

Village of Carol Stream

AGENDA

REGULAR MEETING-PLAN COMMISSION/ZONING BOARD OF APPEALS

MONDAY, JUNE 27, 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: April 25, 2022
 - A. **22-0019 – Family Life Christian Center – 362 S. Schmale Road**
Special Use Permit to operate as a place of worship
- III. Presentation:
- IV. Old Business:
- V. New Business: Annual Progress Report-Comprehensive Plan Implementation
Informational Only
- VI. Report of Officers:
- VII. Adjournment:

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

***All Matters on the Agenda may be Discussed, Amended and Acted Upon
April 25, 2022.***

Mr. Farace stated since Chairman Parisi is unable to attend this meeting, an acting chairman needs to be appointed. Commissioner Meneghini nominated Commissioner Tucek and Commissioner Morris seconded the motion.

Acting Chairman Tucek 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: 4 Commissioners Meneghini, Morris, Petella and Acting Chairman Tucek

Absent: 3 Commissioners Battisto, Christopher and Chairman Parisi

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

MINUTES:

Commissioner Meneghini moved and Commissioner Morris seconded the motion to approve the minutes of the Regular Meeting held on February 28, 2022.

The results of the roll call vote were:

Ayes: 3 Commissioners Meneghini, Morris, and Acting Chairman Tucek

Nays: 0

Abstain: 1 Commissioner Petella

Absent: 3 Commissioners Battisto, Christopher and Chairman Parisi

The motion passed by a majority vote.

PUBLIC HEARING:

Acting Chairman Tucek 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: 4 Commissioners Meneghini, Morris, Petella and Acting Chairman Tucek

Nays: 0

Abstain: 0

Absent: 3 Commissioners Battisto, Christopher and Chairman Parisi

The motion passed by unanimous vote.

Case #21-0026 – LiUNA – 4N210 Old Gary Avenue
Rezoning upon Annexation
Special Use Permit for a Union Hall and Training Facility
Front Yard Building Setback Variation

Acting Chairman Tucek swore in Mr. Steven Edwards and Mr. Keith Vitale and asked them to give their presentation.

Mr. Edwards stated we are proposing three items: the zoning map amendment, the Special Use Permit for the union hall facility, and a variation for a reduction in the front yard setback.

Acting Chairman Tucek asked for questions or comments from the audience and there was none.

Acting Chairman Tucek asked Mr. Farace to provide a Staff Report.

Mr. Farace stated LiUNA is seeking approval to rezone the property on Old Gary Avenue once it is annexed into the Industrial District, along with a Special Use Permit and a front yard building setback variation request. The main facility LiUNA has is just north of the subject property, was annexed into the Village in the mid 1990s and was granted a Special Use Permit for a training center and union hall. About two years ago LiUNA purchased the property just directly south of their main facility. This building has been utilized for some additional training opportunities and they would like to annex this property into town. Whenever there is an annexation request there is an annexation agreement prepared and will be reviewed by our Village Board at a later date. Being reviewed tonight is rezoning the property to Industrial which matches the zoning designation of their main property to the north. Staff is supportive of rezoning this property for consistency purposes. They are also requesting a Special Use Permit for a union hall and training facility which is consistent with the main facility. On the subject property they are proposing some modifications to the front of the property along Old Gary Avenue. There are some parking spaces located in the Old Gary Avenue right-of-way due to Old Gary Avenue being widened in the past. This will be modified so the parking setback will be maintained with Village codes along with some landscaping along the property frontage. There will also be some hard surfaced, additional parking in the back of the property and the two driveways, or curb cuts, that are along Old Gary will be reconfigured so they still have access to the property as well as the rear of the property where the new parking lot is located. There will also be a shared access point with their main property to the north to have inner connectivity between the two properties. The main building will continue to be used as a training facility and the landscaping proposed will include additional trees, shrubs and groundcover that will provide the beautification and the screening you normally see along property frontages. Staff is supportive of the Special Use Permit and the modifications that support our current code and ordinances. There is a Variation being requested for a front yard building setback. In the Industrial District a building has to be setback either 40 or 60 feet depending on the width of the roadway itself. In the case of Old Gary Avenue, it is 60 feet. However, the right-of-way extends to only about 17 feet from the property line to the building which was an existing condition under DuPage County regulations at the time. There is a hardship because you couldn't pick up the building and shift it back 60 feet from Old Gary Avenue so staff feels comfortable supporting the setback variation. There is also some additional landscaping being proposed and some of the parking lot is being removed to meet those provisions for property frontages. Therefore, we are supportive of the rezoning, Special Use and the front yard variation requests.

Acting Chairman Tucek asked if there were any comments or questions from the Commission.

Commissioner Meneghini asked Mr. Vitale if he was aware of Staff's conditions.

Mr. Vitale replied yes.

Commissioner Morris asked if the open site on the property will be used for outdoor training.

Mr. Vitale stated it would not be used for training but would probably be grassed and used as a patio area.

Commissioner Morris asked if they were thinking about putting another building on the site.

Mr. Vitale responded no.

Commissioner Petella asked what improvements will be made on or near the grass area.

Mr. Vitale stated they will remove asphalt and use concrete and generally beautify the property.

Commissioner Morris asked if the house located to the south of this property was owned by anybody.

Mr. Farace stated he believes it is not vacant and owned by somebody.

Mr. Vitale stated the house is owned by Mr. Donald Stark. The property has a 1,000 square foot house and a 15 car garage used to store elite cars.

Commissioner Morris asked if Mr. Vitale was going to purchase the Stark property.

Mr. Vitale responded no, not right now.

Acting Chairmain Tucek asked if LiUNA purchased this property.

Mr. Farace responded yes, they purchased the property.

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

The results of the roll call vote were:

Ayes: 4 Commissioners Meneghini, Morris, Petella and Acting Chairman Tucek

Nays: 0

Abstain: 0

Absent: 3 Commissioners Battisto, Christopher and Chairman Parisi

The motion passed by unanimous vote.

This case will go before the Village Board on Monday, May 16, 2022, at 6:00 PM for review.

Case #22-0014 – Village of Carol Stream – 500 N. Gary Avenue
Zoning Text Amendment – Unified Development Ordinance (UDO)-Miscellaneous Modifications

Acting Chairman Tucek swore in Mr. Tom Farace and asked him to give his presentation.

