

Village of Carol Stream

AGENDA

REGULAR MEETING-PLAN COMMISSION/ZONING BOARD OF APPEALS

MONDAY, FEBRUARY 13, 2023 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: January 23, 2023

- III. Public Hearing

22-0048– CEVA Logistics – 195 E. Elk Trail
Variation to Allow a Fence in the Front Yard (continued from the January 23, 2023 meeting)

22-0055 – Omni Cable – 550 Center Avenue
Amendment to a Special Use Permt for Outdoor Storage

22-0056 – SBA Monarch Towers III, LLC/T-Mobile – 877-901 E. Geneva Road
Height Variation for a Stealth Antenna Tower (postponed to the March 13, 2023 meeting)

- IV. Presentation:

23-0003 – Village of Carol Stream – 500 N. Gary Avenue
Annual Review of Zoning Map

- 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
January 23, 2023.***

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

The results of the roll call vote were:

Present: 6 Commissioners Christopher, Meneghini, Morris, Petella, Tucek and Chairman Parisi

Absent: 1 Commissioner Battisto

Also Present: Tom Farace, Planning and Economic Development Manager

MINUTES:

Commissioner Meneghini moved and Commissioner Petella seconded the motion to approve the minutes of the Regular Meeting held on January 9, 2023.

The results of the roll call vote were:

Ayes: 5 Commissioners Meneghini, Morris, Petella, Tucek and Chairman Parisi

Nays: 0

Abstain: 1 Commissioner Christopher

Absent: 1 Commissioner Battisto

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: 6 Commissioners Christopher, Meneghini, Morris, Petella, Tucek and Chairman Parisi

Nays: 0

Abstain: 0

Absent: 1 Commissioner Battisto

The motion passed by unanimous vote.

Case #22-0048– CEVA Logistics – 195 E. Elk Trail
Variation to Allow a Fence in the Front Yard

Mr. Farace stated the applicant is updating their plans and requested a continuance until February 13th.

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

The results of the roll call vote were:

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

Nays: 0

Abstain: 0

Absent: 1 Commissioner Battisto

The motion passed by unanimous vote.

PUBLIC HEARING:

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

The results of the roll call vote were:

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

Nays: 0

Abstain: 0

Absent: 1 Commissioner Battisto

The motion passed by unanimous vote.

NEW BUSINESS:

OLD BUSINESS:

OTHER BUSINESS:

Mr. Farace provided a brief update on the outcome of previous Plan Commission cases that went before the Village Board.

ADJOURNMENT:

At 6:13 p.m. Commissioner Petella moved and Commissioner Tucek seconded the motion to adjourn the meeting.

The results of the roll call vote were:

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

Nays: 0

Abstain: 0

Absent: 1 Commissioner Battisto

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 13, 2023

TO:
Chairman and Plan
Commissioners

FROM:
Community Development
Department

CASE MANAGER:
Bravo Berisha, Assistant Planner

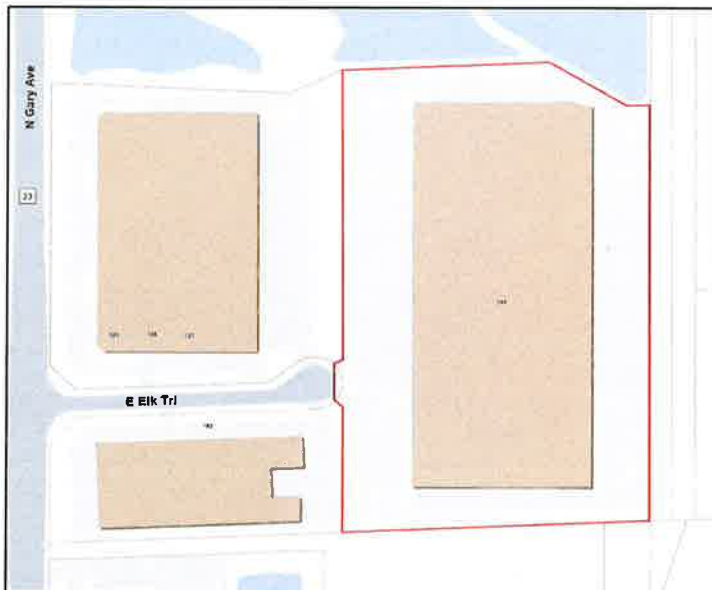
ACTION REQUESTED:
The applicant is requesting
approval of the following:

- A variation from Section 16-5-8 E (2) of the UDO to allow fencing in the front yard.

APPLICANT/ CONTACT:
Mr. Dylan Cash
Austin Outdoor Builders
15350 Vickery Drive
Houston, Texas 77032



CASE #: 22-0048
LOCATION: 195 E Elk Trail
PROJECT NAME: CEVA Logistics



LOCATION	ZONING DISTRICT	LAND USE	COMPREHENSIVE PLAN DESIGNATION
Subject Property	I Industrial District	Industrial (CEVA)	Industrial
North	I Industrial District	Detention basin	Industrial
South	I Industrial District	Industrial (American Litho)	Industrial
East	I Industrial District	Industrial (Essendant, Village of Carol Stream)	Industrial
West	I Industrial District	Industrial (Tyndale House Publishers, CEVA, Serac inc)	Industrial

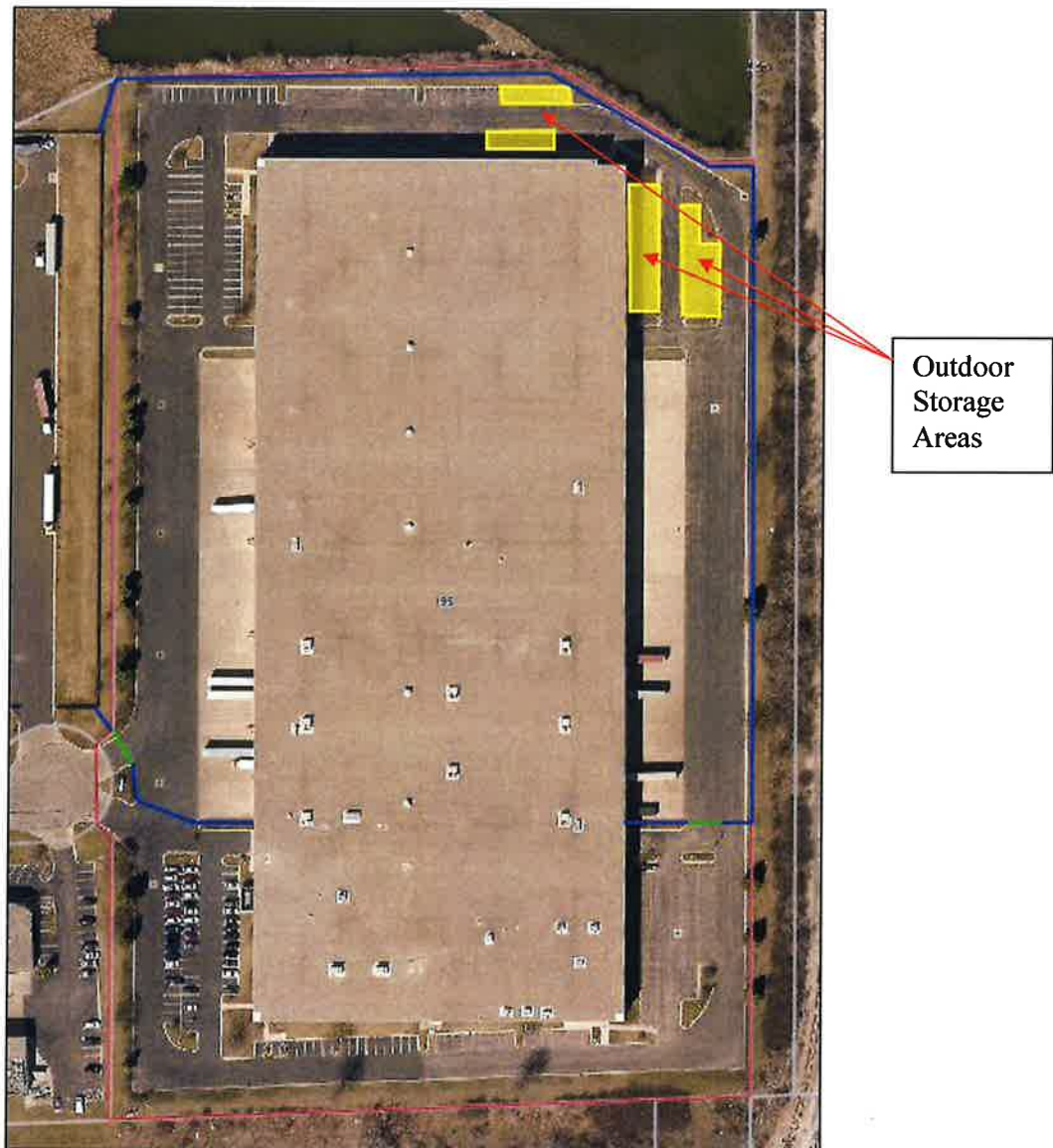
The area highlighted above is located on the east end of the Elk Trail cul-de-sac.

