

# Village of Carol Stream

## AGENDA

REGULAR MEETING-PLAN COMMISSION/ZONING BOARD OF APPEALS

MONDAY, OCTOBER 11, 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: September 13, 2021
  - A. **21-0050 – Bartel’s Auto Clinic Quick Lube – 190 S. Gary Avenue**  
*Gary Avenue Corridor Review - New Monument Sign.*
- III. Presentation:
- IV. Old Business:
- V. New Business:
- VI. Report of Officers:
- VII. Adjournment:

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

***All Matters on the Agenda may be Discussed, Amended and Acted Upon  
September 13, 2021.***

Chairman Parisi called the Regular Meeting of the Combined Plan Commission/Zoning Board of Appeals to order at 6:00 p.m. and directed Patty Battaglia, Planning and Permitting Assistant, to call the roll.

The results of the roll call vote were:

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

Absent: 0

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

**MINUTES:**

Commissioner Tucek moved and Commissioner Christopher seconded the motion to approve the minutes of the Regular Meeting held on August 23, 2021.

The results of the roll call vote were:

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

Nays: 0

Abstain: 3 Commissioner Battisto, Morris and Petella

Absent: 0

The motion passed by a majority vote.

**PUBLIC HEARING:**

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

The results of the roll call vote were:

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

Nays: 0

Abstain: 0

Absent: 0

The motion passed by unanimous vote.

**Case #21-0046- BC Merchants – 490 Tower Boulevard – Special Use for Outdoor Activities**

Chairman Parisi swore in Mr. Brian Ciske, applicant.

Mr. Ciske stated we operate a wholesale distribution company since 1999. When we moved into the new warehouse we saw there was no drainage inside so when the trucks pull in during winter time the sludge would fall off the trucks, fall on the floor and there are no drains. This means we would have to park the vehicles outside.

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

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

Mr. Farace stated the applicant is seeking Special Use approval for outdoor vehicle storage in the rear, or southeast corner, of the property at 490 Tower Boulevard. They are a wholesale distributor and occupy the entire building. The vans are supposed to be parked underneath a carport structure which covers about 11 spaces. Staff calculated the parking requirements for the building and there is more than adequate parking to meet the needs so staff is recommending approval of their request.

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

Commissioner Petella moved and Commissioner Christopher seconded the motion with no further discussion.

The results of the roll call vote were:

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

Nays: 0

Abstain: 0

Absent: 0

The motion passed by unanimous vote.

This case will go before the Village Board on Monday, September 20, 2021, at 6:00 PM for review.

**Case #21-0047 – Village of Carol Stream – 500 N. Gary Avenue – Zoning Text Amendment – Unified Development Ordinance (UDO) Miscellaneous Modifications**

Chairman Parisi swore in Mr. Tom Farace and asked that he provide a Staff Report.

Mr. Farace stated this is the second round of Text Amendments for miscellaneous modifications to our UDO that address the following:



- Article 2 (Definitions)
- Article 3 (District Specific Standards)
- Article 4 (Use Specific Standards)
- Article 5 (Development Standards)
- Article 6 (Sign Standards) of Chapter 16 (Unified Development Ordinance) of the Carol Stream Code of Ordinances

Mr. Farace also stated the information online for the Residential District, R-3, shows everything is labeled R-3 District except in the table where it is listed as the R-2 District. We want to modify that to reflect the R-3 District and be consistent. Also, the main change we are proposing, in conjunction with the list above, is for massage establishments to apply for Special Use in the B-2, B-3 and OS Districts. For the past few years the Village has had licensing requirements for massage establishments and there are currently about seven or eight in town. Since there have been some issues with previous locations and their license had to be suspended or revoked completely, rather than these be allowed or permitted uses, we are proposing they have to obtain a Special Use Permit in the B-2, B-3 and OS Districts. This way if someone is wanting to operate a legitimate massage establishment, they will go through the review process before the Plan Commission, receive Village Board approval and pay an additional Special Use fee. Staff is looking for a positive recommendation to all of the above modifications to the code.

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

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

The results of the roll call vote were:

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

The motion passed by majority vote.

This case will go before the Village Board on Monday, September 20, 2021, at 6:00 PM for review.

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

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

The motion passed by unanimous vote.



**NEW BUSINESS:**

**OLD BUSINESS:**

**OTHER BUSINESS:**

**ADJOURNMENT:**

At 6:09 p.m. Commissioner Christopher moved and Commissioner Tucek seconded the motion to adjourn the meeting.