Mr. Farace stated this is another round of some modifications to the UDO. The following tweaks need to be made:

- Article 3 needs to have the word 'Crematory' added as a Special Use in the Industrial District
- Under Use Specific Standards in Article 4 there is a provision in 16-4-15 where we have to cross out the word 'Shadow Box' for allowable fences at certain properties because it is dependent on where the property is located and the criteria in the code.
- In Section 16-4-18 there is one strike out because it has the wrong citation for this section. It will be changed from 16-5-9 to 16-5-8.
- Article 5, Development Standards, under the parking requirements the word 'crematory' needs to be added.
- Under the Landscape Section, 16-5-6, the current wording for right-of-way landscaped areas will be changing. Rather than have a specific section, the Village is about to approve an Urban Forestry Management Plan and this will be cited in the UDO. This plan is being spearheaded by our Public Works and Administration Departments.
- The section 16-5-8 in the Fence Code has to do with the fencing and criteria we had for properties that are through lots (a lot with a street in front of the property and a street abuts the rear of the property) and having a certain type of fence style of wood or composite wood, shadow box style fence. Since a corner lot was not referenced as a through lot, we want to include these corner lots along roadways for consistency purposes. We also found two streets (not major streets) Birchbark Trail where no houses have driveways from this roadway, and Woodhill Drive, which did not meet the code for this section because under the current code, they could have any kind of fence. This would not show consistency so we are adding these two streets to follow the code as a shadow box style fence.
- In Section 16-5-8 we have certain stipulations for exemptions for fencing and wherever you have a single family residential property that's adjacent to a 'public' recreational use. So if it's adjacent to a park or just a publicly owned open space we allow someone to have a 6 foot fence versus just a 5 foot tall, standard fence. Since we do have some privately owned recreational properties (for example a homeowner's association has a green or garden space which is not owned by the Village or the Park District) we felt it makes sense for them to have a 6 foot tall fence as well. We propose the wording to state 'public' or 'private' uses.

We are hoping to modify the above provisions.

Acting Chairman Tucek asked for questions or comments from the audience and there were none.

Commissioner Morris asked if a person does not want a fence at all, are they required to have one.

Mr. Farace stated they are not.

Commission Morris asked if I'm located on Birchbark Trail, I do not have to put up a fence if I don't want to.

Mr. Farace replied that is correct.

Acting Chairman Tucek asked if all the fences need to be shadow box style.

Mr. Farace stated it depends on where the property is located and if your parcel is considered a through lot. So section 16-4-15 refers to any property in town so we need to remove the wording 'shadow box style'.

Commissioners Meneghini and Petella had no questions.

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

The results of the roll call vote were:

Ayes: 4 Commissioners Meneghini, Morris, Petella and Acting Chairman Tucek

Nays: 0

Abstain: 0

Absent: 3 Commissioners Battisto, Christopher and Chairman Parisi

The motion passed by unanimous vote.

This case will go before the Village Board on Monday, May 2, 2022, at 6:00 PM for review.

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

The results of the roll call vote were:

Ayes: 4 Commissioners Meneghini, Morris, Petella and Acting Chairman Tucek

Nays: 0

Abstain: 0

Absent: 3 Commissioners Battisto, Christopher and Chairman Parisi

The motion passed by unanimous vote.

NEW BUSINESS:

OLD BUSINESS:

OTHER BUSINESS: Cancel May 9, 2022, PC/ZBA Meeting

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

The results of the roll call vote were:

Ayes: 4 Commissioners Meneghini, Morris, Petella and Acting Chairman Tucek

Nays: 0

Abstain: 0

Absent: 3 Commissioners Battisto, Christopher and Chairman Parisi

The motion passed by unanimous vote.

ADJOURNMENT:

At 6:29 p.m. Commissioner Meneghini moved and Commissioner Morris seconded the motion to adjourn the meeting.

The results of the roll call vote were:

Ayes: 4 Commissioners Meneghini, Morris, Petella and Acting Chairman Tucek

Nays: 0

Abstain: 0

Absent: 3 Commissioners Battisto, Christopher and Chairman Parisi

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

June 27, 2022

TO:
Chairman and Plan
Commissioners

FROM:
Community Development
Department

CASE MANAGER:
Tom Farace, Planning &
Economic Development
Manager

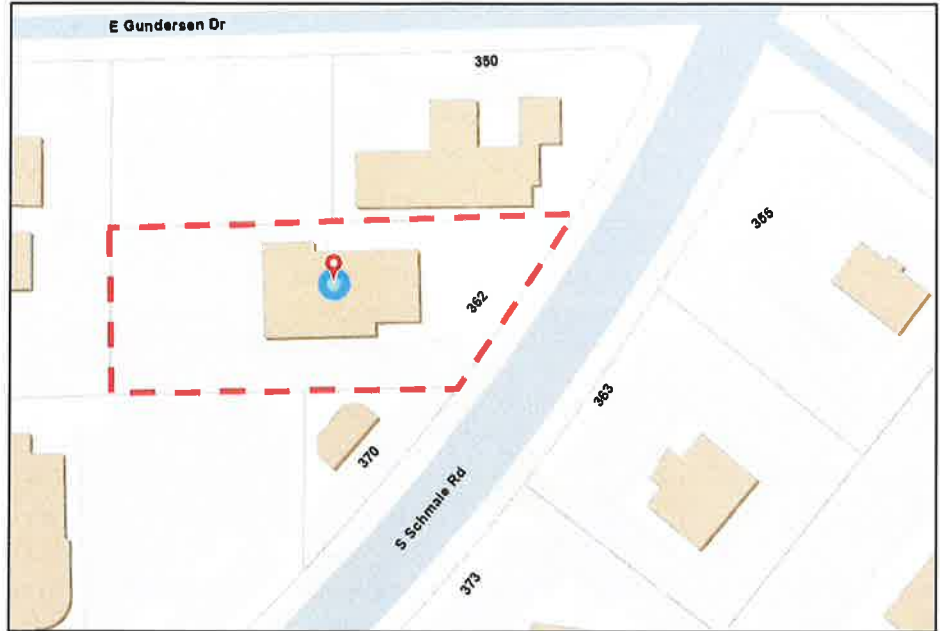
ACTION REQUESTED:
The applicant is requesting
approval of the following:

- A Special Use Permit for a Place of Worship in accordance with Section 16-3-11 of the UDO

APPLICANT/ CONTACT:
Mr. Daniel Hochstatter
Family Life Christian Center
25W560 Geneva Road
Carol Stream, IL 60188



CASE #: 22-0019
LOCATION: 362 S. Schmale Road
PROJECT NAME: Family Life Christian Center



LOCATION	ZONING DISTRICT	LAND USE	COMPREHENSIVE PLAN DESIGNATION
Subject Property	O-S Office and Service District	Commercial, including office (Former Phoenix Systems building)	Corridor Commercial, including office
North	O-S Office and Service District	Commercial, including office (Multi-Tenant Building)	Corridor Commercial, including office
South	O-S Office and Service District	Commercial, including office (Multi-Tenant Buildings)	Corridor Commercial, including office
East	B-3 General Business District	Commercial, including office (Denny's and McDonald's)	Corridor Commercial, including office
West	O-S Office and Service District	Commercial, including office (Mechanics Local 701 training center)	Corridor Commercial, including office

