENDMENTS

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

As stated above, the applicant is seeking approval to rezone the property from R-4 to B-2 (Neighborhood Business District). The adjacent animal hospital is also zoned B-2, so that both properties will maintain similar zoning. The purpose of the B-2 District is to *“provide and preserve areas that offer access to goods and services that residents and the general public need on a day-*

to-day basis. The intent of this district is to provide neighborhood-scale business uses without negatively impacting quality of life due to noise, traffic, or other issues related to high intensity business uses.” Other service uses that are allowed in the B-2 District include animal hospitals, restaurants, and recreation facilities. Staff believes that rezoning the property to B-2 will allow for a compatible land use adjacent to the animal hospital property. Likewise, should the proposed kennel and doggie day care ever vacate the building in the future, other appropriate neighborhood commercial, service, or office uses could occupy the building and provide an amenity to the surrounding residents.

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

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

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

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

SPECIAL USE FOR AN INDOOR KENNEL AND BOARDING FACILITY

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

- As already described, the applicant operates the Carol Stream Animal Hospital to the east of the subject property. The animal hospital has been in operation since the early 1990s, and the applicant proposes a doggie day care and boarding facility in the former day care center building.
- The building is approximately 4,500 square feet in size. The original request proposed a 2,625 square foot addition on the west side of the building, but the applicant is not going forward with the addition at this time. Should the applicant decide to expand the building and activities within the building in the future, an amendment to the special use will be required.
- The building will contain space for interactive pet services, including pet daycare, pet boarding, and grooming. Hours of operation are proposed to be 6:30am to 6:30pm during the week, and 8:00am to 5:00pm on Saturdays.
- According to the applicant's updated operations plan dated August 13, 2021, the facility will have a maximum of 75 pets, with a staffing ratio of one employee per 15 pets.
- The proposed layout of the facility includes the following areas:
 - *Play areas.* Three large play areas are proposed for daily doggie day care activities.
 - *Stay & Play areas.* A "Stay & Play" area is proposed for non-day care pets that are not part of the doggie day care groups and may include post-operation patients from the adjacent animal hospital who need additional care.
 - *Quiet Cottage Kennels.* A "Quiet Cottage" area is proposed with 15 kennels for pets to stay in when not engaged in play, which will be movable should an emergency situation occur. An example of the movable kennel is provided in the packet.
- While there are no Village regulations as to limit the number of pets allowed during the day or overnight at the proposed facility, Staff questioned if the numbers exceed the allowable occupancy requirements from DuPage County or the State of Illinois. Staff contacted the Illinois Department of Agriculture, which regulates doggie day cares and kennels, and it was explained that there no "occupancy" limits for doggie day cares or kennels like there are for child care centers. However, the applicant will be required to be licensed with the State. In addition, non-related pets (i.e. pets from different households) cannot be intermixed in kennels. Likewise, the facility is required to have either fire alarm and sprinkler systems or 24-hour staffing, but are not required to have both. The applicant has indicated that proper fire suppression systems will be installed, and while the facility is proposed to be closed at night and on Sundays, staff will be on hand to walk the dogs during these time periods and will utilize the fenced-in outdoor area in the rear of the property for limited outdoor activities. No exterior dog runs are proposed.
- Parking for the proposed use is calculated at one parking space per 250 square feet of net floor area. The net floor area for the existing building is approximately 2,885 square feet. Therefore, 12 parking spaces are required for the proposed use ($2,885 \text{ sq ft} / 250 = 11.54$ or 12 spaces). The applicant proposes to restripe the parking lot, and will provide 16 on-site parking spaces, including one accessible parking space. Even though parking requirements will be met, staff requested information on pet drop-off and pick-up operations. The

applicant provided drop-off and pick-up counts from a business that the applicant proposes to be a franchisee (Central Bark). According to counts that were conducted at three other franchise locations that house between 60 and 100 pets, an average of no more than four vehicles dropped off or picked up pets within five-minute time slots during peak periods. The applicant also assumes that a pet drop-off and pick-up “transaction” will not take longer than five minutes. With 16 parking spaces on the subject property and five employees proposed for the business, there would be 11 parking spaces available for customers, or spaces available for approximately 15-minutes of “transactions” before the parking lot would be completely full. Staff supports the parking and drop-off/pick-up information, but recommends a condition of approval be listed should it be determined that parking is not sufficient for the doggie day care and kennel. This recommendation includes the following:

- If there is evidence in the future that there is insufficient parking, the applicant shall implement a scheduled drop-off and pick-up system (reservation system) to prevent an overflow of traffic onto Elk Trail. Should the reservation system not provide an adequate means to prevent traffic and parking issues, then the applicant shall be required to develop plans for and seek Village approval of an expansion of the parking lot to satisfy demand, which may include the establishment of a shared parking agreement with the adjacent 140 W Elk Trail.
- Existing concrete play areas and playground equipment in the west and south areas of the property will be removed, and these areas will be restored with grass.
- There is also a public sanitary sewer located along the west side of the property. It is an existing eight-inch sewer line that was installed in the late 1970s and connects to a line along Elk Trail. Records do not indicate that a public utility easement was ever granted over the sewer line, and staff is recommending that, in coordination with the Engineering Services Department, a plat of easement be reviewed and approved by the Village prior to the issuance of a building permit for the project.

Staff has reviewed the applicant’s Special Use request and is supportive of the request, but does recommend that additional conditions of approval be placed on the request. In order to limit potential adverse impacts on surrounding properties, staff recommends the following additional conditions of approval:

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

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

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

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

SPECIAL USE FINDINGS OF FACT

The Plan Commission's recommendation regarding the requested Special Use Permits must be based on the evaluation criteria set forth in the UDO. As stated in §16-15-8(E) 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 facility will provide a service and will be considered a public convenience at the subject location.

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

The proposed facility should not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare.

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

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

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

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

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

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

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

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

FENCE VARIATION

As previously discussed, a variation to have a fence installed in the front yard of the property is requested. Currently, there is a chain link fence that encloses the rear of the property, and also runs along the entire west



side of the property. The applicant proposes to remove the chain link fence on the east, south, and portion of the west side of the property that is south of the building, and replace it with a six-foot tall wood fence. The existing chain link fence on the west side of the property, along the west side of the parking lot, will remain. The applicant originally requested to remove this portion of the fence as well, but the Park District recently straightened the fence. Since this section of the chain link fence is still in suitable condition, it will remain. However, a variation is still requested for the fence to extend into the front yard and past the front of the building. Staff supports the variation request, and believes an open style fence is important to have at this location to provide a barrier between the parking lot and the adjacent bicycle path, while not blocking visibility along the path or nearby sidewalk along Elk Trail. It should be noted that the Park District is in the process of renovating the adjacent bicycle path, and the path may be shifted to the west slightly and further away from the parking lot. However, staff believes it is still important to provide a barrier to the parking lot.

FENCE VARIATION FINDINGS OF FACT

A variation from the regulations of Section 16-5-8 may be granted by the Village Board upon an affirmative finding by the Zoning Board of Appeals that all of the following conditions exist:

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

Given the location of the parking lot in close proximity to the bicycle path, staff believes it is important to maintain a fence to provide a barrier.

2. Difficulties or particular hardship in the way of carrying out the strict letter of the fence standards.

Fence standards do not allow fences to extend into the front yard; however, staff believes allowing the existing fence to remain in place along the west property line as an open barrier between the parking lot and bicycle path is an acceptable justification for the variation in this instance.

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

Given the open style of the chain link fence, it will not impair light and air to adjacent properties.

4. The fence will not endanger the public safety.

The fence has been in existence for at least 40 years, and staff does not believe maintaining the fence in the front yard of the subject property will endanger public safety but rather aid in safely maintaining an open barrier between the parking lot and adjacent bicycle path.

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

Staff does not believe maintaining the chain link fence along the west property line will diminish or impair property values within the surrounding area.

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

Staff does not believe the chain link fence extending into the front yard in this instance will impair the public health, safety, comfort, morals or welfare of the inhabitants of the village, and will provide an open barrier between the parking lot and the adjacent bicycle path.

Recommendation

Staff has reviewed and supports the applicants' requests. Therefore, staff recommends approval of a Zoning Map Amendment, Zoning Text Amendment, Special Use Permit, and Fence Variation for the Carol Stream Animal Hospital at 160 W. Elk Trail, Case No. 21-0021, subject to the following conditions:

1. That the submitted operations plan dated and received August 13, 2021, shall be adopted as part of the governing ordinance for the Special Use Permit;

2. That the fencing on the subject property shall be maintained in good condition so as to provide effective screening of the property;
3. That the applicant shall submit a plat of easement for review by Engineering Services Department and approval by the Village Board prior to the issuance of a building permit for the existing sanitary sewer along the west side of the property, and that said easement shall be 10 feet in width;
4. That the following conditions shall apply to the Special Use Permit for the indoor kennel and boarding facility:
 - a. Outdoor pet waste shall be cleaned up promptly.
 - b. Dogs shall not be allowed to bark excessively when outdoors.
 - c. Soundproofing shall installed as part of the construction of the facility in order to meet the requirements of Section 14-2-16 (E) of the Code of Ordinances.
 - d. Should there be any noticeable noise or odor impacts on surrounding properties from the facility, the applicant shall remedy the impact immediately in consultation with the Village of Carol Stream.
 - e. Pets shall be properly restrained when outdoors.
5. That permits shall be applied for new signage, fire suppression systems, and the removal of the concrete play areas on the west and south sides of the property, and said areas shall be restored with grass;
6. That there will be no outdoor dog runs on the property;
7. That parking spaces shall be striped in accordance with the Village's looped striping detail;
8. That If there is evidence in the future that there is insufficient parking, the applicant shall implement a scheduled drop-off and pick-up system (reservation system) to prevent an overflow of traffic onto Elk Trail. Should the reservation system not provide an adequate means to prevent traffic and parking issues, then the applicant shall be required to develop plans for and seek Village approval of an expansion of the parking lot to satisfy demand, which may include the establishment of a shared parking agreement with the adjacent 140 W Elk Trail; and
9. That the site must be maintained and the facility must be operated in accordance with all State, County and Village codes and regulations.



Do Not Write in This Space	
Date Submitted:	<u>5-5-21</u>
Fee Submitted:	<u>8800.00</u>
File Number:	<u>21-0021</u>
Meeting Date:	<u>6/25/21</u>
Public Hearing Required:	<u>Y</u>

Village of Carol Stream

500 N. Gary Avenue ▪ Carol Stream, IL 60188

PHONE 630.871.6230 ▪ FAX 630.665.1064

www.carolstream.org

FORM A

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

1. Name of Applicant Mondrian Contreras, DVM Phone 630-462-7888
 Address 982 Lockwood Ln Batavia IL 60510 Fax _____
 E-Mail Address mondrian79@msn.com
 (required)
 Name of Attorney _____ Phone _____
 (if represented)
 Address _____ Fax _____
 Name of Owner Carol Stream Park District Phone _____
 (required if other than applicant)
 Address _____ Fax _____
 Name of Architect Marc Anderson, AIA Phone 773-578-7391
 (if applicable)
 Address 333 W. Hubbard St. Suite 504, Chicago, IL Fax _____

2. *Common Address/Location of Property ¹⁶⁰676 W. Elk Trail

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

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

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

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

Please submit eight (8) full size drawings and one legible 11 by 17 inch reduced reproducible copy of full size drawings, along with a USB flash drive with plans and associated documents saved as pdf or zip files. Additional sets of plans may be required for certain applications. Please contact Village staff with any questions concerning the submittal requirements. **Full size drawings should be folded not rolled.**

5. Applicant Certification

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

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

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

Mondrian Contreras, DVM

Print Name

Signature

4/20/2021

Date



FORM C

Village of Carol Stream

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

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

SPECIAL USE APPLICATION

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

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

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

Yes, this is establishment must be convient for all pet owners.

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

_ We will follow all saftey proccations - including but not limited to all pet vaccinations, leash laws, OSHA guidlines, fire saftey, alam/monitring system.

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

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

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

No, this establishment will not impede the surrounding developments.

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

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

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

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

7. Other pertinent information or reason for request.

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


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 #21-0021

Notice is hereby given that the Carol Stream Plan Commission/Zoning Board of Appeals will hold a Public Hearing at the Carol Stream Gregory J. Bielawski Municipal Center, 500 N. Gary Avenue, Carol Stream, Illinois, on Monday, July 26, 2021, at 6:00 p.m. to consider an application from the Carol Stream Animal Hospital for the following actions:

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 16-5-8 (E)(2) of the Carol Stream Unified Development Ordinance to allow a fence in the front yard

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

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

<https://us02web.zoom.us/j/83906048570>

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/83906048570>

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

Certificate of the Publisher

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

A notice, a true copy of which is attached, was published 1 times in The Examiner of Carol Stream, namely one time per week for 1 successive weeks. The first publication of the notice was made in the newspaper, dated and published on June 9, 2021 and the last publication of the notice was made in the newspaper dated and published on June 9, 2021. This notice was also placed on a statewide public notice website as required by 5 ILCS 5/2.1.

In witness, Examiner Publications, Inc. has signed this certificate by Randall Petrik, its publisher, at The Village of Carol Stream, Illinois, on June 9, 2021.

Examiner Publications, Inc.

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

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

Notary Public





PUBLIC NOTICE FILE #21-0021

Notice is hereby given that the Carol Stream Plan Commission/Zoning Board of Appeals will hold a Public Hearing at the Carol Stream Gregory J. Bielawski Municipal Center, 500 N. Gary Avenue, Carol Stream, Illinois, on Monday, June 28, 2021, at 6:00 p.m. to consider an application from the Carol Stream Animal Hospital for the following actions:

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

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

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

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

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

<https://us02web.zoom.us/j/85ADKmcQdOODWqYm3ByQ>

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

Or join by phone: Dial (for higher quality, dial a number based on your current location): US: +1 312 626 6799 or +1 301 715 8592 or +1 646 558 8656

Webinar ID: 839 0604 8570

International numbers available:
<https://zoom.us/j/85ADKmcQdOODWqYm3ByQ>

The applications are available for public inspection on the Village's website at www.carolstream.org. The public may provide written comments prior to the public hearing by submitting them to Tom Farace, Planning & Economic Development Manager, 500 N. Gary Ave., Carol Stream, IL 60188, or may provide email comments by sending them to tfarace@carolstream.org by 4:00pm on June 28, 2021. Individuals with disabilities who plan to attend the hearing and who require certain accommodations in order to allow them to observe and participate, or who have questions regarding the accessibility of the meeting, are requested to contact the ADA Coordinator at 630-871-6250.

