

Village of Carol Stream

AGENDA

REGULAR MEETING-PLAN COMMISSION/ZONING BOARD OF APPEALS

MONDAY, DECEMBER 13, 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: October 25, 2021

- III. Public Hearing:

21-0061 – Village of Carol Stream – 500 N. Gary Avenue
*Zoning Text Amendment – Unified Development Ordinance (UDO)-
Miscellaneous Modifications*

- IV. Presentation:
 - A. **21-0063 – ER2 Image Group (Pregis) – 455 E. North Avenue**
North Avenue Corridor Review – New Monument Sign

- V. Old Business:

- VI. New Business:

- VII. Report of Officers:

- VIII. 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
October 25, 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: 6 Commissioners Battisto, Meneghini, Morris, Petella, Tucek and Chairman Parisi

Absent: 1 Commissioner Christopher

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

MINUTES:

Commissioner Petella moved and Commissioner Tucek seconded the motion to approve the minutes of the Regular Meeting held on October 11, 2021.

The results of the roll call vote were:

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

Nays: 0

Abstain: 2 Commissioners Battisto and Meneghini

Absent: 1 Commissioner Christopher

The motion passed by a unanimous vote.

PRESENTATION:

Case #21-0054- Route 64, LLC – 27W174 North Avenue & 2N441 County Farm Road
- Plat of Consolidation

Chairman Parisi asked the applicant to give his presentation.

Mr. David Cooper stated the Plat of Consolidation combines the two properties of 27W174 North Avenue and 2N441 County Farm Road in order to create one PIN number.

Chairman Parisi asked Mr. Farace if he wanted to add information.

Mr. Farace stated Mr. Cooper was here previously for a zoning request for the two parcels at the northeast corner of North Avenue and County Farm Road and for a variation and special use permits. The provision was to consolidate both of those parcels into one lot that would be a little under one acre in size. Since the Plat meets all of our requirements, Staff is recommending approval.

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

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

The results of the roll call vote were:

Ayes: 6 Commissioners Battisto, Meneghini, Morris, Petella, Tucek and Chairman Parisi
Nays: 0
Abstain: 0
Absent: 1 Commissioner Christopher

The motion passed by unanimous vote.

This case will go before the Village Board on Monday, November 1, 2021, at 6:00 PM for review.

PUBLIC HEARING:

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

The results of the roll call vote were:

Ayes: 6 Commissioners Tucek, Petella, Meneghini, Battisto, Morris and Chairman Parisi
Nays: 0
Abstain: 0
Absent: 1 Commissioner Christopher

The motion passed by unanimous vote.

Case #21-0053 – Gerzevske Lane/Concordia Wireless – 265 Gerzevske Lane

- Special Use Permit for Outdoor Activities and Operations
- Special Use Permit for Repair Service
- Height Variation
- Temporary Parking Lot Variation
- Landbanked Parking Variation

Chairman Parisi swore in Mr. Mark Nosky, architect from Charles Vincent George Architects and Mr. Tim Frisbie from Engineering Resource Associates.

Mr. Nosky stated the proposed warehouse is two stories with the ground floor a warehouse including a multi-tenant space and the upper floor will be office space. Permission has been granted from the railroad company to remove the existing railroad tracks. Phase I would be building the standard office area on the second floor. Phase II would be to build an additional office area as the need arises.

Mr. Frisbie stated we are proposing the building be located in the middle of the parcel with parking around the entire exterior. We've run an auto-turn analysis to prove semi-trailers and fire trucks can navigate going in either direction. There are landscape islands in the front and around the perimeter of

the site. The outdoor storage area in the rear will be screened with an eight foot tall fence and gated to allow cars to enter and prevent crime. There will be a Knox-box system so the Fire Department can access this area. There is no flood plain associated but there are some storm sewer pipes that will be rerouted around the entire site. We are proposing some landbanked parking due to the majority of the workforce still working remote at this time. There will also be a 90 foot antenna tower used for training.

Chairman Parisi asked for questions from the audience and there were none, and then asked Mr. Farace to provide a Staff Report.

Mr. Farace stated the Director from Concordia is here as well if the Commission has any operational questions. He then added two Special Use Permits are being requested for Outdoor Activities and Operations-storage of equipment, materials and vehicles, as well as vehicle repair and service. They are also requesting a variation to exceed 55 feet for a 90 foot antenna tower for training purposes, a variation to allow a temporary parking lot to remain for longer than 18 months and a variation to allow the landbanking of parking spaces as well as allow said landbanked spaces to be in a paved area instead of greenspace. Concordia Wireless currently occupies a tenant space just south of this property and the applicant was here previously to get approval for a temporary storage lot as they were going to move forward eventually to construct a two-story, 66,000 square foot building which is being proposed tonight. Main entry is located on the northern most side of the property from Gerzevske Lane with parking around the property on the north, south and west sides. Storage lot will be located in the rear of the property for materials, equipment and trailers. Landscaping is proposed per the UDO requirements. There will be some smaller tenant spaces approximately 2,400-2,700 square feet, but the majority of the building will be occupied by Concordia. Since the second floor of the building is proposed to be constructed in two phases, Staff had a concern originally with how that would look visually with the upper level having an unfinished appearance, but the architect indicated the back portion of the upper level is going to have the finished or painted look so it will match the remainder of the color schemes on the building. It will be a precast, concrete building with two different color panels along with an articulated panel on the front of the building with windows for a nice, contemporary look. Staff is supportive of the Special Use request. The Fire District reviewed the location and the mechanisms used for the 90 feet antenna for training purposes and felt comfortable supporting the use as long as they have access for safety reasons. Staff supports this variation request and the variation request to allow landbanked spaces with conditions to be paved instead of greenspace. Due to a time restraint for permission on removing the existing railroad tracks, Staff is comfortable allowing an additional year (November 2022) for the temporary parking lot to exceed the previous approval of 18 months which expires in November of this year.

Commissioner Parisi asked for questions or comments from the Commission.

Commissioner Petella asked if all the mechanicals will be on the roof.