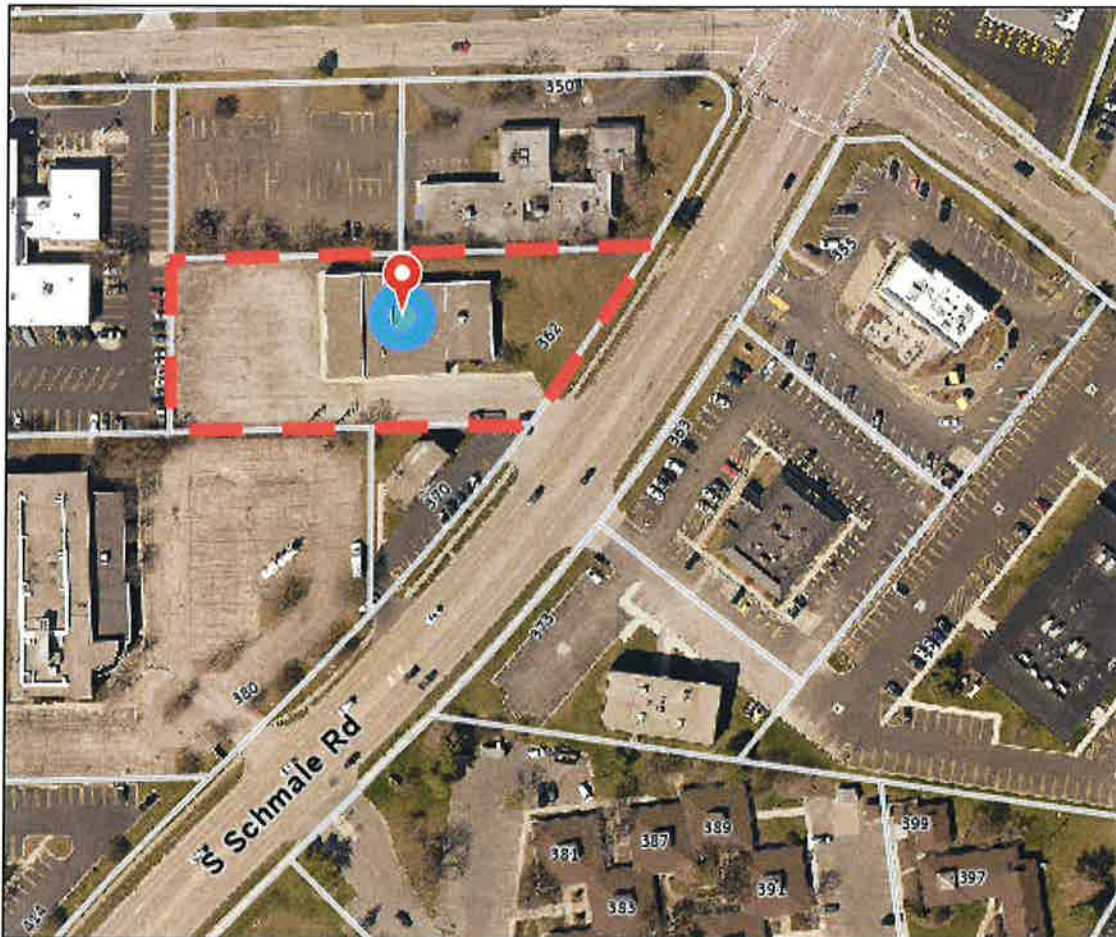
The property outlined above is located on the west side of Schmale Road, and south of Gundersen Drive.

Site Assessment

COMPREHENSIVE PLAN DESIGNATION:

The subject property is designated for corridor commercial uses, including office uses, according to the Village's 2016 Comprehensive Plan. A text amendment was approved in 2019 to allow a Place of Worship in the O-S District (formerly the B-4 District) as a Special Use, and the proposal provides for this religious use with ancillary service uses at this location.

AERIAL PHOTOGRAPH:



Project Summary

ATTACHMENTS:

Attached for review is the General Application, Special Use Application, Public Notice, Cover Letter received June 3, 2022 (Exhibit A), Site Plan and Elevations (Exhibit B), and Floor Plan for Phase I and Phase II (Exhibits C-1 and C-2).

BACKGROUND:

The applicant requests approval of a Special Use Permit for a Place of Worship for Family Life Christian Center (FLCC), proposed to be located at 362 S. Schmale Road. FLCC is currently located at 25W560 Geneva Road in unincorporated DuPage County, and proposes to purchase the subject property to utilize for worship services, along with classes and other community activities. In 2019, the Code of Ordinances was amended to allow places of worship as special uses in the B-4 District (now known as the O-S District). The subject property is zoned O-S, and the subject building is approximately 11,600 square feet of office and warehouse space.

Staff Analysis

SPECIAL USE PERMIT – PLACE OF WORSHIP

The applicant’s submitted narrative, site plan, and floor plans provide an overview of the requests from the church:

- The interior building space will be renovated to include worship space in the rear of the building (currently warehouse space), with office and student spaces proposed for employees, bible study, and kids’ activities. In addition, a “connection space” is proposed at the front of the building, which will include seating similar to a coffee shop for members of the public to gather. Initially, the connection space will provide coffee and packaged goods, but may expand to provide other food items such as sandwiches in the future.
- According to the submitted floor plan, the proposed worship space will have seating for up to 126 occupants. As mentioned, activities for children will occur in the spaces labeled as “students” and “kids room” on the submitted floor plan. Office, bathroom, and storage space is also proposed.
- The church will have one full-time employee and five part-time employees, with main worship services on Sunday morning. Other small group and bible study activities are proposed throughout the week, with gatherings occurring in the main worship space, the reception space, or the connection space (depending on the size of the group and nature of the gathering).
- Exterior building modifications include the addition of doors and windows, removal of rear overhead doors, and construction of a covered front porch with additional seating. In addition, the parking lot will be repaired and restriped, with the inclusion of a dumpster enclosure in the rear of the property, and a bicycle rack, monument signage, and landscaping proposed along the front of the building.
- The applicant proposes to complete interior and exterior modifications in two phases.
 - Phase I will consist of the following:
 - Renovations to interior space to build out all proposed spaces excluding an expanded connection space with kitchen area to prepare food items. This also includes upgrading fire safety systems to meet codes, and addressing any other code-related deficiencies in the building to accommodate an assembly use.

- Sealcoating and filling potholes in the parking lot, and restriping the parking lot with the inclusion of the Village’s looped striping pattern.
 - Construction of a dumpster enclosure in the southwest corner of the property. Said enclosure shall match the materials of the building.
 - Phase II will consist of the following:
 - Construction of the covered front porch and outdoor patio, with the inclusion of a safety barrier in front of the adjacent parking spaces for protection purposes.
 - Milling and repaving the parking lot, and restriping the parking lot with the inclusion of the Village’s looped striping pattern.
 - Installation of landscaping along the front of the building.
 - Phase I modifications are proposed to commence immediately if the special use request is approved. Phase II modifications are proposed to commence within the next three years. Staff can support a phased plan for the modifications, and believes the proposed modifications will enhance the building and site along the Schmale Road corridor. We recommend that modifications proposed in both Phase I and Phase II be completed by July 31, 2025, with the milling and repaving of the parking lot to be completed no later than September 30, 2023, and that more in-depth plans for landscaping, signage, and the proposed front porch and outdoor patio area be submitted for staff review at the time of permit application submittal.
- Parking for the proposed use is calculated as follows:

Use	Area of Use (NFA)	Code Requirement (Number of Spaces)	Spaces Required
Place of Worship 126 seats	2,300 s.f.	1/3 seats	42 spaces
Office space	800 s.f.	1/250 s.f. NFA	3 spaces
Kids and Student Rooms	1,600 s.f.	1/250 s.f. NFA	6 spaces
Connection space	1,800 s.f.	2.5/250 s.f. NFA	18 spaces
Total Number of Spaces Required:			69 spaces
Total Proposed Spaces:			62 spaces (60 spaces with additional accessible space)
Parking Deficit			9 spaces

The applicant proposes to repair the parking lot, and reconfigure and restripe the lot accordingly. With the repair and restriping work, there are 62 on-site parking spaces proposed, including two accessible spaces. Based on the proposed uses within the building, 69 on-site spaces are required per the UDO. It should be noted that with over 50 parking spaces, the subject property will require three accessible spaces. Therefore, the property will most likely contain 60 on-site spaces with the addition of a third accessible space.