The results of the roll call vote were:

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

Nays: 0

Abstain: 0

Absent: 0

The motion was passed by unanimous vote.

FOR THE COMBINED BOARD

Recorded and transcribed by,

\_\_\_\_\_  
Patty Battaglia  
Planning and Permitting Assistant

Minutes approved by Plan Commission on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Chairman

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

**STAFF REPORT**  
October 11, 2021

**TO:**  
Chairman and Plan  
Commissioners

**FROM:**  
Community Development  
Department

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

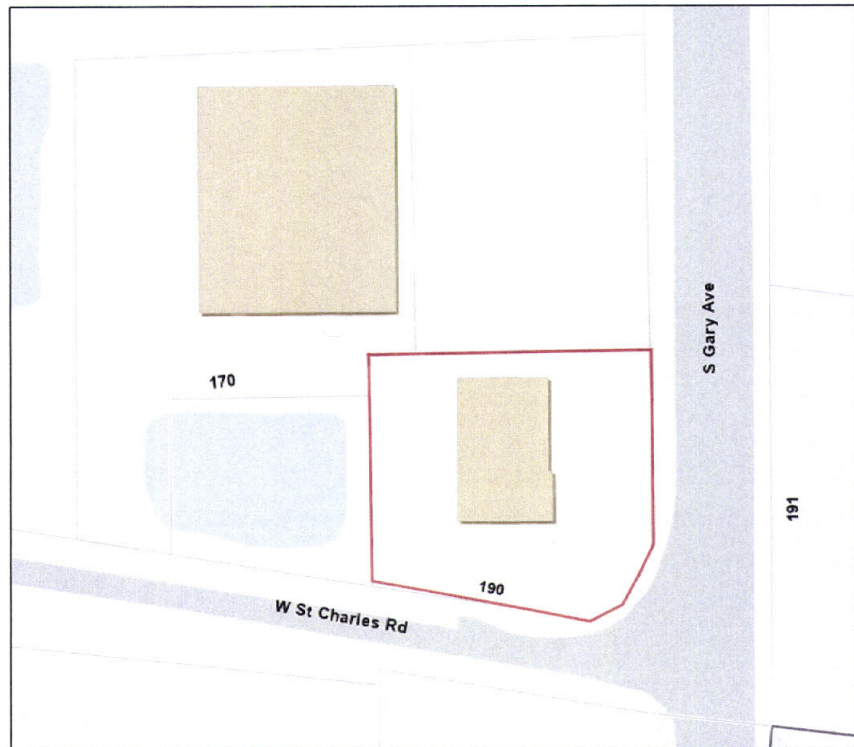
**ACTION REQUESTED:**  
The applicant is requesting  
approval of the following:

- Gary Avenue Corridor  
Review for a new monument  
sign in accordance with  
Section 16-8-4 (J) of the UDO

**APPLICANT/ CONTACT:**  
Mr. Robby Whitehead  
Olympik Signs  
1130 N. Garfield  
Lombard, IL 60148



**CASE #:** 21-0050  
**LOCATION:** 190 S. Gary Avenue  
**PROJECT NAME:** Bartel's Auto Clinic Quick Lube



LOCATION	ZONING DISTRICT	LAND USE	COMPREHENSIVE PLAN DESIGNATION
Subject Property	I Industrial District	Industrial (Bartel's)	Corridor Commercial
North	I Industrial District	Industrial (Vacant)	Corridor Commercial
South	Unincorporated I-1 Light Industrial District	Retail (Barn Owl)	Industrial
East	I Industrial District	Industrial (191 Gary Tech Center)	Industrial
West	I Industrial District	Industrial (Artlow Systems)	Industrial

The property outlined above is located at the northwest corner of Gary Avenue and St. Charles Road.



