

# *Village of Carol Stream*

## **AGENDA**

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

**MONDAY, FEBRUARY 28, 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: February 14, 2022

III. Public Hearing:

**22-0002 – Weiss Commercial Properties – 167-169 East Street**  
*Amendment to a Special Use Permit for Outdoor Storage in the form  
of a Salt Storage Bin*

**22-0005 – Muehlfelt Enterprises Inc. – 211 E. St. Charles Road**  
*Amendment to a Special Use Permit for Outdoor Storage in  
the form of Two Storage Containers*

IV. Presentation:

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  
February 14, 2022.***

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: 5 Commissioners Battisto, Christopher, Meneghini, Petella and Chairman Parisi

Absent: 2 Commissioners Morris and Tucek

Also Present: Tom Farace, Planning and Economic Development Manager; Patty Battaglia, Planning and Permitting Assistant

**MINUTES:**

Commissioner Battisto moved and Commissioner Meneghini seconded the motion to approve the minutes of the Regular Meeting held on December 13, 2021.

The results of the roll call vote were:

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

Nays: 0

Abstain: 1 Commissioner Petella

Absent: 2 Commissioners Morris and Tucek

The motion passed by a majority vote.

**PUBLIC HEARING:**

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

The results of the roll call vote were:

Ayes: 5 Commissioners Battisto, Christopher, Meneghini, Petella and Chairman Parisi

Nays: 0

Abstain: 0

Absent: 2 Commissioners Morris and Tucek

The motion passed by unanimous vote.

**Case #22--0007 – Village of Carol Stream – 500 N. Gary Avenue**  
Zoning Text Amendment – Unified Development Ordinance (UDO)-  
Miscellaneous Modifications

Chairman Parisi swore in Mr. Farace.

Mr. Farace stated these are some minor modifications to the UDO.

The first change is toward adding some stipulations for video gaming cafes. We have several full service restaurants in town and sports bars that allow video gaming to occur if you have a liquor license and a full service kitchen. However, for the last several years the Village Board has not allowed the gaming Cafes like a Shelby's or a Stella's where there is not a full kitchen per say. They have somewhat modified their stance on the gaming cafes and just recently amended the code to allow them with certain stipulations, so we want our zoning code to mirror those stipulations that have already been approved in the liquor license section of the municipal code. The definition for a video gaming café is listed as a Permitted Use in the B-3 District. These are the commercial properties along the major commercial corridors like North Avenue, Army Trail Road and Schmale Road. The gaming cafes would not be allowed in the smaller strip malls along Gary Avenue or Elk Trail. We also have Use Specific Standards, listed in the memo, that base things on size restriction and other stipulations for the cafes themselves.

We also have some modifications we are proposing for vehicle sales to amend the Use Specific Standards that are already in place. In order to tighten up the internet-based sales we have seen at some existing and smaller dealerships, we want to make sure they do not have a negative impact on some of the surrounding businesses that might be located in our Industrial District.

In addition, we would like to make a change with Group Homes. We define them as Family Community Residences and Group Community Residences. These are based on the number of individuals that can be located in each home. We inadvertently switched whether one could be a Permitted Use or a Special Use. We need to ensure the code is specific so a Family Community Residence is a Permitted Use and a Group Community Residence is a Special Use.

Lastly, we had a provision in our parking code for self-storage facilities stating there should be one parking space for every storage unit. Since this is not accurate, we are reverting to our previous zoning standards which were 4 parking spaces per every 100 storage units.

We are looking for a positive recommendation from the Plan Commission for the provisions listed above.

Commissioner Parisi asked for questions or comments from the Commission.

Commissioner Christopher asked if a license is required for gaming.

Mr. Farace stated a gaming license is required.

Commissioner Petella asked if the amount of gaming machines allowed is six.

Mr. Farace stated the maximum number of gaming machines per business is six.

Commissioners Battisto, Meneghini, and Chairman Parisi 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: 5 Commissioners Battisto, Christopher, Meneghini, Petella and Chairman Parisi  
Nays: 0  
Abstain: 0  
Absent: 2 Commissioners Morris and Tucek

The motion passed by unanimous vote.

This case will go before the Village Board on Tuesday, February 22, 2022, at 6:00 PM for review.

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

The results of the roll call vote were:

Ayes: 5 Commissioners Battisto, Christopher, Meneghini, Petella and Chairman Parisi  
Nays: 0  
Abstain: 0  
Absent: 2 Commissioners Morris and Tucek

The motion passed by unanimous vote.

**NEW BUSINESS:**

**Case #22-0008 – Village of Carol Stream – 500 N. Gary Avenue  
Annual Review of Zoning Map**

Mr. Farace stated we performed our annual review of our Zoning Map and found a handful of projects for rezoning:

- Plat of Re-subdivision at the Caputo's Shopping Center where we subdivided the property from two lots to six.
- The Dynamic Investments project at 680 E. North Avenue was rezoned from B-2 to Industrial.
- Some additional zoning map amendments (after the UDO was approved) for some properties owned by the park district, school district and a church property, needed to be rezoned to R-1.
- Properties at the northeast corner of North Avenue and County Farm Road were annexed and rezoned to B-3 as well as consolidated from two lots to one.
- Carol Stream Animal Hospital project on Elk Trail was rezoned from R-4 to B-2.
- Some additional rezoning of Village owned parcels that are part of the water reclamation center along Kuhn Road were rezoned from B-4 to R-1.

Mr. Farace stated we are looking for a positive recommendation from the Plan Commission to move forward with the 2022 Zoning Map.

Commissioner Parisi asked for questions or comments from the Commission.

Commissioner Petella asked about Caputo's Shopping Center lots and if it is still within the TIF District.