Due to the small parking deficit, the applicant is working with the adjacent office property owner at 370 S. Schmale Road to obtain a shared parking agreement as provided for in the UDO. The 370 S. Schmale property contains 14 on-site parking spaces, which will compensate for the nine-space deficit. In addition, the “peak” time for the proposed place of worship will be on Sunday mornings, when the offices at 370 S. Schmale are not open. Please note that the shared parking request is required to be reviewed and approved by the Village Board.

With the proposed interior and exterior modifications, the ancillary use of the connection space for community members, and the inclusion of a shared parking agreement to offset the parking deficit, staff believes the proposed house of worship will provide a distinctive use along Schmale Road and should not have an adverse effect on surrounding uses or change the character of the corridor. Therefore, staff supports the special use request.

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.

While the proposed religious use will be distinctive as compared to other adjacent office and commercial uses, the submitted narrative and floor plan provide information that will allow a public convenience at the location.

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

The proposed house of worship will have its main service on Sunday mornings when adjacent uses are most likely closed. Likewise, staff does not believe other church and community activities will 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.

Peak hours for the place of worship will occur on Sundays, when adjacent office uses are most likely closed, and staff does not believe there will be apparent injury to the use or enjoyment of properties in the immediate vicinity, or diminution or impairment to property values within the neighborhood with the approval of the house of worship at this location.

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.

Recommendation

Staff has reviewed the applicant's request and can support the Special Use request. Therefore, staff recommends approval of a Special Use Permit for a place of worship for the Family Life Christian Center at 362 S. Schmale Road, Case No. 22-0019, subject to the following conditions:

1. That the submitted Narrative and Exhibits for the Application (received June 3, 2022 and May 16, 2022), shall be adopted as part of the governing ordinance for the Special Use Permit;
2. That the Special Use Permit for a Place of Worship is approved for the uses based on the submittal, and if Family Life Christian Center requests other accessory uses that are currently not listed as allowable uses (i.e. day care, preschool, school), then an amendment to the Special Use Permit shall be required;
3. That the site plan shall be revised to include a third accessible parking space;
4. That Phase I modifications to the site and building shall include the following:
 - a. Renovations to interior space to build out all proposed spaces excluding an expanded connection space with kitchen area to prepare food items. This also includes upgrading fire safety systems to meet codes, and addressing any other code-related deficiencies in the building to accommodate an assembly use.
 - b. Sealcoating and filling potholes in the parking lot, and restriping the parking lot with the inclusion of the Village's looped striping pattern.
 - c. Construction of a dumpster enclosure in the southwest corner of the property. Said enclosure shall match the materials of the building.
5. That Phase II modifications to the site and building shall include the following:

- a. Construction of the covered front porch and outdoor patio, with the inclusion of a safety barrier in front of the adjacent parking spaces for protection purposes.
 - b. Milling and repaving the parking lot, and restriping the parking lot with the inclusion of the Village's looped striping pattern.
 - c. Installation of landscaping along the front of the building.
6. That modifications proposed in both Phase I and Phase II be completed by July 31, 2025, with the milling and repaving of the parking lot to be completed no later than September 30, 2023, and that more in-depth plans for landscaping, signage, and the proposed front porch and outdoor patio area be submitted for staff review at the time of permit application submittal;
7. That the applicant must obtain the required sign permit prior to the installation of any new signage;
8. That if any additional ground-mounted or roof mounted mechanical and utility equipment is installed, said equipment shall be screened per requirements of the UDO;
9. That the landscape materials shall be maintained in a healthy condition on the property, with dead or dying materials being replaced in accordance with the approved plan on an annual basis;
10. That the DuPage County Health Department shall review any kitchen or food and drink-related components associated with the facility; and
11. That the site and facility must be maintained and operated in accordance with all State, County and Village codes and regulations.



RECEIVED

APR 11 2022

COMMUNITY DEVELOPMENT DEPT

Do Not Write in This Space	
Date Submitted:	4-11-22
Fee Submitted:	4-11-22
File Number:	22-0019
Meeting Date:	6/27/22
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 Family Life Christian Center, NFP Phone 847-754-0042
By Danny HOSCHETTER
 Address 25 W. 560 Geneva Rd., Carol Stream, IL 60188 Fax _____
 E-Mail Address stufight63@gmail.com
(required)
 Name of Attorney Stuart A. Petersen Phone 630-542-3360
(if represented)
 Address 7631 Linzer Woods Pkwy #101, Aurora IL 60502 Fax 630-970-0333
 Name of Owner Rylan Loop Phone 630-941-7081 ext #9
(required if other than applicant)
 Address 340 W. Butterfield Rd, Suite 1A Elmhurst IL 60126 Fax 630-941-1145
 Name of Architect Anthony Montalto Phone _____
(if applicable)
 Address 304 Oak St. Glen Ellyn IL 60137 Fax _____

2. *Common Address/Location of Property 362 S. Schmale Rd Carol Stream IL 60188

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 checked="" type="checkbox"/> Variation – Fence (requires Form B-3)
<input type="checkbox"/> Planned Development – Preliminary	<input checked="" 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 Requesting special use permit to allow a House of worship along with the current permitted use of Office and garage

4. Fee Schedule: (Check all that apply)

Total Application Fee: \$

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

Stewart Peterson, Attorney For Applicant
Print Name

[Handwritten Signature]
Signature

March 5, 2022
Date

Revised 07/21



FORM C

RECEIVED

APR 11 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 • website: 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.

see Attached Statement

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

See Attached Statement

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.

See Attached Statement

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

See Attached Statement

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

See Attached Statement

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.

see Attached Statement

7. Other pertinent information or reason for request.

See Attached Statement

FORM C
SPECIAL USE APPLICATION ITEMS ONE (1) THROUGH SEVEN (7)

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

The Family Life Christian Center for public convenience is necessary at the proposed location as it is a space that accommodate the number of expected members of the church as well as other members of the community wishing use its services and available resources such as set for in the attached video explaining what the Church eventually wants to provide the community through the space available at the property.

See the attached video to the Special Use Application as to what the Church envisions for the property, which would only enhance the area and likely bring customers to the other business located on the surrounding proprieties. Also see item 3 below.

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

The use requested for the property is of the nature being a Christian Church providing various services to the community in a Christian manner and as set forth in the attached video that it does not will not be unreasonable detrimental to or endanger the public health, safety moral, comfort of general well fare of the community.

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.

As the property is situated on Schmale Rd. the proposed use and is in a location that is mainly business, retail, service and office its proposed use will not be injurious or impeded the uses of the properties in the immediate vicinity nor effect the values. The hours of operation are not outside any of the normal operating hours of the businesses located on the surrounding properties and the occupancy of the same also will not affect the use or enjoyment of the properties in the vicinity. Also see item 7 below.

