

# *Village of Carol Stream*

## **AGENDA**

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

**MONDAY, FEBRUARY 14, 2022 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: December 13, 2021
  
- III. Public Hearing:  
  

**22-0007 – Village of Carol Stream – 500 N. Gary Avenue**  
*Zoning Text Amendment – Unified Development Ordinance (UDO)-  
Miscellaneous Modifications*
  
- IV. Presentation:
  
- V. Old Business:
  
- VI. New Business:  
  

**22-0008 – Village of Carol Stream – 500 N. Gary Avenue**  
*Annual Review of Zoning Map*
  
- 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  
December 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: 6 Commissioners Battisto, Christopher, Meneghini, Morris, Tucek and Chairman Parisi
- Absent: 1 Commissioner Petella
- Also Present: Tom Farace, Planning and Economic Development Manager; Patty Battaglia, Planning and Permitting Assistant

**MINUTES:**

Commissioner Tucek moved and Commissioner Battisto seconded the motion to approve the minutes of the Regular Meeting held on October 25, 2021.

The results of the roll call vote were:

- Ayes: 5 Commissioners Battisto, Meneghini, Morris, Tucek and Chairman Parisi
- Nays: 0
- Abstain: 1 Commissioner Christopher
- Absent: 1 Commissioner Petella

The motion passed by a unanimous vote.

Chairman Parisi asked for a motion to move the agenda items and start with the Presentation first then move to the Public Hearing. Commissioner Meneghini moved and Commissioner Christopher seconded the motion with no further discussion.

**PRESENTATION:**

**Case #21--0063 – ER2 Image Group (Pregis) – 455 E. North Avenue  
North Avenue Corridor Review – New Monument Sign**

Chairman Parisi asked the applicant to give his presentation.

Mr. Patrick Moore from ER2 Image Group stated they are proposing to put a new monument sign at the property of 455 E. North Avenue. We have located the sign so it does not conflict with any underground utilities. Location has been marked and measured to make sure it was ten feet away from the main water line that runs through the property. The sign is compliant according to the code and is a total of 40 square feet. It is 4 feet tall above grade and 10 feet wide. It will be sunk in a 2 foot diameter, concrete foundation. Since there was never a monument sign at this location, we are seeking approval.

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

Mr. Farace stated a North Avenue Corridor Review is required since this is a brand new, monument sign for this property due to a new business taking over. The sign proposed will meet all the requirements of our UDO from a square footage, height and location requirement. There will be landscaping consisting of a combination of shrubs, flowers and native grasses around the base of the sign. Staff is recommending approval of their request.

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

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

The results of the roll call vote were:

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

The motion passed by unanimous vote.

**PUBLIC HEARING:**

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

The results of the roll call vote were:

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

The motion passed by unanimous vote.

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

Chairman Parisi swore in Mr. Tom Farace.

Mr. Farace stated this would be our third round for modifications to the UDO since we started using it this past summer. The following minor changes are being requested for approval:

- New provisions for “ghost kitchens” where it is not really a restaurant but a place where food is prepared and possibly shared by multiple restaurants. This type used primarily for restaurant couriers like a DoorDash or Grubhub. As these become more popular we thought it should be added to our code as a definition of a Commercial Kitchen.
- Changing our definition for a Food Processing Establishment to include catering which are usually larger and have a series of vehicles. “Ghost Kitchens” do not usually have catering vehicles.
- Added a figure reference under Article 3- District Specific Standards.
- Added a statement which was previously in the code under the Industrial District:  
*Unless specifically permitted, all business, processing, storage and all other activities and operation shall be conducted completely within the principal building.*
- Add Commercial Kitchen, or “Ghost Kitchen”, in the Permitted and Special Use table in the Industrial District as well as the OS District. Likewise, add a fairly specific use for warehousing and printing of books, pamphlets and other periodicals when carried out in conjunction with an adjacent office use. This statement pertains to Tyndale House Publishing within our Village which has been added to the OS District.
- Add certain provisions for accessory structures in business and industrial districts under Article 4 – Use Specific Standards. We try not to have outdoor storage in our Industrial District and push for it to be inside the building. But if someone is going to have a secondary building, we thought criteria should be established for those businesses. The criteria is listed on page 5 of the Staff Report.
- Removed a professionally prepared (traffic consultant) parking study is required from 16-5-2 Off-Street Parking and Loading under Article 5-Development Standards. Staff felt that a study conducted by the business or property owner could provide a parking count that would be adequate. Likewise, parking requirements for the “Ghost Kitchen” or Commercial Kitchen uses to be 1 space per every 250 of net floor area. We also added parking requirements (2 parking spaces for every 250 square feet of net floor area) for takeout restaurants.
- Changed wording in the code to Shadow Box and added the words Shadow Box to the illustration of Fence Types.