Mr. Farace stated there were two lots; the main grocery store building on one lot and the second lot was everything else. Ownership wanted each outlet building to have its own lot. Therefore, that is how it is subdivided now. It is still under the TIF District and common ownership.

Commissioners Battisto, Christopher, Meneghini, and Chairman Parisi had no questions.

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

The results of the roll call vote were:

Ayes: 5 Commissioners Battisto, Christopher, Meneghini, Petella and Chairman Parisi  
Nays: 0  
Abstain: 0  
Absent: 2 Commissioners Morris and Tucek

The motion passed by unanimous vote.

This case will go before the Village Board on Tuesday, February 22, 2022, at 6:00 PM for review.

**OLD BUSINESS:**

**OTHER BUSINESS:**

**ADJOURNMENT:**

At 6:11 p.m. Commissioner Meneghini moved and Commissioner Petella seconded the motion to adjourn the meeting.

The results of the roll call vote were:

Ayes: 5 Commissioners Battisto, Christopher, Meneghini, Petella and Chairman Parisi  
Nays: 0  
Abstain: 0  
Absent: 2 Commissioners Morris and Tucek

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 28, 2022

**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:

- An Amendment to a Special Use Permit for outdoor storage (salt storage bin) in accordance with Section 16-3-11 of the UDO

**APPLICANT/ CONTACT:**

Mr. Craig Weiss  
Weiss Commercial Properties  
LLC  
165 Easy Street  
Carol Stream, IL 60188



**CASE #:** 22-0002  
**LOCATION:** 167-169 Easy Street  
**PROJECT NAME:** Weiss Commercial Properties



LOCATION	ZONING DISTRICT	LAND USE	COMPREHENSIVE PLAN DESIGNATION
Subject Property	I Industrial District	Industrial	Industrial
North	I Industrial District	Industrial (FNTG)	Industrial
South	I Industrial District	Industrial (Lectro Components)	Industrial
East	I Industrial District	Industrial (Storage Battery Systems)	Industrial
West	I Industrial District	Industrial (Weiss Lawn Care & Snow Removal)	Industrial

The existing industrial property highlighted above is located on the north side of Easy Street.

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## Site Assessment

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### COMPREHENSIVE PLAN DESIGNATION:

The subject property is designated for industrial uses according to the Village's 2016 Comprehensive Plan. The continued use of the property for contractor services, with the inclusion of the salt storage bin, is compatible with this designation.

### AERIAL PHOTOGRAPH:



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## Project Summary

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### ATTACHMENTS:

Attached for review is the General Application, Special Use Application, Public Notice, Cover Letter received January 5, 2022, and Plat of Survey depicting the salt storage bin location (Exhibit A).



**BACKGROUND:**

Craig Weiss, Manager of Weiss Commercial Properties LLC, requests approval of an Amendment to a Special Use Permit for outdoor storage at 167-169 Easy Street. In 2017, the applicant received approval of a Special Use Permit for outdoor storage of trucks, trailers, and a salt storage bin at 163-165 Easy Street. In 2019, the applicant received approval of a Special Use Permit for outdoor storage of trucks and trailers at the subject property. The applicant operates Weiss Lawn Care, and utilizes both properties for the lawn care and snow removal business. Weiss Commercial Properties added a salt storage bin to 167-169 Easy Street property, and an Amendment to the previously approved Special Use Permit is now requested.

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**Staff Analysis**

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**SPECIAL USE AMENDMENT – SALT STORAGE BIN**

Special Use approval is requested for the outdoor storage in the form of a salt storage bin associated with Weiss Lawn Care.



- The salt storage bin is located in the northwest corner of the property and behind the building. Similar to the salt storage bin at the adjacent 163-165 Easy Street property, the bin on the subject property is approximately six feet tall, 15 feet wide, and 32 feet in depth. The storage bin is surrounded by a concrete block wall and has a protective cover that is approximately 24 feet tall.
- The salt bin occupies three parking spaces, leaving 13 on-site parking spaces. The applicant states that he has nine trucks and four trailers parked at the property. The applicant has indicated that employees of his business will continue to park at the 163-165 Easy Street property or may “swap out” business vehicles with their personal vehicles on the 167-169 property, but will be able to access the 167-169 property via the centrally located driveway that is shared between both properties and connects the rear parking and storage areas.
- Parking for the subject property is calculated as follows:

Business	Area of Use (NFA)	Code Requirement	Spaces Required
167-169 Easy Street Property 5,200 s.f. building (NFA)	Office Space	1 space per 250 S.F. of NFA (800 s.f. of office space)	3 spaces

	Warehouse Space	1 space for each 1,500 s.f. of NFA (4,400 s.f. of warehouse space)	3 spaces
<b>Parking Spaces Required:</b>			<b>6 spaces</b>
<b>Parking Spaces Provided:</b>			<b>12 spaces</b>

Staff notes that several other properties within the Village’s industrial areas have been granted approval for outdoor storage of materials, including 775 Kimberly Drive (IG Commercial), 300 Westgate Drive (3 Phase Line), 195 Kehoe Boulevard (T Steele Construction), 220 Westgate Drive (US Filter), and 120 Tubeway (U-Stor-It for U Haul rentals), as long as said materials/vehicles were properly screened to block visibility of the items from adjacent properties and roadways. Staff can support the Special Use Amendment for the salt storage bin given its location behind the building and negligible impact on parking on the subject property.

**SPECIAL USE FINDINGS OF FACT**

The Plan Commission’s recommendation regarding the requested Special Use request must be based on the evaluation criteria set forth in the UDO. As stated in §16-8-4 (L) of the UDO, no Special Use shall be recommended by the Plan Commission nor approved by the Village Board unless the Special Use:

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

Weiss Commercial Properties has expanded over the past few years, and its landscaping and snow removal business can be viewed as beneficial to the public.