Mr. Nosky stated the mechanicals will be on the roof with access from the inside of the building.

Commissioner Morris asked since they are currently the tenant in a building to the south, if they will continue to remain there, vacate or buy that building.

Mr. GM Sadat stated they would vacate in two years.

Chairman Parisi asked Mr. Farace if the underground storm water was reviewed by the Engineering Department and Mr. Farace stated yes.

Chairman Parisi asked Mr. Farace if the landbanked parking variation takes into account Phase II.

Mr. Farace stated yes, the architect looked at the overall square footage of the entire building and deducted some square footage allowed per code, and calculated parking for Concordia and the other smaller tenants.

Chairman Parisi asked about the height of the building in comparison to the road and if the building was over 40 feet tall.

Mr. Nosky stated the first floor is 28 feet and the remainder equals 40 feet in height.

There was a brief discussion about the street elevation compared to the building height.

Commissioners Battisto, Meneghini and Morris had no questions.

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

The results of the roll call vote were:

Ayes: 6 Commissioners Battisto, Meneghini, Morris, Petella, Tucek and Chairman Parisi
Nays: 0
Abstain: 0
Absent: 1 Commissioner Christopher

The motion passed by unanimous vote.

This case will go before the Village Board on Monday, November 1, 2021, at 6:00 PM for review.

21-0051 – Chicago Exotic Exchange Club – 575 Randy Road

- Special Use Permit for Vehicle Sales
- Special Use Permit for Outdoor Vehicle Storage
- Fence Variation

Chairman Parisi swore in Dr. Syed Naveed and Rafiq Javeri from Chicago Exotic Exchange Club and asked for them to give their presentation.

Dr. Naveed stated the business would not be a high transaction car lot. They will be doing a collection and exchange of cars that will happen through the dealership.

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

Mr. Farace stated the applicant is seeking Special Use approval for vehicle sales, Special Use for Outdoor Vehicle Storage and a variation to install a fence in the exterior side yard along Randy Road. This proposal is for a high-end car dealership that will have on-site and on-line sales with about 25 vehicles on the property. Some will be stored inside the building and some in the sales lot located in the north portion of the parking lot. Vehicle deliveries will be made with the other operators the applicant has collaborated with. The customers can view the vehicles in the showroom or online. Customer parking is proposed on the east side of the property with employee parking, for the 8-10 employees, located on the south side of the building meeting parking code requirements. This has been a vacant building for quite a while that is not in the best shape, but the applicant is going to do some improvements to the building, parking lot and add landscaping. An open style fence is proposed along the north and east property lines. For security purposes, a variation is being requested because the fence along Schmale Road will

need to go past the front of the building. Façade upgrades and new windows are also proposed. Staff believes this is a good use of the property and is supportive of the Special Use requests and the fence variation request.

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

Chairman Parisi asked for questions from the Commission.

Commissioner Morris asked how they plan on protecting the high-end cars from thieves with a 4 foot fence.

Dr. Naveed stated we have an alarm system, a monitoring system and a GPS system on the cars. The most expensive cars will be on the inside.

Mr. Farace stated the Police Department also completed a review and made a recommendation for a fence for security purposes.

Commissioner Petella stated this fence would not be code in a residential area since we are going to one type of fence for the whole village.

Mr. Farace stated the shadow box fence would not be an appropriate fence at this location because it is more of a solid fence.

Commissioner Petella asked if this business goes out of business, does this variation for the fence stay or do they have to take it down when they leave.

Mr. Farace stated it would depend on how the Commission words the request. I'm not sure if the next people who come in would want the fence.

Commissioner Tucek asked if Dynamic Investments, to the north, put up their fence and if the proposed fence for this case would be similar.

Mr. Farace stated Dynamic did erect their fence and the proposed fence for this case would be similar.

Chairman Tucek asked if there would be lights in the parking lot.

Dr. Naveed stated there would be brand new light poles and they are trying to make it solar generated.

Mr. Farace mentioned that a photometric or lighting plan would be part of the permit review process to ensure the property is well lit.

Commissioners Battisto, Meneghini and Chairman Parisi had no questions.

Commissioner Meneghini moved and Commissioner Tucek seconded the motion with no further discussion.

The results of the roll call vote were:

Ayes: 6 Commissioners Battisto, Meneghini, Morris, Petella, Tucek and Chairman Parisi
Nays: 0
Abstain: 0
Absent: 1 Commissioner Christopher

The motion passed by unanimous vote.

This case will go before the Village Board on Monday, November 1, 2021, at 6:00 PM for review.

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

The results of the roll call vote were:

Ayes: 6 Commissioners Battisto, Meneghini, Morris, Petella, Tucek and Chairman Parisi
Nays: 0
Abstain: 0
Absent: 1 Commissioner Christopher

The motion passed by unanimous vote.

NEW BUSINESS:

OLD BUSINESS:

OTHER BUSINESS:

Chairman Parisi asked for a motion to cancel the November 8, 2021, PC/ZBA Meeting. Commissioner Petella moved and Commissioner Morris seconded the motion.

The results of the roll call vote were:

Ayes: 6 Commissioners Battisto, Meneghini, Morris, Petella, Tucek and Chairman Parisi
Nays: 0
Abstain: 0
Absent: 1 Commissioner Christopher

The motion passed by unanimous vote.

ADJOURNMENT:

At 6:51 p.m. Commissioner Meneghini moved and Commissioner Battisto seconded the motion to adjourn the meeting.

The results of the roll call vote were:

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

Nays: 0

Abstain: 0

Absent: 1 Commissioner Christopher

The motion 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

December 13, 2021

TO:
Chairman and Plan Commissioners

FROM:
Community Development
Department

CASE MANAGER:
Tom Farace, Planning & Economic
Development Manager

ACTION REQUESTED:
Staff is requesting the following:

- Text Amendments for miscellaneous modifications to Article 2 (Definitions); Article 3 (District Specific Standards); Article 4 (Use Specific Standards); and Article 5 (Development Standards) of Chapter 16 (Unified Development Ordinance) of the Carol Stream Code of Ordinances

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

CASE #: 21-0061

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

BACKGROUND:

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

Now that Village staff has begun to utilize the UDO, we have identified some minor omissions and "fine-tuning" needed to some of the code sections. The first round of modifications were reviewed by the PC/ZBA on July 26, 2021, and approved by the Village Board on August 2, 2021. The second round of modifications were reviewed by the PC/ZBA on September 13, 2021, and approved by the Village Board on September 20, 2021.