Site Assessment

COMPREHENSIVE PLAN DESIGNATION:

The subject property is designated for industrial uses according to the Village's 2016 Comprehensive Plan. The proposed fence variation will serve a security purpose for CEVA Logistics and its customers and is compatible with this designation.

AERIAL PHOTOGRAPH:



Project Summary

ATTACHMENTS:

Attached for review is the Cover Letter, General Application Form, Fence Variation Form, Applicant's Public Notice, ALTA survey Markup (Exhibit A), and Gate and Fence Drawings (Exhibits B1, B2, B3).

BACKGROUND:

CEVA Logistics is a global logistics and supply chain company located in the northeast quadrant of Carol Stream. CEVA Logistics occupies the entire building at 195 E Elk Trail. Entrances to the building are located on E Elk Trail. CEVA Logistics is requesting a fence variation for increased building and trailer security. The proposed fence will be on the west, north, and east sides of the property.

Staff Analysis

FENCE CODE VARIATION

A six foot tall chain link security fence with 2 inch mesh is proposed along the front of the property, which is the west side of the building. The fence will extend past the front of the building and requires approval of a variation. Fencing will connect to an existing slotted fence on the 127 E Elk Trail property to the west, where CEVA is also located – the 127 E Elk Trail property owner has agreed to the connection. Fencing to the north and east of the building will be eight feet tall. Three strips of barbed wire are also proposed on the top portion of the fence, which is allowed in the industrial district. A gate with the same height and mesh dimensions as the western portion of the fence is also proposed in the front entrance, along with a cantilever gate in the southeast portion of the fencing. Section 16-5-8 E (2) of the Village's Unified Development Ordinance states the following:

E (2) Location. Fences on lots with business uses shall be limited to the rear yard and interior side yard only.

Since fencing is proposed in the front yard of the subject parcel, a fence variation is being requested. As depicted on the Gate and Fence Drawing Exhibits, the proposed fence will be a six foot and eight foot chain link fence with 2 inch mesh for screening purposes. The entrance gate will be a six foot, automatic gate with a two inch steel frame that will slide up to open. Staff agrees that installing the fence and the gate along the frontage will provide an important security barrier and should not hinder circulation around the building. Staff can support a fence in the front yard of this specific location. A similar fence variation allowing fencing in the front yard was previously approved for Schneider National at 127 E Elk Trail in November 2018 for the purpose of adding additional security barriers.

It should also be noted that CEVA is also proposing to have an outdoor storage area at the northeast corner of the property. The outdoor storage area can be approved at the staff level. With the proposed fence and existing landscaping to the east, the outdoor storage should be adequately screened from view.

VARIATION FINDINGS OF FACT

With regard to any variation, the Zoning Board of Appeals shall not recommend a variation unless it shall make findings based upon the evidence presented to it in the following case, as per Section 16-8-4 (K) of the Carol Stream Code of Ordinances:

1. The requested variation arises from an exceptional situation related to topography, surroundings or conditions of a specific piece of property, or by reason of exceptional narrowness or shallowness.

While there is no topographic situation or condition specific to the property to give rise to grant the variation, staff does not believe the fence will produce a negative impact to surrounding properties and will provide security for CEVA and its customers.

2. There are difficulties or a particular hardship in the way of carrying out the strict letter of the fence standards.

The proposed fence would enclose the entire building, giving it added security to protect its assets.

3. The fence will not impair an adequate supply of light and air to adjacent property.

The proposed fence will not impair light or air to adjacent properties.

4. The fence will not endanger the public safety.

The proposed fence will not endanger the public safety.

5. The fence will not unreasonably diminish or impair established property values within the surrounding area.

Staff believes the proposed fence will not diminish or impair established property values within the surrounding area.

6. The fence will not impair the public health, safety, comfort, morals or welfare of the inhabitants of the village.

Staff does not believe the fence will impair the public health, safety, comfort, morals or welfare of the inhabitants of the village.

Recommendation

Staff recommends approval of a fence variation for CEVA Logistics, Case No. 22-0048, subject to the following conditions:

1. That the applicant shall obtain the required permits prior to the installation of the fence and gate;
2. That all improvements concerning fencing upgrades must be built, installed, and maintained in accordance with the attached plans and exhibits;
3. That a Knox padlock shall be provided on any security gates, and the Carol Stream Fire Protection District and Village Police Department shall be provided keys to said padlock for access onto the property;
4. That should CEVA Logistics leave 195 E Elk Trail, the subsequent tenant(s) shall obtain approval from the owner of 127 E Elk Trail to maintain the connected fence; and
5. That the project shall otherwise comply with all state, county and Village codes and requirements.



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COMMUNITY DEVELOPMENT
DEPT

Planning Commission/Zoning Board of Appeals,

Austin Outdoor Builders has been contracted by CEVA Logistics to build a perimeter security fence. CEVA Logistics has expanded their footprint into an additional building located at 195 E Elk Trail.

The project is to provide a perimeter security chain link fence to secure the property. The fencing will be a combination of 6' and 8+1' Black Vinyl Coated Chain Link.

For the section requiring a variance in the front of property the fence height will be 6' and match the design of the adjacent neighbor's property. This section will also contain a double swing gate for entry and exit of the property. The gate will be same height and materials as the 6' Black Chain Link fence. The gates will be opened at the beginning of business hours and closed at the end of business hours. There will be no automation and will be manually operated and secured.

To maintain continuity in the business park between the locations sections of fence will be attached to the adjoining CEVA logistics fence location. Removing the need to have a landscaped strip of land between the facilities, and cutting down trees or removing existing landscaping features.

Additional details of remaining perimeter fence work outside of variance are located on the site plans. As well as drawings and material specifications provided as additional documentation.

Thank you for your consideration of this request.