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



RECEIVED
MAY 05 2021
COMMUNITY DEVELOPMENT
DEPT

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

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

To Whom It May Concern:

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

This letter grants consent from the Park District to:

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

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

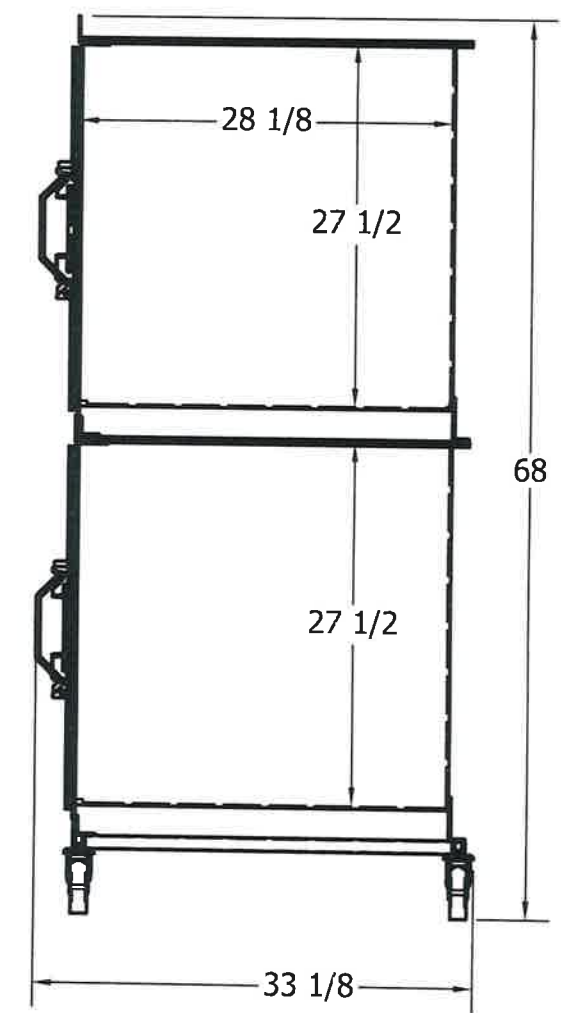
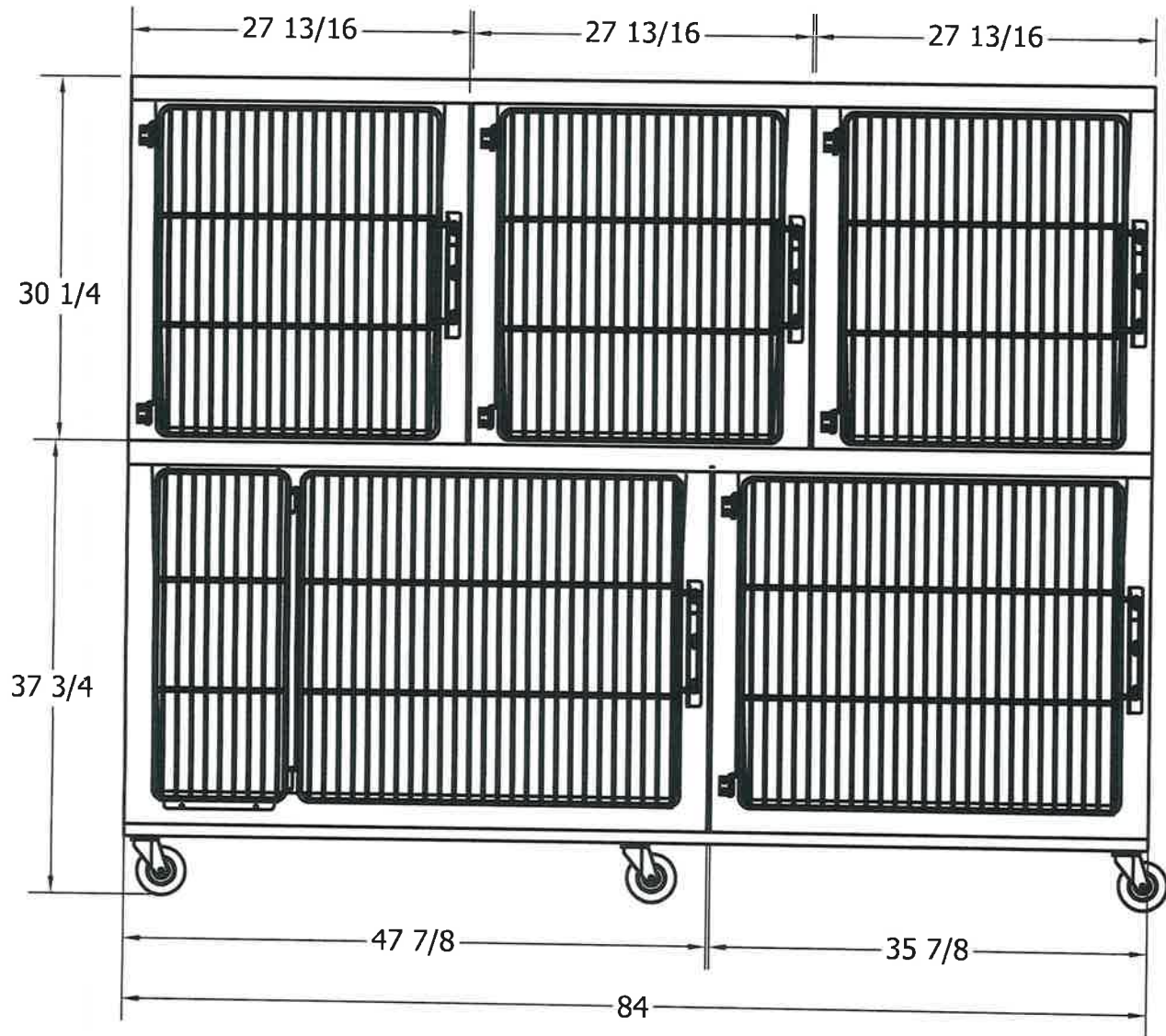
Sincerely,

Jim Reuter
Executive Director

cc: Mondrian Contreras

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

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123 12 2021
COMMUNITY DEVELOPMENT
DEPT

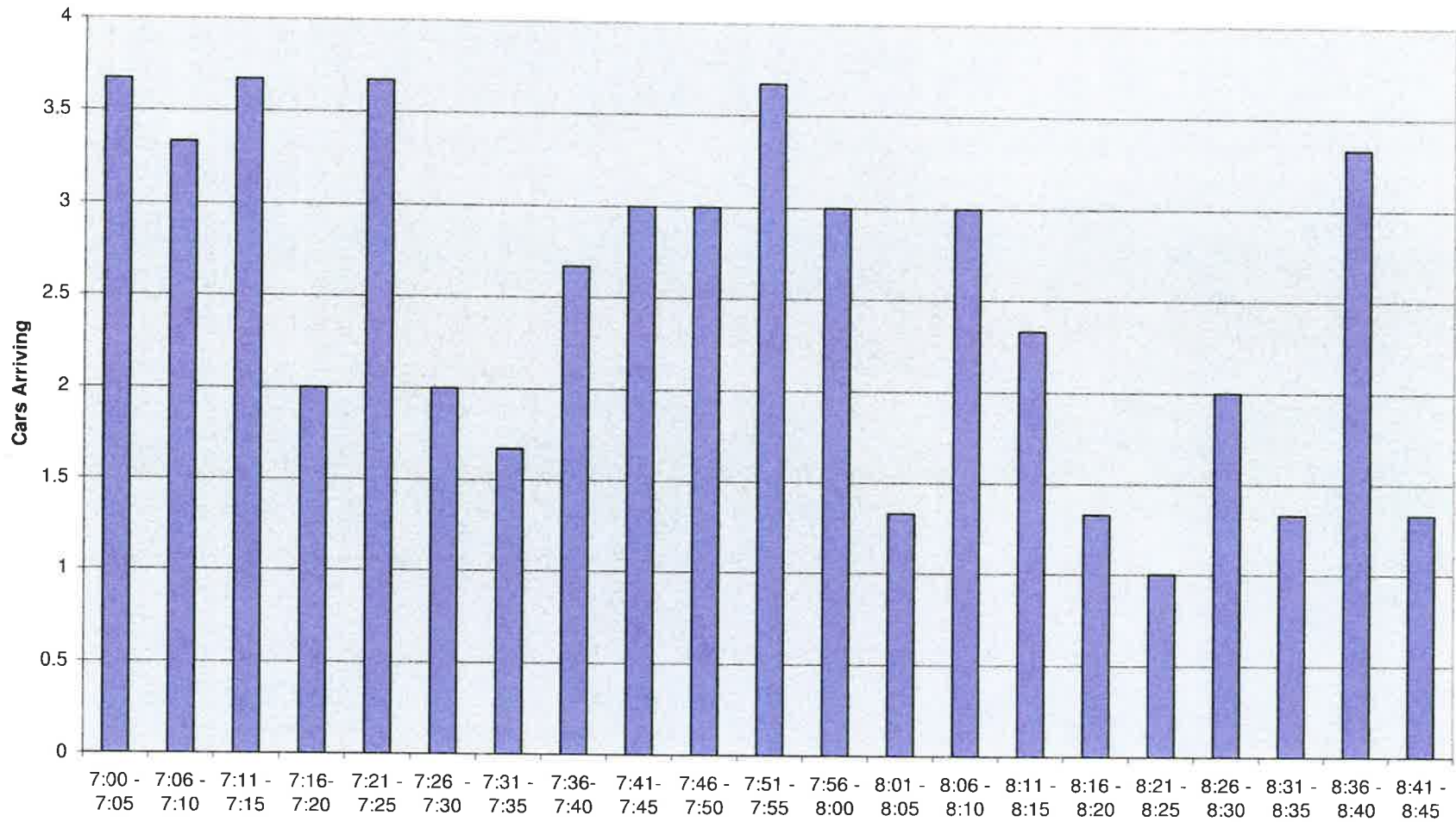


EXAMPLE

Model #1

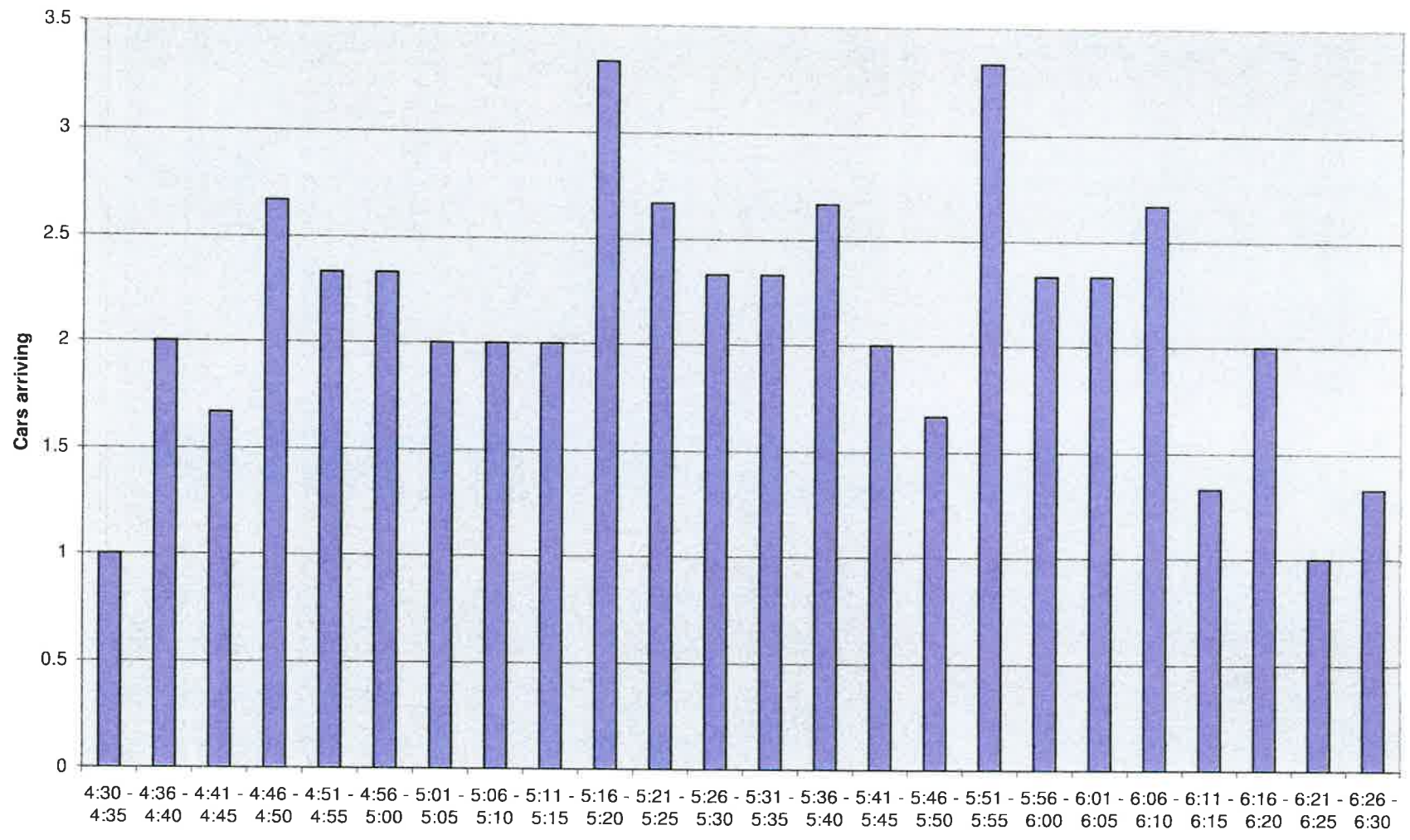
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AUG 10 2021
COMMUNITY DEVELOPMENT
DEPT

Average of Three Central Bark Locations AM Cars



RECEIVED
AUG 12 2021
COMMUNITY DEVELOPMENT
DEPT

Average of Three Central Bark
Locations PM Cars




MARC ANDERSON ARCHITECTS
333 W Hubbard St, Suite 504
Chicago, IL 60654

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AUG 13 2021
COMMUNITY DEVELOPMENT
DEPT

August 13th, 2021

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

EXHIBIT A

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

Dear Mr. Farace,

This letter services as an update to our ongoing Plan Commission/zoning board of appeals case regarding the proposed kennel with overnight boarding proposed at 160 Elk Trail. Below are the updated Pick Up and Drop Off Procedures and Explanation of Usage for the building.