The staff report outlines the third round of modifications proposed in Article 2 (Definitions), Article 3 (District Specific Standards), Article 4 (Use Specific Standards), and Article 5 (Development Standards).



ATTACHMENTS:

Attached for review is the General Application, Text Amendment Application, and Public Notice.

Staff Analysis

TEXT AMENDMENT

Outlined below are the modifications or omissions proposed to be revised in the UDO. The proposed modifications include revisions pertaining to fences and parking, and include recommendations for new provisions for “ghost kitchens” and accessory structures in business and industrial districts.

Article 2 – Definitions

- Ghost kitchens (also known as dark, cloud, shadow, zombie, or virtual kitchens) are spaces equipped to prepare meals for one or more delivery-only restaurants. A growing number of established and startup restaurateurs are embracing the ghost-kitchen concept to meet the rising demand for food delivery. Ghost kitchens provide the physical infrastructure for restaurants that diners "visit" online or through an application on their mobile device. Ghost kitchens require the same food preparation and storage equipment, and are subject to the same county and local food safety regulations as other commercial kitchens. However, unlike traditional commercial kitchens, ghost kitchens depend on on-demand food couriers or ancillary customer-led pickups to get their products to consumers.

Carol Stream currently has one ghost kitchen establishment, Savory Crust on St. Charles Road, which was approved as a restaurant. However, to better clarify the ghost kitchen concept for future businesses, staff recommends adding a definition for a “commercial kitchen” to the UDO. Staff also proposes to update the definition of a food processing establishment to include catering establishments. Staff believes that ghost kitchens and catering establishments are different because catering establishments are more likely to have a fleet of delivery vehicles, and ghost kitchens normally will not.

§ 16-2-3 DEFINITIONS - C.

- (I) **COMMERCIAL KITCHEN.** A professional food preparation and cooking facility set up for takeout and delivery-only meals with no dine-in option. This includes but is not limited to ghost kitchens, virtual kitchens, and the like.

§ 16-2-6 DEFINITIONS - F.

- (G) **FOOD PROCESSING ESTABLISHMENT.** A commercial establishment in which food is manufactured or packaged for human consumption. The term does not include a restaurant or other eating and drinking use, but does include catering establishments.

Article 3 – District Specific Standards

- A heading for the B-1 Town Center District does not include the corresponding figure title for a dimensional standards table for the District. All other zoning districts have a figure title included with the title for the district, and the figure title is proposed to be included for the B-1 District.

§ 16-3-5 BUSINESS DISTRICTS.

(B) Town Center District - B-1. (See Figure 16-3-5(B))

- There is a Purpose Statement for each zoning district, which provides the purpose and scope for the district. The Purpose Statement for the Industrial District is as followed:

This district is established to provide for industrial and manufacturing uses which are intensive in nature. This district is intended to accommodate uses that require extensive exterior movement of trucks, vehicles, goods, or other exterior operations. This district should not be located adjacent to residence districts, and its contiguity to commercial and business areas should, wherever possible, be avoided.

In order to strengthen the statement and provide clear direction to businesses that activities should be conducted within buildings, staff recommends reinstating language from the previous Zoning Code. See the proposed code language below.

§ 16-3-6 OFFICE, SERVICE, AND INDUSTRIAL DISTRICTS.

(C) Industrial District - I. (See Figure 16-3-6(C))

(1) *Purpose.* This district is established to provide for industrial and manufacturing uses which ~~are~~ **may be** intensive in nature. This district is intended to accommodate uses that require extensive exterior movement of trucks, vehicles, goods, or other exterior operations. This district should not be located adjacent to residence districts, and its contiguity to commercial and business areas should, wherever possible, be avoided. **Unless specifically permitted, all business, processing, storage and all other activities and operations shall be conducted completely the principal building.**

- Staff proposes adding “commercial kitchen” as a permitted use in the O-S (Office-Service) and Industrial Districts in Table 16-3-11. In addition, it appears that a use listed specifically for the Tyndale House publishing company on Executive Drive, the “warehousing and printing of books, pamphlets and other periodicals when carried out in conjunction with an adjacent office use,” was inadvertently removed when the UDO was adopted but will be reestablished in the O-S District list of permitted uses.

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

Commercial Services	Additional Regulations	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>	§ 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>	§ 16-4-12							S		S
<i>Kennel and Boarding Facility, indoor</i>								P		P
<i>Funeral Parlor</i>								P		S
<i>Self Service Laundry Shop/Dry Cleaner</i>							P	P		

Blood Donation Centers									P		
Tattoo Parlors											
Check Cashing/Payday Loan Stores											
Massage Establishments	§ 16-4-27							S	S	S	
Commercial Kitchen										P	P

Industrial	Additional Regulations	R-1	R-2	R-3	R-4	B-1	B-2	B-3	O-S	I
Medical or Dental Laboratories									S	P
Research Laboratories									S	P
Motor Freight Terminal										S
Warehouse/Distribution										P
Warehouse/Storage										P
Light Manufacturing										P
Heavy Manufacturing										S
Food Processing Establishment										P
Brewery, Winery, Distillery									S	S
Medical Cannabis Cultivation										S
Wholesale Sales								S	S	P
Nurseries, Greenhouses/Garden Supply and Seed Stores								P	S	P
Machinery and Equipment Sales and Rental										S
Union Hall/Training Facility									S	S
Recycling Facility										S
Waste Management Facilities										
Mini Warehouses/Self Storage										S
Warehousing and Printing of books, pamphlets and other periodicals when carried out in conjunction with an adjacent office use									P	

Article 4 – Use Specific Standards

- Staff is proposing additional standards for accessory structures in business and industrial districts. As previously stated, staff recommends that the Industrial District purpose statement be updated to include language that business operations should be conducted within the principal building (unless specifically approved as an outdoor operation or activity). In addition, staff recommends standards for storage buildings in business and industrial districts. While it is staff’s desire to have storage be contained within the principal structure on the property, there are instances when property owners request accessory buildings for storage purposes. In order to discourage structures of a significantly lesser architectural design or quality should one be needed, staff recommends the following language be included in the Use Specific Standards section for accessory structures:

§ 16-4-15 ACCESSORY BUILDINGS AND STRUCTURES, GENERAL.