Best regards,

Dylan Cash



Do Not Write in This Space	
Date Submitted:	<u>10-11-22</u>
Fee Submitted:	<u>\$640.00</u>
File Number:	<u>22-0048</u>
Meeting Date:	<u>1/9/23</u>
Public Hearing Required:	<u>Y</u>

Village of Carol Stream

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

www.carolstream.org

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COMMUNITY DEVELOPMENT
DEPT

FORM A

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

1. Name of Applicant CEVA Logistics Phone 512 948 0612
 Address 15350 Vickery Drive Houston TX 77032 Fax _____
 E-Mail Address dylan@austinoutdoorbuilders.com
 (required)
 Name of Attorney _____ Phone _____
 (if represented)
 Address _____ Fax _____
 Name of Owner _____ Phone _____
 (required if other than applicant)
 Address _____ Fax _____
 Name of Architect _____ Phone _____
 (if applicable)
 Address _____ Fax _____

2. *Common Address/Location of Property 195 127 E Elk Trail, Carol Stream

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 checked="" 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 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 Perimeter Black Vinyl Coated Chain Link Fence and Gates

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
X	Site Plan Review	\$640
	Special Use:	
	First	\$800
	Each additional	\$200
	Special Use Amendment	\$800
	Staff Adjustment	\$240
	Subdivision:	
	Major	\$700
	Minor	\$400
	Temporary Building, Structure or Use	\$120
	Temporary Waiver to the Code of Ordinances	\$120
	Text Amendment:	
	Building Codes	\$240
	Unified Development Ordinance	\$640
	Variation:	
X	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.

Dylan Cash

Print Name

Signature

9/25/22

Date

Revised 07/21



FORM B-3

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OCT 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

FENCE VARIATION

Please see Section 16-8-4(K) of the Unified Development Ordinance (UDO) to learn more about Fence Variations.

In accordance with the applicable statutes of the State of Illinois, no variation shall be made by the Village Board except after a Public Hearing is held before the Zoning Board of Appeals.

Both the Zoning Board of Appeals and Village Board must decide if the requested variation is in harmony with the general purpose and intent of the UDO and if there is a practical difficulty of hardship in carrying out the strict letter of the regulations of the UDO.

The Zoning Board of Appeals may vary the provisions of the Fence Code after making findings based upon the evidence presented with regards to the following conditions: (Please respond to each of the following as it relates to your request.)

1. An exceptional situation related to topography, surroundings or conditions of a specific piece of property, or by reason of exceptional narrowness or shallowness.

Perimeter Fencing to secure the Front Side and Entry to Property and provide perimeter barrier to protect business interests and assets

2. Difficulties or particular hardship in the way of carrying out the strict letter of the Fence Standards.

Property requires a front of building fence and gate

3. The fence will not impair an adequate supply of light and air to adjacent property.

There will be no impact to adjacent property

4. The fence will not endanger the public safety.

The fence will not endanger public safety

5. The fence will not unreasonably diminish or impair established property values within the surrounding area.

The commercial park has existing fencing and this section of front fence will match existing fencing on neighbors property

6. The fence will not impair the public health, safety, comfort, morals or welfare of the inhabitants of the village.

The fence will have no impact

7. Other pertinent information or reason for the request.

CEVA Logistics is expanding operations and requires a secure facility and perimeter around the facility to protect business interests and assets

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 December 21, 2022 and the last publication of the notice was made in the newspaper dated and published on December 21, 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 December 21, 2022.

Examiner Publications, Inc.

By: Publisher 

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

Subscribed and sworn to before me this 21 day of December, A.D. 2022.

Notary Public



LEGAL NOTICE PUBLIC NOTICE FILE #22-0048

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, January 9, 2023 at 6:00 p.m. to consider an application from CEVA Logistics for the following actions:

A Variation from Section 16-5-8 (F)(2) of the Village of Carol Stream Code of Ordinances to allow a fence to be located in the front yard for the property located at 195 E. Elk Trail (PIN 02-29-200-012).

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/j/81492691456>

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: 814 9269 1456

International numbers available:
<https://zoom.us/u/adsnXEZQfK>

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 4:00 p.m. the day of the public hearing.

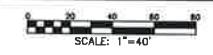
The application is available for public inspection on the Village's website at www.carolstream.org. The public may provide written comments prior to the public hearing by submitting them to Tom Farace, Planning & Economic Development Manager, 500 N. Gary Ave., Carol Stream, IL 60188, or may provide email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

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* December 21, 2022 1221

SURVEY LEGEND

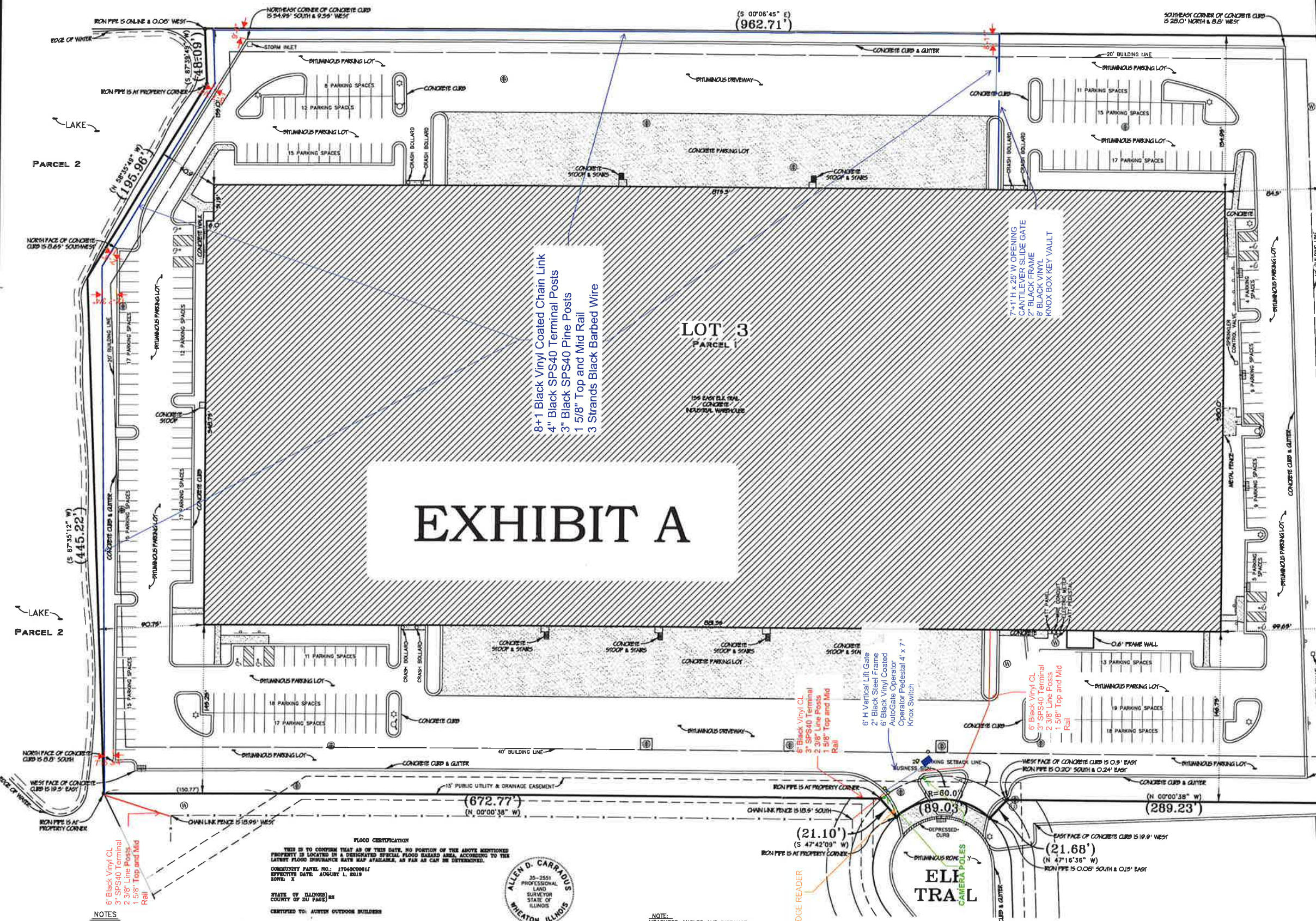
- Monumentation Point
- Monumentation Set (DLS 38-2861)
- Point Dimension
- Face Line