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

Staff believes that the concrete block bin, fencing, and the building itself will properly screen the salt storage from Easy Street; therefore, this outdoor activity should not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare.

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

Other properties within the Industrial District have received Special Use approval for outdoor storage, with no apparent injury to the use or enjoyment of properties in the immediate vicinity, or diminution or impairment to property values within the neighborhood.

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

Surrounding properties are already developed. As such, there should be no impact on the normal and orderly development and improvement of surrounding properties.

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

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

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

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

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### **Recommendation**

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Staff has reviewed the applicant's request and can support the Special Use request. Therefore, staff recommends approval of an Amendment to a Special Use Permit for outdoor storage in the form of a salt storage bin for Weiss Commercial Properties, LLC at 167-169 Easy Street, Case No. 22-0002, subject to the following conditions:

1. That all terms and conditions of previously approved Ordinance No. 2019-02-02 not specifically revised herein shall remain in full force and effect;
2. That a building permit must be obtained for the salt storage bin;
3. That salt will be stored only in the concrete block bin in the rear of the property, and not outside of the bin. Mulch may be stored in the bin during non-winter months, but no materials will be allowed to be stored elsewhere in the parking lot; and
4. That the site and business must be maintained and operated in accordance with all State, County and Village codes and regulations.

T:\Planning New\Planning\Plan Commission\Staff Reports\2022 Staff Reports\22-0002 Weiss Comm Properties SUP 167-169 Easy Street.docx



**Do Not Write in This Space**  
 Date Submitted: 1-5-2022  
 Fee Submitted: \$800.00  
 File Number: 22-0002  
 Meeting Date: 2/28/22  
 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 Weiss Commercial Properties LLC Phone 630-432-4110  
 Address 167 Easy Street Carol Stream IL Fax \_\_\_\_\_  
 E-Mail Address Craig@WeissLawandSnow.com  
 (required)  
 Name of Attorney Sohn Hoescheit Phone 630-513-9700  
 (if represented)  
 Address 1001 E. Main St., St. Charles, IL 60179 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 167-169 Easy St.

3. Requested Action: (check all that apply)
- |  |   |
|--|---|
| <input type="checkbox"/> Annexation                        | <input type="checkbox"/> Subdivision – Minor/Major  |
| <input type="checkbox"/> Courtesy Review                   | <input type="checkbox"/> Temporary Waiver/Code of Ordinances                              |
| <input type="checkbox"/> Development Staff Review          | <input type="checkbox"/> Variation – Zoning (requires Form B-1)                           |
| <input type="checkbox"/> Gary/North Avenue Corridor Review | <input type="checkbox"/> Variation – Sign (requires Form B-2)                             |
| <input type="checkbox"/> Planned Development – Final       | <input type="checkbox"/> Variation – Fence (requires Form B-3)                            |
| <input type="checkbox"/> Planned Development – Preliminary | <input checked="" type="checkbox"/> Special Use Permit (requires Form C) <u>Amendment</u> |
| <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 We already have outdoor storage, I just want to change to adding a self brn here.

4. Fee Schedule: (Check all that apply)

Total Application Fee: \$ 900.00

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
<input checked="" type="checkbox"/> Special Use Amendment	<del>\$800</del>
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.

Craig Weiss, Manager  
Print Name

  
Signature

12-22-2021  
Date

Revised 07/21



FORM C

# Village of Carol Stream

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

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

## SPECIAL USE APPLICATION

Uses designated under the various zoning districts herein as special uses are so classified because they may have site-specific impacts that require the discretionary review of the Plan Commission and Village Board. Each special use request must be reviewed based on its unique character, with consideration being given to the proposals impact upon neighboring properties. (Please address each of the following standards as it relates to your request.)

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

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

Yes we service a lot of clients in Carol Stream.

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

It will not.

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

It will not it is screened and fenced  
it at the rear of the property

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

It will not it is screened and fenced  
in

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

Yes/No

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

Yes we believe so.

7. Other pertinent information or reason for request.

None



# 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 February 9, 2022 and the last publication of the notice was made in the newspaper dated and published on February 9, 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 February 9, 2022.

Examiner Publications, Inc.

By: Publisher 

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

Subscribed and sworn to before me this 9 day of February, A.D. 2022.

Notary Public



## PUBLIC NOTICE FILE #22-0032

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 28, 2022 at 6:00 p.m. to consider an application from Weiss Commercial Properties LLC for the following actions:

An Amendment to a Special Use Permit for Outdoor Storage, in accordance with Section 16-3-11 of the Carol Stream Unified Development Ordinance.

For the property at 167-169 Easy Street (PIN 05-05-205-009).

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

[https://us02web.zoom.us/webinar/register/WN\\_2MS19OWTTAGYYY-MeFGwrQ](https://us02web.zoom.us/join/https://us02web.zoom.us/webinar/register/WN_2MS19OWTTAGYYY-MeFGwrQ)

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

You may also join by phone to listen to the public hearing. Dial (for higher quality, dial a number based on your current location):

+1 312 626 6799 or +1 646 558 8656 or +1 301 715-8592.

Webinar ID: 812 1376 6910

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 28, 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 Feb. 9, 2022 0209

Weiss Commercial Properties LLC.  
167-169 Easy Street Carol Stream IL  
630-313-4626

Dear Carol Stream Community Development Department,

We are requesting a special use permit amendment for outdoor storage at our property at 167-169 Easy Street. We request the ability to add one salt bin in the parking lot. The salt bin is roughly 475 square feet by my calculation. Height roughly 6 feet for the blocks, and roughly 24 feet for the protective cover. Width roughly 15 feet, and depth is roughly 32 feet. This salt bin will be used to serve customers in the Carol Stream -area. Weiss Lawn Care Inc. currently has about 9 trucks and 4 trailers running out of that location I believe, and Weiss Lawn Care Inc. occupies the entire building/location.