---

## Site Assessment

---

### COMPREHENSIVE PLAN DESIGNATION:

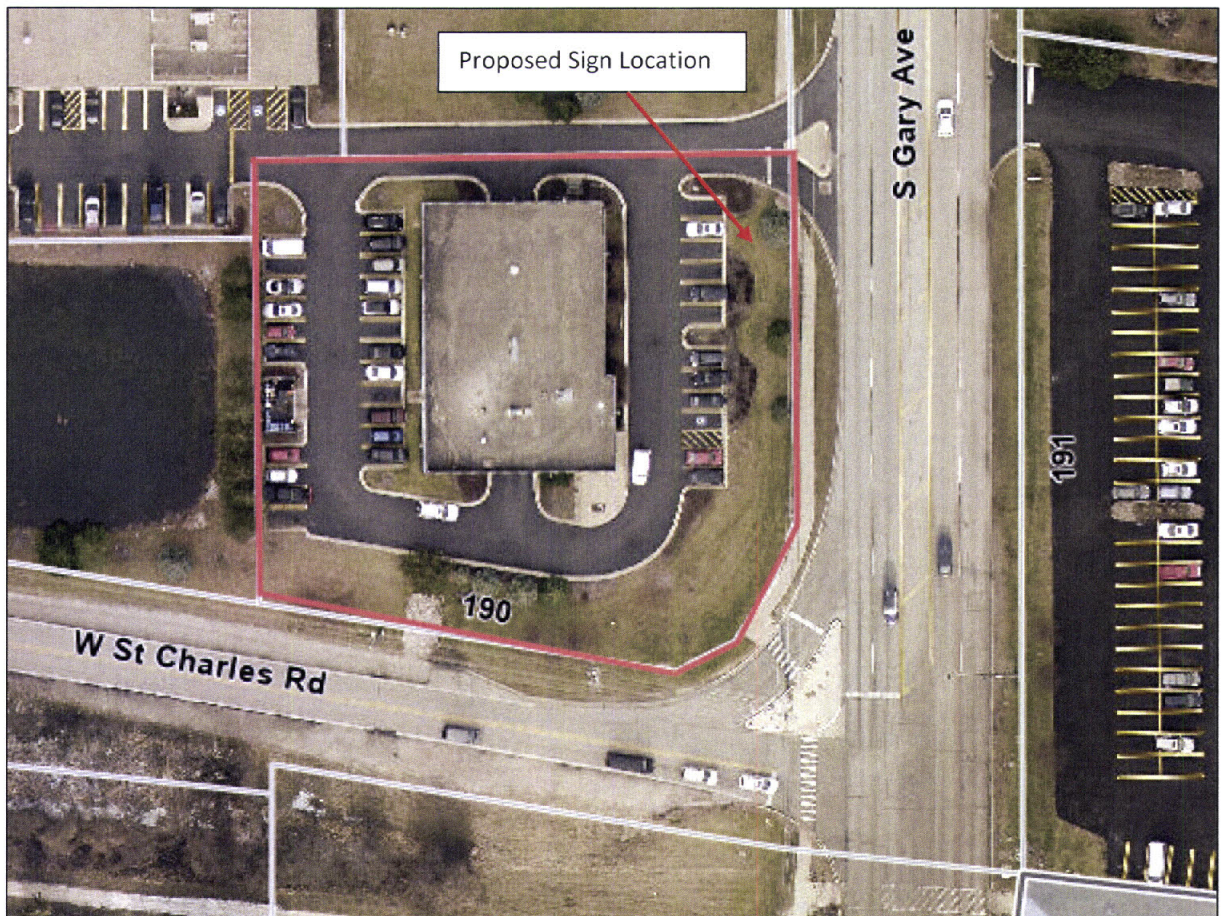
The subject property is designated for corridor commercial uses, according to the Village's 2016 Comprehensive Plan. The existing automotive repair use is compatible with this designation.

### AERIAL PHOTOGRAPH:

---

## Project Summary

---



### ATTACHMENTS:

Attached for review is the General Application, Sign Drawing Package (Exhibits A-1 through A-5), and Landscape Sketch (Exhibit B).



**BACKGROUND:**

Olympik Signs, on behalf of Bartel’s Auto Clinic and Quick Lube, requests Gary Avenue Corridor for a monument sign at 190 S. Gary Avenue. The property currently does not have a monument sign, and only has wall signage.

---

**Staff Analysis**

---

**GARY AVENUE CORRIDOR REVIEW**

Bartel’s is located at the northwest corner of Gary Avenue and St. Charles Road, and the proposed monument sign will be located south of the property’s entrance along Gary Avenue.