(F) *Accessory Buildings and Structures in Business and Industrial Districts.* Accessory buildings and structures in Business and Industrial Districts shall be discouraged, and all business, processing, storage and all other activities and operations shall be conducted within the principal structure on the property. Site Plan Review shall be required should an accessory building or structure be installed on the property, and provisions from all applicable codes and ordinances shall be met in addition to the following:

- (1) Quality materials. Exterior building materials shall complement the architecture of the primary structure, and be traditional, time- and weather-tested materials and techniques such as but not limited to masonry, stone veneer systems, stucco, precast panels with inlaid or stamped brick texture, or comparable material.
- (2) Accessory buildings and structures shall include landscape located at the building foundation as required by § 16-5-6 of the UDO.
- (3) Accessory buildings and structures shall not be located in required parking or storage spaces.

Article 5 – Development Standards

- Staff proposes a modification to the shared parking section of the UDO. A requirement for the review and approval of shared parking is to provide a “professionally prepared parking study,” or a study prepared by a traffic and parking consultant or expert. In several instances, staff may require the study to be completed by a professional. However, in other instances, staff may allow a business owner to conduct their own parking counts to substantiate parking demand and the allowance for shared parking. The proposed amendment would authorize staff to accept parking counts in lieu of a professionally prepared parking study.

§ 16-5-2 OFF-STREET PARKING AND LOADING.

(B) Additional regulations; parking.

(2) Shared parking facilities.

(f) *Shared parking study.* The applicant(s) shall demonstrate, through a ~~professionally prepared~~ shared parking study, that there is no substantial conflict in the peak periods of parking demand of the uses for which shared parking is proposed. The shared parking analysis shall include, at minimum, the size and type of the proposed development, the composition of tenants, the anticipated rate of parking turnover and the anticipated hourly and peak parking and traffic loads for all uses that will be sharing parking spaces. If existing land uses are to be included in the shared parking agreement, the study shall also include parking counts that document parking occupancy during weekday, weekend, daytime, and evening periods of peak and off-peak parking demand.

- Staff recommends including parking requirements for ghost or commercial kitchens. Even though ghost kitchens will be located in industrial buildings, staff believes that parking requirement should be slightly higher than the parking ratio for an industrial use given the potential demand for said business from food couriers (like Grub Hub and Door Dash) and customers picking up their items. Staff recommends a ratio of one parking space per 250 square feet of net floor area to accommodate parking demand.

Staff also recommends adding a parking requirement for takeout restaurants. A takeout restaurant is different than ghost kitchen in that a ghost kitchen only offers delivery from its brick and mortar location (and ancillary pickup from customers), but a takeout restaurant accommodates food couriers and a much larger proportion of pickup from customers. Currently, the UDO requires four parking spaces per 250 square feet of net floor area for sit down, quality, and fast casual restaurants, and 2.5 parking spaces per 250 square feet of net floor area for coffee shops and restaurants with drive-throughs. Staff recommends a parking calculation of two parking spaces per 250 square feet of net floor area. Parking requirements will accommodate demand for customers, food couriers, and employees.

Table 16-5-2(C): Schedule of Parking Requirements

Use	Required Spaces
Commercial Service	
Commercial Service, General	
Day Care Center	
Banks	
Veterinary Clinic/Animal Hospital	
Kennel and Boarding Facility	
Funeral Parlor	
Self Service Laundry Shop/Dry Cleaners	
Blood Donation Centers	
Tattoo Parlors	
Check Cashing/Payday Loan Stores	
Massage Establishments	
Commercial Kitchen	
Eating and Drinking	
Restaurant, Fast Casual	
Restaurant, Quality	
Restaurant, High Turnover Sit Down	
Restaurant, with Drive-Through	
Restaurant, Coffee/Tea Shop	
Restaurant, Takeout	

- A shadow box style-fencing standard was adopted for fences in exterior side and rear yards of residential through lots. There is one section of the UDO that needs to be updated to include the fencing standard, and a description in the corresponding graphic also needs to be updated.

§ 16-5-8 FENCES.

(D) Fences on lots with residential or institutional uses.

(3) Fences in exterior side and rear yards of through lots.

(a) Required design. The exterior side and rear yards of any through lot improved with a fence shall be as specified in Figure 16-5-8(D)(3)(~~d~~).

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

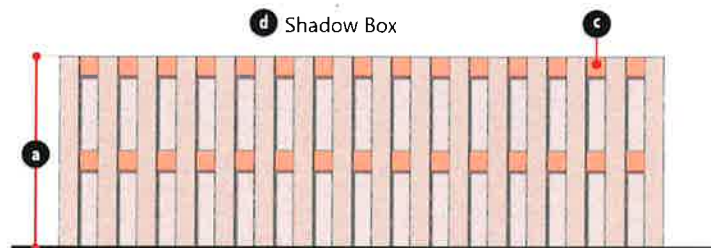
(c) Materials. Fence materials utilized in exterior side and rear yards of through lots shall be pressure treated, cedar-tone wood (chemically treated or naturally resistant to decay) or wood composites.

(d) Design. Fences in exterior side and rear yards of through lots shall be shadow box board-on-board style fences installed vertically.

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

Fence Types

16-5-8(D)(3)



Recommendation

Staff recommends approval of text amendments for miscellaneous modifications to Article 2 (Definitions), Article 3 (District Specific Standards), Article 4 (Use Specific Standards), and Article 5 (Development Standards) of the UDO.