Explanation of Usage:

The Facility has a maximum capacity of 75 pets at one time. The center will maintain a maximum ratio of 15 pets per human. Nearly all of these pets will be daycare. The overnight pets will mostly be daycare pets who on occasion stay overnight. The non-day care pets that are boarded overnight will be boarded in the "stay & play" area. This is for pets that aren't part of the daycare playgroups and may include post-operation patients who need additional care. These pets will be looked after individually. Three interior playrooms are included for the pets to play in during their stays. There is also a grooming area to groom the pets staying at the facility. Please see the attached plans showing this update usage.

The daycare pets when not engaged in play will be housed in the "Quiet Cottages" which are on casters and in the event of an emergency can be wheeled directly out of the building to safety. Further information about this product is attached.


Pickup and Drop-off Procedures.

Pickup and drop-offs will be on a rolling basis. Unlike a school usage there is no "starting bell". Pets can be dropped off between 7 and 9am and picked up between 4:30-6:30 for typical use. Central Bark, with whom we are planning to be a franchisee, has produced a survey of the amount of cars in the parking lot for three different facilities house 60, 75 & 100 pets over these time periods broken down by 5 minute segments. This study is attached for your review. What the survey shows is that at no point were there more than 4 cars dropping off or picking up at one time. In the event our facility has abnormally large rushes we are prepared to implement a scheduled drop-off and pickup time procedure to prevent an overflow of traffic onto Elk Trail.

The existing parking area will be re-stripped to allow 16 parking spaces including 1 ADA compliant space. Based off the information we have been provided this is more than sufficient for the needs of this facility.

Sincerely,


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


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

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123 10 2021
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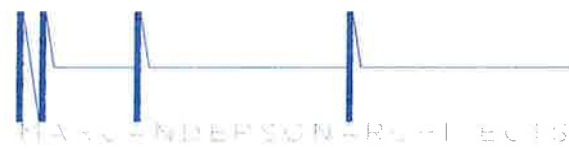
PET RESORT ZONING TEXT AMENDMENT

160 W. ELK TRAIL,
CAROL STREAM, IL



LOCATION MAP

EXHIBIT B



CS Pet Resort
Project Name
2040
Project Number

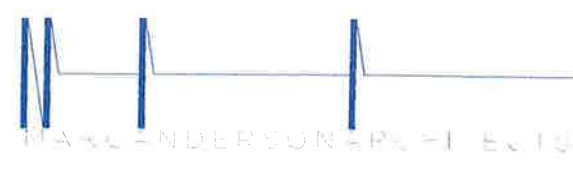
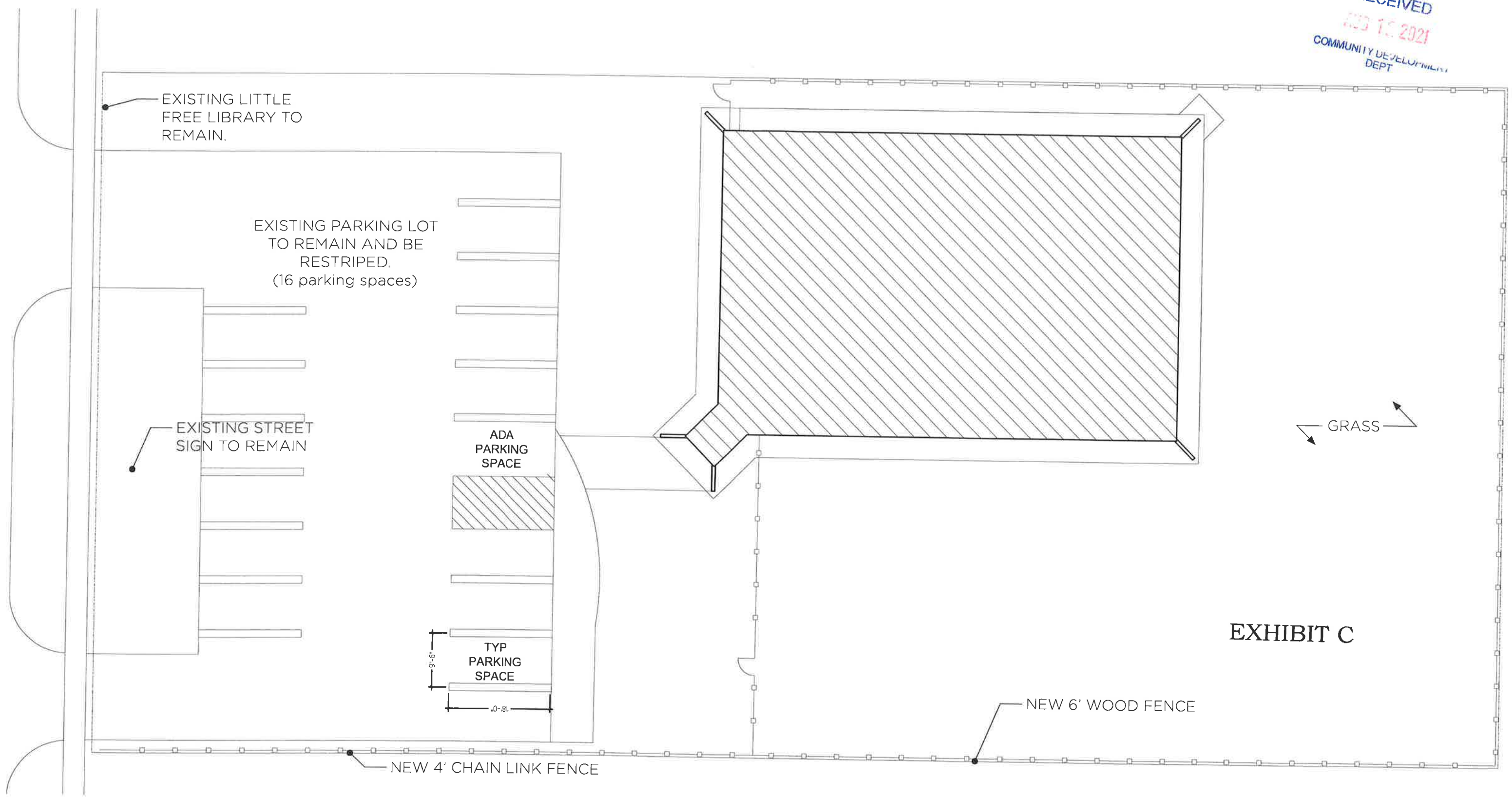
Cover Sheet

Title
08.12.21
Date

NTS
Scale

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Sheet Number

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DEPT



CS Pet Resort
Project Name
2040
Project Number

Site Plan

08.12.21
Date

1/16" = 1'-0"
Scale

1.0
Sheet Number



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(15) Quiet Cottage Pet Kennels.
Average 5 Pets per Kennel = 75 Pets.

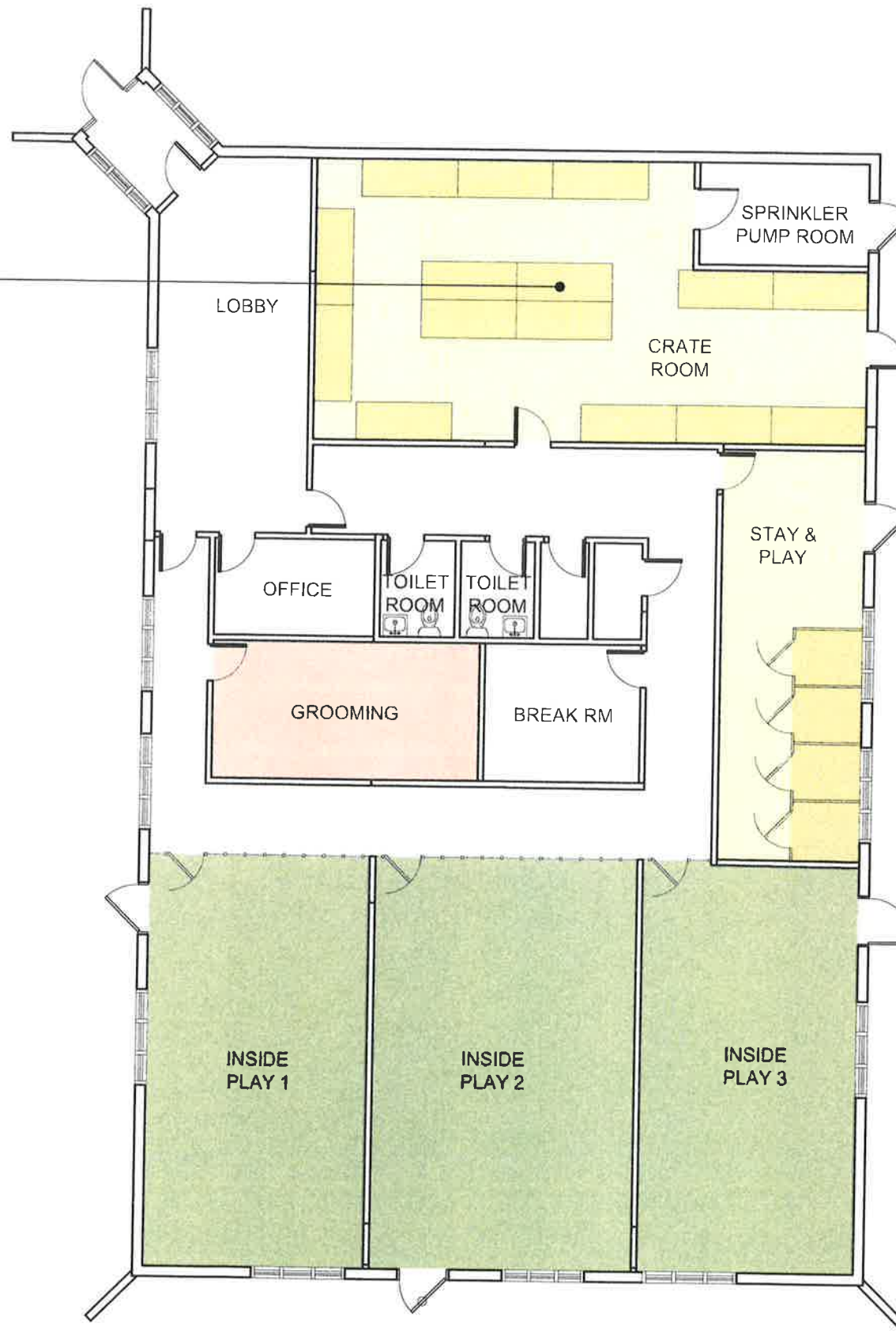
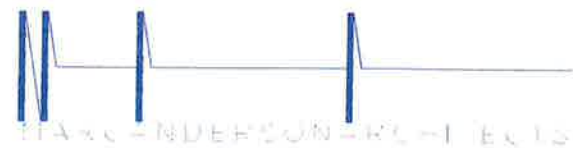


EXHIBIT D



CS Pet Resort
Project Name
2040
Project Number

Floor Plan

08.12.21
Date

3/32" = 1'-0"
Scale

2.0
Sheet Number



Village of Carol Stream Plan Commission/Zoning Board of Appeals

STAFF REPORT

August 23, 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:

- Special Use Permits to allow for outdoor vehicle storage in accordance with Section 16-3-11 of the UDO; and
- A Variation from Section 16-5-8 (F)(2) of the UDO to allow a fence in the front yard

APPLICANT/ CONTACT:
Mr. Timothy J. McCahill
TMD 327 Gundersen LLC
4934 Northcott Avenue
Downers Grove, IL 60515



CASE #: 21-0030
LOCATION: 327 Gundersen Drive
PROJECT NAME: TMD 327 Gundersen LLC (Federal Express Ground)



LOCATION	ZONING DISTRICT	LAND USE	COMPREHENSIVE PLAN DESIGNATION
Subject Property	I Industrial District	Industrial (former office and ATI Fitness building)	Industrial
North	I Industrial District	Industrial (Commonwealth Edison property)	Industrial
South	I Industrial District	Industrial (Multitenant industrial buildings)	Industrial
East	I Industrial District	Industrial (Autumn Woods Cabinets)	Industrial
West	Unincorporated DuPage County R-4 Single Family Residence District	Single Family Residential	Single Family Residential

The property highlighted above is located at the northeast corner of Gundersen Drive and West Street.

Site Assessment

COMPREHENSIVE PLAN DESIGNATION:

The subject property is designated for industrial uses according to the Village's 2016 Comprehensive Plan. The proposed use as a storage facility is compatible with this designation.

AERIAL PHOTOGRAPH:



Project Summary

ATTACHMENTS:

Attached for review is the General Application, Special Use Application, Cover Letter dated and received June 30, 2021, Public Notice, Fence Detail, Correspondence from Adjacent Resident dated August 10, 2021, and Site Plan (Exhibit A).

BACKGROUND:

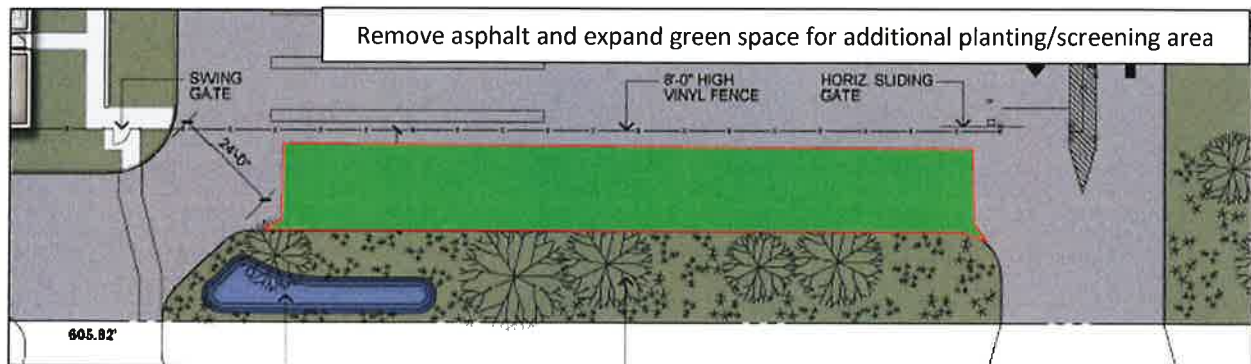
The applicant, Timothy McCahill with Transport Properties, requests approval on behalf of Federal Express Ground (FXG) for a Special Use Permit for outdoor storage at 327 Gundersen Drive. The subject property previously housed ATI Fitness and other medical office uses, but is now vacant. FXG proposes to utilize the building and property for indoor and outdoor storage of vans and trailers. FXG has a large distribution center at Gary Avenue and Della Court, and the subject property will be an overflow location for vehicles associated with the business.