Thank you for your consideration,

Craig Weiss, Manager

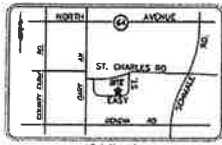
Weiss Commercial Properties, LLC.

# ALTA/NSPS LAND TITLE SURVEY

167-169 EASY STREET, CAROL STREAM IL., 60188

LOT 10 IN DARY-ST. CHARLES BUSINESS PARK, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 24, 1980 AS DOCUMENT R80-35893 AND CERTIFICATE OF CORRECTION RECORDED OCTOBER 10, 1980 AS DOCUMENT R80-82291, IN DUPAGE COUNTY, ILLINOIS

Permanent Index No.: 05-05-205-009



**LEGEND**  
(M) = MEASURED DIMENSION  
(R) = RECORD DIMENSION

**SYMBOL LEGEND**

⊙	GAS METER
⊖	ELECTRIC METER
⊠	UTILITY BOX
⊕	INLET
⊖	STORM MANHOLE
⊠	CURB CATCH BASIN
⊖	STEEL POST
⊕	B-BOX
+	MONUMENTATION
+	CHISELED CROSS

**LINE LEGEND**

---	EX. CHAIN LINK FENCE
---	EX. BURIED ELECTRIC LINE
---	EX. BURIED GAS LINE
---	EX. WATER MAIN
---	EX. SANITARY SEWER

**Miscellaneous Notes**  
PROPERTY AREA = 25000.0 Sq. Ft.  
of 5/8" ASP. THICK 8" BASE  
BUILDING AREA = 6810.5 Sq. Ft.  
BUILDING HEIGHT = 16.7 Ft.  
PARKING SPACES = NOT DELINEATED  
No assurance of record when making note of building construction on file.



Norbert V. Lambert Jr.  
2018 11.12 21.22:11 +18

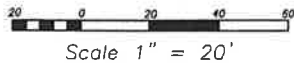
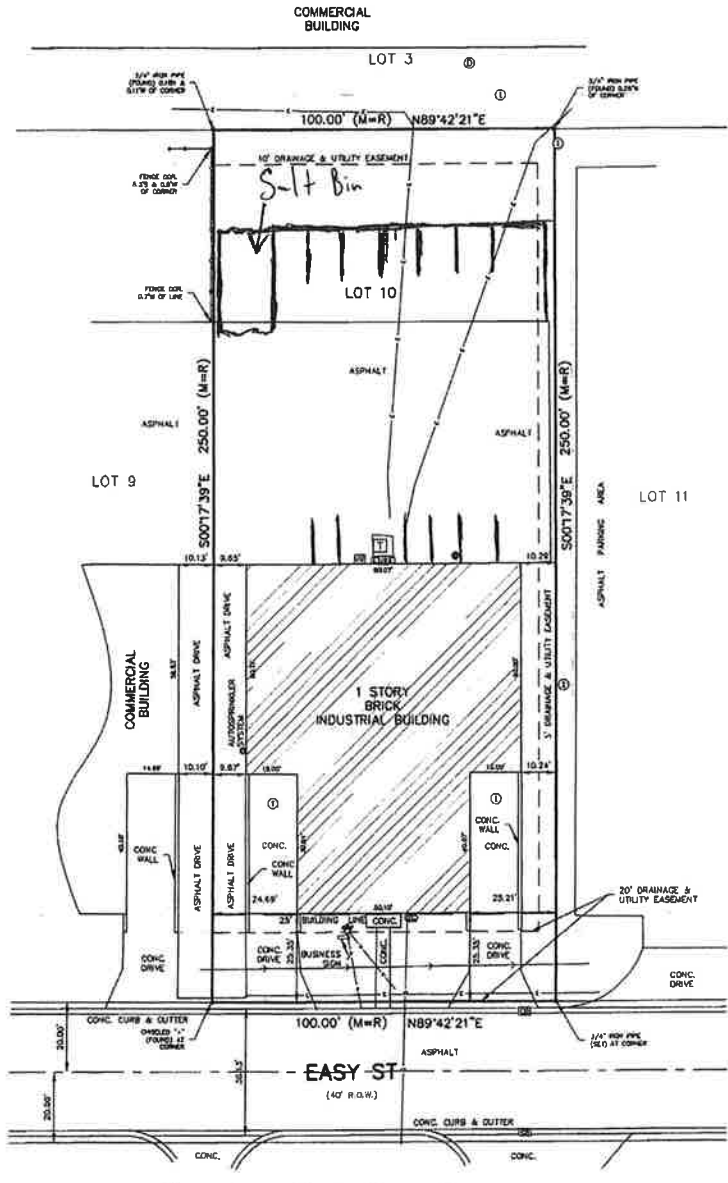
**ALTA/NSPS CERTIFICATION**

1. NESS COMMERCIAL PROPERTIES, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY
2. FMC BANK MORTGAGE, A DIVISION OF FMC BANK, N.A., ITS SUCCESSORS AND/OR ASSIGNS
3. ATTORNEY'S TITLE GUARANTEE FUND

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6a, 7a, 7b, 7c, 8, 9, 11, 16 OF TABLE "A" THEREOF.  
THE FIELD WORK WAS COMPLETED ON 10/12/2018

DATE OF PLAT OR MAP: 11/12/2018  
(SIGNED) *Norbert V. Lambert Jr.*  
ILLINOIS LAND SURVEYOR NO. 1863, LICENSE EXPIRES 11/30/18  
ILLINOIS DESIGN PROFESSION NO. 164-007296

REFER TO DEED OF GUARANTEE POLICY FOR RESTRICTIONS NOT SHOWN ON SURVEY.  
ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.  
COMPARE ALL POINTS BEFORE BUILDING AND REPORT ANY APPARENT DISCREPANCIES TO THE SURVEYOR.