Mr. Farace stated Staff is requesting approval of the above changes to the UDO.

Commissioner Parisi asked for questions or comments from the Commission.

Commissioner Tucek mentioned a grammatical error on page 3.

Chairman Parisi asked if a “ghost kitchen” and commercial kitchen are synonymous.

Mr. Farace stated there are different terms, but basically they mean the same thing.

Chairman Parisi suggested that both should be listed in the Industrial and OS Districts.

Chairman Parisi also asked why restrict it to those two districts and not in the Business District.

Mr. Farace stated we don't know if someone would want to pay the higher commercial rent for a Commercial Kitchen. The OS properties are more like office type buildings which are more difficult to rent out.

Commissioners Battisto, Christopher, Meneghini and Morris 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, Christopher, Meneghini, Morris, Tucek and Chairman Parisi

Nays: 0

Abstain: 0

Absent: 1 Commissioner Petella

The motion passed by unanimous vote.

This case will go before the Village Board on Monday, January 3, 2022, at 6:00 PM for review.

There was a brief discussion pertaining to a property currently not located within the Village's jurisdiction.

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

The results of the roll call vote were:

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

Nays: 0

Abstain: 0

Absent: 1 Commissioner Petella

The motion passed by unanimous vote.

**NEW BUSINESS:**

**OLD BUSINESS:**

**OTHER BUSINESS:**

Chairman Parisi asked for a motion to cancel the December 28, 2021, PC/ZBA Meeting. Commissioner Christopher moved and Commissioner Tucek seconded the motion.

The results of the roll call vote were:

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

Nays: 0

Abstain: 0

Absent: 1 Commissioner Petella

The motion passed by unanimous vote.

**ADJOURNMENT:**

At 6:20 p.m. Commissioner Christopher moved and Commissioner seconded the motion to adjourn the meeting.

The results of the roll call vote were:

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

Nays: 0

Abstain: 0

Absent: 1 Commissioner Petella

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**

February 14, 2022

**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 #:** 22-0007

**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. Thus far, modifications were reviewed by the PC/ZBA on July 26, 2021 (approved by the Village Board on August 2, 2021), on September 13, 2021 (and approved by the Village Board on September 20, 2021), and on December 13, 2021 (and approved by the Village Board on January 3, 2022).

The staff report outlines the next 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 family and group community residences, accessory structures in business and industrial districts, video gaming cafes, internet vehicle sales, and parking for self-storage facilities.

The PC/ZBA may recall that the last round of modifications to the UDO included a text amendment for “ghost kitchens,” which is a growing business in communities. Other growing businesses include internet vehicle sales and video gaming cafes, and proposed text amendments include language pertaining to these two businesses. Staff recommends establishing a definition and use specific standards for video gaming cafes. For background information, the Village Board expressed a desire to consider allowing video gaming style cafés in certain retail developments in town where less than 50% of the gross retail sales in such restaurants were derived from the sale of food and non-alcoholic beverages. This was seen as a way of filling in vacant retail spaces in some of the commercial centers throughout the Village. The number of these types of uses would be controlled by the Mayor/Liquor Commissioner under provisions of the Liquor Code with final approval of the Village Board. The Village currently allows video gaming devices in restaurants that have full-service kitchens and approved liquor licenses, and has not previously allowed gaming cafes. At the February 7, 2022 Village Board meeting, a video gaming liquor license category was approved, with specific stipulations. Proposed zoning regulations for video gaming cafes will align with said stipulations.

**Article 2 – Definitions**

- As mentioned above, a definition for “video gaming café” is proposed.