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Do Not Write in This Space

Date Submitted: 11-23-21
Fee Submitted: Fee Waived
File Number: 21-0061
Meeting Date: 12/13/21
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 Village of Carol Stream Phone 630.871.6230

Address 500 N. Gary Ave., Carol Stream, IL 60188 Fax _____

E-Mail Address communitydevelopment@carolstream.org
(required)

Name of Attorney _____ Phone _____
(if represented)

Address _____ Fax _____

Name of Owner _____ Phone _____
(required if other than applicant)

Address _____ Fax _____

Name of Architect _____ Phone _____
(if applicable)

Address _____ Fax _____

2. *Common Address/Location of Property 500 N. Gary Avenue

3. Requested Action: (check all that apply)

Annexation

Courtesy Review

Development Staff Review

Gary/North Avenue Corridor Review

Planned Development – Final

Planned Development – Preliminary

Shared Parking Facility

Site Plan Review

Subdivision – Minor/Major

Temporary Waiver/Code of Ordinances

Variation – Zoning (requires Form B-1)

Variation – Sign (requires Form B-2)

Variation – Fence (requires Form B-3)

Special Use Permit (requires Form C)

Map Amendment (requires Form D-1)

Text Amendment (requires Form D2)

Staff Adjustment (requires Form E)

Describe requested action Miscellaneous modifications to the UDO

4. Fee Schedule: (Check all that apply)

Total Application Fee: \$0

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.

Tom Farace

Print Name

Tom Farace

Signature

11/23/21

Date

Revised 07/21



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

TEXT AMENDMENT

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

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

Proposed Text Amendments that satisfy all of the review criteria may be approved. The Plan Commission and Village Board shall consider the following criteria in their review of Text Amendments: (Please respond to each of these standards in writing below as it relates to your request.)

1. The amendment must be consistent with the purpose of this UDO and the Village Comprehensive Plan.

Proposed modifications will accurately reflect changes that are consistent with
the Comprehensive Plan

2. The amendment must not adversely affect the public health, safety, or general welfare.

Amendments will not adversely affect the public health, safety, or general
welfare.

3. The amendment is necessary because of changed or changing social values, new planning concepts, or other social, technological, or economic conditions in the areas affected.

Proposed updates are based on usage of the Code in recent months.

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 November 24, 2021 and the last publication of the notice was made in the newspaper dated and published on November 24, 2021. This notice was also placed on a statewide public notice website as required by 5 ILCS 5/2.1.

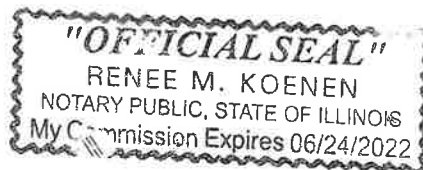
In witness, Examiner Publications, Inc. has signed this certificate by Randall Petrik, its publisher, at The Village of Carol Stream, Illinois, on November 24, 2021.

Examiner Publications, Inc.

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

Subscribed and sworn to before me this 26 day of Nov, A.D. 2021.


Notary Public



PUBLIC NOTICE FILE #21-0061

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, December 13, 2021 at 6:00 p.m. to consider an application from the Village of Carol Stream for the following actions:

Text Amendments for miscellaneous modifications to Article 2 (Definitions); Article 3 (District Specific Standards); Article 4 (Use Specific Standards); and Article 5 (Development Standards) of Chapter 16 (Unified Development Ordinance) of the Code of Ordinances.

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://www.carolstream.org/Home/Components/Calendar/Event/661/278>

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/adsnXEZQfK>

The application is available for public inspection on the Village's website at www.carolstream.org. The public may provide written comments prior to the public hearing by submitting them to Tom Farace, Planning & Economic Development Manager, 500 N. Gary Ave., Carol Stream, IL 60188, or may provide email comments by sending them to tfarace@carolstream.org by 4:00pm on December 13, 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* Nov. 24, 2021 1124

Village of Carol Stream Plan Commission/Zoning Board of Appeals

STAFF REPORT
December 13, 2021

TO:
Chairman and Plan
Commissioners

FROM:
Community Development
Department

CASE MANAGER:
Tom Farace, Planning &
Economic Development
Manager

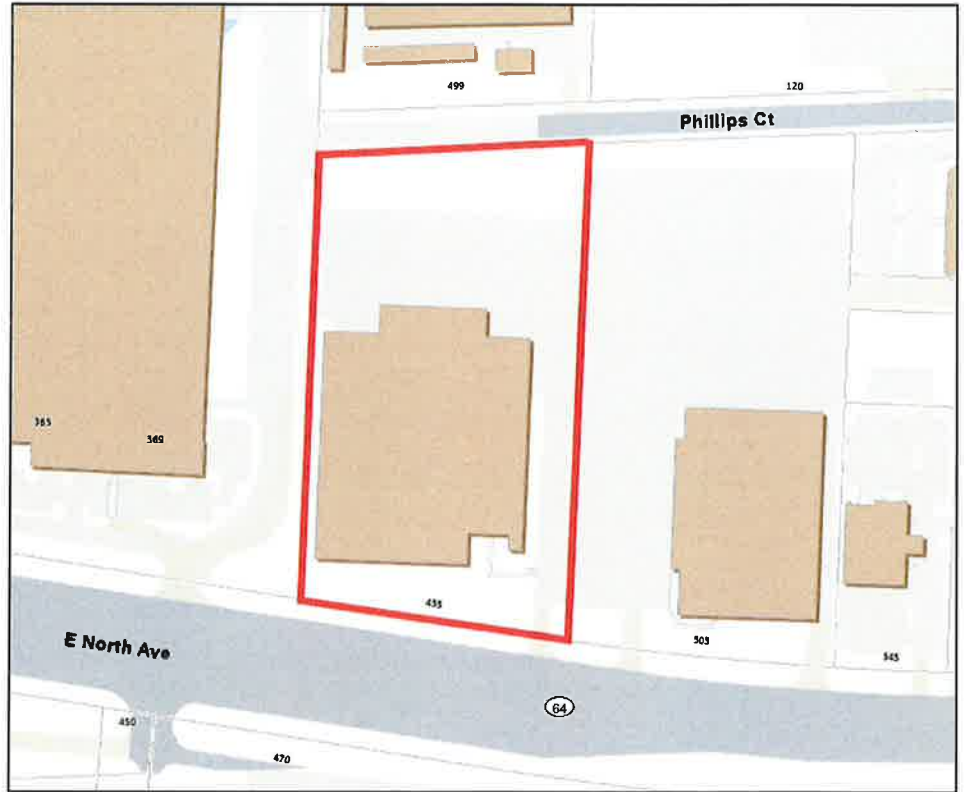
ACTION REQUESTED:
The applicant is requesting
approval of the following:

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

APPLICANT/ CONTACT:
Mr. Patrick Moore
ER2 Image Group
4350 Chandler Drive
Hanover Park, IL 60133



CASE #: 21-0063
LOCATION: 455 E. North Avenue
PROJECT NAME: ER2 Image Group (Pregis)



LOCATION	ZONING DISTRICT	LAND USE	COMPREHENSIVE PLAN DESIGNATION
Subject Property	I Industrial District	Industrial (Pregis)	Industrial
North	I Industrial District	Industrial (Public Storage)	Industrial
South	B-3 General Business District	Corridor Commercial (Carol Stream Marketplace)	Corridor Commercial
East	I Industrial District	Industrial (Comcast and Hopewell Services)	Industrial
West	I Industrial District	Industrial (Shipfusion)	Industrial

The property outlined above is located on the north side of North Avenue, south of Phillips Court and west of Schmale Road.

Site Assessment

COMPREHENSIVE PLAN DESIGNATION:

The subject property is designated for industrial uses, according to the Village's 2016 Comprehensive Plan. The existing paper and packaging industrial use is compatible with this designation.

AERIAL PHOTOGRAPH:

Project Summary



ATTACHMENTS:

Attached for review is the General Application, Cover Letter received December 3, 2021, Sign Drawing Package (Exhibits A-1 through A-3), and Landscape Sketch (Exhibits B-1 and B-2).

BACKGROUND:

ER2 Image Group, on behalf of Pregis, requests North Avenue Corridor Review approval for a monument sign at 455 E. North Avenue. Pregis has recently taken over the building. Currently, the property only has wall signage and does not have a monument sign.

Staff Analysis

NORTH AVENUE CORRIDOR REVIEW

Pregis is located on the north side on North Avenue, and west of Schmale Road. The proposed monument sign will be located west of the property’s entrance along North Avenue.

- The proposed aluminum sign will be four feet in height and 30 square feet in area.
- The double-sided sign will be internally illuminated, with a black metal cabinet and white lexan face with the business name and logo. The sign base will also be clad in black aluminum, and will include property address lettering.
- Landscaping around the sign will include Yews, flowers, and grasses, will provide seasonal color, and will meet the provisions for monument signage landscaping within the UDO.
- The sign will be located more than five feet from the property line and out of the sight distance triangle near the property entrance.
- There is an existing 12-inch watermain located within a 20-foot wide watermain easement along the property frontage, and the proposed sign will need to be located outside of the easement and at least 10 feet away from watermain.

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

Recommendation

Staff has reviewed the request and recommends North Avenue Corridor Review approval for the monument sign for ER2 Image Group (Pregis) at 455 E. North Avenue, Case No. 21-0063, subject to the following conditions:

1. That the applicant obtain a sign permit;
2. That the sign shall not be located within the 20-foot wide watermain easement along the property frontage, and shall be located at least 10 feet away from the existing watermain;
3. That all plant materials around the sign base 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
4. That the sign shall otherwise comply with all state, county and Village Codes and requirements.



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DEC 03 2021
COMMUNITY DEVELOPMENT
DEPT

Do Not Write in This Space	
Date Submitted:	<u>12-3-21</u>
Fee Submitted:	<u>\$500.00</u>
File Number:	<u>21-0063</u>
Meeting Date:	<u>12/13/21</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 ER2 IMAGE GROUP ^{PATRICK MOORE} Phone 630-893-4565
 Address 4350 CHANDLER DR. HANOVER PARK, IL Fax _____
 E-Mail Address pmoore@er2image.com
 (required)
 Name of Attorney _____ Phone _____
 (if represented)
 Address _____ Fax _____
 Name of Owner _____ Phone _____
 (required if other than applicant)
 Address _____ Fax _____
 Name of Architect _____ Phone _____
 (if applicable)
 Address _____ Fax _____

2. *Common Address/Location of Property 455 E. NORTH AVE

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 INSTALLATION OF (1) ONE NEW MONUMENT SIGN

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:	
X	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.

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PATRICK MOORE

Print Name



Signature

12/3/21

Date

Revised 07/21



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PREGIS CAROL STREAM
455 E. NORTH AVE
CAROL STREAM, IL

Village of Carol Stream
Planning Review Board
500 N. Gary Ave
Carol Stream, IL 60188

Members of the review board:

This letter is regarding the signage requested at 455 E. North Ave in Carol Stream. Our Client Pregis, kindly requests approval for a new monument sign at the front of the property. ER2 Image group has been contracted for the fabrication and installation of this sign. We reviewed the village code carefully when we decided upon the location at which this monument should be located. The sign will be a minimum of 25 feet from North Ave and a minimum of 25 feet from the property driveway to allow for a proper vision triangle.

The monument sign itself is a very simple design in nature. Single Pole installation with double sided panels that will have the Pregis logo. The sign faces will be lit with internal LED illumination. The address will be displayed on the lower half of the monument as depicted in the provided drawings.

We look forward to your review, if there are any questions, please let us know. Thank you for your time.

Patrick Moore

Direct: 630-893-4565

Cell: 630-210-5536

pmoore@er2image.com

Ideas are **BIGGER** Here!