**FLOOD NOTE:**  
BY GRAPHIC PLOTTING ONLY, BASED ON "DUPAGE REGULATORY FLOOD MAP", MAP NUMBER T19-200106A, WHICH BEARS AN EFFECTIVE DATE OF JULY 7, 2010, THIS PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA.

DESIGNED BY: CHRISTOPHER WEISS    ORDER NO.: 211-21    FILE NO.: 1001218

LAND SURVEYING AND CIVIL ENGINEERING	
<b>LAMBERT &amp; ASSOCIATES</b> 955 W. LIBERTY DR WHEATON, IL 60187 P: (830)463-0331 F: (830)463-0390 E: INFO@LAMBERTSURVEY.COM	<b>LAND TECHNOLOGY</b> 5822 W. MAIN STREET MCHENRY, IL 60050 P: (815)369-8200 F: (815)369-0253 E: LANDTECH@L-T.COM

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

**STAFF REPORT**

February 28, 2022

**TO:**  
Chairman and Plan  
Commissioners

**FROM:**  
Community Development  
Department

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

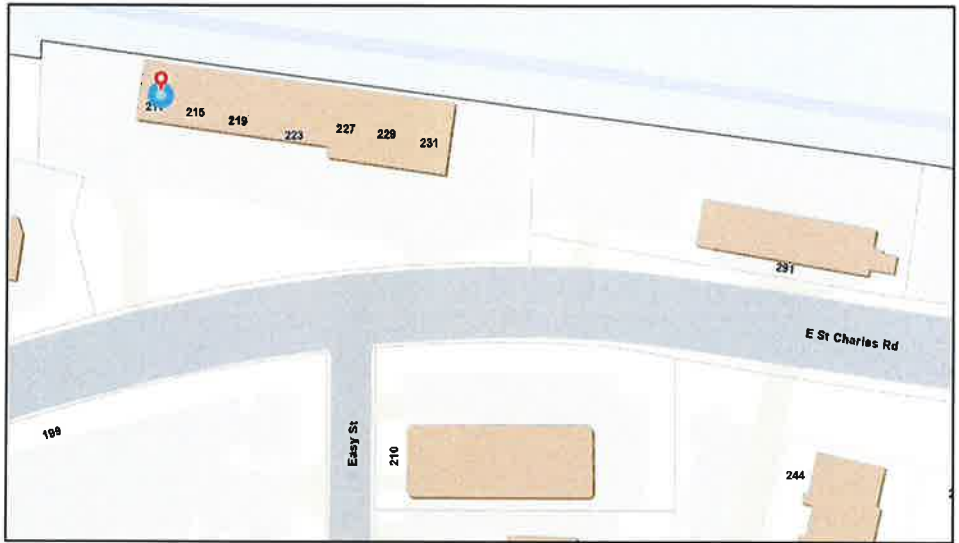
**ACTION REQUESTED:**  
The applicant is requesting  
approval of the following:

- An Amendment to a Special Use Permit for outdoor storage (storage structures) in accordance with Section 16-3-11 of the UDO

**APPLICANT/ CONTACT:**  
Mr. Karl Muehlfelt  
Muehlfelt Enterprises, Inc.  
211 E. St Charles Road  
Carol Stream, IL 60188



**CASE #:** 22-0005  
**LOCATION:** 211 E. St Charles Road  
**PROJECT NAME:** Muehlfelt Enterprises, Inc.



LOCATION	ZONING DISTRICT	LAND USE	COMPREHENSIVE PLAN DESIGNATION
Subject Property	I Industrial District	Industrial (Multi-Tenant Building)	Industrial
North	I Industrial District	Industrial (Stormwater Management)	Industrial
South	I Industrial District	Industrial (Multi-Tenant Buildings)	Industrial
East	R-1 One-Family Residence District	Industrial (Anchor Electric)	Industrial
West	I Industrial District	Industrial (Multi-Tenant Building)	Industrial

The industrial property outlined above is located at the intersection of St. Charles Road and Easy Street, on the north side of St. Charles Road.

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## Site Assessment

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### COMPREHENSIVE PLAN DESIGNATION:

The subject property is designated for industrial uses according to the Village's 2016 Comprehensive Plan. The continued use of the property for industrial uses, including the subject business, is consistent with the Comprehensive Plan recommendation.

### AERIAL PHOTOGRAPH:



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## Project Summary

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### ATTACHMENTS:

Attached for review is the General Application, Special Use Application, Public Notice, Cover Letter received January 6, 2022, Site Plan depicting the storage structure locations (Exhibit A), and Photo of Storage Structures with Dimensions (Exhibit B).

### BACKGROUND:

Karl Muehlfelt, owner of Muehlfelt Enterprises, Inc., requests approval of an Amendment to a Special Use Permit for outdoor storage at the 211-231 E. St Charles Road property. In 1986, the

subject property was one of several properties along the north side of St. Charles Road to be forcibly annexed into Carol Stream. In accordance with Zoning Code provisions, the property was automatically zoned R-1 One-Family Residence District upon annexation, and the existing industrial building became a non-conforming building with non-conforming uses. In 2006, the property was rezoned to the Industrial zoning designation and Special Use Permits were granted for various uses within the building, including contractors' offices and auto repair shops, along with a Special Use Permit for the outdoor storage of vehicles and equipment for some of the businesses within the building. In 2018, the property owner received approval of a Special Use Amendment and fence variation to expand the outdoor storage for additional trailer storage along the east side of the property.