Staff Analysis

SPECIAL USE PERMITS – OUTDOOR VEHICLE STORAGE

Special Use approval is requested for outdoor storage of trailers associated with the business.

- As proposed, the majority of the building's interior will be gutted and converted into interior parking for approximately 44 vans. An additional overhead door is proposed on the west side of the building to accommodate ingress and egress for the vans, and some office and storage space is also proposed inside the building.
- The west parking lot will be reconfigured to allow for the van turning movements, with parallel parking spaces provided along the west property line. Parking spaces are also proposed in the northwest corner of the property, and existing angled parking spaces along the Gundersen property frontage will be maintained. The applicant anticipates limited office staff, and van drivers will use a "jockeying" system inside the building for parking vehicles, by pulling out a van from an interior parking space and parking their personal vehicle in the same parking space.
- The east parking lot will be redesigned for outdoor trailer storage spaces. FXG proposes 33 trailer spaces, with the entire outdoor storage lot screened by an eight-foot tall vinyl fence. A security gate is also proposed near the east driveway to the property. The applicant proposes to shift a central driveway to the west to maintain unobstructed fire access to the front of the building, and to also allow employees and visitors to enter and exit the property without needing to enter through the easternmost driveway.
- Landscaping along the property frontage will remain, and the applicant proposes additional plant material to screen the storage area. While staff appreciates the landscaping proposed, we recommend removing the majority of the east/west drive aisle in between the two driveways to provide a larger area to accommodate a double row of evergreen trees. It does not appear that this portion of the drive aisle will need to be utilized by trucks or vans, and the additional landscaping will provide a more effective screening mechanism for the outdoor storage lot (see mark-up below).



- It should also be noted that there is existing landscaping along the west side of the subject property that significantly screens it from the single-family residential properties to the east. The applicant is proposing to install the same eight-foot tall vinyl fence along the west property line to provide additional screening for the residential properties.

Staff notes that several other properties within the Village’s industrial areas have been granted approval for outdoor storage of vehicles or trailers, including 250 N. Schmale Road (Dynamic MD), 505 E. North Avenue (Hopewell Services), 775 Kimberly Drive (IG Commercial), and 220 Westgate Drive (US Filter), as long as said vehicles or trailers were properly screened to block visibility from adjacent properties and roadways. Staff can support the Special Use request with the following conditions:

- All potential maintenance work shall occur inside the building, and not within the storage lot. Likewise, disabled vans, trucks and trailers shall not be stored in the lot.
- Sleeping in vans, trailers, cabs, or in the building shall not be allowed.
- Only trailers and trucks shall be allowed to be stored in the storage lot, and the storage of recreational vehicles, construction materials, and other equipment shall not be allowed in the storage lot.
- No vans, trucks or trailers shall be allowed to be stored in the automobile parking areas along Gundersen Drive, the west side of the property, or in the northwest corner of the property.
- Vans, trucks and trailers shall not be allowed to back into the property from Gundersen Drive.
- The main FXG facility at Gary and Della is in close proximity to the subject property, which is most likely a factor in utilizing the building for overflow storage of vehicles. However, it would not be appropriate for FXG drivers to transverse through the adjoining residential neighborhood to travel back and forth to facilities. Therefore, staff recommends that FXG must use Gundersen Drive to enter and exit the subject property, and not utilize West Street or the residential neighborhood to the west to travel to and from the FXG facility at Gary and Della.

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 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.

With additional screening and landscaping, the proposed use 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.

It should be noted that the original request also included a variation to allow a fence to extend into the front yard. However, since the publication of the legal notice for the case, the applicant has revised the site plan to reconfigure the outdoor storage lot and shift the proposed fence so that it aligns with the front of the building. Therefore, a fence variation is no longer requested. In addition, there is a correspondence in packets from an adjacent single-family residential property owner to the west with concerns about the proposed request.

Recommendation

Staff has reviewed the applicant's request and can support the Special Use request. Therefore, staff recommends approval of a Special Use Permit for outdoor vehicle storage for TMD 327 Gundersen LLC/Fed Express Ground at 327 Gundersen Drive, Case No. 21-0030, subject to the following conditions:

1. That all improvements, including but limited to the parking lot, landscaping, and fencing, must be built, installed, and maintained in accordance with the attached plans and exhibits (except as may be amended to address recommended conditions herein);
2. That the landscape materials must be installed as shown on the attached landscape plan (except as may be amended to address recommended conditions herein), and that all materials shall be maintained in a healthy condition, with dead or dying materials being replaced in accordance with the approved plan on an annual basis;
3. That prior to Village Board action, the applicant shall revise the plans to illustrate the removal of pavement between the fence and landscaped area and expansion of green space to include a double row of evergreen trees for screening of the outdoor storage lot;
4. That the fencing shall be maintained in good condition so as to provide effective solid screening on the property;
5. That all potential maintenance work shall occur inside the building, and not within the storage lot. Likewise, disabled vans, trucks and trailers shall not be stored in the lot;
6. That sleeping in vans, trailers, cabs, or in the building shall not be allowed;
7. That only trailers and trucks associated with the business shall be allowed to be stored in the storage lot, and the storage of recreational vehicles, construction materials, and other equipment shall not be allowed in the storage lot;
8. That no vans, trucks or trailers shall be allowed to be stored in the automobile parking areas along Gundersen Drive, the west side of the property, or in the northwest corner of the property;
9. That vans, trucks and trailers shall not be allowed to back into the property from Gundersen Drive;
10. That Fed Ex Ground drivers shall use Gundersen Drive to enter and exit the subject property, and not utilize West Street or the residential neighborhood to the west to travel to and from the Fed Ex Ground facility at Gary Avenue and Della Court, and signage shall be installed on the subject property to direct drivers of such requirements;
11. 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; and
12. That the site and business must be maintained and operated in accordance with all State, County and Village codes and regulations.



RECEIVED

JUN 30 2021

COMMUNITY DEVELOPMENT DEPT

Do Not Write in This Space

Date Submitted: 6-30-2021
Fee Submitted: \$1,440.00
File Number: 21-0030
Meeting Date: 8/23/21
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 TMD 327 GUNDERSEN LLC Phone 630-514-9115

Address 4934 Northcott Ave., Downers Grove, IL 60515 Fax

E-Mail Address Tim@transportprop.com

(required)

Name of Attorney Robert A. McNees / McNees & Associates, LLC Phone 630-665-8811

(if represented)

Address 195 Hiawatha Drive, Carol Stream, IL 60188 Fax 630-665-5260

Name of Owner Phone

(required if other than applicant)

Address Fax

Name of Architect Kelly Harris / Harris Architects, Inc. Phone 847-303-1155

(if applicable)

Address 4801 W. Emerson Ave., #210, Palatine, IL 60067 Fax

2. *Common Address/Location of Property 327 Gundersen Dr., Carol Stream, IL 60188

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

Describe requested action Special Use Permit for cartage, express or parcel establishment and motor freight terminal use of a package distribution and warehouse facility and associated offices, for loading and unloading; indoor and outdoor parking and storage of vans, tractors, trailers, trucks and other vehicles; indoor servicing, maintenace, repairs, washing and storage of vans, tractors, trailers, trucks and other vehicles; all operating for continuous 24 hour operations on all days of the year.

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

- | | |
|---------------|---|
| <u> X </u> | General Application (Form A) |
| <u> </u> | General Variation Application (Form B-1) |
| <u> </u> | Sign Code Variation Application (Form B-2) |
| <u> X </u> | Fence Code Variation Application (Form B-3) |
| <u> X </u> | Special Use Application (Form C) |
| <u> </u> | Application for Development Approval (Form D) |
| <u> </u> | Gary/North Avenue Corridor Application (Form E) |
| <u> X </u> | Plat of Survey with Legal Description |
| <u> X </u> | Site Plan |
| <u> </u> | Landscape Plan |
| <u> </u> | Plat of Annexation |
| <u> </u> | Preliminary Subdivision Plat |
| <u> </u> | Final Subdivision Plat |
| <u> </u> | Preliminary Planned Unit Development Plan |
| <u> </u> | Final Planned Unit Development Plan |
| <u> </u> | Drawings of Proposed Signs |
| <u> </u> | Horizontal Building Elevations |
| <u> </u> | Floor Plan |
| <u> X </u> | Proof of Ownership or Written Consent From Property Owner |
| <u> </u> | Project Narrative/Cover Letter |
| <u> X </u> | Application Fee \$ <u>1,140.00</u> |

Please submit eight (8) full size drawings and one legible 11 by 17 inch reduced reproducible copy of full size drawings, along with a USB flash drive with plans and associated documents saved as pdf or zip files. Additional sets of plans may be required for certain applications. Please contact Village staff with any questions concerning the submittal requirements. **Full size drawings should be folded not rolled.**

5. Applicant Certification

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

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

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

Timothy J. McCahill
Print Name _____


Signature _____

6/30/2021

Date



FORM C

RECEIVED

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

SPECIAL USE APPLICATION

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

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

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

The proposed use as an overflow accessory parking and storage area for vans and trailers will provide a convenient location to park additional vans and trailers needed to efficiently distribute packages and parcels from the primary FedEx ground warehouse facility nearby on Della Court.

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

The facility will be conducted in compliance with all applicable regulations. The parking area will be well screened by fencing.

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 facility will fit in well with the properties to the north, south and east, which are also zoned industrial. The properties to the west are residential. The pre-existing passenger vehicle parking on the west side of the property is already screened from the homes to the west.

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

As proposed, the facility will not impede the development of surrounding properties, which are already developed.

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

Utilities, access roads and necessary community facilities are already in place.

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

The proposal conforms to applicable regulations of I zoning in Carol Stream.

- 7. Other pertinent information or reason for request.

Robert A. McNees
Linda U. Kim

Attorneys at Law

195 Hiawatha Drive
Carol Stream, IL 60188

Phone (630) 665-8811

Fax (630) 665-5260

June 30, 2021

By Hand Delivery

Village of Carol Stream
The Mayor, Board of Trustees & Plan Commission
500 N. Gary Ave.
Carol Stream, IL 60188

Re: Proposed Special Use Permit for 327 E. Gundersen, Carol Stream, Illinois

Dear Sirs & Madams:

Please be advised that I represent Applicant, TMD 327 Gundersen, LLC, the owner of the property located at 327 Gundersen, Carol Stream, Illinois.

The subject property consists of 3.8 acres with a ±50,000 square foot building and paved off street parking. The property was previously developed for use as the Sportsmed medical services, physical therapy and rehabilitation facility.

The property is zoned I-Industrial. A special use permit was granted in Ordinance 2010-10-48, granting approval of parking, parking setback and parking lot greenspace variations to Sportsmed.

Fed Ex and the Applicant are finalizing a lease to use the property as a package distribution and warehouse facility, and associated offices, with loading and unloading, indoor parking and outdoor parking, indoor washing of vans, tractors, trailers, trucks, and other vehicles, and outdoor parking and storage of vans, tractors, trailers, trucks, and other vehicles for continuous 24 hour operations on all days of the year. There may be minor servicing and/or maintaining of vehicles within the building.

Applicant is seeking a special use permit for cartage, express or parcel establishment and motor freight terminal use of a package distribution and warehouse facility and associated offices, for loading and unloading; indoor and outdoor parking and storage of vans, tractors, trailers, trucks and other vehicles; indoor servicing, maintenance, repairs, washing and storage of vans; all operations for continuous 24 hour operations on all days of the year.

Applicant seeks to preserve the parking setback variation from 20' to 2' previously granted in Ordinance 2010-10-48, and a fence code variation to allow the south fence line for the enclosed east parking lot to extend south of the front of the building closer to the street by 15 feet. Applicant would install 8' tall vinyl screened fencing to secure the outdoor storage area in the east parking lot. The middle driveway onto Gundersen would be moved to the west to allow for traffic (fire vehicles) to freely access the front of the building.

Attached is a proposed site plan. Fed Ex Ground needs this property for an overflow facility for the storing of additional vans and trailers needed for the Fed Ex Ground facility just to the west on Della Court in Carol Stream. The greatest immediate need is for additional van parking. The building will need to be converted to provide for interior parking for vans. The interior of the building

structure would be largely gutted and remodeled to provide for 45 indoor van parking spaces. It is anticipated that the van drivers that drive their personal vehicles to the property will park their vehicles where their van is parked.

There would be about 2,000 sq ft of office space preserved in the southwest corner of the building. To the east of the office space, along the southern part of the building will be some space reserved for some interior storage. The exterior foot print of the building would remain unchanged.

Two (2) drive in doors will be added for the vans to enter and exit the building, on the building's west side.

The paved parking areas will be fully repaved. Parking stalls for 31 trailers will be striped in the east parking lot. Due to the need for trucks to maneuver in the east lot, the existing 8 smaller greenspace islands would be removed. The site plan provides for more parking lot green space (15.7%) than currently exists. The native plantings areas will be maintained. The West parking lot would be striped for 10 passenger cars.

8' vinyl screened fencing will be installed per Village requirements for the east parking lot. The west passenger parking area is already screened from the two residential properties to the west, by heavy tree growth along the driveway serving both homes.

The existing monument sign would be repurposed for Fed Ex.

The neighboring properties are zoned industrial to the north, south and east. To the west are several residences, but they are already well screened from the building and no vans or trailers will be stored in the west parking lot, only passenger vehicles.

Enclosed please find Form A, General Application; Form B-3, Fence Code Variation; and Form C seeking a special use permit for outdoor storage of trucks and vans.

Also enclosed please find a copy of the deed to the property and a survey of the property.

Finally, enclosed please find the payment of applicable fees to the above applications: \$800 for the special use permit and \$640.00 for the fence code variation. Copies of the site plan will be provided separately.


Applicant would greatly appreciate the Village's prompt review and approval of this application.

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

Very truly yours,

MCNEES & ASSOCIATES, LLC

By: _____


Robert A. McNees

RAM:rm

Enc.

cc: Timothy McCahill

Galveston

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COMMUNITY



Improved midrail design for easier installation.
Note: new design available in Texture and Smooth

Galveston CertaGrain Texture in Sierra Blend



Galveston CertaGrain® Texture STC 21

Available in 7' and 8' heights,
Galveston — our tallest privacy fence offers the ultimate in complete privacy and is suitable for commercial applications.