UTILITY LEGEND

- UTILITY POLE
- SIGN
- LIGHT POLE
- UTILITY MANHOLE
- GAS VALVE
- WATER VALVE
- SANITARY MANHOLE
- STORM MANHOLE
- STORM INLET
- CURB INLET
- FIRE HYDRANT
- B-BOX
- STREET LIGHT

CHICAGO CENTRAL AND PACIFIC RAILROAD



8+1 Black Vinyl Coated Chain Link
 4" Black SPS40 Terminal Posts
 3" Black SPS40 Pine Posts
 1 5/8" Top and Mid Rail
 3 Strands Black Barbed Wire

7'-1 1/4" x 25" W OPENING
 CANTILEVER SLIDE GATE
 2 BLACK FRAME
 8 BLACK VINYL
 KNOX BOX KEY VAULT

EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:
 LOT 3 IN ORIX BUSINESS PARK, BEING A SUBDIVISION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT RECORDED OCTOBER 15, 1996 AS DOCUMENT NUMBER R96-168740, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2:
 NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 3, CREATED IN THE DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS MADE OCTOBER 21, 1998 BY ORIX CAROL STREAM, INC., AN ILLINOIS CORPORATION, RECORDED OCTOBER 24, 1998 AS DOCUMENT NUMBER R96-174519, AND BY SPECIAL WARRANTY DEED RECORDED NOVEMBER 5, 1999 AS DOCUMENT NUMBER R96-180973 FOR THE PURPOSES OF (A) WATER DETENTION AND DRAINAGE AND (B) STORM WATER FACILITIES, AS DESCRIBED THEREIN.

AREA OF SITE - 694,723 SQ.FT. 15.949 ACRES
 AREA OF BUILDING - 334,642 SQ.FT.

NOTES:

- UTILITIES SHOWN HEREON REFLECT THOSE OBSERVED ON THE GROUND AT THE TIME THE FIELD WORK WAS PERFORMED.
- WHILE PERFORMING THE FIELD WORK FOR THIS SURVEY THERE WAS NO OBSERVED EVIDENCE OF RECENT CONSTRUCTION OR EXCAVATION AT THIS SITE.
- INFORMATION SHOWN HEREON IS BASED ON ACTUAL MEASUREMENTS MADE IN THE FIELD AND NOT THE UTILIZATION OF ORTHOPHOTOGRAPHY, PHOTOGRAMMETRIC MAPPING, LASER SCANNING OR OTHER TECHNOLOGIES.
- LEGAL DESCRIPTION AS SHOWN IS CONTIGUOUS AND CONTAINS NO GAPS OR GORES.
- THERE IS NO OBSERVABLE EVIDENCE OF THIS PROPERTY BEING USED AS A CEMETERY.
- THERE IS NO OBSERVABLE EVIDENCE OF THIS PROPERTY BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LAND FILL.
- NO EVIDENCE OF PROPOSED RIGHT OF WAY CHANGES HAS BEEN PROVIDED TO THIS OFFICE.
- NO EVIDENCE OF OFFSITE EASEMENTS OR SERVITUDES BASED ON THE RECORDED DOCUMENTS THAT HAVE BEEN PROVIDED TO THIS OFFICE.
- THERE DOESN'T APPEAR TO BE ANY ENCROACHMENTS OF THE BUILDING OVER THE PROPERTY LINE OR RECORDED BUILDING LINES.
- 277 REGULAR PARKING SPACES AND 9 HANDICAP PARKING SPACES DELINEATED ON SITE.
- ACCESS TO AND FROM SITE IS VIA ELK TRAIL A PUBLIC ROADWAY.

FLOOD CERTIFICATION
 THIS IS TO CERTIFY THAT AS OF THIS DATE, NO PORTION OF THE ABOVE MENTIONED PROPERTY IS LOCATED IN A DESIGNATED SPECIAL FLOOD HAZARD AREA, ACCORDING TO THE LATEST FLOOD INSURANCE RATE MAP AVAILABLE, AS FAR AS CAN BE DETERMINED.

COMMUNITY PANEL NO.: 1704300881
 EFFECTIVE DATE: AUGUST 1, 2019
 SOURCE: X

STATE OF ILLINOIS
 COUNTY OF DU PAGE
 CERTIFIED TO: AUSTIN OUTDOOR BUILDERS



NOTE:
 MEASURED ANGLES AND DISTANCES MATCH THOSE FORMED BY THE RECORD BEARINGS AND DISTANCES AS SHOWN HEREON.

NOTE:
 NO TITLE POLICY PROVIDED TO THIS OFFICE.

- NOTES**
- All distances shown hereon are in feet and decimal parts thereof corrected to 88" f. Distances shown along curved lines are Arc Measurements unless otherwise noted.
 - Compare the Legal Description, Building Lines, and Easements as shown herein with your Deed, Title Insurance Policy or Title Commitment.
 - Consult local authorities for additional setbacks and restrictions not shown hereon.
 - Compare all survey points and report any discrepancies immediately.
 - Consult utility companies and municipalities prior to the start of any construction.
 - Dimensions to and along buildings are exterior foundation measurements.
 - Do Not Assume distances from scoled measurements made hereon.

ORDERED AND SEALED AT CAROL STREAM, ILLINOIS THIS 15th DAY OF August, A.D. 2022
 BY: *Allen D. Carradus*, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-2501
 AT LICKING SPRINGS HIGHWAY 80, WOOD

Ordered By:
 Austin Outdoor Builders
 Congress Avenue, Suite 150
 Austin, Texas 78701
 (512) 948-0612

Date of Field Work:	08/15/22	Drawn By:	CMG
Scale:	1" = 40'	Checked By:	EAC
File No. Pl.:	48-00	Approved:	ADC
Date:		Revision:	

ALTANSPS SURVEY
 135 E. ELK TRAIL, CAROL STREAM
 DU PAGE COUNTY, ILLINOIS

AUSTIN OUTDOOR BUILDERS

Prepared For: **CARRADUS LAND SURVEY, INC.**
 101 E. Gary Avenue Suite 160 Carol Stream, Illinois 60188
 (630) 968-0416 (FAX) 630-7682 carradus_survey@yahoo.com

Sheet 1 of 1
 37489-AL



VERTICAL PIVOT GATES



The ultimate security gate system and unmatched quality



EXHIBIT B1

Features & Benefits

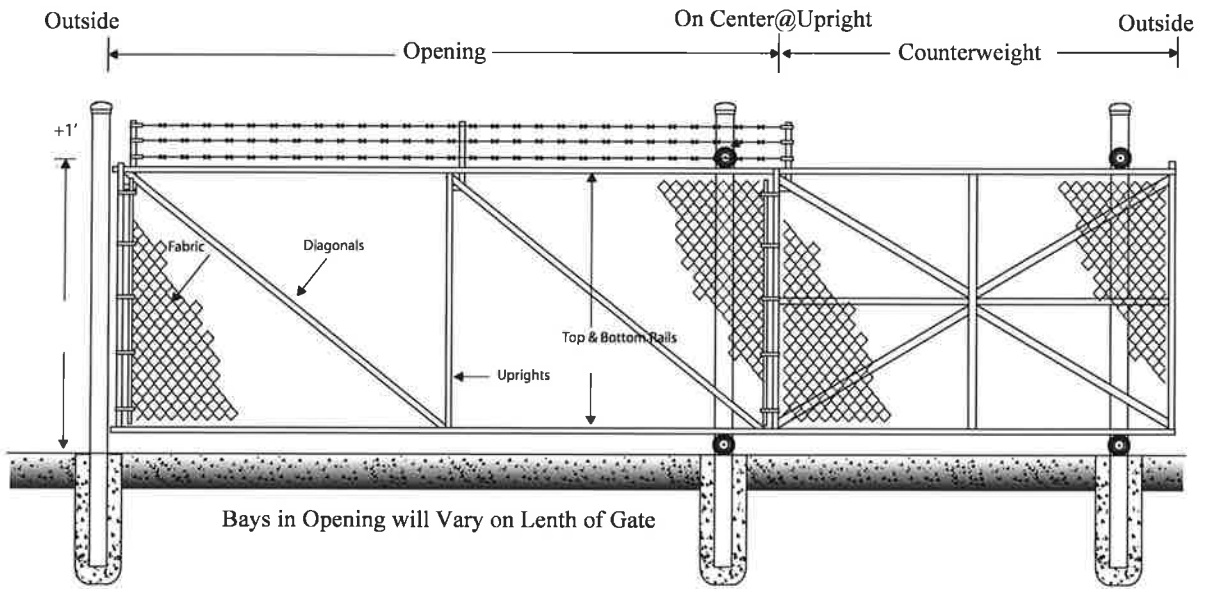
Faster than Slide Gates	Very easy to maintain
Fewer entrapment areas than Slide Gates	No Hydraulics!
Gate fabricated for curbs, road contours, etc.	UL 325 Listed & Continuous Duty Rated
Built-in Battery Back up	Mild to Extreme cold heating packages