Special Use Permit conditions for the west storage area were specific to the westernmost tenant space in the building (211 E. St Charles) which was a former repair shop, and indicated that only vehicles associated with the business could be stored in this area. Muehlfelt Enterprises was already located in one of spaces in the building (223 E. St Charles), and expanded into the 211 E. St Charles space a couple of years ago. Recently, Muehlfelt Enterprises installed two storage structures in the west storage area, and an amendment to the previously approved Special Use Permit is now requested.

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### Staff Analysis

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#### SPECIAL USE AMENDMENT – STORAGE STRUCTURES

Special Use approval is requested for outdoor storage in the form of two storage structures associated with Muehlfelt Enterprises.

- The 211-231 E. St. Charles building is approximately 14,000 square feet in size and contains six tenant spaces. Muehlfelt Enterprises is a sewer and water-contracting company that occupies both 211 and 223 E. St Charles Road in the building. Special Use Permits for the subject



property were approved with specific conditions as to which businesses could utilize the east and west fenced-in storage areas, and what items could be stored in each area. While Muehlfelt was allowed to store materials in the east storage area, the west storage area was to be used for the storage of vehicles associated with the former auto repair shop that was located in the 211 E. St Charles space.

- The two metal storage structures store material and equipment used in conjunction with the business. The southernmost structure is 22 feet wide and 26 feet in depth, and the northernmost structure is 22 feet wide and 20 feet in depth. It should also be noted that both structures are located more than 50 feet away from the building.
- While the storage structures occupy approximately nine parking spaces, overall parking will still be adequate outside of the storage areas as illustrated in the following table:

Business	Area of Use (NFA)	Code Requirement	Spaces Required
Muehlfelt Enterprises (211)	3,000 s.f.		
Office	200 s.f.	1/250 s.f.	1 space
Warehouse	2,000 s.f.	1/1,500 s.f.	1 space
Tim's Auto Body (219)	3,150 s.f.		
Office/Warehouse	2,200 s.f.	0.5/250 s.f.	4 spaces
Service Bays	4	1 per bay	4 spaces
Muehlfelt Enterprises (223)	2,100 s.f.		
Office	500 s.f.	1/250 s.f.	2 spaces
Warehouse	1,200 s.f.	1/1,500 s.f.	1 space
B&G Sewer (227)	1,675 s.f.		
Office	200 s.f.	1/250 s.f.	1 space
Warehouse	1,000 s.f.	1/1,500 s.f.	1 space
Storage (229)	2,100 s.f.	1/1,500 s.f.	1 space
ProSno (231)	2,100 s.f.		
Office	200 s.f.	1/250 s.f.	1 space
Warehouse	1,500 s.f.	1/1,500 s.f.	1 space
<b>Total Number of Spaces Required:</b>			<b>18 spaces</b>
<b>Total Actual Existing Spaces:</b>			<b>32 spaces</b>
<b>Spaces Within Outdoor Storage Areas</b>			<b>9 spaces</b>
<b>Spaces Outside of Outdoor Storage Areas</b>			<b>23 spaces</b>

Staff notes that several other properties within the Village's industrial areas have been granted approval for outdoor storage of materials, including 775 Kimberly Drive (IG Commercial), 300 Westgate Drive (3 Phase Line), 195 Kehoe Boulevard (T Steele Construction), 220 Westgate Drive (US Filter), and 120 Tubeway (U-Stor-It for U Haul rentals), as long as said materials/vehicles were properly screened to block visibility of the items from adjacent properties and roadways. Staff can support the Special Use Amendment for the storage structures given their location within a fence-in area and the appearance and materials of the structures closely matching the metal materials on the main building on the property.

#### SPECIAL USE FINDINGS OF FACT

The Plan Commission's recommendation regarding the requested Special Use request must be based on the evaluation criteria set forth in the UDO. As stated in §16-8-4 (L) of the UDO, no Special Use shall be recommended by the Plan Commission nor approved by the Village Board unless the Special Use:

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

Muehlfelt Enterprises has increased its inventory of materials, and the two storage structures provide a covered location for said materials within the westernmost storage area.

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

Staff does not believe the storage structures are detrimental to or endanger the public health, safety, morals, comfort or general welfare, and provide a covered location for materials and equipment.

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

Other properties within the Industrial District have received Special Use approval for outdoor storage, with no apparent injury to the use or enjoyment of properties in the immediate vicinity, or diminution or impairment to property values within the neighborhood.

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

Surrounding properties are already developed. As such, there should be no impact on the normal and orderly development and improvement of surrounding properties.

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

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

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

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

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### **Recommendation**

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Staff has reviewed the applicant's request and can support the Special Use Amendment. Therefore, staff recommends approval of an Amendment to a Special Use Permit for outdoor



storage in the form of storage structures for Muehlfelt Enterprises, Inc. at 211 E. St Charles Road, Case No. 22-0005, subject to the following conditions:

1. That all terms and conditions of previously approved Ordinance No. 2018-11-42 not specifically revised herein shall remain in full force and effect;
2. That a building permit must be obtained for the storage structures; and
3. That the site and business must be maintained and operated in accordance with all State, County and Village codes and regulations.

T:\Planning New\Planning\Plan Commission\Staff Reports\2022 Staff Reports\22-0005 Muehlfelt Enterprises SUP 211 E St Charles.docx



RECEIVED

JAN 06 2022

COMMUNITY DEVELOPMENT DEPT

Do Not Write in This Space

Date Submitted: 1-6-22
Fee Submitted: \$800.00
File Number: 22-0005
Meeting Date: 2/25/22
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

FORM A

GENERAL APPLICATION
PUBLIC HEARINGS AND DEVELOPMENT APPROVAL REQUESTS

1. Name of Applicant Muchiret Enterprise, Inc. Phone 630-668-1100
Address P.O. Box 469 Wheaton, IL 60187 Fax 630-668-1586

E-Mail Address karlyss@aol.com

Name of Attorney (if represented)
Address (if represented)

Name of Owner ST. CHARLES BUILDING PARTNERS Phone 630-712-8457
Address 1015 MCKENZIE PL WHEATON, IL Fax 630-794-0404

Name of Architect (if applicable)
Address

2. \*Common Address/Location of Property 211 W. St. Charles Rd, Carol Stream, IL

- 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)
X 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 Two outside cover structure.