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

As the property is situated on Schmale Rd the proposed use and in a location that is mainly business, retail, service and office use it will not impede the orderly development and permitted uses of the surrounding property for uses already permitted in the district. The hours of operation are not outside any of the normal operating hours of the businesses located on the surrounding properties and the occupancy of the same also will not affect the use or enjoyment of the properties in the vicinity.

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

As the proposed use and the plan for the building will be using the existing adequate utilities, access roads, drainage and other important and necessary community facilities the proposed use would not cause any negative impact on the same.

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

The proposed use has the ability to conform to all the applicable regulations of the district

7. Other pertinent information or reason for request.

See the attached video to the Special Use Application as to what the Church envisions for the property, which would only enhance the area and likely bring customers to the other business located on the surrounding proprieties.

Certificate of the Publisher

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

A notice, a true copy of which is attached, was published 1 times in The Examiner of Carol Stream, namely one time per week for 1 successive weeks. The first publication of the notice was made in the newspaper, dated and published on June 8, 2022 and the last publication of the notice was made in the newspaper dated and published on June 8, 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 June 8, 2022.

Examiner Publications, Inc.



By: Publisher

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

Subscribed and sworn to before me this 8 day of June, A.D. 2022.

Notary Public



LEGAL NOTICE PUBLIC NOTICE FILE #22-0019

Notice is hereby given that the Carol Stream Plan Commission/Zoning Board of Appeals will hold a Public Hearing at the Carol Stream Gregory J. Bielawski Municipal Center, 500 N. Gary Avenue, Carol Stream, Illinois, on Monday, June 27, 2022 at 6:00 p.m. to consider an application from Family Life Christian Center for the following actions:

A Special Use Permit for a Place of Worship, in accordance with Section 16-3-11 of the Unified Development Ordinance For the property located at 362 S Schmale Road (PIN 05-04-303-007).

The hearing will be held in-person and via a web conference meeting. The web conference will allow the public to view the meeting online or listen to the meeting.

Join from a PC, Mac, iPad, iPhone or Android device by using the following URL: https://us02web.zoom.us/join/register/WN_aa4BwEQjQIG3KwGHpf3meQ

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: 864 3912 3997

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

Those members of the public wishing to be heard with respect to this matter must attend in-person, or complete the public comment form at <http://carolstre.am/pc> by 4:00pm the day of the public hearing. The public may also 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. Comments must be provided by 4:00pm the day of the public hearing. The application is available for public inspection on the Village's website at www.carolstream.org. 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 630-671-6250.

As published in The Examiner June 8, 2022 0608

Project Narrative

Daniel Hochstatter, Senior Leader of Family Life Christian Center, currently located at 25W560 Geneva Road

I suppose the easiest way to think about the space is this: We are a community-focused church with an inviting lobby. On Sunday mornings, we will have 1 or 2 worship services that will take place in the warehouse portion of the building while people gather and build relationships in the lobby and "connection" space. Our kids space will function like Sunday school while the parents are attending our worship service. Our offices will be in the building where we will handle the administrative functions of the church throughout the week.

What makes our concept slightly different is that we plan to try to keep our building open and available to the community throughout the week as well. The reason we are interested in having food options available (even if it's just coffee and pre-packaged goods) is that it creates more incentive for people to come and stay a while. Perhaps in a few years we may try to include soups, salads, and sandwiches in that plan, but that is not what we are trying to accomplish at this time.

The problem we aim to solve for Carol Stream is this: When people want to spend time outside the home, their options are Starbucks (too small), My Half of the Sky (often crowded), or Tredwell Coffee (small capacity and closes at 4pm). We want to create a comfortable space for people to work, talk, or play 7 days a week. From Sunday afternoon to Saturday night, we will look like a community center with occasional events like live music, game nights, or educational talks.

A good way to conceptualize our whole concept is that we are a church that is aiming to make really good use of our lobby outside of regular church hours. I imagine the building will be open and accessible to the community between something like 9am-9pm. Food options will encourage people to come and stay a while but we are willing to keep things simple for the sake of occupying the building as a church.

The connection space will only require 1-3 part-time employees (depending on the day and time of day) and eventually 1 full-time manager with one of the two listed offices. The other office would be for the Senior Leader of the church. The rest of the staff will operate from home, within the admin area, in the connection space, or in the reception/hospitality space.

The church will indeed have small groups and bible studies. They will gather in either the connection space, the reception/hospitality space, or the worship space, depending on the size of the group and the nature of the gathering.

The connection space will be closed to the general public during Sunday services. During that time, it will function exclusively as our church lobby and pre/post-service gathering space.

Current Church Size:

Employees: 1 full-time, 5 part time.

Avg. Church Attendance: 143

Hours of Operation (roughly): Sunday 8am-6pm, Monday-Saturday 9am-9pm

Site Activities: Admin, Worship Services, Coffee and snacks, community events.

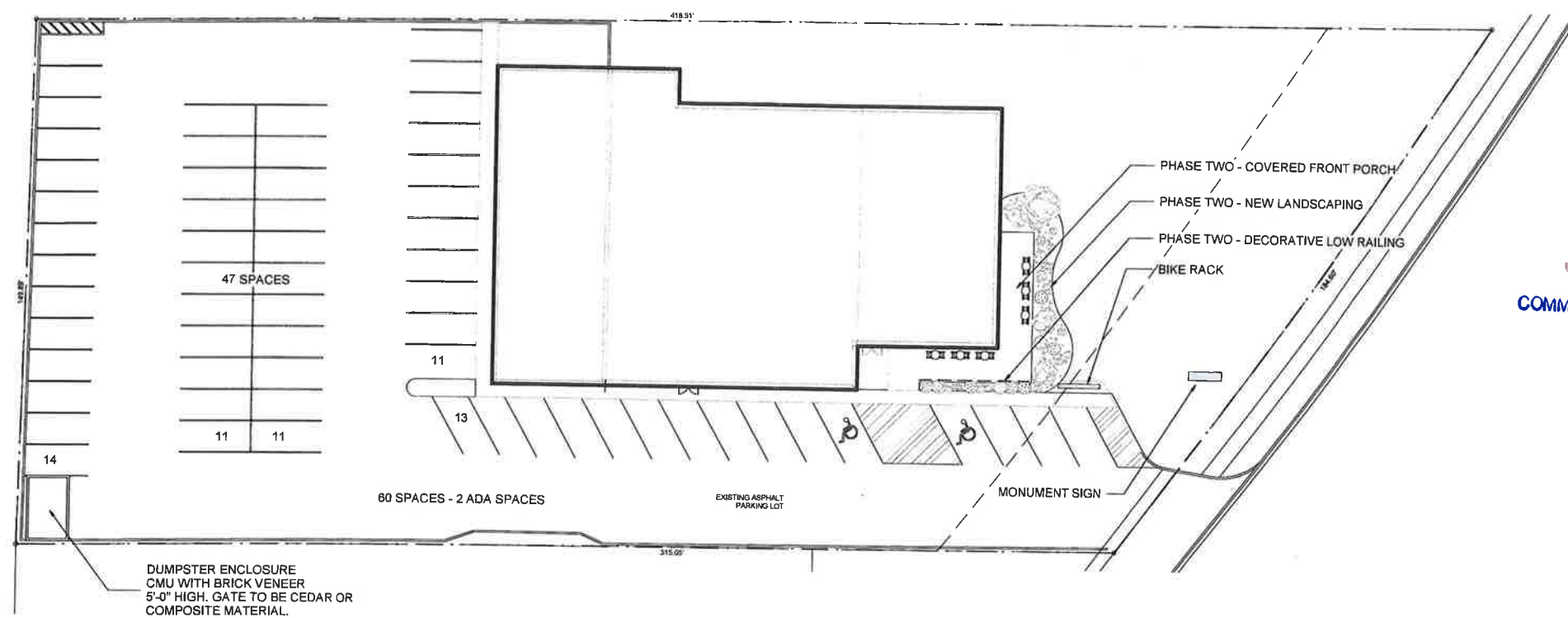
One thing to mention beforehand is that we are planning to renovate the building in two phases. Phase I will be our "Move-In Plan" which will focus on the renovations necessary to bring the building up to code for the functions of the church. This will involve things like insulating the warehouse, repairing the parking lot, fire safety requirements, and things of that nature. Phase II will involve things like the outdoor seating, the stage, the landscaping, and all of the cosmetic changes that are not absolutely necessary for space to legally function. Any Phase II plans will likely begin in about 1-3 years, depending on funding and availability of vendors/materials. Phase II plans will be listed in as much detail as we can provide but are subject to change/correction between now and their initiation. Any changes required by the Village will have ample time to be applied.