**§ 16-2-22 DEFINITIONS - V.**

**VIDEO GAMING CAFE:** An establishment whose primary business activity is video gaming, with incidental service of alcoholic and non-alcoholic beverages and food.

**Article 3 – District Specific Standards**

- Staff proposes adding video gaming café as a permitted use in the B-3 (General Business) District in Table 16-3-11 (E). In addition, it appears that “family community residence” and “group community residence” were inadvertently switched in the UDO update. As defined, a family community residence is “a single dwelling unit occupied on a relatively permanent basis in a family-like environment by a group of no more than eight unrelated persons with disabilities, plus paid professional support staff provided by a sponsoring agency, either living with residents on a 24 hour basis, or present whenever residents with disabilities are present at the dwelling; in compliance with the zoning regulations for the district in which the site is located,” and should be listed as a permitted use in R-1, R-2, R-3, and R-4 Districts. A group community residence is defined as “a single dwelling unit occupied on a



relatively permanent basis in a family-like environment by a group of nine to 15 unrelated persons with disabilities, plus paid professional support staff provided by a sponsoring agency, either living with residents on a 24 hour basis, or present whenever residents with disabilities are present at the dwelling; and complies with the zoning regulations for the district in which the site is located,” and should be listed as a special use in the R-1, R-2, R-3, and R-4 Districts.

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

Residential	Additional Regulations	R-1	R-2	R-3	R-4	B-1	B-2	B-3	O-S	I
Single-Unit Detached Dwellings		P	P	P	P					
Single-Unit Attached Dwellings	§ 16-4-2				P					
Multiple Unit Dwellings, Building	§ 16-4-3				P					
Multiple Unit Dwellings, Complex	§ 16-4-4				S					
Multiple Unit Dwellings, Above Ground Floor as Part of Mixed Use						P				
Assisted Living Facilities/Nursing Homes					S				S	
Senior Co-Housing					S					
Total Senior Life Care Facilities									S	
Group Community Residences	§ 16-4-5	PS	PS	PS	PS					
Family Community Residences	§ 16-4-5	SP	SP	SP	SP					
Temporary Lodging										

Eating and Drinking	Additional Regulations	R-1	R-2	R-3	R-4	B-1	B-2	B-3	O-S	I
Restaurant, General						P	P	P	P	
Restaurant with Bar Area						S	S	S		
Microbrewery/Tasting Room for Brewery, Winery, Distillery						S	S	S		
Video Gaming Cafe	§ 16-4-28							P		

## **Article 4 – Use Specific Standards**

- Vehicle sales play a critical role in the Village’s economy. In recent years, internet-based sales have increased, including viewing and purchasing vehicles online, and the Village has allowed internet vehicle sales establishments to locate primarily in the Industrial District as establishments with limited on-site customer interactions. However, there has been a negative impact on properties, with the lack of parking availability and storage of unlicensed vehicles. This has contributed to vehicles parked improperly on certain properties and poor aesthetics. Staff recommends updating use specific standards for vehicle sales and rental within the Industrial District.

In addition, staff recommends creating use specific standards for video gaming cafes. As previously stipulated, video gaming cafes are recommended to be permitted uses only in the B-3 (General Business District). As the PC/ZBA may recall as part of the UDO project last year, properties along the Village’s major commercial corridors, including Army Trail Road, Schmale Road, and County Farm Road, were zoned B-3. Commercial properties which catered to more neighborhood-friendly

businesses and services were zoned B-2 (Neighborhood Business District) and include commercial centers along Gary Avenue and Elk Trail. Use specific standards will include size and seating capacity requirements for video gaming cafes, along with liquor licensing requirements which mirror regulations set forth in the Licensing section of the Code of Ordinances.

Staff is also proposing minor changes to the accessory structures use specific standards. Previously, staff proposed changes to these standards in business and industrial districts. Staff recommends modifying the previously updated standards to be more in line with current practices.

Finally, staff recommend retitling Section 16-4-5 from "Family Community Residences" to "Group Community Residences," since the use specific standards in the UDO are intended to apply to Group Community Residences instead.