- The proposed aluminum sign will be 10 feet in height and 42.75 square feet in area.
- Two doubled-sided sign panel sections are proposed; the upper panel will include routed out copy with the name of the business in red and teal colors with a silver “wrench” logo, and the lower panel will contain an electronic message board.
- The sign base will be clad in gray-painted aluminum, with red and teal stripes on the upper portion of the base to match striping on the building. Overall colors on the sign (gray, red/teal accents and lettering) will match the colors on the building.
- The sign will be located at least five feet from the property line and out of any sight distance triangles.
- Landscaping around the sign, including Arborvitae shrubs, flowers, and grasses, will provide seasonal color and meet the provisions for monument signage landscaping within the UDO.
- It should be noted that three Spruce trees were removed along the Gary Avenue frontage of the subject property. In 2002, Bartel’s received various approvals from the Village, including Special Use for auto repair and service and Gary Avenue Corridor Review. As part of the approval process, a landscape plan for the property was approved, which illustrated landscaping around the building foundation, within parking lot islands, and around the perimeter of the parking lot for screening purposes. The three Spruce trees were included in the original parking lot screening for the property, and the property owner has agreed to install three new Spruce trees in their place per the approved landscape plan.

The proposed sign meets regulations within the UDO. With the inclusion of the landscaping around the sign base and the additional evergreen trees, staff supports the installation and proposed design of the sign.

---

**Recommendation**

---

Staff has reviewed the request and recommends Gary Avenue Corridor Review approval for the monument sign for Bartel’s Auto Clinic and Quick Lube at 190 S. Gary Avenue, Case No. 21-0050, subject to the following conditions:

1. That the applicant obtain a sign permit;
2. That the three additional Spruce trees shall be installed along the Gary Avenue property frontage to replace the three trees that were removed, and that all plant materials shall be maintained in a neat and healthy condition, with dead or dying materials being replaced in accordance with the approved plan on an annual basis; and
3. That the sign shall otherwise comply with all state, county and Village Codes and requirements.

T:\Planning New\Planning\Plan Commission\Staff Reports\2021 Staff Reports\21-0050 Bartels GAC 190 S Gary.docx



RECEIVED  
 JUL 18 2021  
 COMMUNITY DEVELOPMENT  
 DEPT

**Do Not Write in This Space**  
 Date Submitted: 8-18-2021  
 Fee Submitted: \$500.00  
 File Number: 21-0050  
 Meeting Date: 10/11/21  
 Public Hearing Required: Y

# Village of Carol Stream

500 N. Gary Avenue ▪ Carol Stream, IL 60188

PHONE 630.871.6230 ▪ FAX 630.665.1064

[www.carolstream.org](http://www.carolstream.org)

**FORM A**

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

1. Name of Applicant Robby Whitehead (Olympic Signs) Phone (630) 652-4105  
 Address 1130 N. Garfield Lombard, IL 60148 Fax (630) 424-6120  
 E-Mail Address RWhiteheadjr@oly Signs.com  
 (required)  
 Name of Attorney N/A Phone N/A  
 (if represented)  
 Address N/A Fax N/A  
 Name of Owner Pat Bartel (Bartel's Auto Clinic) Phone (630) 480-4264  
 (required if other than applicant)  
 Address 190 S. Gary Avenue Fax \_\_\_\_\_  
 Name of Architect N/A Phone N/A  
 (if applicable)  
 Address N/A Fax N/A

2. \*Common Address/Location of Property 190 S Gary Avenue

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 checked="" 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 type="checkbox"/> Site Plan Review                             | <input type="checkbox"/> Text Amendment (requires Form D2)      |
|   | <input type="checkbox"/> Staff Adjustment (requires Form E)     |



Describe requested action Monument signs along Gary Avenue are required to obtain Gary Avenue  
Corridor Review approval, going thru staff review & Plan Commission review

4. Fee Schedule: (Check all that apply)

Total Application Fee: \$ 500.00

	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.