No.	Description	Date

REACHING THE
NEXT
GENERATION

Set:

RECEIVED
JUN 03 2022
COMMUNITY DEVELOPMENT
DEPT



1 SITE PLAN
1" = 20'-0"

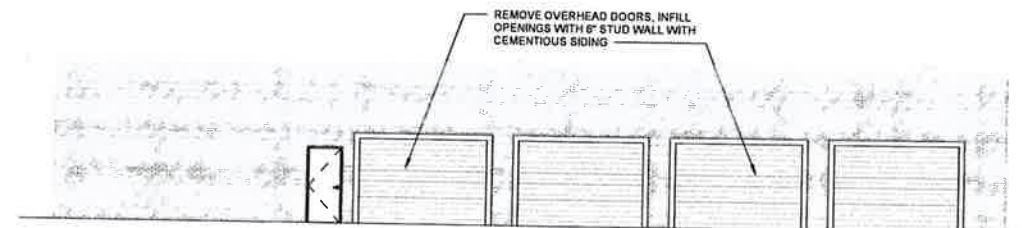
EXHIBIT B



4 SOUTH ELEVATION
1/8" = 1'-0"



2 EAST ELEVATION
1/8" = 1'-0"



3 WEST ELEVATION
1/8" = 1'-0"

FAMILY LIFE CHRISTIAN CENTER
362 SCHWALE RD.
CAROL STREAM, IL 60188

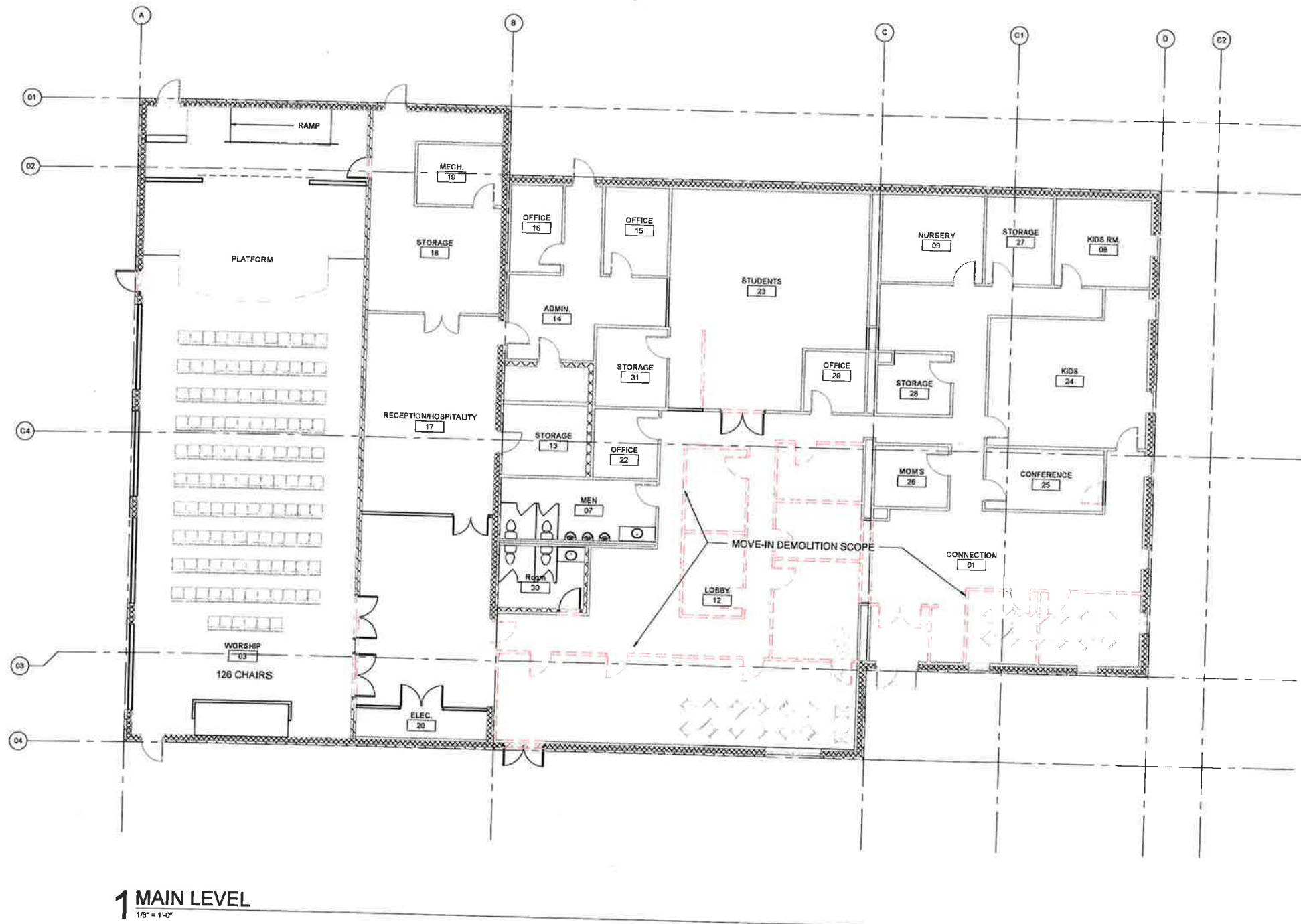
25 N River Ln, Suite 110
Geneva, IL 60134 866-901-4832
www.wildedesignarchitects.com

WILDESIGN
ARCHITECTS

WILDESIGN
ARCHITECTS

Date: 8/3/22
Project No.: 000
Author:

A0.00



1 MAIN LEVEL
1/8" = 1'-0"

No.	Description	Date

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NEXT
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JUN 03 2022
COMMUNITY DEVELOPMENT
DEPT