Heights: 7' & 8'
Picket Style: 7/8" x 7" Tongue & Groove
Steel Reinforced Top, Mid & Bottom Rail

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 August 4, 2021 and the last publication of the notice was made in the newspaper dated and published on August 4, 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 August 4, 2021.

Examiner Publications, Inc.

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

Subscribed and sworn to before me this 4 day of August, A.D. 2021.

Notary Public





PUBLIC NOTICE FILE #23-0030

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 23, 2021, at 6:00 p.m. to consider an application from TMD 327 Gundersen, LLC (Fed Ex) for the following actions:

A Special Use Permit for Outdoor Vehicle Storage in accordance with Section 16-3-11 of the Carol Stream Code of Ordinances; and

A Variation from Section 16-5-8 (F)(2) of the Carol Stream Code of Ordinances to allow a fence in the front yard

For the parcel at 327 Gundersen Drive (PIN #05-04-300-010, 05-04-300-003, and 05-04-300-004).

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

[https://us02web.zoom.us/webinar/register/WN_NeorQ1B_T7KIQ61iAj_3tg](https://us02web.zoom.us/join/https://us02web.zoom.us/webinar/register/WN_NeorQ1B_T7KIQ61iAj_3tg)

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: 830 5630 2751

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

Description: This is an audio only meeting. Those members of the public wishing to be heard with respect to this matter must complete the public comment form at <http://carolstre.am/pc> by 4:00pm the day of the public hearing or attend in-person.

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 August 23, 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* Aug. 4, 2021 0804

Tom Farace

From: William Craig
Sent: Tuesday, August 10, 2021 8:03 AM
To: Tom Farace
Subject: Public Notice File #21-0030 327 Gundersen Drive (Fed Ex)

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

Tom,

Thank you very much for taking the time yesterday to discuss the application for a Special Use Permit and Variation for the property at 327 Gundersen Drive (the property in question).

As we understand from the enclosed materials sent by your office for comment, the proposal is to repurpose the property in question as overflow storage for up to 24 trailers (we assume this means semi-truck trailers) and for storage of up to 45 vans (we assume these are to be the common Fed Ex delivery vans).

We reside at 1N370 West Street, Carol Stream, the residential property immediately to the west of the property in question.

We object to this proposal because if allowed, it would work an extreme hardship upon us and compromise our use and enjoyment of our home and severely impact the value of our home. The area of primary concern having to do with the potential for noise and traffic due to the proposed delivery van storage.

The front of our home is within a matter of feet from the west side of the property in question; separated only by the narrow West Street extension (no wider than a typical driveway due to there being no outlet/through traffic) and a small strip of wetland preserve. Such that when we are inside of our home we can hear the idling of an engine of a vehicle parked on the west side of the property in question. In the past this was tolerable, because the only business on that side of the property was a doctor's office and the automobile parking spots along the west side of the property in question (directly in front of our house) were infrequently used. When the wetland foliage is absent, the view from the front of our home is the parking area and building on the west side of the property in question.

Of greatest concern is the coming and going of van traffic that can be expected to attend the proposed use. The proposed use for the property in question would increase the traffic and noise in front of our home considerably as the ingress and egress of vans and employees to the parking garage and outdoor parking areas would be directly in front of our home. The sights and noise attending the in and out of Fed Ex vans only a matter of feet from our front door will severely and adversely impact the use and enjoyment of our home and it will have a negative impact on our home's value. For this reason, uniquely critical to our home's location, value, use and enjoyment, we object to the proposed use.

Next, and on behalf of ourselves and all of the residents of West Street for which this may be of primary concern, the traffic associated with the parking and storage of up to 45 vans and 24 semi-truck trailers is far more than either Gunderson or West Streets can be expected to handle. The roads (Gunderson and West Streets) are essentially residential two lane roads. The heavy traffic associated with this project, some of it slow moving semi-truck traffic; even if constrained to only Gunderson Street (such a future constraint would be difficult if not impossible to police, but even assuming such constraint is respected) will nonetheless make it difficult for the residents of West Street to get to and from the main traffic arteries leading to North Avenue.

The associated heavy truck traffic will likely have a deleterious impact on the pavement. This is not only a concern of the residents, but of the taxpayers who must maintain a road ill fitted for the proposed use.

Lastly, there being no sidewalks on Gunderson and West Streets, this increased traffic would present an unacceptable hazard to pedestrians and cyclists. It goes without saying that semi trucks on narrow residential streets do not mix well with pedestrians and cyclists. We go on record in stating this as a concern and because it concerns matters of life and death, it should be a liability worthy of serious consideration.

For the above and foregoing reasons, we object to the proposal and we would kindly request that you convey these objections to the appropriate body.

We thank you in advance for your time and attention.

Cordially yours,

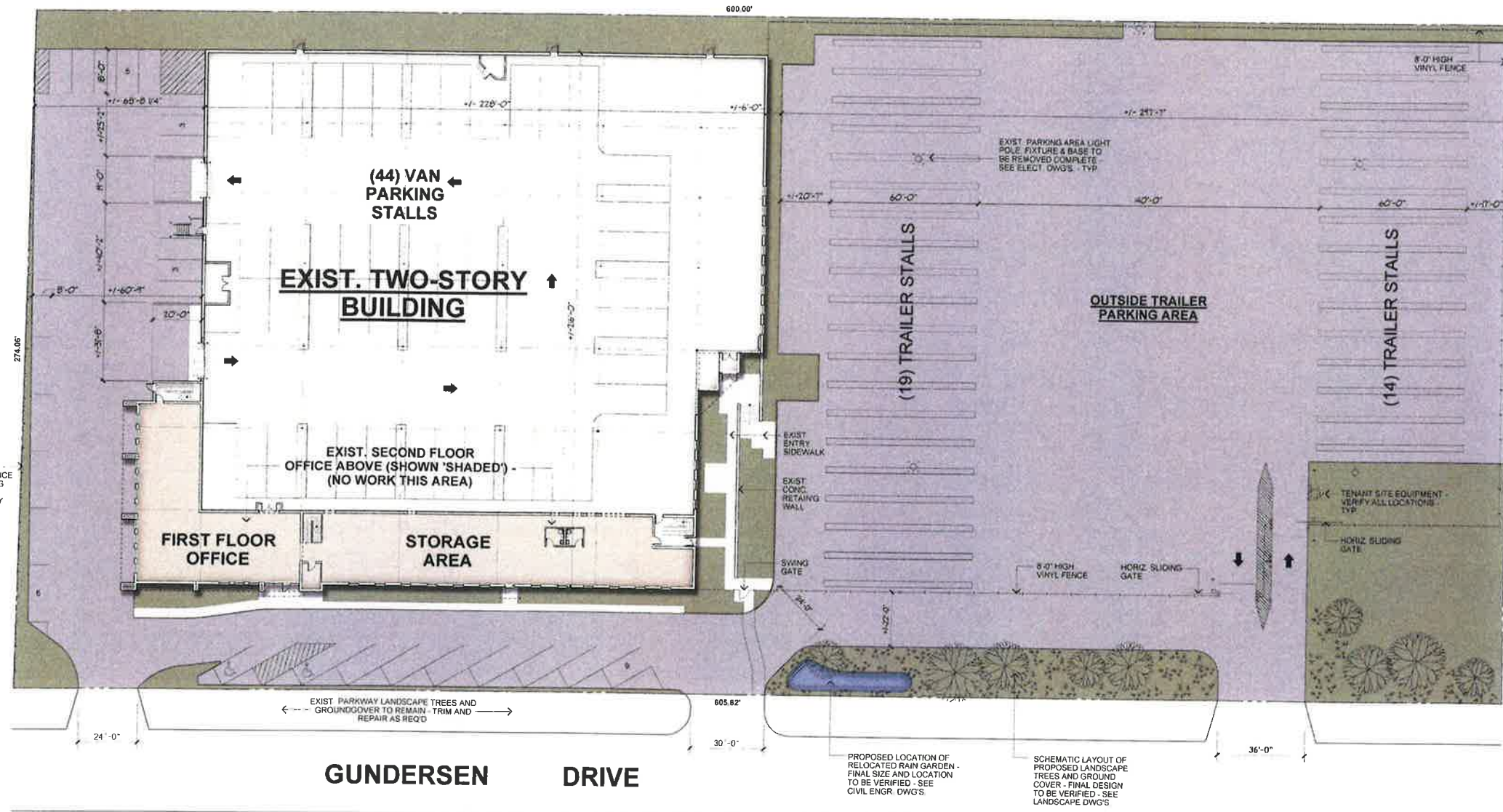
W. Douglas Craig and Laima Craig (nee Giedraitiene).

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HARRIS ARCHITECTS INC.
 ARCHITECTS
 2012 P. HARRIS ARCHITECTS, INC.

EXISTING BUILDING REHABILITATION FOR
FEDERAL EXPRESS
 327 GUNDERSEN DRIVE - CAROL STREAM - ILLINOIS



ARCHITECTURAL SITE PLAN
 SCALE: 1" = 20'-0"



NOTE:
 SEE CIVIL DRAWINGS FOR INFORMATION ON BENCH MARKS, WORK POINTS, PAVING SECTIONS, PARKING STALL AND ASBL DIMENSIONS. DIMENSIONS ARE TO FACE OF CURB.
 SEE ELECTRICAL DESIGN-BUILD DRAWINGS FOR SITE LIGHTING AND SIGNAGE (BY OTHERS) VERIFY WITH GENERAL CONTRACTOR.

SITE AND BUILDING DATA			
SITE AREA (23.79 AC.)	±165,197 SF	CAR PARKING	26 CARS
GREEN SPACE (15.6%)	±25,793 SF	INDOOR VAN PARKING	44 STALLS
BUILDING AREA		DRIVE IN OVERHEAD DOORS	2 DOORS
FIRST FLOOR (FOOTPRINT)	+/- 49,085 S.F.	TOTAL TRAILER PARKING	33 STALLS
SECOND FLOOR	+/- 8,805 S.F.	CLEAR HEIGHT	+/- 16'-0"
TOTAL BUILDING	+/- 57,870 S.F.		

HARRIS 17 / KEELEY / 220356 FED. EX. GUNDERSEN DRIVE

PROJECT NO.
 220356
 DRAWN BY:
 GRW
 DATABASE:
 220356-17c.db

SHEET NO.
A1.0
 1 OF 3 SHEETS

Village of Carol Stream Plan Commission/Zoning Board of Appeals

STAFF REPORT

August 23, 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:

- North Avenue Corridor Review for site and landscaping modifications in accordance with Section 16-8-4 (J) of the UDO

APPLICANT/ CONTACT:
Mr. Algis Rugienius
RnR Resources, Inc.
930 Oldfield Road
Downers Grove, IL 60515



CASE #: 21-0049

LOCATION: 27W031 North Avenue

PROJECT NAME: Wayne Township



LOCATION	ZONING DISTRICT	LAND USE	COMPREHENSIVE PLAN DESIGNATION
Subject Property	R-1 Estate Residence and Community Facilities District	Institutional (Wayne Township Office)	Institutional
North	B-2 General Business District (Unincorporated)	Commercial (Vacant Motel)	Commercial
South	B-2 General Business District (Unincorporated)	Commercial (Contractor's office and yard)	Commercial
East	R-1 Estate Residence and Community Facilities District	Open Space (Red Hawk Park)	Open Space
West	B-2 General Business District (Unincorporated)	Commercial (landscape nursery)	Commercial

The subject property outlined above is located on the south side of North Avenue and approximately 1,000 feet east of County Farm Road.

Site Assessment

COMPREHENSIVE PLAN DESIGNATION:

The subject property is designated for institutional uses according to the Village's 2016 Comprehensive Plan. The continued use of the property for Township offices is appropriate within this designation.

AERIAL PHOTOGRAPH:



Project Summary

ATTACHMENTS:

Attached for review is the General Application, Cover Letter dated and received August 17, 2021, Gazebo Information, Cover Sheet (Exhibit A), Existing Conditions Plan (Exhibit B), Site Preparation and Removals Plan (Exhibit C), Layout and Materials Plans (Exhibits D-1, D-2, and D-3), and Planting Plans (Exhibits E-1, E-2, E-3).

BACKGROUND:

The applicant, Algis Rugenius with RnR Resources, on behalf of Wayne Township, requests approval of North Avenue Corridor (NAC) Review for site and landscaping modifications associated with walking trail and site amenity additions at 27W031 North Avenue. Wayne Township recently received a grant to complete the project, which will be completed in two phases.

Staff Analysis

NORTH AVENUE CORRIDOR REVIEW

The Wayne Township building includes several departments and services, including a senior center. To provide features outside of the building to seniors and others who utilize the Township building, the following projects are proposed:

- A series of walking paths will be constructed along east and south sides of the property, which will run from the northeast corner of the building and around the southern detention basin.
- Amenities, including picnic tables, shelters, benches, a bocce ball court, and a gaga ball pit, will be located along the paths.
- Some existing landscaping will be removed in order to install the walking paths and amenities, but the Township proposes a new planting plan to include installation of shade trees, ornamental trees, and other plantings to compensate for the removal of existing landscaping.

Staff believes that the site and landscaping modifications will enhance the Wayne Township property, and provide additional amenities to visitors to the site. In addition, the modifications align with objectives of the Corridor, which include establishing *“harmonious physical and visual relationships among existing, new and proposed buildings, open spaces, natural terrain and plant materials and placements, with the intent of creating a unique and unified appearance for the entire Overlay District.”*

It should be noted that the Township proposes to complete the project in two phases. Phase One consists of the installation of the path and associated site work, which is proposed to commence as soon as this Fall. Phase Two consists of the installation of the amenities and landscaping, and will most likely occur next year. Staff supports the phasing plan, and recommends that the Township replace any declining plant material along the property frontage during Phase Two of the project. In recent years, Wayne Township completed a building addition and parking lot modifications, and installed additional plant material along North Avenue, some of which is in declining condition or has died.