4. Fee Schedule: (Check all that apply)

Total Application Fee: \$ 800

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
<input checked="" type="checkbox"/>	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.

ST CHARLES BUILDING PARTNERS by Ken Flanagan

Print Name

by Kenneth Flanagan, Managing Partner

Signature

12-16-2021

Date

Revised 07/21



FORM C

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JAN 06 2022

COMMUNITY DEVELOPMENT  
DEPT

# Village of Carol Stream

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

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

## SPECIAL USE APPLICATION

Uses designated under the various zoning districts herein as special uses are so classified because they may have site-specific impacts that require the discretionary review of the Plan Commission and Village Board. Each special use request must be reviewed based on its unique character, with consideration being given to the proposals impact upon neighboring properties. (Please address each of the following standards as it relates to your request.)

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

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

NO.

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

NO it will not

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

It will not

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

It will not

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

NO access is impeded.

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

yes, it will conform.

7. Other pertinent information or reason for request.

Structures are needed to protect tools & stuff from weather elements.

# 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 February 9, 2022 and the last publication of the notice was made in the newspaper dated and published on February 9, 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 February 9, 2022.

Examiner Publications, Inc.

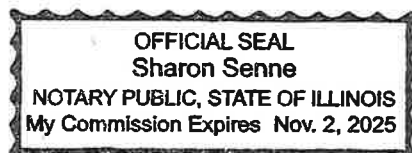
By: Publisher



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

Subscribed and sworn to before me this 9 day of February, A.D. 2022.

Notary Public



## PUBLIC NOTICE FILE #22-0005

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 28, 2022 at 6:00 p.m. to consider an application from Muehlelt Enterprises, Inc. for the following actions:

An Amendment to a Special Use Permit for Outdoor Storage, in accordance with Section 16-3-11 of the Carol Stream Unified Development Ordinance.

For the property at 211 E. St Charles Road (PIN 05-05-203-010).

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

[https://us02web.zoom.us/join/register/WN\\_2MSi9OWTtAOYYY-MeFGwrQ](https://us02web.zoom.us/join/register/WN_2MSi9OWTtAOYYY-MeFGwrQ)

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

You may also join by phone to listen to the public hearing: Dial (for higher quality, dial a number based on your current location):

+1 312 626 6799 or +1 646 558 8656 or +1 301 715 8592

Webinar ID: 812 1376 6910

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 28, 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* Feb. 9, 2022 0209



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Date: January 7, 2022

**Village of Carol Stream  
500 N. Gary Ave  
Carol Stream, IL. 60188**

**Subject: 2 storage structures at 211 E. St Charles Rd**

**Attention: Sir/ Madam**

**We are Muehlfelt Enterprises, Inc. a sewer and water plumbing company.**

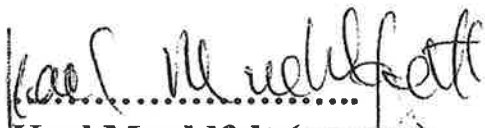
**We repair, replace and install sewer and water lines mostly for residential customers.**

**We have been in operation for more than 40 years in the Wheaton area.**

**The two storage structures in question are use for material and equipment storage so as to not have them in the weather elements.**