FAMILY LIFE CHRISTIAN CENTER
382 SCHWALE RD
CAROL STREAM, IL 60188

25 N River Ln. Suite 110
Carol Stream, IL 60134 866-501-4832
www.wildesignarchitects.com

WILDESIGN
ARCHITECTS

EXHIBIT C-1

Date:	6/3/22
Project No.:	000
Drawn by:	Author

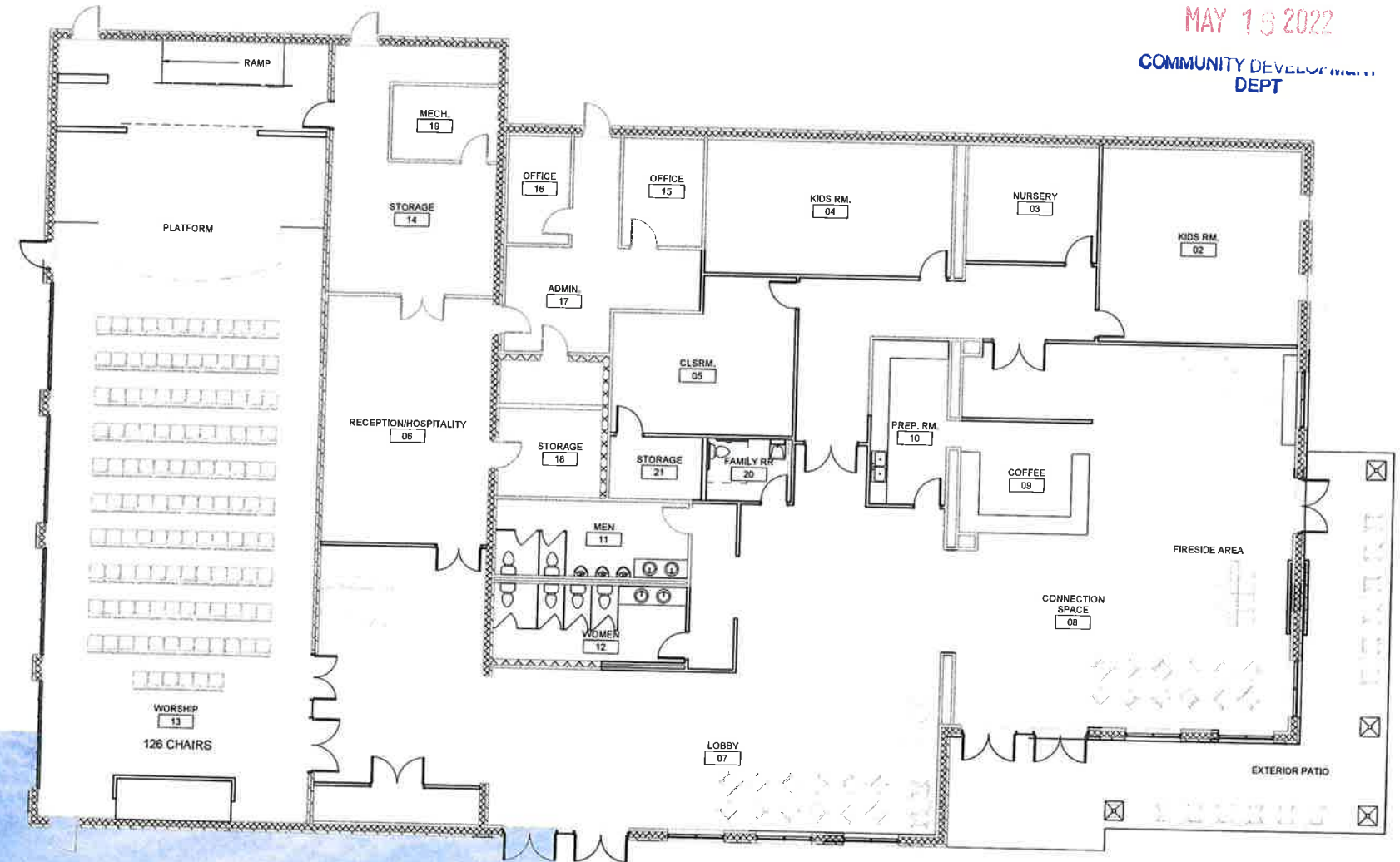
A1.00

Architect: [Illegible]

RECEIVED
MAY 18 2022
COMMUNITY DEVELOPMENT
DEPT

No.	Description	Date

REACHING THE
NEXT
GENERATION



1 MASTERPLAN LAYOUT
1/8" = 1'-0"

FAMILY LIFE CHRISTIAN CENTER
362 SCHMALE RD.
CAROL STREAM, IL 60188

WILDESIGN
ARCHITECTS

25 N River Ln, Suite 110
Naperville, IL 60563
www.wildesignarchitects.com

WILDESIGN
ARCHITECTS

Date: 5/12/22
Project No.: 000
Drawn By: Author

A1.00

EXHIBIT C-2

Architect: Wildesign Architects, Inc. Project No. 000-001-4832

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

TO: Plan Commission/Zoning Board of Appeals Members

FROM: Tom Farace, Planning & Economic Development Manager

THROUGH: Donald T. Bastian, Community Development Director

DATE: June 23, 2022

RE: **Village of Carol Stream Comprehensive Plan – Implementation Progress Update**

In June 2016, the Village Board adopted the updated Comprehensive Plan for Carol Stream. The plan recommends that an annual update be provided summarizing implementation activities that have occurred to date as well as future planned activities. Specific implementation tasks from the Comprehensive Plan are shown in underlined text below, with our update provided thereafter.

Land Use/Development Recommendations

- Focus on Infill Development/Redevelopment: The Village has approved several projects this past year that qualify as infill or redevelopment projects, including the following:
 - Development of the property at 680 E. North Avenue with a 20,000 square foot truck repair facility for Dynamic Investments.
 - Modifications to the former day care at 160 W. Elk Trail for the development of a pet day care, to be owned and operated by the adjacent Carol Stream Animal Hospital.
 - Modifications and the inclusion of a fenced vehicle display area for Chicago Exotic Exchange Club at 575 Randy Road.
 - Development of the property at 265 Gerzevske Lane with a 66,000 square foot office and warehouse building for Concordia Wireless.
 - Site and landscaping modifications to the property at 4N210 Old Gary Avenue for LiUNA.

- Update Key Sections of the Zoning Code: After a two-year process, the Unified Development Ordinance (UDO) was approved in May 2021, and went into effect on July 1, 2021. The UDO combined zoning, sign, fence, and subdivision regulations into one user-friendly document.
 - Over the past year, modifications have been made to the UDO to provide clarity and correct minor omissions. The PC/ZBA has reviewed five sets of modifications and

revisions to the UDO in the past year. Additional modifications and revisions to the UDO may be reviewed in the future as staff continues to fine-tune code sections.

- Plan for Annexation of Unincorporated Parcels: The Village continued to work with unincorporated property owners who were interested in annexing into the Village.
 - The Village annexed in the Route 64 LLC properties at the northeast corner of County Farm and North Avenue, and a small parcel with a training center was annexed in as part of the LiUNA facility at 4N210 Old Gary Avenue.