Recommendation

Staff has reviewed the applicant's request and is supportive of the project. Therefore, staff recommends North Avenue Corridor Review approval for Wayne Township at 27W031 North Avenue, Case No. 21-0049, subject to the following conditions:

1. That all improvements, including but limited to the site work and landscaping, must be built, installed, and maintained in accordance with the attached plans and exhibits;
2. 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;
3. That Wayne Township shall replace any dead or declining plant material on the property required under the 2018 building addition and parking lot modification project, including plant material along the North Avenue property frontage, as part of Phase Two of the project,
4. That a building permit and stormwater management certification shall be required for the project; and
5. 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\21-0049 Wayne Township NAC 27W031 North.docx



Do Not Write in This Space
 Date Submitted: 8-17-2021
 Fee Submitted: N/A
 File Number: 21-0049
 Meeting Date: 8/23/21
 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

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COMMUNITY DEVELOPMENT
DEPT

FORM A

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

1. Name of Applicant Algis Rugienius - Project Manager Phone 630-675-7337
 Address 515 Warrenville Rd., Lisle, IL 60532 Fax _____
 E-Mail Address alrugienius@ecivil.com
 (required)
 Name of Attorney _____ Phone _____
 (if represented)
 Address _____ Fax _____
 Name of Owner Randy Ramey - Wayne Township Supervisor Phone 630-231-7140
 (required if other than applicant)
 Address 27W031 North Ave, West Chicago, IL 60185 Fax _____
 Name of Architect Hitchcock Design Group Phone 630-960-1787
 (if applicable)
 Address 22 E. Chicago Ave., Suite 200A, Naperville, IL 60540 Fax _____

2. *Common Address/Location of Property 27W031 North Ave, West Chicago, IL 60185

3. Requested Action: (check all that apply)
- | | |
|--|---|
| <input 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 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 type="checkbox"/> Variation – Fence (requires Form B-3) |
| <input type="checkbox"/> Planned Development – Preliminary | <input type="checkbox"/> Special Use Permit (requires Form C) |
| <input type="checkbox"/> Shared Parking Facility | <input type="checkbox"/> Map Amendment (requires Form D-1) |
| <input checked="" type="checkbox"/> Site Plan Review | <input type="checkbox"/> Text Amendment (requires Form D2) |
| | <input type="checkbox"/> Staff Adjustment (requires Form E) |

Describe requested action Constructing recreational facilities to the east and behind the existing building. None will be visible from North Avenue. Facilities include; walking trails, shelter areas and a bocce court. Work to be phased over multi year period.

4. Fee Schedule: (Check all that apply)

Total Application Fee: \$ n/a

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.

Algis Rugienius

Print Name

Signature

8 - 16 - 2021

Date

Revised 07/21



Date: August 17, 2021

Village of Carol Stream

Plan Commission/Zoning Board of Appeals

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To Whom it May Concern;

The Wayne Township government offices and the Wayne Township Senior Center are completing the next phase of their expansion. A couple of years ago they completed expansion work inside the building. The work proposed for this project is on the outside of the building. The work will consist of the following:

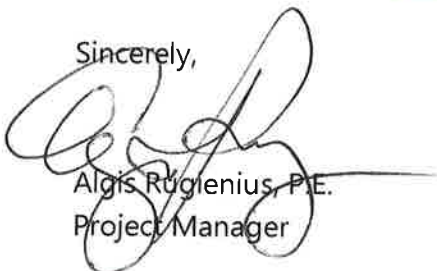
1. Building a series of walking trails from the northeast corner of the building to the southwest corner of the property and around the existing detention basin.
2. Recreation and sitting areas along the path. This will include a gaga ball pit, picnic tables and benches.
3. Three shelters (Gazebos) located along the path to allow for walkers to rest and get out of the sun. These could also be utilized for organized activities.
4. A Bocce ball court.
5. The improvements will also include landscaping along the path and rest areas.

All of this work will be located to the side or south of the building and very little of it, if any, will be visible from North Avenue.

Wayne Township has received a grant to complete a portion of this work. The final scope of work exceeds the Grant funds they will be receiving, so the work has been broken into two phases. The first phase will focus on the path around the pond and concrete flat work, while the second phase will provide the landscaping and amenities.

My name is Al Rugienius, and I provided the Construction Management for the building expansion project. I will be providing the CM work on this outdoor project. If you have any questions, you can direct them to me at alrugienius@ecivil.com.

Sincerely,



Algis Rugienius, P.E.
Project Manager

WAYNE TOWNSHIP SENIOR CENTER

RECEIVED
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COMMUNITY DEVELOPMENT
DEPT

Date: 8-19-21

From: Al Rugienius, Project Manager

Re: Gazebos at WT Senior Center

As part of the recreational grant project at the Wayne Township Senior Center, three separate Gazebos are called out on the drawings prepared by Hitchcock Design Group.

Pricing for these Gazebos was completed during the budgeting process. Unfortunately, the cost exceeded the amount of funds available due to high lumber prices and product availability.

It is the project intent to construct the three Gazebos at some point, but we do not know if one or all three will be part of the first phase or if they will be pre-bought kits or stick built from scratch.

There will be two smaller Gazebos, one on the patio at the north end and one on the trail near the pond. The Smaller Gazebos would look similar to the following:



Figure 1- Smaller Gazebo (pre-bought kit from Costco) Size: roughly 16' x 12' Materials: Cedar

WAYNE TOWNSHIP SENIOR CENTER

There would be a larger Gazebo located near the bocce court. This will most likely be stick built by a carpenter. The larger gazebo would look similar to the following:



Figure 2 - Larger Gazebo, Size: approx. 32' x 20' materials: cedar



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Senior Center Expansion

27W031 North Avenue
West Chicago, Illinois 60185

Wayne Township
27W031 North Avenue
West Chicago, Illinois 60185

Issued for Permit
July 27, 2021

Project Team

Landscape Architect
Hitchcock Design Group
22 East Chicago Avenue, Suite 200A
Naperville, Illinois 60540
T 630.961.1787

License Number: 157.000000
Expiration Date: 08.31.202X

Civil Engineer
Morris Engineering, Inc.
515 Warrenville Road
Lisle, Illinois 60532
T 630.271.0770

License Number: _____
Expiration Date: _____

General Notes

1. Basemap information obtained from Boundary and Topographic Survey prepared by W-T Land Surveying on June 5, 2015 and updated by Morris Engineering, Inc. on April 11, 2021.
2. Verify site conditions and information on drawings. Promptly report any concealed conditions, mistakes, discrepancies or deviations from the information shown in the Contract Documents. The Owner is not responsible for unauthorized changes or extra work required to correct unreported discrepancies.
3. Secure and pay for permits, fees and inspections necessary for the proper execution of this work. Comply with codes applicable to this work.
4. Refer to specifications for additional conditions, standards and notes.

Sheet Index

- L1.0 - L1.2 Existing Conditions Plan
- L2.0 - L2.2 Site Preparation and Removals Plan
- L3.0 - L3.2 Layout and Materials Plan
- L4.0 - L4.2 Planting Plan
- L5.0 - L5.2 Details

Project Location Map



It's smart. It's free. It's the law.

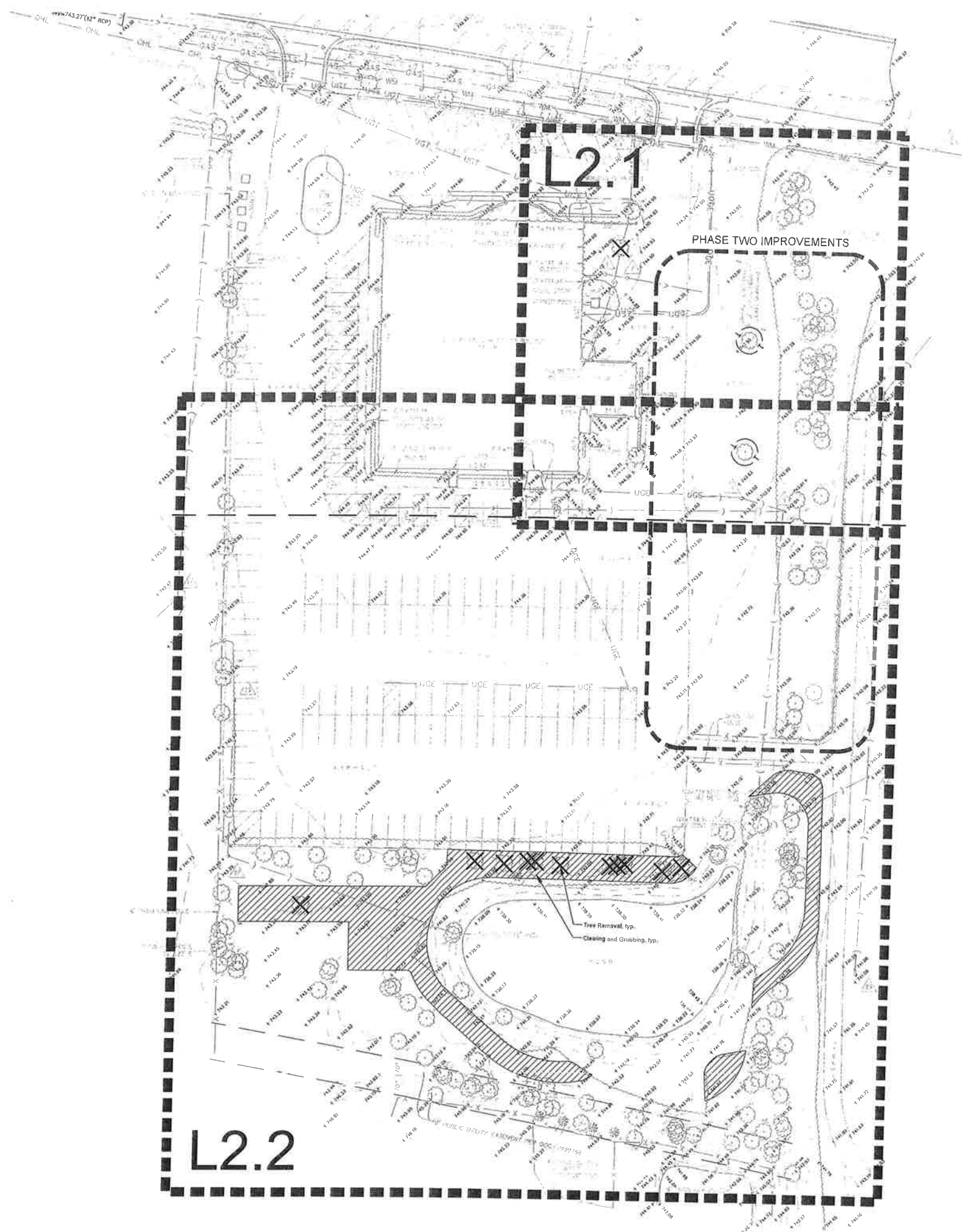


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SITE PREPARATION AND REMOVALS NOTES

- Contractor shall install construction fence at the limits of construction prior to beginning work. Maintain and adjust construction fencing as needed during progress of construction. Staging and construction access shall be approved by Owner.
- Contractor shall install tree protection fencing as shown on the plans prior to beginning work. Maintain and adjust tree protection fencing as needed during progress of construction. Storage of materials, vehicular access, and all other construction activities are strictly prohibited within the limits of the tree protection fencing.
- Plans indicate general location and limits of removals. Contractor shall perform removals only as necessary for construction of proposed improvements. No additional payments will be made for removals or restoration not required to construct the improvements as drawn and specified. Refer to Layout Plan for more specific information regarding proposed improvements and verify conditions in the field prior to performing removals.
- Sawout and remove concrete paving to nearest joint where indicated. All saw cuts required for removal items to be included in the unit cost of that particular pay item.
- Tree stumps shall be ground to a minimum depth of 18" below existing grade or as required to properly perform the work.
- Remove and dispose of turf where planting beds are designated. Refer to Planting Plan for limits of proposed landscape improvements.
- Where turf or plantings are proposed in existing paved areas, remove all base material and backfill with planting soil.
- Remove all utilities designated for removal to extent required for improvements, unless otherwise noted. Cap ends of any remaining underground conduit and piping, and pull all electrical wire out at source.
- Items indicated for Removal shall include complete removal of above grade item and below grade appurtenances (foundations, urban fill, wiring, piping, etc.) including disposal off-site following applicable codes and ordinances, unless otherwise shown on the plans.
- Items indicated as Remove and Salvage shall include careful protection, removal, and storage of items. For reinstall items, Contractor shall store during construction. All other Salvage items shall be delivered to location as indicated by owner unless otherwise shown on the plans.
- Contractor to protect all existing utilities and all other site features not designated for removal. Contractor is responsible for replacing/repairing any existing utilities or other site features damaged during construction to the original condition at no cost to the Owner.
- Contractor responsible for maintaining existing utility services (electrical, sanitary, storm) during construction unless otherwise indicated in the Contract Documents.
- Refer to specifications for additional conditions, standards and notes.

SITE PREPARATION AND REMOVALS LEGEND

-  Clearing and grubbing
-  Tree Protection Fence
-  Item to be removed



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PREPARED FOR
Wayne Township

27W031 North Avenue
West Chicago, Illinois 60185

PROJECT
**Senior Center
Expansion**
27W031 North Avenue
West Chicago, Illinois
60185

CONSULTANTS
Civil Engineer
Morris Engineering, Inc.
515 Warrenville Road
Lisle, Illinois 60532
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REVISIONS

No	Date	Issue

CHECKED BY: ERH DRAWN BY: L.J.L.