AutoGate, Inc. 7306 Driver Rd., Berlin Heights OH 44814
 (800) 944-4283 www.AutoGate.com Sales@AutoGate.com



Customer _____



OLI Slides Open _____ Accepted _____

Date _____

Δ - NTS

Project: Full Cantilever Slide Gate Detail Full Fab		
Approved By/Date:	Revision NO	Drawing NO:
Drawn By:	Effective Date	CL-38-STD

EXHIBIT B2

COMMUNITY DEVELOPMENT
DEPT
OCT 11 2022
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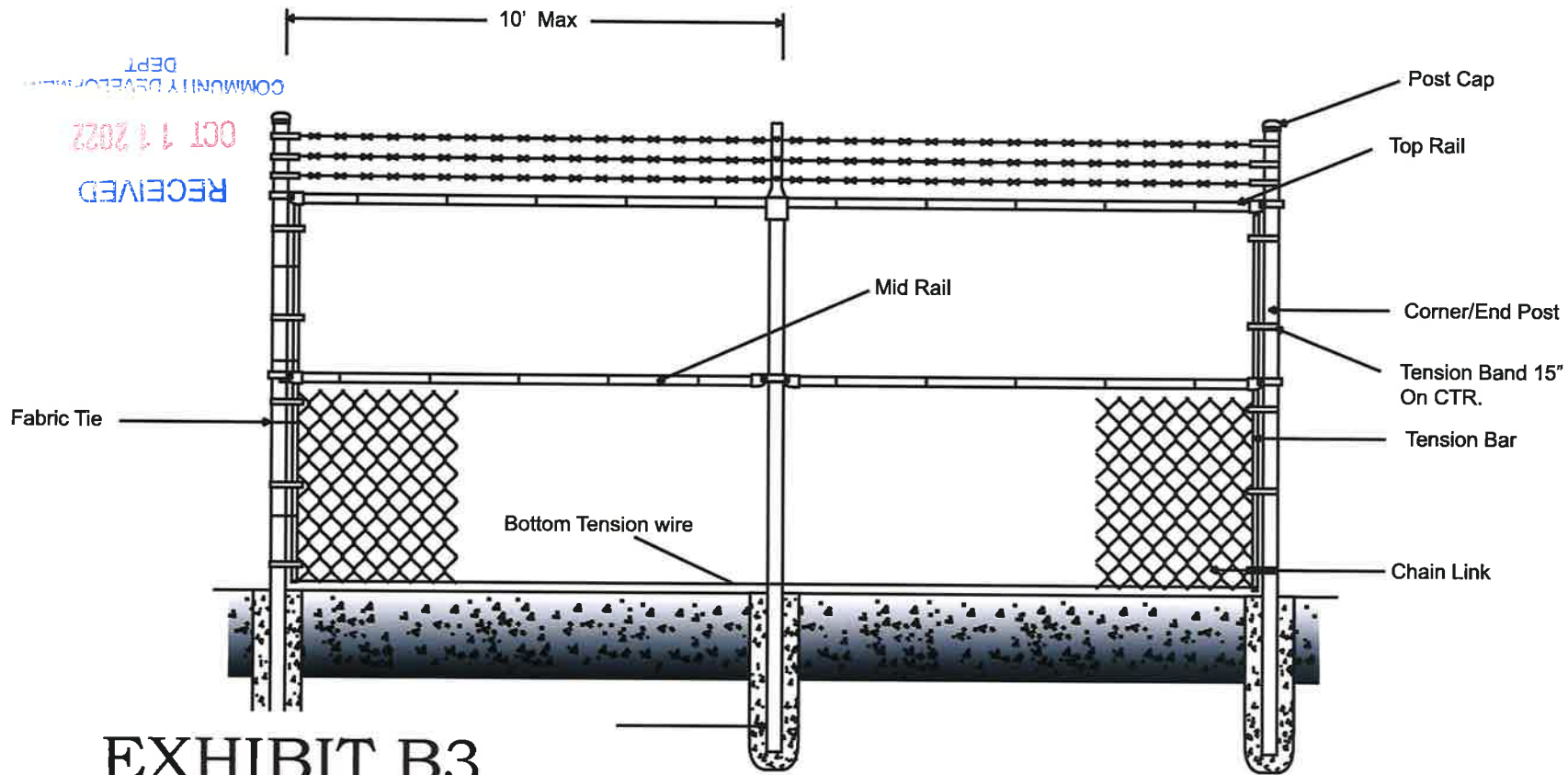
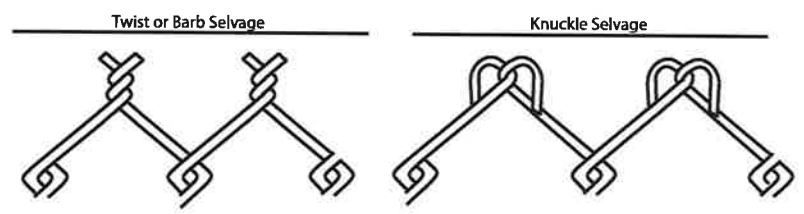


EXHIBIT B3

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OCT 11 2022
COMMUNITY DEVELOPMENT
DEPT

Fabric	Height	Mesh	Gage	Selvage	Finish
Framework		O.D.	Wall	Wt. per ft.	Length
End/Corner Post					
Line Post					
Rails					
Gate Frame					
Gate Post					

- Gate Fabric to match fence
- For welded frames omit truss rods
- For more information please see <http://www.spsfence.com>



Δ - NTS



Standard Chain Link Fencing

Standard ChainLink Fence W/Top, Mid & Rail Bottom Tension & Barb		
Approved By/Date	Revision NO.	Drawing NO. SPS-CL-11R2
Drawn By:	Effective Date	

Village of Carol Stream Plan Commission/Zoning Board of Appeals

STAFF REPORT

February 13, 2023

TO:
Chairman and Plan
Commissioners

FROM:
Community Development
Department

CASE MANAGER:
Bravo Berisha, Assistant Planner

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

- An amendment to a Special Use Permit for outdoor storage at 550 Center Avenue.

APPLICANT/ CONTACT:
Ms. Mattie Siegfried
Omni Cable
2 Hagerty Blvd
Westchester, PA 19382



CASE #: 22-0055
LOCATION: 550 Center Avenue
PROJECT NAME: Omni Cable



LOCATION	ZONING DISTRICT	LAND USE	COMPREHENSIVE PLAN DESIGNATION
Subject Property	I Industrial District	Industrial (Omni Cable)	Industrial
North	I Industrial District	Industrial (M-81 Truck and Trailer Repair, Biehl & Biehl)	Industrial
South	I Industrial District	Industrial (US Postal Service, Grunt Style LLC)	Industrial
East	I Industrial District	Industrial (Glen Ellyn Storage Corporation)	Industrial
West	R-1: Estate Residence and Community Facilities District	Flood Brothers Disposal	R-1

The area highlighted above is located at the corner of Center Ave and E Fullerton Ave.