Economic Development

- Maintain and Enhance Industrial Areas: Our Industrial sector remains extremely attractive for new buildings, expansions, interior renovations, and redevelopment, as evidenced by the following projects:
 - Development of the property at 680 E. North Avenue with a 20,000 square foot truck repair facility for Dynamic Investments.
 - Development of the property at 265 Gerzevske Lane with a 66,000 square foot office and warehouse building for Concordia Wireless.
 - Mercedes Benz at 100 Mercedes Drive converted 12,000 square feet into a Learning and Performance Center, where their automobile repair technicians will receive hands-on training.
 - Interior remodeling to the recently constructed building at 550 Center Avenue, for the occupancy of a new business (Omni Cable).
 - Demolition of the former Henkel building at 245 Kehoe Boulevard for the future construction of a speculative office and warehouse building.
 - Reconstruction of Commerce Drive, Della Court, Kehoe Boulevard, St. Paul Boulevard, and Village Drive.
 - Continue to build relationships with industrial businesses through participation in the Industrial Roundtable hosted by the Carol Stream Chamber of Commerce.
- Encourage Businesses to attend Economic Development events: Village businesses were encouraged to participate in the following programs:
 - Choose DuPage regional events and webinars, including a Regional Business Outlook program.
 - Illinois Department of Commerce and Economic Opportunity's Back 2 Business grant program informational sessions.
 - Industrial Roundtable through the Carol Stream Chamber of Commerce.
- Support Existing and Attract New Commercial Development: Carol Stream continued to support existing commercial businesses in the community and try to attract restaurant, retail, and service uses to enhance the Village's tax base.

- Encourage existing businesses to apply for pandemic-related grants and loans, including the Back 2 Business grant program through ILDCEO and the Small Business Relief grant program through DuPage County.
- New commercial businesses which opened in the Carol Stream in the past year include:
 - Chartreuse Creative Market at 790 W. Army Trail Road
 - Jersey Mike's at 521 S. Schmale Road
 - Tropical Smoothie Café at 517 S. Schmale Road
 - 7-11 Gas Station and Laredo Taco at 425 E. Geneva Road
 - Chicago Fish & Chicken Factory at 333 S. Schmale Road
 - Baba's Famous Steak & Lemonade at 476 W. Army Trail Road
 - Tasty House 1 at 1042 Fountain View Drive
 - Corned Beef Factory at 27W218 North Avenue
 - Top Nails Bar at 570 W. Army Trail Road
- Activity in Three "Key Opportunity" Areas: The following actions occurred in the Village's three Key Opportunity Areas:
 - Town Center Node: Redevelopment of the Aldi property with Crash Champions (currently under construction), and annexation of the LiUNA training center property at 4N210 Old Gary Avenue.
 - North/County Farm Node: Annexation of the properties at the northeast corner of North Avenue and County Farm Road, and full occupancy of the commercial building at the northwest corner of North Avenue and County Farm Road (Dunkin, Corned Beef Factory, and Vape Shop).
 - North Avenue between Kuhn & Bennett: Continued discussions with developers interested in developing the property at the northeast corner of North and Kuhn.

Housing

- Enforce Existing Codes to bring about Improved Property Maintenance: The Village continued to provide high-quality housing for Carol Stream's residents into the future while also making the Village attractive to new residents, including the following endeavors:
 - Seasonal Code Enforcement program targeting tall grass and weed growth, removal of dead trees on private property, and other common property maintenance issues.
 - Work with multifamily housing owners to maintain high-quality properties, including the repaving of parking lots, updating trash enclosures, and replacing code deficient structures such as balconies and decks.

Transportation

- Enhance Accessibility by Improving Bus Shelters and Pedestrian Infrastructure: The following enhancements are currently in the design phase:

- Bike Path extensions are all either in the Phase II design stage or ready to commence construction in 2022.
 - North side of Lies Road from Gary Avenue to Schmale Road.
 - Kuhn Road from Lies Road to Army Trail Road.
 - Southeast Bike Path along Schmale Road, Gundersen Drive, and President Street between Geneva Road and the Great Western Trail.
- Surface Transportation grant funding was obtained for Fullerton Avenue paving including new sidewalk and green infrastructure in 2025.
- Improve Pedestrian Scale Lighting: In 2022, Public Works completed the multi-year project of replacing all Village street lights with LED fixtures.
 - Over 1,800 street fixtures were replaced in the Village and upgraded with energy-efficient LED fixtures, and the majority of the project costs were covered by a Com-Ed grant.

Engineering/Natural Environment

- Continue Floodway Mitigation and Watershed Planning Projects and Efforts: The following projects were either completed or are set to commence in regards to floodway mitigation and watershed planning:
 - Reconstructed the Kehoe Boulevard drainage way fronting 180 Kehoe, with funding from DuPage County's Water Quality Improvement Program.
 - Continued with the Klein Creek streambank stabilization project design to stabilize erosion and provide water quality benefits along Klein Creek.
 - Finished construction on the Schmale/Geneva/St. Charles Water Main, which included horizontal directional drilling of nearly 7,000 feet of PVC watermain providing over 50 businesses with new, reliable water service.
 - Removal of invasive trees on the north end of Community Park between Gundersen Drive and the walking path. Public Works transported the vegetation to the WRC so it could be converted to mulch.
 - Adoption of an Urban Forest Management Plan to guide decision-making regarding management of trees on public property.

Image and Identity

- Continue to Provide and Maintain the Ross Ferraro Town Center: As the Village's focal point, we continue to maintain a high-quality facility and attract residents and other visitors.
 - As part of the multi-year streetlight replacement project, Public Works replaced all lights within the Town Center with LED fixtures.
 - Continued maintenance on the Town Center fountain.
 - Held a limited number of concerts in Summer 2021 due to the pandemic, and established a full slate of concerts and other events in 2022 (spring, summer, and fall).

- Strengthen Code Enforcement/Property Maintenance (commercial properties): Heightened code enforcement for business and commercial property owners encourages reinvestment and improvements within our business sector.
 - Program seeking removal of dead trees from private properties and parking lot maintenance continued in 2022.

- Continually Improve Village Communication: Ensuring businesses and visitors feel connected to the community is key to strengthening the image and identity of the Village.
 - The Village continues to focus on the use of various social media tools, and provide better communication and resources with residents and businesses including several online tools. Additionally, the Village provided many resources to the public through our website to bolster local business during the pandemic, and continued to promote businesses in the community with weekly “Business Buzz” social media posts.
 - Completed a Community Survey where 93% of respondents said they would recommend living in Carol Stream and that it is a good/excellent place to raise children.

- Strengthen and Explore Design Regulations to Include Landscaping: Enhancing design-related regulations can beautify the community and augment property values.
 - Pursuant to the Comprehensive Plan, the Village of Carol Stream adopted updated standards for off-street parking and loading, outdoor lighting, landscaping, screening, fences, solar energy collection systems, and signage as part of the Unified Development Ordinance (UDO) project.

Please do not hesitate to contact us with any questions about the Comprehensive Plan’s implementation tasks or our progress to date.

cc: Mayor and Board of Trustees
Robert Mellor, Village Manager