Robby Whitehead (Olympic Signs)  
Print Name

Robby Whitehead  
Signature

8-18-21  
Date

Revised 07/21



RECEIVED

SEP 20 2021

COMMUNITY DEVELOPMENT  
DEPT

**Bartel's**  
AUTO CLINIC  
QUICK LUBE

190 S Gary Avenue  
Carol Stream, IL 60188

**Bartel's**  
AUTO CLINIC  
QUICK LUBE  
Ground Sign



**OLYMPIK**  
**SIGNS**

1130 N. Garfield  
Lombard, IL 60148 Ph.# 630.424.6100 Fx.# 630.424.6120 [WWW.OLYSIGNS.COM](http://WWW.OLYSIGNS.COM)

job#: 21-8795

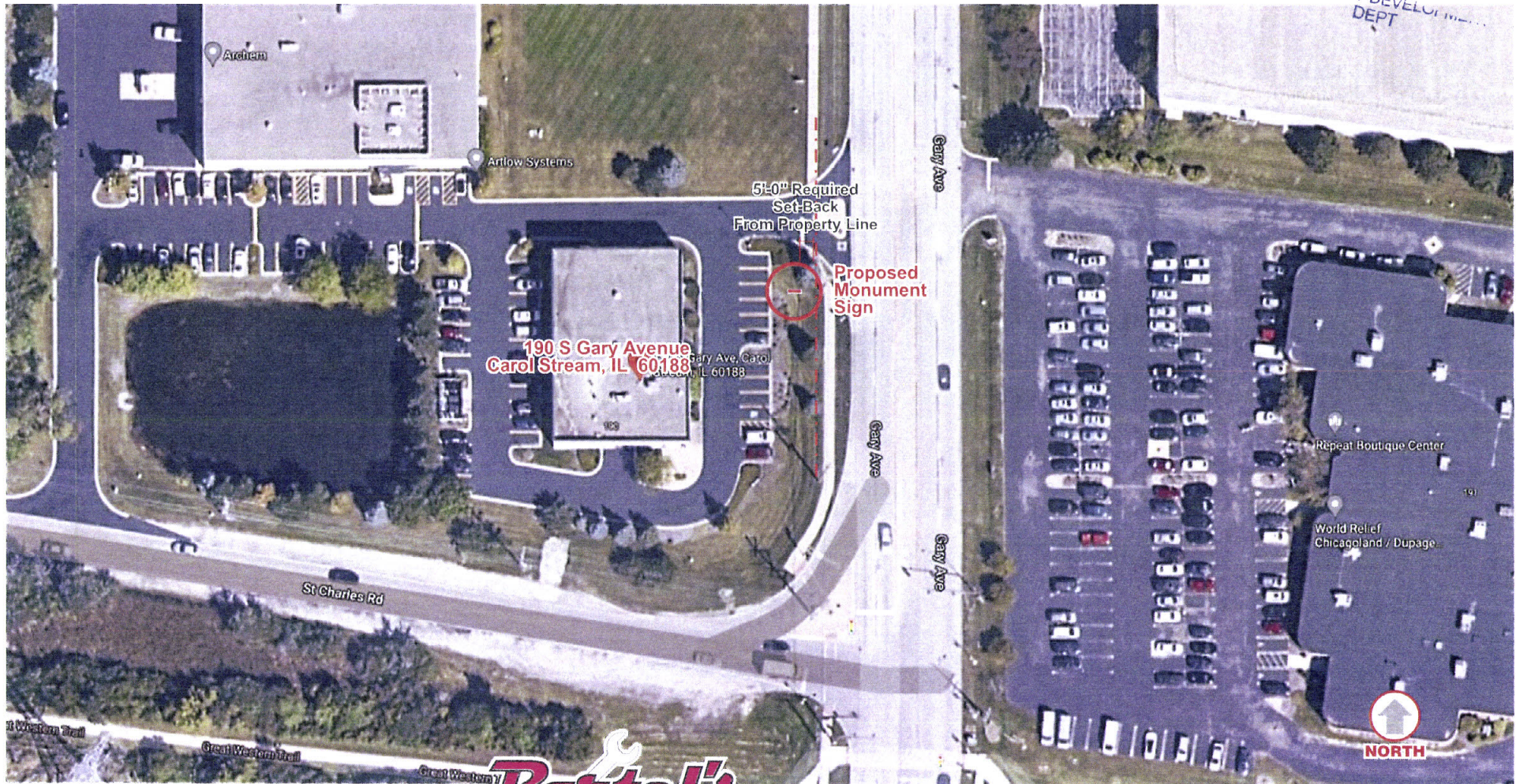
THIS IS AN ORIGINAL, UNPUBLISHED DRAWING SUBMITTED IN CONNECTION WITH A PROJECT WE ARE PLANNING FOR YOU. THIS IS NOT TO BE COPIED, REPRODUCED, EXHIBITED OR SHOWN TO ANYONE OUTSIDE OF YOUR ORGANIZATION WITHOUT THE WRITTEN PERMISSION OF OLYMPIK SIGNS, INC. ANY WORK IS EXCLUSIVE PROPERTY OF OLYMPIK SIGNS, INC.