Site Assessment

COMPREHENSIVE PLAN DESIGNATION:

The subject property is designated for industrial uses according to the Village's 2016 Comprehensive Plan. The proposed outdoor storage will alleviate storage issues within the building and is compatible with this designation.

AERIAL PHOTOGRAPH:



Project Summary

ATTACHMENTS:

Attached for review is the Cover Letter dated November 21, 2022, General Application Form, Special Use Form, Applicant's Public Notice, and the Site Project Markup (Exhibits A).

BACKGROUND:

Omni Cable is a redistributor of wire and cable and electrical products and is located in the northeast quadrant of Carol Stream. Omni Cable occupies the entire building at 550 Center Avenue. The entrance to the building is located on Center Avenue. Omni Cable is requesting an amendment to a Special Use Permit for outdoor storage – the storage area will be in the northwest portion of the lot and will encompass 15 trailer parking spaces. There will be a cantilever gate allowing access to the storage area. The entire north lot will be enclosed with perimeter fencing, with a swing gate on the east side for access. The original condition of approval for the Special Use Permit for the subject property stated that only trucks and trailers could be stored in the rear storage area. Since reels, spools, and pallets are proposed to be stored in the area, an Amendment to the Special Use Permit is requested.

Staff Analysis

SPECIAL USE AMENDMENT

A storage area, encompassing 15 trailer parking spaces, is proposed along the northwest side of the north lot. The area will be enclosed with slotted chain link fencing that will be as tall as the perimeter fencing. Perimeter fencing along the entire north lot will screen the storage area. The additional perimeter fencing will be 8 feet tall, to match the existing fencing and will have privacy slats for screening. The storage area will have a cantilever gate for access and there will be a swing gate on the east side of the fencing for lot access as well. Section 16-3-11 of the Village's Unified Development Ordinance states the following:

No building or premise shall hereafter be used or occupied, and no building or structure, or part thereof, shall hereafter be erected, raised, moved, reconstructed, extended, enlarged or altered, except in conformity with the regulations herein specified for the district in which it is located.

Since outdoor storage of anything other than trucks and trailers was not approved for the property, a Special Use Amendment is being requested. As depicted on the Site Project Markup, the storage area will be in an ideal location as to not hinder vehicular movement in the lot. Staff also agrees that installing the additional fencing will provide an important security barrier and will not hinder circulation around the building. With the proposed fence, the outdoor storage area should be adequately screened from view. Staff can support the Special Use Amendment for this location.

SPECIAL USE FINDINGS OF FACT

The Plan Commission's recommendation regarding the requested Special Use Amendment must be based on the evaluation criteria set forth in 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.

Omni Cable is requesting the outdoor storage to alleviate storage issues inside the building.

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

Provided the storage is properly screened, 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 proposal is expected to conform to all applicable codes and requirements.

Recommendation

Staff recommends approval for the Special Use Amendment for Omni Cable, Case No. 22-0055, subject to the following conditions:

1. That the applicant shall obtain the required permits prior to the installation of the fence and gate;
2. That all improvements concerning fencing upgrades must be built, installed, and maintained in accordance with the attached plans and exhibits;
3. That a Knox padlock shall be provided on any security gates, and the Carol Stream Fire Protection District and Village Police Department shall be provided keys to said padlock for access onto the property;
4. That the outdoor storage area will only consist of spools, reels, and pallets and they shall not be taller than the existing perimeter fence;
5. That the project shall otherwise comply with all state, county and Village codes and requirements.

2 Hagerty Blvd.
West Chester, PA 19382
phone: 800-292-OMNI



November 21, 2022

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NOV 30 2022

COMMUNITY DEVELOPMENT
DEPT

Village of Carol Stream
Plan Commission / Zoning Board of Appeals
500 N. Gary Avenue
Carol Stream, IL 60188

RE: 550 Center Avenue – Special Use Permit Amendment

To Whom It May Concern,

Founded in 1977, Omni Cable, LLC is a premier redistributor of wire and cable, electrical products, and value-added services with 20 locations throughout North America. OmniCable empowers our industry to be successful by providing an exceptional experience through operation excellence, accuracy and precision, and a partnership approach. Because of OmniCable's dedication to our mission of empowering shared success by being the best vendors to our customers, the best customers to our vendors and the best employer to our employees through innovation and collaboration, we are constantly looking for opportunities to grow and improve. After 16 years of successful and growing business in the Chicago area, OmniCable selected Carol Stream as the location for its first "Super Center" and expanded its footprint into a 180,000 square foot building located at 550 Center Avenue.

Omni Cable, LLC is requesting a Special Use Permit Amendment to allow for the creation of a secured fence area in the back lot of the building located at 550 Center Avenue. The area would be created by installing a portion of chain link fence within the walls of the building's existing perimeter fencing to form a secured rectangular area of asphalt. The fenced area will be used to store empty wooden reels and pallets and will be accessed daily, when needed, by a forklift through a cantilever gate. OmniCable takes pride in all aspects of its operations, including the storage of all products and materials, and the outdoor storage area will be no exception. The reels and pallets will be kept organized and easily accessible. Outdoor storage is a common feature found at most OmniCable branches and is pertinent to the business and operations of OmniCable.

Per the requirements of the application process set by the Village of Carol Stream, enclosed please find the following documents from Omni Cable, LLC.

- Cover Letter
- Signed and Dated General Application (Form A)
- Completed Special Use Application (Form C)

2 Hagerty Blvd.
West Chester, PA 19382
phone: 800-292-OMNI



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NOV 30 2022

COMMUNITY DEVELOPMENT
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- Plat of Survey with Legal Description
- (8) Full Sized Copies of Site Plan
- (1) Reduced 11" x 17" Copy of Site Plan
- Special Use Amendment Application Fee - Check #376514 for \$800.00 made out to Village of Carol Stream
- Proof of Property Ownership – Quit Claim Deed
- Existing Perimeter Fencing Plan Layout
- Proposed Fencing Plan Layout

I will be your main point of contact for Omni Cable, LLC during the application process. My contact information is msiegfried@omnicable.com or 610-235-2760.

Please do not hesitate to reach out to me should you have any further requirements or questions.

Sincerely,

Mattie Siegfried

Mattie Siegfried, Real Estate Manager
OmniCable



Do Not Write in This Space
 Date Submitted: 11-30-22
 Fee Submitted: \$800
 File Number: 22-0055
 Meeting Date: 2/13/23
 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

RECEIVED

NOV 30 2022

COMMUNITY DEVELOPMENT DEPT

FORM A

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

1. Name of Applicant Omni Cable, LLC Phone 610-701-0100
 Address 2 Hagerty Boulevard, West Chester, PA 19382 Fax _____
 E-Mail Address ap@omnicable.com / msiegfried@omnicable.com
 (required)
 Name of Attorney _____ Phone _____
 (if represented)
 Address _____ Fax _____
 Name of Owner The Realty Associates Fund XII Portfolio, L.P. Phone _____
c/o Hiffman Asset Management
 (required if other than applicant)
 Address One Oakbrook Terrace, Suite 400, Oakbrook Terrace, IL 60181 Fax _____
 Name of Architect _____ Phone _____
 (if applicable)
 Address _____ Fax _____

2. *Common Address/Location of Property 550 Center Avenue, 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"/> Special Use Permit (requires Form C) |
| <input type="checkbox"/> Planned Development – Preliminary | <input type="checkbox"/> Map Amendment (requires Form D-1) |
| <input type="checkbox"/> Shared Parking Facility | <input type="checkbox"/> Text Amendment (requires Form D2) |
| <input type="checkbox"/> Site Plan Review | <input type="checkbox"/> Staff Adjustment (requires Form E) |

Describe requested action Omni Cable, LLC is requesting an Amendment to the Special Use Permit at 550 Center Avenue to include the outdoor storage of empty wooden reels and pallets in the back lot and the creation of a secured fence

area by erecting a portion of fence in addition to the existing perimeter fencing. OmniCable proposes to create a small secured rectangular area using the building, the property's perimeter fence, and with an additional 8' chain link fence with barbed wire, privacy slats, and a cantilever sliding gate.