SHEET TITLE
**Site Preparation
And Removals
Plan**

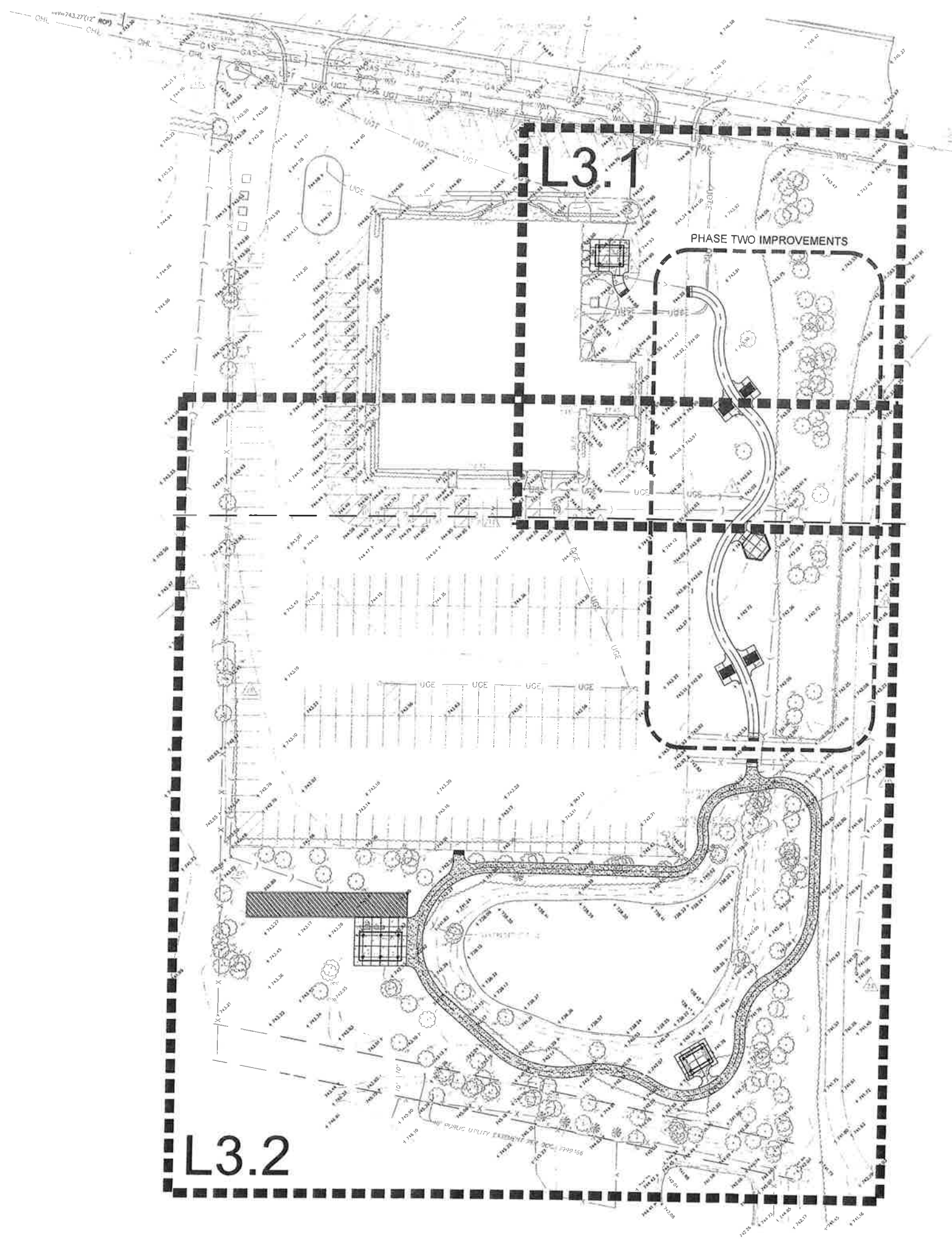
SCALE IN FEET
1" = 30'



NORTH SHEET NUMBER

 **L2.0**

EXHIBIT C



LAYOUT NOTES

1. Contractor responsible for field layout of all new improvements. Digital files of geometric information will be provided upon request in AutoCAD format. No additional payment will be made for adjustments necessary to construct the work as drawn.
2. Contractor responsible to coordinate work in order to obtain approval of all layout by Owners Representative prior to construction. No additional payment will be made to correct work if constructed incorrectly without pre-approval by Owners Representative.
3. Contractor responsible to maintain all layout stakes during construction. No additional payment will be made to replace layout stakes.
4. Place stakes at edges of sport courts, fields, limits of playground, shelter, and every 25 feet on center along centerline of all pathways for review by the Owner's Representative prior to earthwork operations.
5. All dimensions from roadway are from Back of Curb unless otherwise noted.
6. All curves and radii to be smooth and not segmented.
7. Contractor to provide layout stakes every 10 feet minimum for large arcs where radius points are not accessible.
8. Adjustment to stake locations due to discrepancies between coordinates and dimensions is incidental to the contract. No additional payments will be made for this work.
9. Contractor responsible to take delivery, assemble and install all materials and furnishings per manufacturer's instructions.
10. Place control and expansion joints as shown on plans and details for all curbs, walks, walls, steps, and concrete paving. Where joints are not shown, place control joints a maximum of 10 feet on center, expansion joints a maximum of 30 feet on center, and between all separate pours.
11. Refer to specifications for additional conditions, standards and notes.

LAYOUT LEGEND

- Expansion Joint
- Asphalt Paving - Pedestrian
- Concrete Paving
- Decomposed Granite Paving



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REVISIONS

No	Date	Issue

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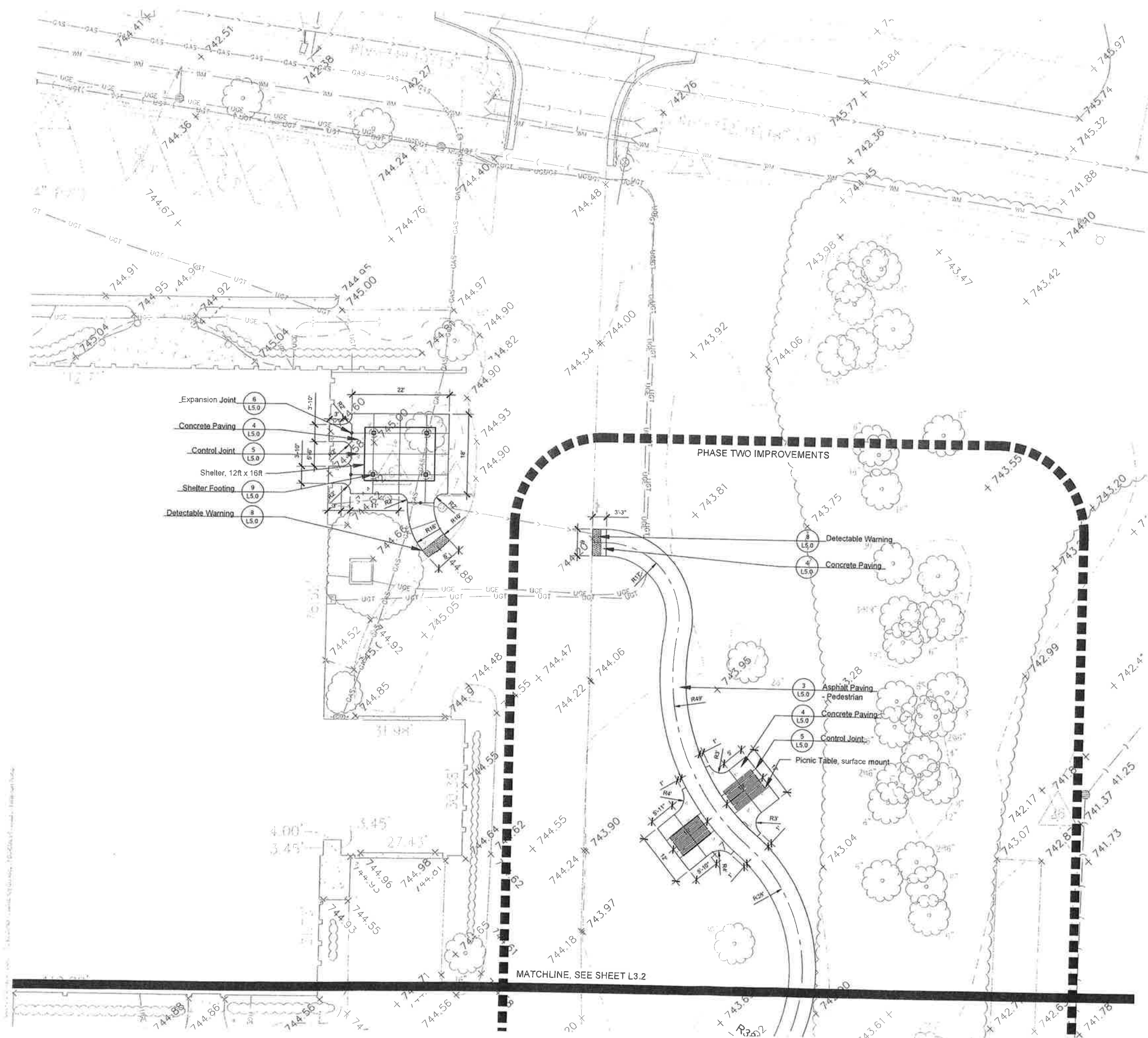
SHEET TITLE
**Layout And
Materials Plan**



NORTH SHEET NUMBER

L3.0
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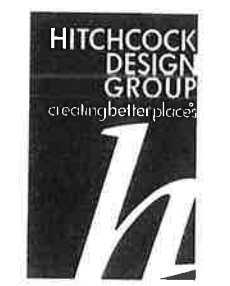
EXHIBIT D-1



- Expansion Joint (6) L5.0
- Concrete Paving (4) L5.0
- Control Joint (5) L5.0
- Shelter, 12ft x 16ft
- Shelter Footing (9) L5.0
- Detectable Warning (8) L5.0

- LAYOUT NOTES**
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- LAYOUT LEGEND**
- Expansion Joint
 - Asphalt Paving - Pedestrian
 - Concrete Paving
 - Decomposed Granite Paving



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EXHIBIT D-2

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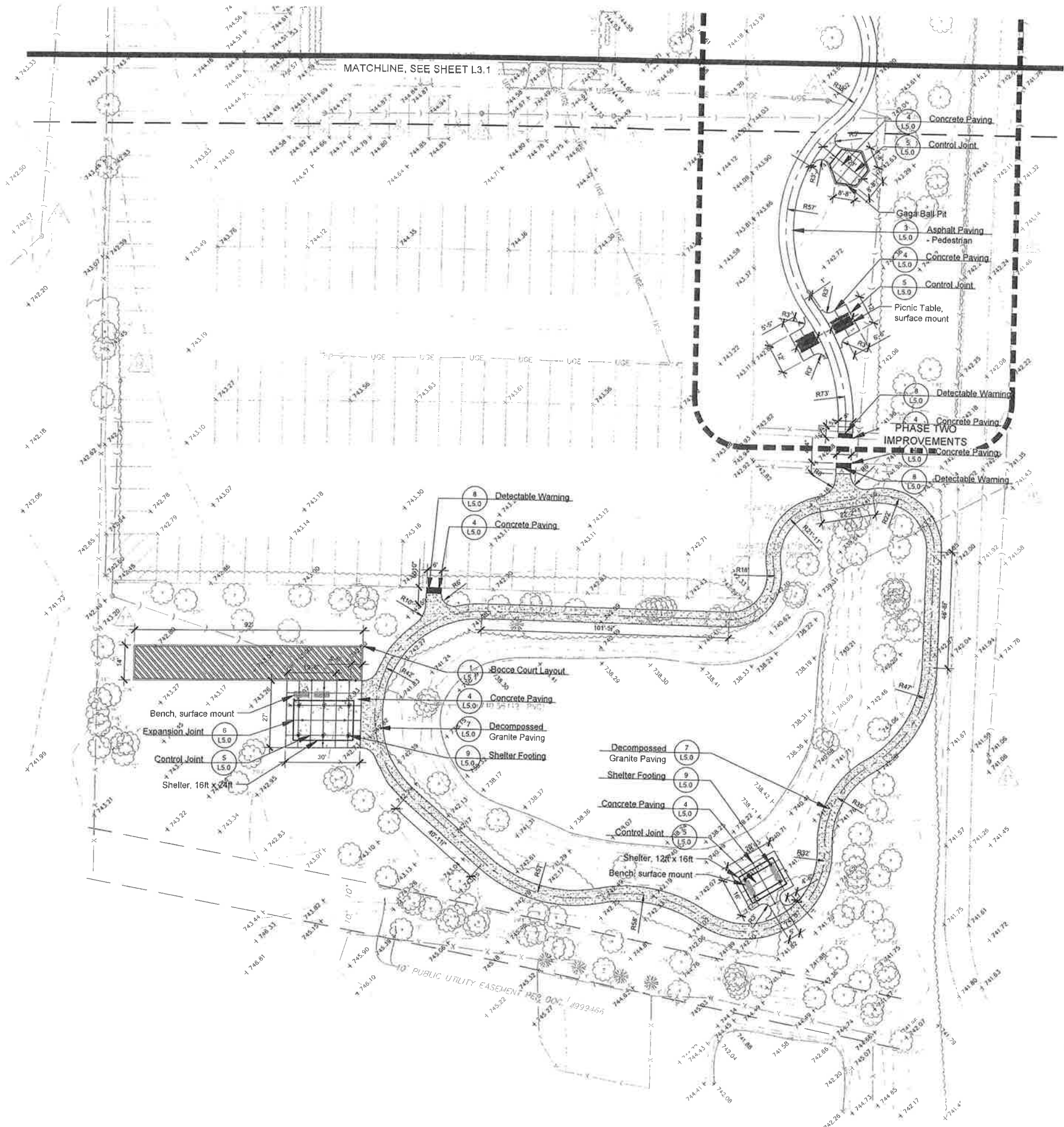
No	Date	Issue

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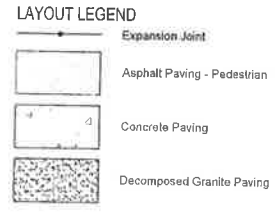
SHEET TITLE
Layout And Materials Plan



NORTH SHEET NUMBER
L3.1



- LAYOUT NOTES**
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 10. Place control and expansion joints as shown on plans and details for all curbs, walks, walls, steps, and concrete paving. Where joints are not shown, place control joints a maximum of 10 feet on center, expansion joints a maximum of 30 feet on center, and between all separate pours.
 11. Refer to specifications for additional conditions, standards and notes.