09-07-21

EXHIBIT A-1



RECEIVED  
SEP 20 2021  
COMMUNITY DEVELOPMENT  
DEPT



Site Plan -



**OLYMPIK  
SIGNS**

account representative  
ROBBY WHITEHEAD

client

190 S Gary Avenue  
Carol Stream, IL 60188

drawn by  
PAMELA F

job#: 21-8795  
07-27-21  
rev.# 09-07-21

Comments:

1130 N. Garfield  
Lombard, IL 60148 Ph.# 630.424.6100 Fx.# 630.424.6120 [WWW.OLYSIGNS.COM](http://WWW.OLYSIGNS.COM)

THIS IS AN ORIGINAL, UNPUBLISHED DRAWING SUBMITTED IN CONNECTION WITH A PROJECT WE ARE PLANNING FOR YOU. THIS IS NOT TO BE COPIED, REPRODUCED, EXHIBITED OR SHOWN TO ANYONE OUTSIDE OF YOUR ORGANIZATION WITHOUT THE WRITTEN PERMISSION OF OLYMPIK SIGNS, INC. ANYWORK IS EXCLUSIVE PROPERTY OF OLYMPIK SIGNS, INC.

SITE PLAN

EXHIBIT A-2



RECEIVED  
SEP 20 2021  
COMMUNITY DEVELOPMENT  
DEPT



Street Views of Site -



**OLYMPIK**  
**SIGNS**

account representative  
ROBBY WHITEHEAD

client

190 S Gary Avenue  
Carol Stream, IL 60188

drawn by  
PAMELA F

job#: 21-8795  
07-27-21  
rev # 09-07-21

Comments:

1130 N. Garfield  
Lombard, IL 60148 Ph.# 630.424.6100 Fx.# 630.424.6120 [WWW.OLYSIGNS.COM](http://WWW.OLYSIGNS.COM)

THIS IS AN ORIGINAL UNPUBLISHED DRAWING SUBMITTED IN CONNECTION WITH A PROJECT WE ARE PLANNING FOR YOU. THIS IS NOT TO BE COPIED, REPRODUCED, EXHIBITED OR SHOWN TO ANYONE OUTSIDE OF YOUR ORGANIZATION WITHOUT THE WRITTEN PERMISSION OF OLYMPIK SIGNS, INC. ARTWORK IS EXCLUSIVE PROPERTY OF OLYMPIK SIGN INC.



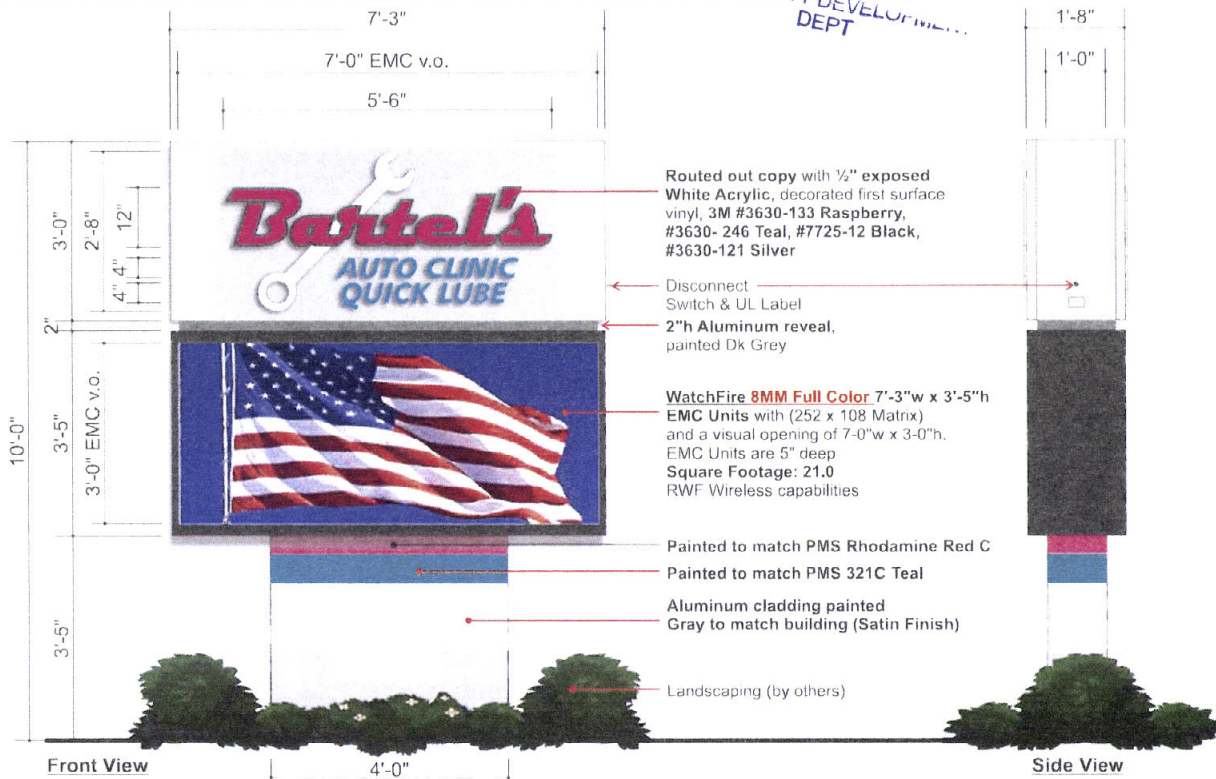
RECEIVED  
 SEP 20 2021  
 COMMUNITY DEVELOPMENT  
 DEPT