The fenced area will be equipped with exterior lighting and CCTV and the gate will be closed and secured each evening for safety and security purposes. The fenced area will be used to store empty wooden reels and pallets and will be accessed daily, when needed, by a forklift through the cantilever gate.

OmniCable takes pride in all aspects of its operations, including the storage of all products and materials, and the outdoor storage area is no exception. The reels and pallets will be kept organized and easily accessible. Outdoor storage is a common feature found at most OmniCable branches and is pertinent to the business and operations of OmniCable.

4. Fee Schedule: (Check all that apply) Total Application Fee: \$800.00

Annexation approvals:	
New development	\$2,000
Other	\$800
Annexation Agreement Amendment	\$800
Appearance fee for approvals required by the UDO but not listed herein	\$500
Courtesy Review	\$240
Development Staff Review	\$640
Easement Encroachment	\$300
Gary/North Avenue Corridor Review:	
New or replacement monument sign	\$500
One discipline (site design, architecture or landscaping)	\$500
Two disciplines	\$1,000
Three disciplines	\$1,500
New development	\$1,500
Outdoor Dining Permit	\$120
Planned Development:	
Existing Planned Development, minor change	\$500
Existing Planned Development, major change	\$1,000
New Planned Development	\$1,500
Rezoning (Zoning Map Amendment)	\$640
Shared Parking Facility Permit	\$500
Site Plan Review	\$640
Special Use:	
First	\$800
Each additional	\$200
✓ Special Use Amendment	\$800
Staff Adjustment	\$240
Subdivision:	
Major	\$700
Minor	\$400
Temporary Building, Structure or Use	\$120
Temporary Waiver to the Code of Ordinances	\$120
Text Amendment:	
Building Codes	\$240
Unified Development Ordinance	\$640
Variation:	
First	\$640
Each additional	\$200
Zoning verification letter	\$80

5. Applicant Certification

*I authorize the Village of Carol Stream to install a temporary sign or signs on the property having the common address indicated in Item 2 on this form, for the purpose of notifying the public of the upcoming public hearing, once the hearing has been scheduled.

I have reviewed a copy of the informational handout(s) for the zoning process(es) for which I am making an application. I am familiar with the code requirements which relate to this application and I certify that this submittal is in conformance with such code(s).

I understand that incomplete or substandard submittals may increase the staff review time and delay scheduling of the public hearing. I also understand that, per § 6-13-6 of the Municipal Code, the Village's costs of legal reviews, structural engineering review, and other special reviews determined to be necessary by the Community Development Director, performed by means of consultant services, shall be paid at the billed rate to the Village by the applicant.

Mattie Siegfried

Print Name

Mattie Siegfried

Signature

11/7/2022

Date

Revised 07/21



FORM C

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NOV 30 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.

No - OmniCable will use the secured fenced in area for outside storage of wooden reels and pallets for the business' use.

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

Yes - there will be no impact to 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.

Yes - the fence and outside storage will not affect any nearby properties. The fencing and outside storage will be maintained within the OmniCable property only.

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

Yes - the fence and outside storage will not affect any nearby properties. The fencing and outside storage will be maintained within the OmniCable property only.

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

The fence and outside storage will not require any additional utilities, access roads, drainage, or any other important and necessary community facilities.

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 - OmniCable plans to follow regulations set by the Village Board.

7. Other pertinent information or reason for request.

OmniCable takes pride in the appearance of its property as a whole, both interior and exterior, and plan to take the proper precautions to make sure the fence and outside storage do not create a negative effect on the appearance of the neighborhood. The proposed fenced area is behind the building and is already relatively obscured from the view from Fullerton Ave. and Center Ave.

Certificate of the Publisher

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

A notice, a true copy of which is attached, was published 1 times in The Examiner of Carol Stream, namely one time per week for 1 successive weeks. The first publication of the notice was made in the newspaper, dated and published on January 25, 2023 and the last publication of the notice was made in the newspaper dated and published on January 25, 2023. This notice was also placed on a statewide public notice website as required by 5 ILCS 5/2.1.

In witness, Examiner Publications, Inc. has signed this certificate by Randall Petrik, its publisher, at The Village of Carol Stream, Illinois, on January 25, 2023.

Examiner Publications, Inc.

By: Publisher 

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

Subscribed and sworn to before me this 25 day of January, A.D. 2023.

Notary Public





LEGAL NOTICE PUBLIC NOTICE FILE #22-0055

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 13, 2023 at 6:00 p.m. to consider an application from Omni Cable, LLC for the following actions:

An Amendment to a Special Use Permit for Outdoor Storage, in accordance with Section 16-8-4 (L) of the Village of Carol Stream Code of Ordinances

For the property located at 550 Center Avenue (PIN 02-28-300-039).

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/j/86823380202>

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: 868 2338 0202

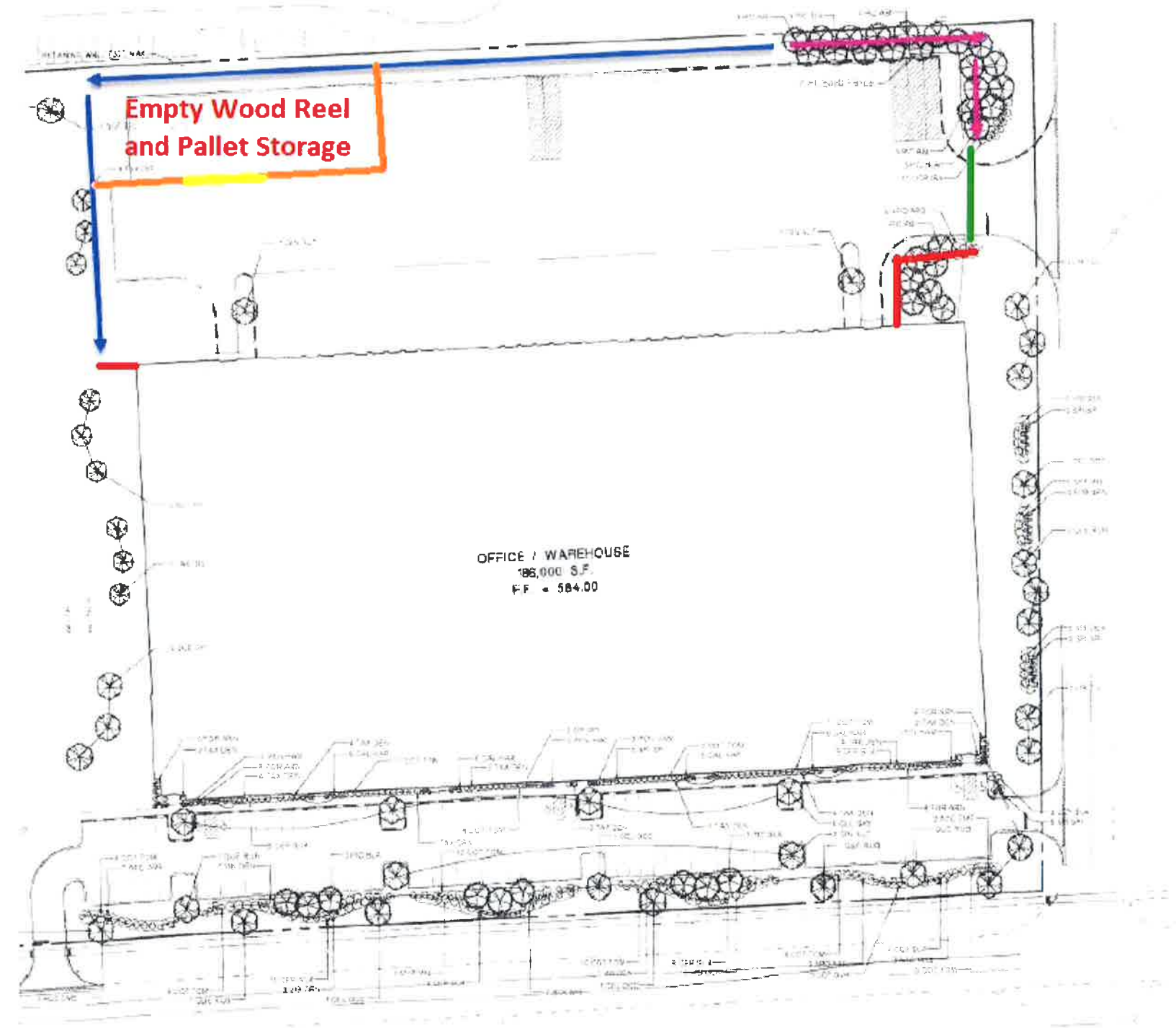
International numbers available: <https://zoom.us/j/86823380202>