4350 Chandler Drive, Hanover Park, IL 60133 • (800) 499-4951 • sales@ER2image.com • www.ER2image.com

Pregis 455 E. North Ave., Carol Stream, IL

Version: 1

Printer

- Latex
- Grand Format
- Zund
- Omega
- Small Format
- UV Direct
- Dye Sub
- Direct Color MVP

ORDER #: 157356

Date:
11/18/21

Sales Rep
Patrick Moore

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DEPT

DESIGNER

A.J. Hinkhouse
ahinkhouse@er2image.com



PMS 5395C

PMS 5395C 65%

PMS 5395C 30%

ER2
IMAGE GROUP

4350 Chandler Drive
Hanover Park, IL 60133

PHONE
630.980.4567

ER2image.com

EXHIBIT A-1

PLEASE CAREFULLY REVIEW YOUR PROOF! It is the responsibility of the client to approve all aspects of the artwork provided. This may include, size, color, spelling, and finishing instructions.

Pregis 455 E. North Ave., Carol Stream, IL

Printer

- Latex Grand Format Zund Omega
 Small Format UV Direct Dye Sub Direct Color MVP

Version: 1

ORDER #: 157356

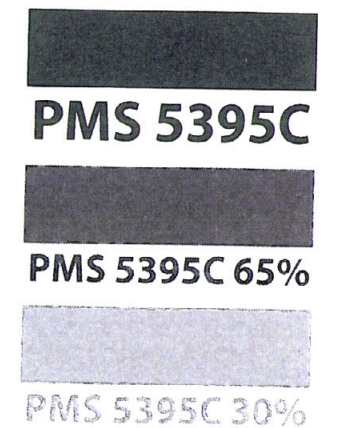
Date:
11/18/21

Sales Rep
Patrick Moore

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COMMUNITY DEVELOPMENT
DEPT

DESIGNER

A.J. Hinkhouse
ahinkhouse@er2image.com



4350 Chandler Drive
Hanover Park, IL 60133

PHONE
630.980.4567

ER2image.com

Internally Illuminated Black Aluminum Monument Sign

PLEASE CAREFULLY REVIEW YOUR PROOF! It is the responsibility of the client to approve all aspects of the artwork provided. This may include, size, color, spelling, and finishing instructions.

Pregis 455 E. North Ave., Carol Stream, IL

Printer

- Latex
- Grand Format
- Zund
- Omega
- Small Format
- UV Direct
- Dye Sub
- Direct Color MVP

Version: 1

ORDER #: 157356

Date:
11/18/21

Sales Rep
Patrick Moore

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DEC 03 2021

COMMUNITY DEVELOPMENT
DEPT

DESIGNER

A.J. Hinkhouse
ahinkhouse@er2image.com

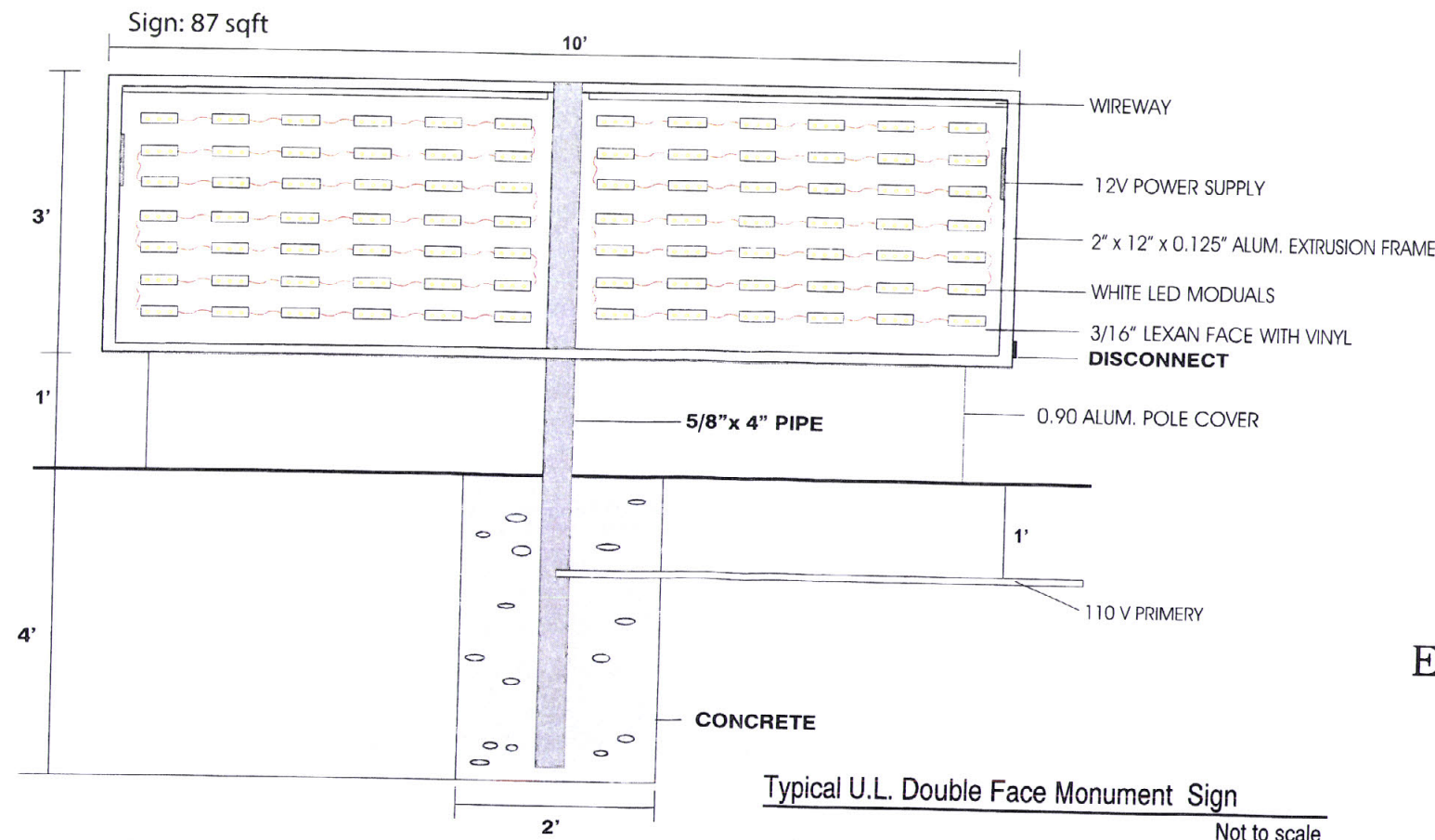


EXHIBIT A-3

PMS 5395C

PMS 5395C 65%

PMS 5395C 30%



GE GROUP

1 Chandler Drive
er Park, IL 60133

PHONE
630.980.4567

ER2image.com

PLEASE CAREFULLY REVIEW YOUR PROOF! It is the responsibility of the client to approve all aspects of the artwork provided. This may include, size, color, spelling, and finishing instructions.

