

# Village of Carol Stream

## AGENDA

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

MONDAY, MARCH 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: February 13, 2023
  
- III. Public Hearing  
  

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

**23-0008 – Village of Carol Stream – 500 N. Gary Avenue**  
*Zoning Text Amendment – Unified Development Ordinance (UDO)-  
Miscellaneous Modifications*
  
- IV. Presentation:  
*PC/ZBA Training Video – Part 1*
  
- V. Old Business:
  
- VI. New Business:
  
- VII. Report of Officers:
  
- VIII. Adjournment:

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

***All Matters on the Agenda may be Discussed, Amended and Acted Upon  
February 13, 2023.***

Mr. Farace stated since Chairman Parisi was absent an Acting Chairman would need to be nominated. Commissioner Petella made a motion to nominate Commissioner Tucek and Commissioner Christopher 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:           5   Commissioners Christopher, Meneghini, Morris, Petella, and Acting Chairman Tucek

Absent:            2   Commissioner Battisto and Chairman Parisi

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

**MINUTES:**

Commissioner Petella moved and Commissioner Meneghini seconded the motion to approve the minutes of the Regular Meeting held on January 23, 2023.

The results of the roll call vote were:

Ayes:            5   Commissioners Christopher, Meneghini, Morris, Petella, and Acting Chairman Tucek

Nays:            0

Abstain:         0

Absent:         2   Commissioner Battisto and Chairman Parisi

The motion passed by a unanimous vote.

**PUBLIC HEARING:**

Acting Chairman Tucek asked for a motion to open the Public Hearing. Commissioner Meneghini moved and Commissioner Christopher seconded the motion.

The results of the roll call vote were:

Ayes:            5   Commissioners Christopher, Meneghini, Morris, Petella, and Acting Chairman Tucek

Nays:            0

Abstain: 0

Absent: 2 Commissioner Battisto and Chairman Parisi

The motion passed by unanimous vote.

**Case #22-0048– CEVA Logistics– 195 E. Elk Trail**

*Variation to Allow a Fence in the Front Yard (continued from the January 23, 2023 meeting)*

Acting Chairman Tucek swore in Mr. Dylan Cash and asked the petitioner to provide his presentation.

Mr. Cash stated he was contracted by CEVA to install the fence. Ceva would like to install an 8 foot chain link fence around the majority of the property not including the front section. The fence would be a vinyl coated product with a cantilever gate on the rear of the property to allow a secondary access for fire and will have a knox box for emergency services. The variance is specifically for the front section which would be a 6 foot black, vinyl coated fence with an auto lift gate.

Acting Chairman Tucek asked if there were any questions from online or the audience and there were none so he then asked for a Staff Report.

Mr. Berisha stated CEVA Logistics is a global logistics and supply chain company located in the northeast quadrant of Carol Stream and they occupy the entire building at 195 E. Elk Trail. The building at 127 E. Elk Trail, to the west, is also occupied by CEVA and the property owner has agreed to continue the fence to the front. The north and east side of the property will be the 8 foot fencing with barb wired strips which is allowed in the Industrial District and some outdoor storage in the northeast area which can be approved at the Staff level. A similar fence variation was approved for Schneider National in November of 2018 for the purpose of adding an additional security barrier. Staff recommends approval of this project with conditions listed in the Staff Report.

Acting Chairman Tucek asked for any comments or questions from the Commission.

Commissioner Meneghini asked Mr. Cash if he was aware of the five conditions Staff is recommending and if he would comply.

Mr. Cash stated could only speak to the knox box and would comply.

Commissioner Morris asked if the security would be 24 hour with the central station to the Police Department and also asked why do you need to have this high fence with barbed wire. Is it because there are some very expensive items inside. He also asked if there is a guard service on site.

Mr. Cash replied that is correct about the expensive items and there is a guard service but he did not know if it was 24 hour.

Acting Chairman Tucek swore in Mr. Frank Nuno, 2210 Ridge Ave., Aurora, IL, from CEVA Logistics.

Mr. Nuno stated the exterior guard service is 24/7 but the interior is only Monday-Friday when we are open. Our inventory is a lot of high value, consumer electronics which is about a billion dollars worth of inventory.

Commissioner Meneghini asked Mr. Nuno if he was familiar with the 4 other conditions.

Mr. Nuno stated yes.

Commissioner Christopher asked if the posts would be cemented.

Mr. Cash stated yes.

Commissioner Petella asked if the 8 foot fence will have an additional 2 feet of barbed wire and if it goes all the way around.

Mr. Cash stated all front areas are 6 foot total height with no barbed wire. The remainder of the property is 8 foot in total height with the top foot being 3 strands of barbed wire.