EXISTING  
 Proposed North Sign Elevation - Before



PROPOSED  
 Proposed North Sign Elevation - AFTER



**D/F Illuminated Monument Sign - 8mm EMC Units**

Scale 1/2" = 1'-0"  
 Qty: (1) Required | Square Footage: 42.75  
 Aluminum constructed sign frame with routed out aluminum sign faces. Copy to be routed out with 1/2" exposed White Acrylic Push-Thru. Sign to illuminate with White LED Module System. (2) WatchFire 8mm Full Color EMC Units  
 Artwork shown was created by Olympik Signs. Requires customer approval prior to fabrication.  
 Electrical service to be brought to sign site by others. Field survey required prior to fabrication. Drawing for concept purposes only.



	PMS Rhodamine Red C 3M Raspberry #3630-133		PMS 321c 3M Teal Green #3630-246		PMS 441C Gray 3M Silver Translucent #3630-121
--	--	--	--	--	---



account representative ROBBY WHITEHEAD client  
 190 S Gary Avenue Carol Stream, IL 60188  
 drawn by PAMELA F job#: 21-8795 07-27-21 rev # 09-07-21  
 1130 N. Garfield Lombard, IL 60148 Ph.# 630.424.6100 Fx.# 630.424.6120 WWW.OLYSIGNS.COM

Comments:

SIGN LAYOUT

THIS IS AN ORIGINAL UNPUBLISHED DRAWING SUBMITTED IN CONNECTION WITH A PROJECT WE ARE PLANNING FOR YOU! THIS IS NOT TO BE COPIED, REPRODUCED, EXHIBITED OR SHOWN TO ANYONE OUTSIDE OF YOUR ORGANIZATION WITHOUT THE WRITTEN PERMISSION OF OLYMPIK SIGNS, INC. ARTWORK IS EXCLUSIVE PROPERTY OF OLYMPIK SIGN INC.



RECEIVED  
SEP 20 2021  
COMMUNITY DEVELOPMENT  
DEPT



**Bartel's**  
AUTO CLINIC  
QUICK LUBE

**OLYMPIK**  
**SIGNS**

account representative  
ROBBY WHITEHEAD

client  
190 S Gary Avenue  
Carol Stream, IL 60188

drawn by  
PAMELA F

job#: 21-8795  
07-27-21  
rev.# 09-07-21

Comments:

SIGN CONCEPT

1130 N. Garfield  
Lombard, IL 60148 Ph.# 630.424.6100 Fx.# 630.424.6120 [WWW.OLYSIGNS.COM](http://WWW.OLYSIGNS.COM)

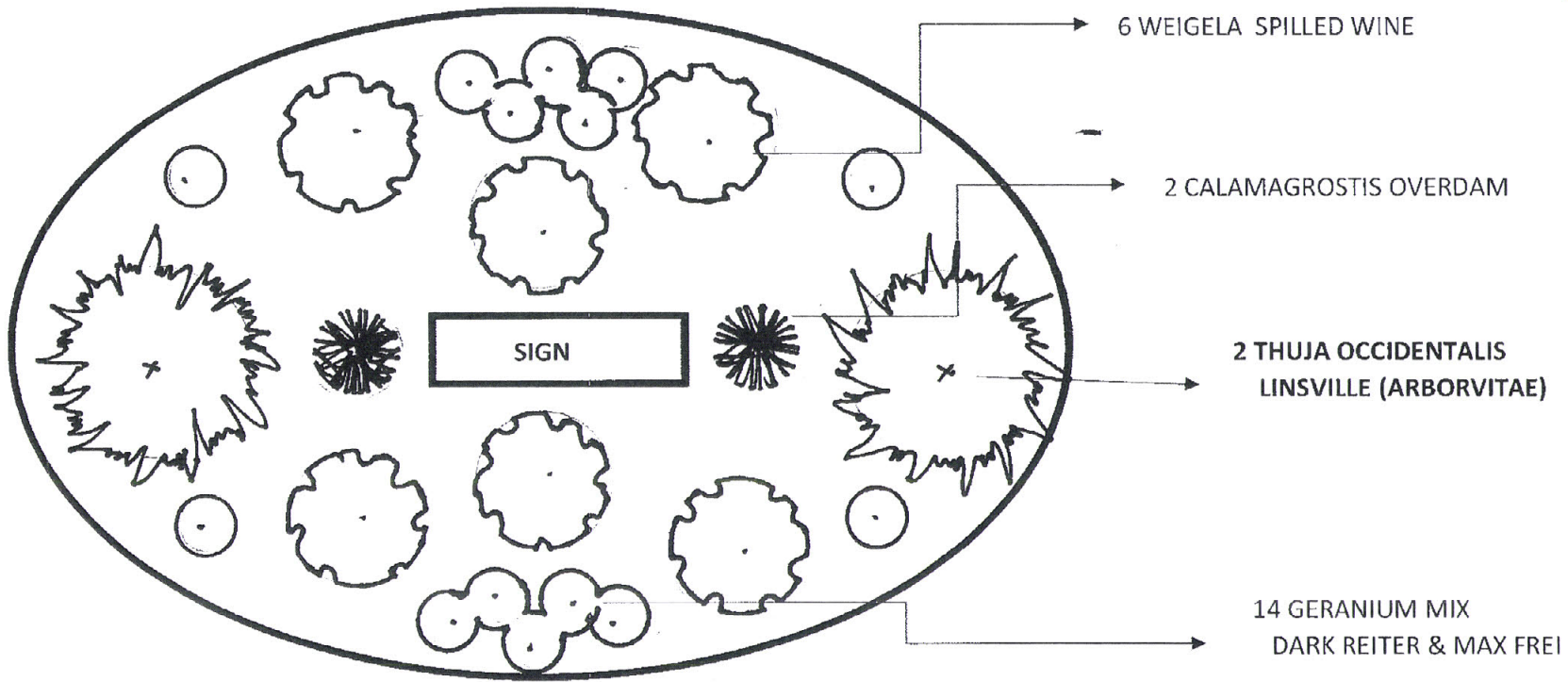
THIS IS AN ORIGINAL UNPUBLISHED DRAWING SUBMITTED IN CONNECTION WITH A PROJECT WE ARE PLANNING FOR YOU. THIS IS NOT TO BE COPIED, REPRODUCED, EXHIBITED OR SHOWN TO ANYONE OUTSIDE OF YOUR ORGANIZATION WITHOUT THE WRITTEN PERMISSION OF OLYMPIC SIGNS, INC. ARTWORK IS EXCLUSIVE PROPERTY OF OLYMPIC SIGN INC.

page 4

EXHIBIT A-5



RECEIVED  
 SEP 20 2021  
 COMMUNITY DEVELOPMENT  
 DEPT



**PLANT LIST**

2	#3	THUJA OCCIDENTALIS LINSVILLE 3' X 3' (ARBORVITAE)
2	#1	CALAMAGROSTIS 'OVERDAM' 2' X 4' (GRASSES)
6	#3	WEIGELA 'SPILLED WINE' 2' X 2' (FLOWERING- BURGUNDY LEAF)
14	#1	GERANIUM MIX- DARK REITER & MAX FREI (PERENNIALS)

BARTE'LS AUTO  
 190 S. GARRY AVE, CAROL STREAM, IL

SCALE: 3/8" = 1'	DATE: 9-17-21
RB ENTERPRISES	SHARON MILLER
1771 MALLETT RD AURORA IL 60505	
630-301-1178	

EXHIBIT B