#### **§ 16-4-5 FAMILY GROUP COMMUNITY RESIDENCES.**

Family Group community residences, approved as a special use, shall not be located less than 800 feet from any existing community residence, and shall meet the following provisions:

- (A) The cumulative effect of such uses would not alter the residential character of the neighborhood; would not create an institutional setting; its operation would not create an adverse effect on surrounding properties; and the home shall to the extent possible, conform to the type and outward appearances of the residences in the area in which it is located;
- (B) If the state requires a license or certification for the proposed community residence, the community residence has obtained the required state license or certification, or the operator has received licensing or certification required by the state to operate community residences;
- (C) Applicant shall submit a statement of the exact nature of the home; the qualifications of the agency that will operate the home; the number and type of personnel who will be employed; and the number and nature of the residents who will live in the home; and
- (D) The home shall to the extent possible, conform to the type and outward appearances of the residences in the area in which it is located.

#### **§ 16-4-13 VEHICLE SALES AND RENTAL.**

Vehicle sales and rental facilities are commercial enterprises with unique characteristics which require the imposition of certain regulations intended to promote the public health, safety, comfort, morals and convenience, by ensuring that such uses are compatible with neighboring property and only minimally impact the local roadway network. Vehicle sales and rental uses are allowed as set forth in § 16-3-11(E) and shall meet the following provisions:

- A. Storage areas for vehicles for sale or rent shall not be located in any parking space required to satisfy the Schedule of Parking Requirements ~~required parking area~~ as set forth in § 16-5-2(C).
- B. Storage areas for vehicles for sale or rent shall be screened on all sides facing a public right-of-way with the requirements for parking lot perimeter landscape as detailed in § 16-5-6. The Community Development Director may approve alternate placement of the required landscape material.
- C. Vehicle sales and rental facilities, when operated in the Industrial District and approved as a Special Use, shall be subject to the following additional provisions, unless such provisions are otherwise modified as part of the Special Use approval process:
  - 1. Vehicles may not be stored or displayed within the required parking setback as set forth in § 16-5-2(B)(4)(b).

2. No more than one (1) vehicle sales or rental facility shall be permitted to operate within a multi-tenant building.
3. Unlicensed vehicles awaiting sale may not be parked within a public street right-of-way.
4. Vehicles may not be parked or stored in a manner that blocks access to drive aisles or parking spaces on adjacent property.

**§ 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 prior to the installation of an~~ ~~should an~~ accessory building or structure ~~in the Business and Industrial zoning districts, be installed on the property, and provisions from and shall be subject to~~ all applicable codes and ordinances ~~shall be met in addition to~~ and the following provisions:

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 Section 16-5-6 of the UDO.
3. Accessory buildings and structures shall not be located in required parking or storage spaces.

**§ 16-4-28 VIDEO GAMING CAFES.**

Video gaming cafes are allowed as set forth in Section 16-3-11(E) and shall meet the following provisions:

- A. Although a permitted use in the B-3 District, a video gaming café may not operate prior to the approval of a Class VC liquor license by the Village Board in compliance with Section 11-2-7(R) of the Village of Carol Stream Code of Ordinances.
- B. Alcoholic beverages served at video gaming cafés shall be limited to beer and wine.
- C. The interior floor area of any video gaming café must measure a minimum of 1,200 square feet.
- D. Table seating capacity in the dining area must be provided for a minimum of twenty (20) persons, and food and beverages must be served to the customer's table by wait staff or servers.
- E. The video gaming café must provide a variety of non-alcoholic beverages and a minimum of twenty (20) food items, hot and cold, which shall be made available during all hours of operation.
- F. No video gaming café shall be established within one thousand five hundred feet (1,500 ft.), as measured from the public entrance to the café, to any other Class VC licensed video gaming café.

**Article 5 – Development Standards**

- Staff proposes a parking requirement for video gaming cafes of two spaces per 250 square feet of net floor area (NFA), to be somewhat similar to parking requirements for a takeout restaurant. In addition, staff noticed that the parking requirements for mini-warehouses/self-storage facilities was incorrectly listed in the UDO, and recommends changing to the previous requirement of four parking spaces per 100 units. Based on current practices, this parking ratio is appropriate.