Commissioner Petella also asked what color will be used for the privacy slats.

Mr. Cash responded black.

Acting Chairman Tucek asked why did you decide to add the barbed wire.

Mr. Cash replied for the rear property we always had the barbed wire but the front has none.

There were no further comments or questions from the Commission.

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

The results of the roll call vote were:

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

The motion passed by unanimous vote.

This case will go before the Village Board on Tuesday, February 21, 2023, at 6:00 PM for review.

**Case #22-0055– Omni Cable– 550 Center Avenue**  
*Amendment to a Special Use Permit for Outdoor Storage*

Acting Chairman Tucek swore in Mr. Timothy Fleeher, 2016 Fairfield Dr., Plainfield, IL, and asked the petitioner to provide his presentation.

Mr. Fleeher stated Omni Cable is now currently occupying a facility at 550 Center Avenue and we would like to erect a small, exterior fence for some outdoor storage that will be located in the northwest side of the parking lot. The fence will be 8 feet which matches the existing fencing around the perimeter. It will be chain link with some slating to shield the view of the material that is located inside the lot. We are a distributor of heavy duty industrial, electrical cable that comes in on extremely large reels. When we exhaust that cable, we put the reel outside until we collect enough to either dispose of them through a landfill, or we send them back to the vendor to be recycled or reused. They are 72-88 inches in diameter which takes up a lot of space inside. We want to store these outside to maintain a safe working area within the distribution center. It will not impede any of the traffic entering or exiting the facility and there will be a cantilever gate for access, as well as a swing gate for the parking lot.

Acting Chairman Tucek asked if there were any comments or questions from the audience and there were none so he asked for the Staff Report.

Mr. Berisha stated they are requesting a Special Use permit for outdoor storage. Mr. Farace and I recently toured the property and there is a lot stored inside due to the pandemic and supply chain issues. The storage would be in the northwest section of the lot and the fencing will be 8 feet. Staff is recommending approval of this request with the conditions listed in the Staff Report.

Acting Chairman Tucek asked for questions from the Commission.

Commissioner Petella asked if there was going to be barbed wire, what the color of the privacy slats will be and if anything else is stored outside.

Mr. Fleehner replied we are not using barbed wire and the color of the slats will be dark in color like a black or dark blue. We do have other containers and we have a condition under Covid Supply Chain Interruption. We also have another facility in Bloomingdale. Between the two locations, we have between \$56 and \$60 million of inventory. Because of this interruption, we now have about \$80 million of inventory because we had to get the containers off the rails. Currently we are shipping 2-3 containers a day off the property to our facilities in Texas and California, and I project the containers will be out by the end of April.

Commissioners Christopher, Morris and Meneghini had no questions.

Acting Chairman Tucek asked if this site is big enough.

Mr. Fleehner stated it is not the amount of the business, but the amount of the inventory that is difficult to handle.

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

The results of the roll call vote were:

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

The motion passed by unanimous vote.

This case will go before the Village Board on Tuesday, February 21, 2023, at 6:00 PM for review.

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

Mr. Farace stated the applicant requested a modification to the cell antenna tower but they need to do some additional modifications to some documents so they requested a postponement until March 13, 2023.

Acting Chairman Tucek asked for a motion for a continuance for Case #22-0056.

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

The results of the roll call vote were:

Ayes: 5 Commissioners Christopher, Meneghini, Morris, Petella, and Acting Chairman Tucek

Nays: 0

Abstain: 0

Absent: 2 Commissioner Battisto and Chairman Parisi

The motion passed by unanimous vote.

**PUBLIC HEARING:**

Acting Chairman Tucek asked for a motion to close the Public Hearing. Commissioner Morris moved and Commissioner Meneghini seconded the motion.

The results of the roll call vote were:

Ayes: 5 Commissioners Christopher, Meneghini, Morris, Petella, and Acting Chairman Tucek

Nays: 0

Abstain: 0

Absent: 2 Commissioner Battisto and Chairman Parisi

The motion passed by unanimous vote.

**NEW BUSINESS:**

**PRESENTATION:**

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

Mr. Berisha stated GIS prepared the official 2023 Zoning Map. There was one annexation as well as a zoning map amendment as stated in the Staff Report. Staff recommends approval of the 2023 Zoning Map.

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

The results of the roll call vote were:

Ayes: 5 Commissioners Christopher, Meneghini, Morris, Petella, and Acting Chairman Tucek

Nays: 0

Abstain: 0

Absent: 2 Commissioner Battisto and Chairman Parisi

The motion passed by unanimous vote.