Qty	Botanical Name	Common Name	Size/Condition
Erioids			
5	Ficus x media Denstonii	DENSFORS' ANGLO-JAPANESE YEW	24"
Ornamental Grasses			
6	Calamagrostis x acutiflora Karl Foerster	KARL FOERSTER FEATHER REED GRASS	1G
Perennials and Annuals			
2	Alum. roseanense	ORNAMENTAL ONION	1G
4	hemerocallis Stella d'Oro	STELLA D'ORO DAYLILY	1G

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DEC 03 2021

COMMUNITY DEVELOPMENT
DEPT

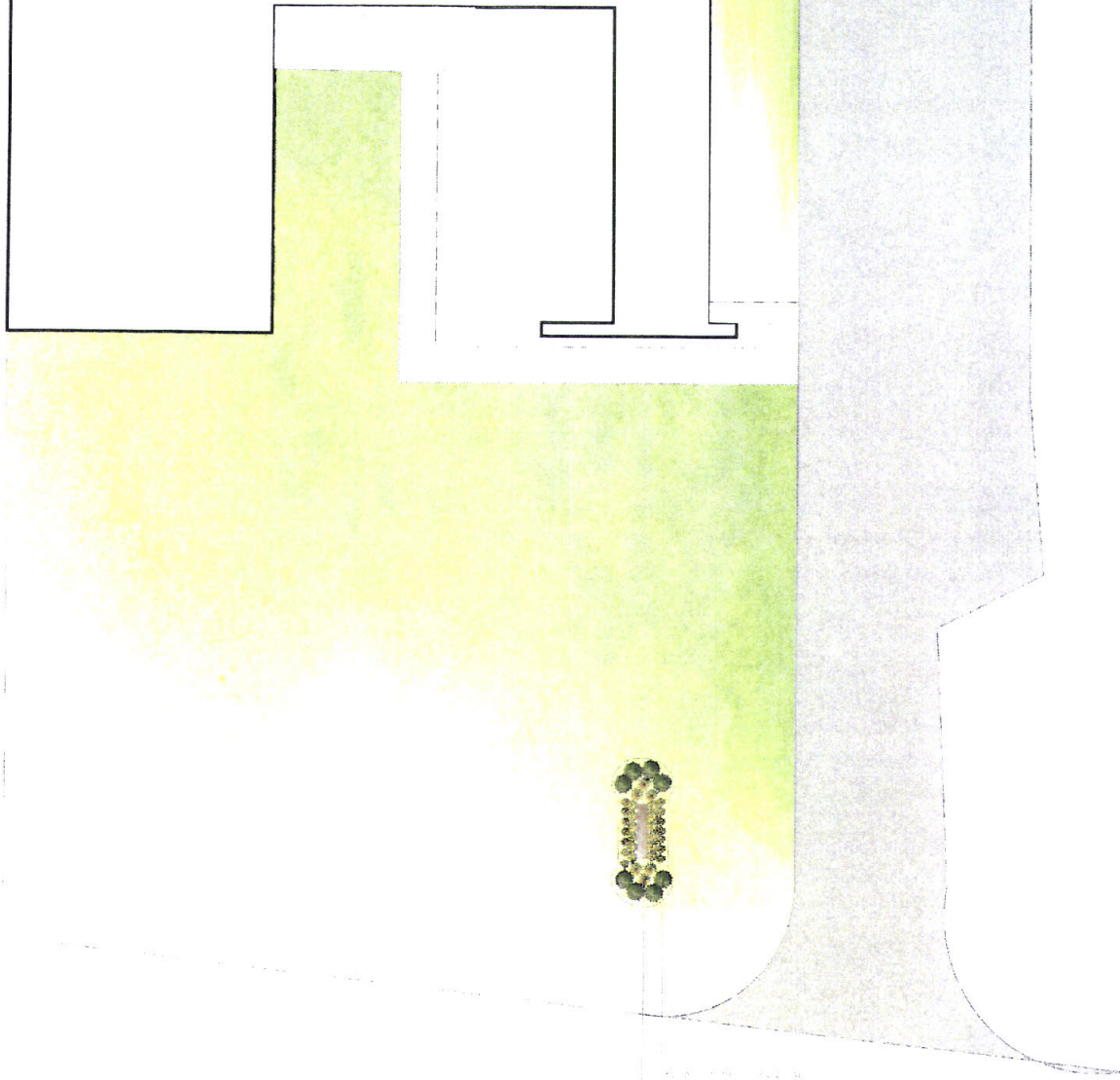


EXHIBIT B-1

480 E. NORTH AVE
APT. # 101
MILWAUKEE, WI 53212

Client: _____ Date: _____
 Order: _____ Price: _____
 Item: _____ Qty: _____
 Plant by: _____ Marked by: _____
 Planting Date: _____

455 E. NORTH AVE.



©2016 Hortycopia, Inc.

ORNAMENTAL ONION
Allium rebdonense



©2016 Hortycopia, Inc.

KARL FOERSTER FEATHER REED GRASS
Calamagrostis x acutiflora 'Karl Foerster'



©2016 Hortycopia, Inc.

STELLA D'ORO DAYLILY
Hemerocallis 'Stella d'Oro'



©2016 Hortycopia, Inc.

DENSIFORMIS ANGLOJAPANESE YEW
Taxus x media 'Densiformis'

EXHIBIT B-2