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

<i>Use</i>	<i>Required Spaces</i>
<b><i>Eating and Drinking</i></b>	
Restaurant, Fast Casual	4 / 250 NFA
Restaurant, Quality	
Restaurant, High Turnover Sit Down	
Restaurant, with Drive-Through	2.5 / 250 NFA
Restaurant, Coffee/Tea Shop	
Restaurant, Takeout	2 / 250 NFA
Video Gaming Café	

<b><i>Industrial</i></b>	
Medical or Dental Laboratories	1 / 250 NFA
Research Laboratories	
Motor Freight Terminal	1 / 1,500 NFA
Warehouse/Distribution	
Warehouse/Storage	
Light Manufacturing	1 / 600 NFA
Heavy Manufacturing	
Food Processing Establishment	
Brewery, Winery, Distillery (production only)	1 / 1,500 NFA
Medical Cannabis Cultivation	
Wholesale Sales	
Nurseries, Greenhouses/Garden Supply and Seed Stores	
Machinery and Equipment Sales and Rental	
Waste Management Facilities	
Union Hall/Training Facility	
Mini Warehouses/Self Storage	<del>1 / storage unit</del> 4 / 100 storage units

---

## **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.

T:\Planning New\Planning\Plan Commission\Staff Reports\2022 Staff Reports\22-0007 UDO Modifications.docx



**Do Not Write in This Space**  
 Date Submitted: 1-24-2022  
 Fee Submitted: N/A  
 File Number: 22-0007  
 Meeting Date: 2/14/22  
 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 Village of Carol Stream Phone 630.871.6230

Address 500 N. Gary Avenue, Carol Stream, IL 60018 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 \_\_\_\_\_

3. Requested Action: (check all that apply) \_\_\_\_\_ Subdivision – Minor/Major

\_\_\_\_\_ Annexation \_\_\_\_\_ Temporary Waiver/Code of Ordinances

\_\_\_\_\_ Courtesy Review \_\_\_\_\_ Variation – Zoning (requires Form B-1)

\_\_\_\_\_ Development Staff Review \_\_\_\_\_ Variation – Sign (requires Form B-2)

\_\_\_\_\_ Gary/North Avenue Corridor Review \_\_\_\_\_ Variation – Fence (requires Form B-3)

\_\_\_\_\_ Planned Development – Final \_\_\_\_\_ Special Use Permit (requires Form C)

\_\_\_\_\_ Planned Development – Preliminary \_\_\_\_\_ Map Amendment (requires Form D-1)

\_\_\_\_\_ Shared Parking Facility \_\_\_\_\_  Text Amendment (requires Form D2)

\_\_\_\_\_ Site Plan Review \_\_\_\_\_ Staff Adjustment (requires Form E)

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 FAACE

Print Name

*Tom Faace*

Signature

1/31/22

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

Miscellaneous UDO amendments which shall be consistent with the purpose of the Village Comprehensive Plan.

---

---

---

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

Proposed amendments to will not adversely affect public health, safety, or 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 amendments will better reflect new concepts and updates to the UDO.

---

---



# 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 January 26, 2022 and the last publication of the notice was made in the newspaper dated and published on January 26, 2022. 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 January 26, 2022.

Examiner Publications, Inc.

By: Publisher



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

Subscribed and sworn to before me this 26 day of January, A.D. 2022.

Notary Public



## PUBLIC NOTICE FILE #22-0007

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, February 14, 2022 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://us02web.zoom.us/join/register/WN\\_BVRgPvNr7SrkWofzj-nA](https://us02web.zoom.us/join/register/WN_BVRgPvNr7SrkWofzj-nA)

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.ami/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: 878 0892 3762

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

The application is available for public inspection on the Village's website at [www.carolstream.org](http://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](mailto:tfarace@carolstream.org) by 4:00pm on February 14, 2022. 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* Jan. 26, 2022 0126