**If, any more information is required feel free to contact us**

**Thank you,**

  
.....  
**Karl Muehlfelt ( owner)**



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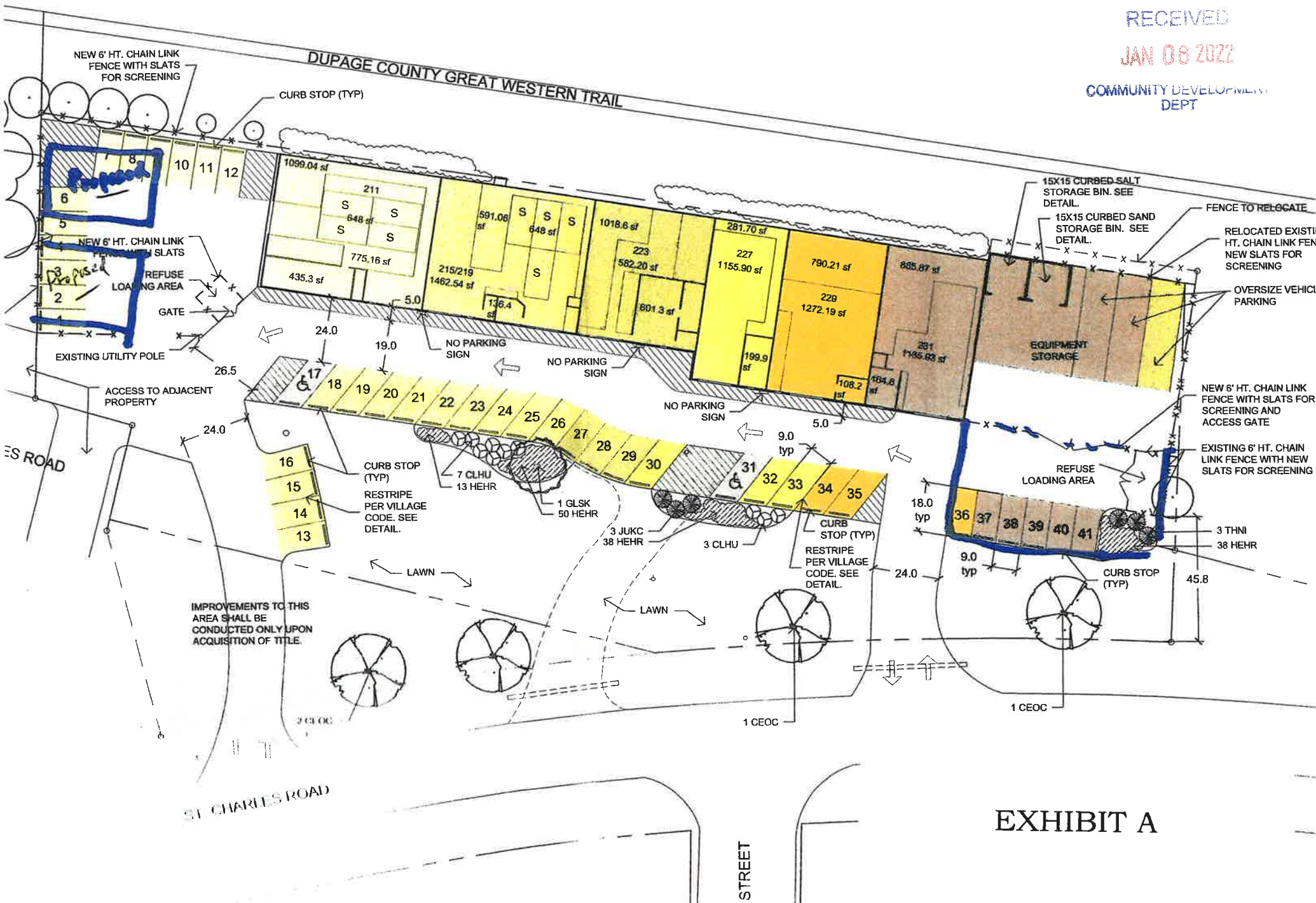
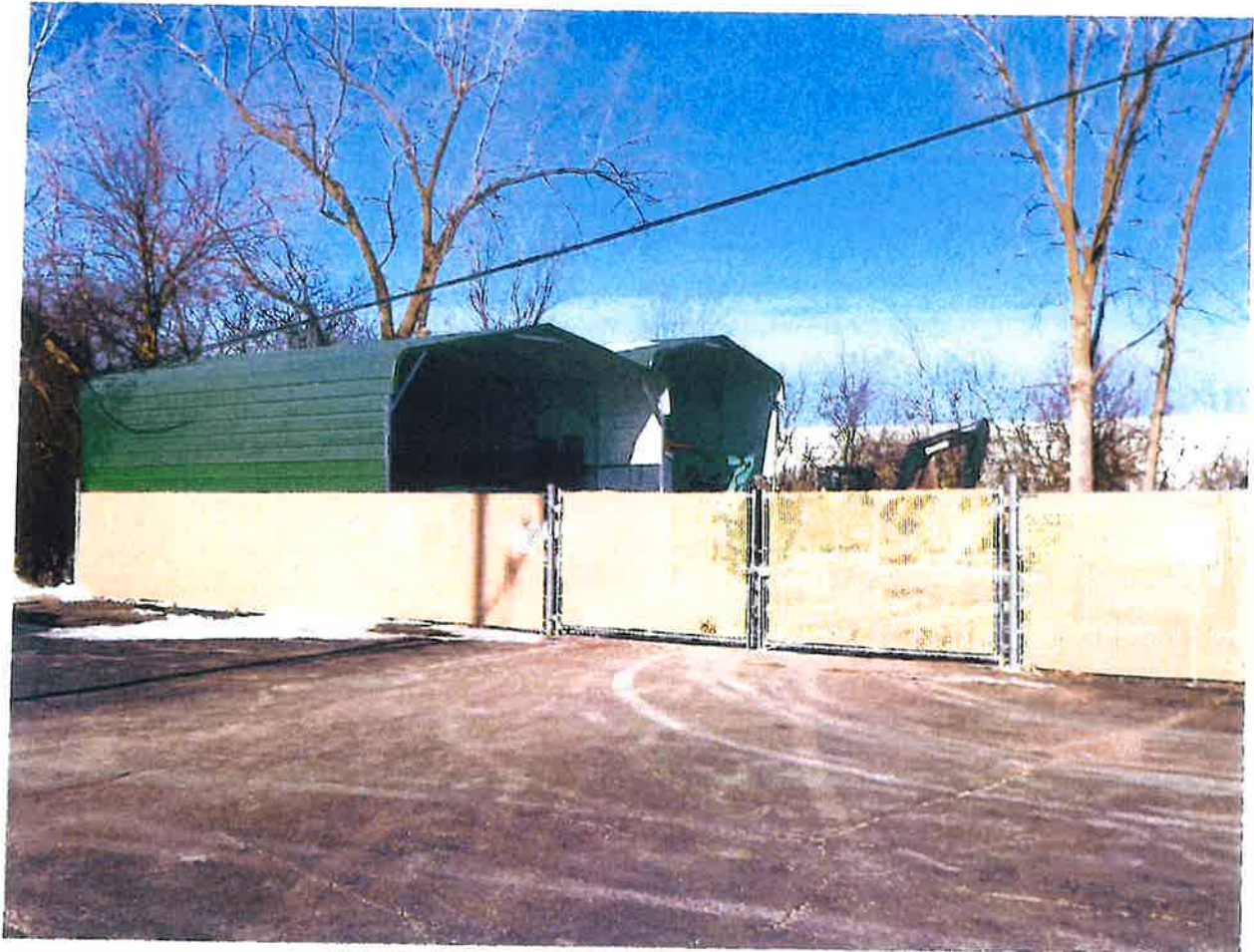


EXHIBIT A

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Southernmost structure is 22 feet wide and 26 feet deep

Northernmost structure is 22 feet wide and 20 feet deep

Both structures are more than 30 feet away from the building

EXHIBIT B