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No	Date	Issue

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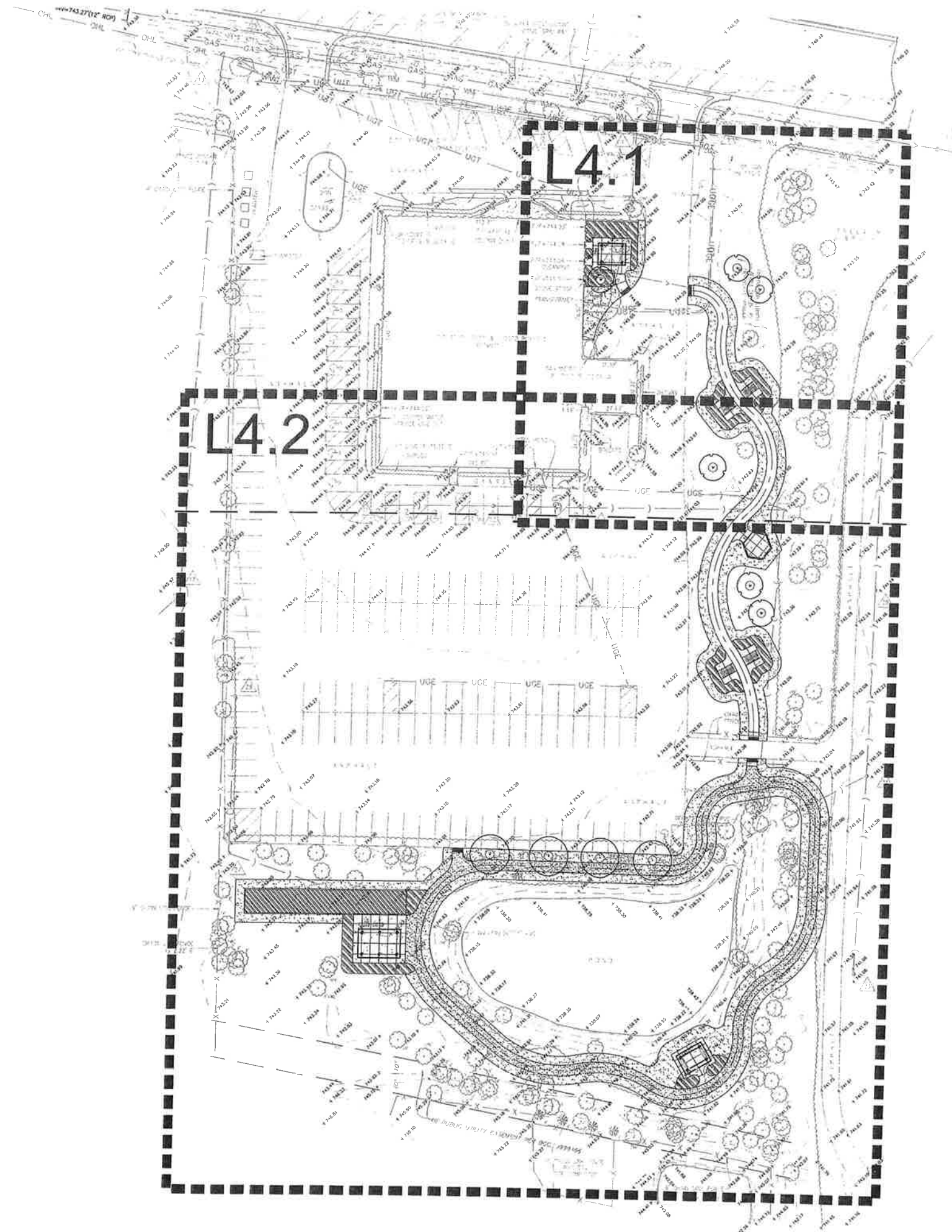
SHEET TITLE
**Layout And
Materials Plan**



NORTH SHEET NUMBER

L3.2
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EXHIBIT D-3



PLANTING NOTES

1. Seed/Sod limit line is approximate. Seed/Sod to limits of grading and disturbance. Contractor responsible for restoration of any unauthorized disruption outside of designated construction area.
2. Contractor responsible for erosion control in all seeded/sodded areas.
3. Tree mulch rings in turf areas are 5 foot diameter, typical. Contractor shall provide a mulch ring around all existing trees within the limit of work. Remove all existing grass from area to be mulched and provide a typical v-trench edge.
4. Bedlines are to be spade cut to a minimum depth of 3 inches unless otherwise shown on the plans. Curved bedlines are to be smooth and not segmented.
5. Do not locate plants within 10' of utility structures, or within 5' horizontally of underground utility lines unless otherwise shown on the plans. Consult with Landscape Architect if these conditions exist.
6. Plants and other materials are quantified and summarized for the convenience of the Owner and jurisdictional agencies only. Confirm and install sufficient quantities to complete the work as drawn and specified. No additional payments will be made for materials required to complete the work as drawn and specified.
7. All trees and landscape plantings are Phase Two improvements. Restore all disturbed areas with turf grass and erosion control blanket in Phase One.
8. Refer to specifications for additional conditions, standards and notes.

PLANTING LEGEND

-  Shade Tree, Phase Two
See Detail 1 on Sheet L5.2 for Installation
-  Ornamental Tree, Phase Two
See Detail 2 on Sheet L5.2 for Installation
-  Landscape Plantings, Phase Two
See Details 3 and 4 on Sheet L5.2 for Installation
-  Turf Seed and Erosion Control Blanket



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July 27, 2021

REVISIONS

No	Date	Issue

CHECKED BY: ERH DRAWN BY: LJL

SHEET TITLE
Planting Plan

SCALE IN FEET
1" = 30'

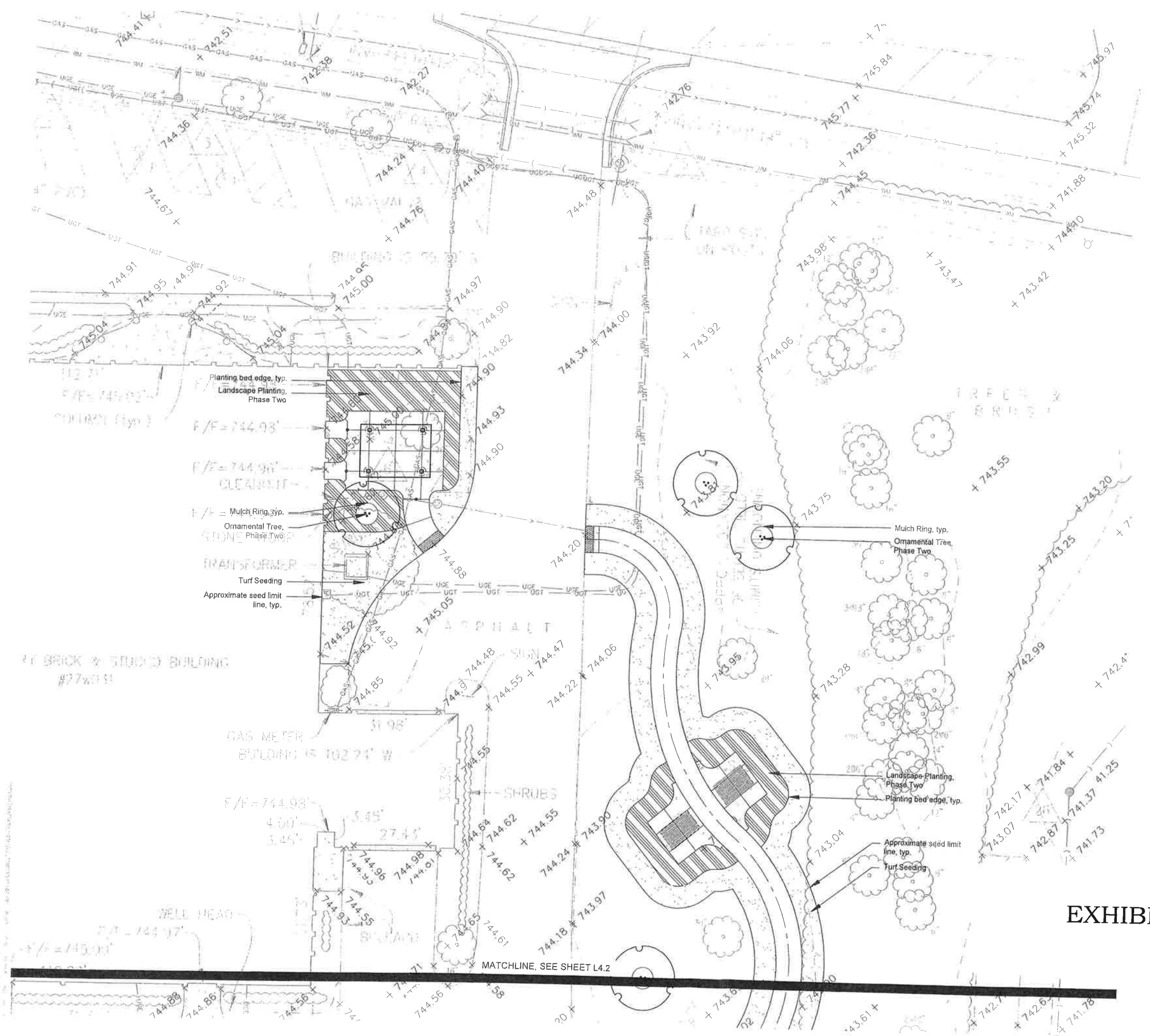
0' 15' 30' 90'

NORTH SHEET NUMBER

 **L4.0**

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EXHIBIT E-1



PLANTING NOTES

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7. All trees and landscape plantings are Phase Two improvements. Restore all disturbed areas with turf grass and erosion control blanket in Phase One.
8. Refer to specifications for additional conditions, standards and notes.

PLANTING LEGEND

- Shade Tree, Phase Two
See Detail 1 on Sheet L5.2 for Installation
- Ornamental Tree, Phase Two
See Detail 2 on Sheet L5.2 for Installation
- Landscape Plantings, Phase Two
See Details 3 and 4 on Sheet L5.2 for Installation
- Turf Seed and Erosion Control Blanket



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ISSUED FOR PERMIT
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CHECKED BY: ERH
DRAWN BY: L.J.L.

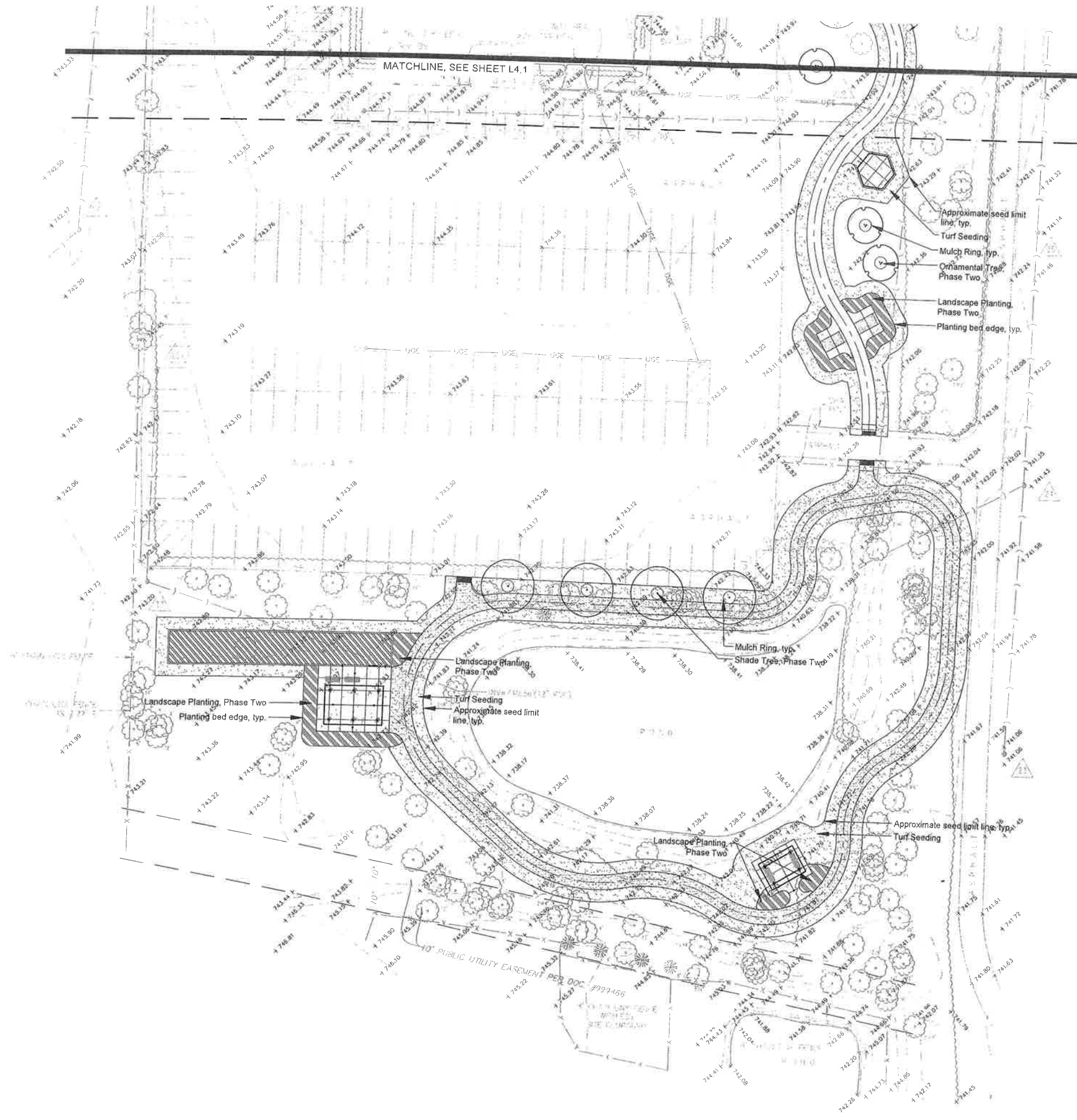
SHEET TITLE
Planting Plan

EXHIBIT E-2

SCALE IN FEET
1" = 10'

NORTH
SHEET NUMBER

L4.1
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- PLANTING NOTES**
1. Seed/Soil limit line is approximate. Seed/Soil to limits of grading and disturbance. Contractor responsible for restoration of any unauthorized disturbance outside of designated construction area.
 2. Contractor responsible for erosion control in all seeded/hatched areas.
 3. Tree mulch rings in turf areas are 5 foot diameter, typical. Contractor shall provide a mulch ring around all existing trees within the limit of work. Remove all existing grass from area to be mulched and provide a typical v-trench edge.
 4. Bedlines are to be spade out to a minimum depth of 3 inches unless otherwise shown on the plans. Curved bedlines are to be smooth and not segmented.
 5. Do not locate plants within 10' of utility structures, or within 5' horizontally of underground utility lines unless otherwise shown on the plans. Consult with Landscape Architect if these conditions exist.
 6. Plants and other materials are quantified and summarized for the convenience of the Owner and jurisdictional agencies only. Confirm and install sufficient quantities to complete the work as drawn and specified. No additional payments will be made for materials required to complete the work as drawn and specified.
 7. All trees and landscape plantings are Phase Two improvements. Restore all disturbed areas with turf grass and erosion control blanket in Phase One.
 8. Refer to specifications for additional conditions, standards and notes.

- PLANTING LEGEND**
- Shade Tree, Phase Two
See Detail 1 on Sheet L5.2 for Installation
 - Ornamental Tree, Phase Two
See Detail 2 on Sheet L5.2 for Installation
 - Landscape Plantings, Phase Two
See Details 3 and 4 on Sheet L5.2 for Installation
 - Turf Seed and Erosion Control Blanket



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ISSUED FOR PERMIT
July 27, 2021

REVISIONS

No	Date	Issue

CHECKED BY: ERH DRAWN BY: LJL

SHEET TITLE
Planting Plan

SCALE IN FEET
1" = 10'

NORTH

SHEET NUMBER
L4.2

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EXHIBIT E-3