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

**STAFF REPORT**  
February 14, 2022

**TO:**  
Chairman and Plan Commissioners

**FROM:**  
Community Development  
Department

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

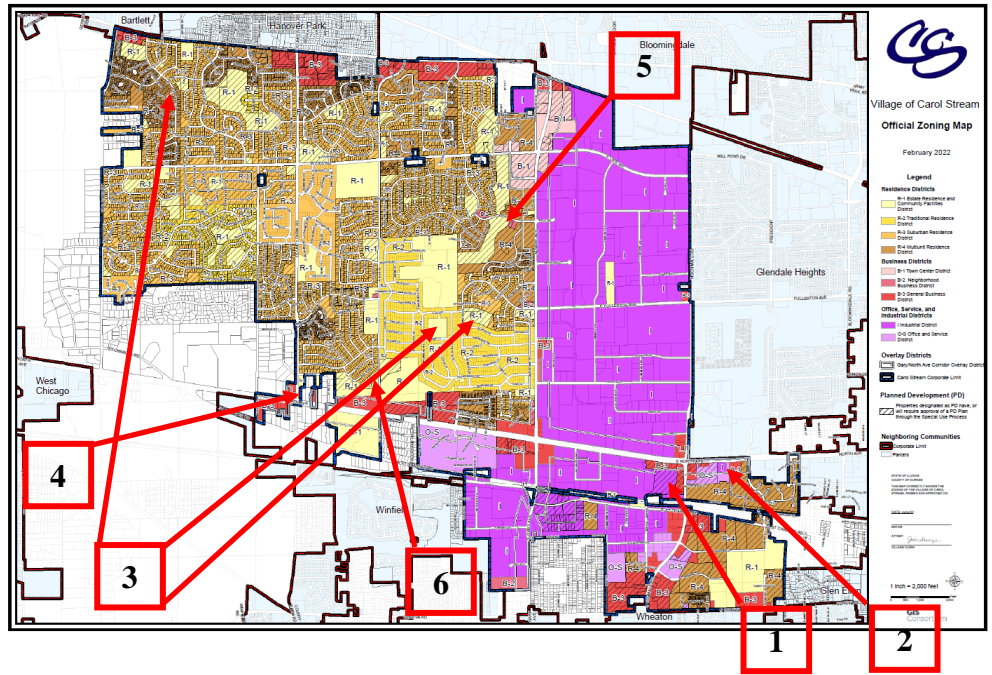
**ACTION REQUESTED:**  
As required by state statute, the Village must publish a current zoning map by March 31 of each year. For your review and reference, staff has prepared the attached Village of Carol Stream Official Zoning Map for 2022. The proposed 2022 Map includes all zoning map amendments approved by the Village Board between May 1, 2021, and December 31, 2021. Other map amendments were incorporated in last year's zoning map update as part of the Unified Development Ordinance (UDO) project. This report provides information regarding the changes that have been incorporated into the 2022 Zoning Map.

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



**CASE #:** 22-0008

**PROJECT NAME:** Village of Carol Stream – Official 2022  
Zoning Map



- 1. Plat of Resubdivision at 520 E. North Avenue** – 520 E. North Avenue LLC/Carol Stream Marketplace was granted approval of a six lot subdivision (PINs 05-04-101-019, 05-04-101-020, 05-04-101-021, 05-04-101-022, 05-04-101-023, and 05-04-101-024).
- 2. Special Use Permits, Zoning Map Amendment, Setback Variation and North Avenue Corridor Review at 680 E. North Avenue** – Dynamic Investments was granted zoning approvals for a truck repair facility and rezoning from B-2 to Industrial (PIN 05-04-20-042).
- 3. Additional Zoning Map Amendments related to the UDO** – rezoning of Memorial Park, Heritage Park, Jay Stream School, and St. Luke's Parish to R-1 (PINs 02-32-116-002, 01-24-405-013, 02-29-300-004 and 02-32-102-008).
- 4. Special Use Permits, Zoning Map Amendment, Variations, and Plat of Consolidation at 27W174 North Avenue and 2N441 County Farm Road** – Route 64 LLC was granted zoning approvals, consolidation of two lots, and rezoning to B-3 upon annexation (PIN will be assigned when the plat is recorded).
- 5. Special Use Permit, Fence Variation, Text Amendment, and Zoning Map Amendment at 160 W. Elk Trail** – Carol Stream Animal Hospital was granted zoning approvals and rezoning of the property from R-4 to B-2 (PIN 02-29-118-001).
- 6. Additional Zoning Map Amendments for Village Owned Parcels** – Water Reclamation Parcels rezoned from B-4 to R-1 (PINs 02-31-400-007 and 02-31-213-035).

Staff recommends approval of the Village of Carol Stream 2022 Official Zoning Map.