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 4:00 p.m. the day of the public hearing.

The application is available for public inspection on the Village's website at www.carolstream.org. The public may provide written comments prior to the public hearing by submitting them to Bravo Berisha, Assistant Planner, 500 N. Gary Ave., Carol Stream, IL 60188, or may provide email comments by sending them to bberisha@carolstream.org by 4:00 p.m. the day of the public hearing. 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* January 25, 2023 0125

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- Existing Fencing
- Perimeter Fencing
- Proposed Additional Perimeter Fencing to match existing perimeter fencing
- Proposed Swing Gate
galvanized manual double leaf swing barrier gate - to be locked each evening. OmniCable will keep copy of padlock key in knox box.



- Proposed Additional Storage Fencing
black, chain link fence with privacy slats. Fence will not be taller than existing perimeter fence. Storage of empty wooden reels and pallets - will not be taller than existing perimeter fence.
- Proposed Sliding Gate
black, chain link sliding gate with privacy slats - to be open during the day for forklift access and closed and locked each evening.

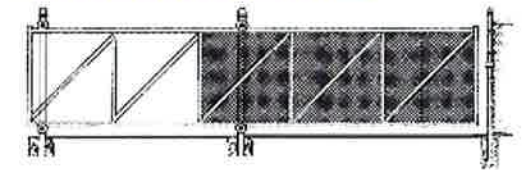




EXHIBIT A

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: February 7, 2023

RE: **SBA Monarch Towers, LLC (T-Mobile) / 877 E. Geneva Road – Height Variation for an Antenna Structure**

An antenna height variation request was initially scheduled to be reviewed by the PC/ZBA on February 13, 2023. The applicant continues to work on documentation for the project, and requests the case be continued. Staff recommends that the case be continued to the March 13, 2023 PC/ZBA meeting.

Village of Carol Stream Plan Commission/Zoning Board of Appeals

STAFF REPORT

February 13, 2023

TO:
Chairman and Plan Commissioners

FROM:
Community Development
Department

CASE MANAGER:
Bravo Berisha, Assistant Planner

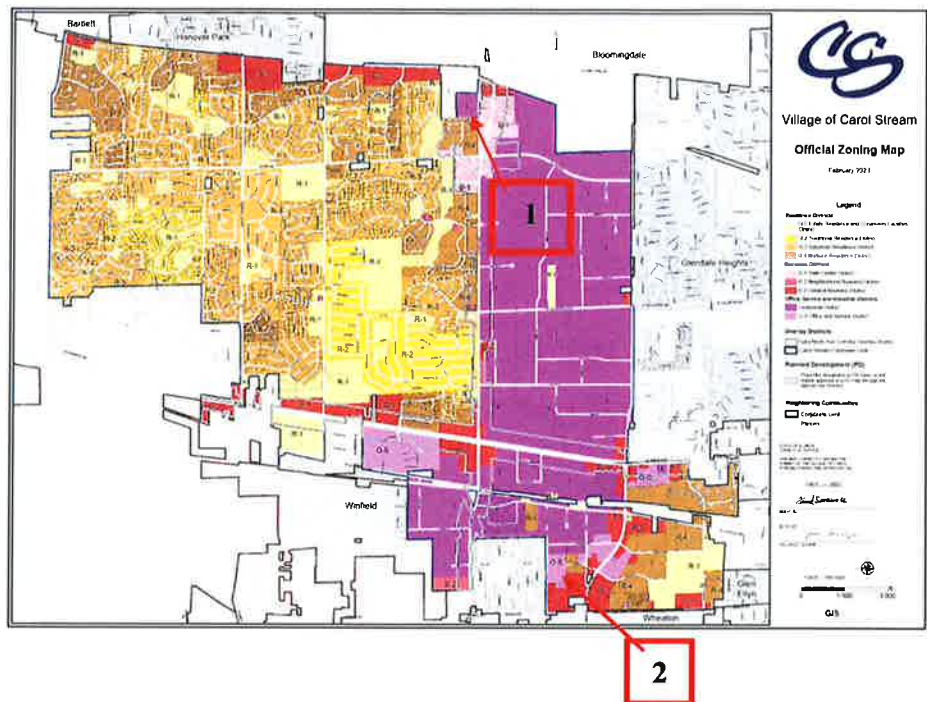
ACTION REQUESTED:
As required by state statute, the Village must publish a current zoning map by March 31 of each year. For your review and reference, staff has prepared the attached Village of Carol Stream Official Zoning Map for 2023. The proposed 2023 Map includes all zoning map amendments approved by the Village Board between May 1, 2022, and December 31, 2022. Other map amendments were incorporated in last year's zoning map update as part of the Unified Development Ordinance (UDO) project. This report provides information regarding the changes that have been incorporated into the 2022 Zoning Map.

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



CASE #: 23-0003

PROJECT NAME: Village of Carol Stream – Official 2023 Zoning Map



1. **Annexation and Zoning Map Amendment at 4N210 Old Gary Avenue** – 4N210 Old Gary Avenue – LiUNA Chicagoland Laborer - was annexed into Carol Stream and zoned I Industrial (PIN 02-20-300-005).
2. **Zoning Map Amendment for Tyndale House Ministries** – Tyndale House Ministries at 504 S. Schmale Rd was rezoned from B-3 General Business District to O-S Office and Service District (PIN 02-20-300-005).

Staff recommends approval of the Village of Carol Stream 2023 Official Zoning Map.



Village of Carol Stream Official Zoning Map

February 2023

Legend

Residence Districts

- R-1 Estate Residence and Community Facilities District
- R-2 Traditional Residence District
- R-3 Suburban Residence District
- R-4 Multiunit Residence District

Business Districts

- B-1 Town Center District
- B-2 Neighborhood Business District
- B-3 General Business District

Office, Service and Industrial Districts

- I Industrial District
- O-S Office and Service District

Overlay Districts

- Gary/North Ave Corridor Overlay District
- Carol Stream Corporate Limit

Planned Development (PD)

- Properties designated as PD have, or will require approval of a PD Plan through the Special Use Process

Neighboring Communities

- Corporate Limit
- Parcels

STATE OF ILLINOIS
COUNTY OF DUPAGE

THIS MAP CORRECTLY SHOWS THE ZONING OF THE VILLAGE OF CAROL STREAM, PASSED AND APPROVED ON:

DATE: -1-/2023

Frank Savino Sr.

MAYOR

ATTEST:

Julia Schwanz

VILLAGE CLERK

1 inch = 800 feet



GIS Consortium