**OLD BUSINESS:**

**OTHER BUSINESS:**

Mr. Farace stated the Commission can vote on canceling the February 27<sup>th</sup> meeting due to the lack of agenda items.

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

The results of the roll call vote were:

Ayes: 5 Commissioners Christopher, Meneghini, Morris, Petella, and Acting Chairman Tucek

Nays: 0

Abstain: 0

Absent: 2 Commissioner Battisto and Chairman Parisi

The motion passed by unanimous vote.

**ADJOURNMENT:**

At 6:30 p.m. Commissioner Christopher moved and Commissioner Petella seconded the motion to adjourn the meeting.

The results of the roll call vote were:

Ayes: 5 Commissioners Christopher, Meneghini, Morris, Petella, and Acting Chairman Tucek

Nays: 0

Abstain: 0

Absent: 2 Commissioner Battisto 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\_\_\_\_.

\_\_\_\_\_  
Acting Chairman



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

**STAFF REPORT**

March 13, 2023

**TO:**  
Chair 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 Height Variation for an Antenna Structure, in accordance with Section 16-4-15 (E) of the Unified Development Ordinance

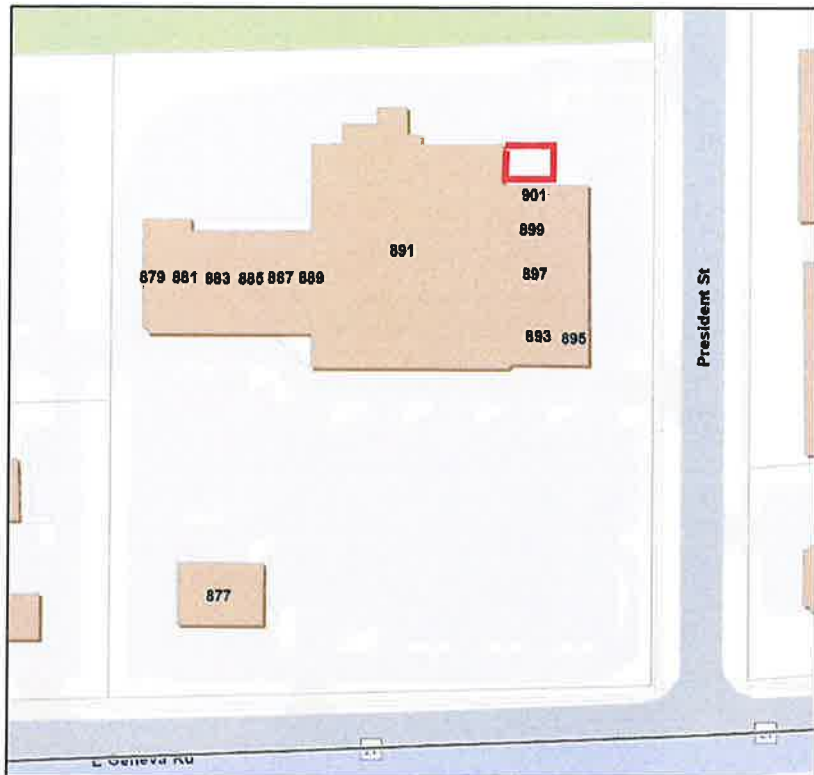
**APPLICANT/ CONTACT:**  
Mr. Mark Iacopetti  
SBA Monarch Towers III, LLC  
24317 W 143<sup>rd</sup> Street, Suite 11  
Plainfield, IL 60544



**CASE #:** 22-0056

**LOCATION:** 877-901 E. Geneva Road

**PROJECT NAME:** SBA Monarch Towers III, LLC / T-Mobile



LOCATION	ZONING DISTRICT	LAND USE	COMPREHENSIVE PLAN DESIGNATION
Subject Property	B-3 General Business District	Commercial (Geneva Plaza)	Corridor Commercial
North	R-1 Estate Residence & Community Facilities District	Open Space (Community Park)	Open Space
South	City Of Wheaton I Institutional District	Institutional (Islamic Center of Wheaton)	Institutional
East	R-4 Multiunit Residence District	Multifamily Residential (Timber Ridge Condos)	Multifamily Residential
West	B-3 General Business District	Commercial (General Office and Proposed Urgent Care)	Corridor Commercial

The subject area outlined above is located north of Geneva Road and west of President Street, in the rear of Geneva Plaza.

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## Site Assessment

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### COMPREHENSIVE PLAN DESIGNATION:

The subject property is designated for corridor commercial uses according to the Village's 2016 Comprehensive Plan. The modification to the existing stealth telecommunications tower is appropriate within the commercial land use classification.

### AERIAL PHOTOGRAPH:



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## Project Summary

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### ATTACHMENTS:

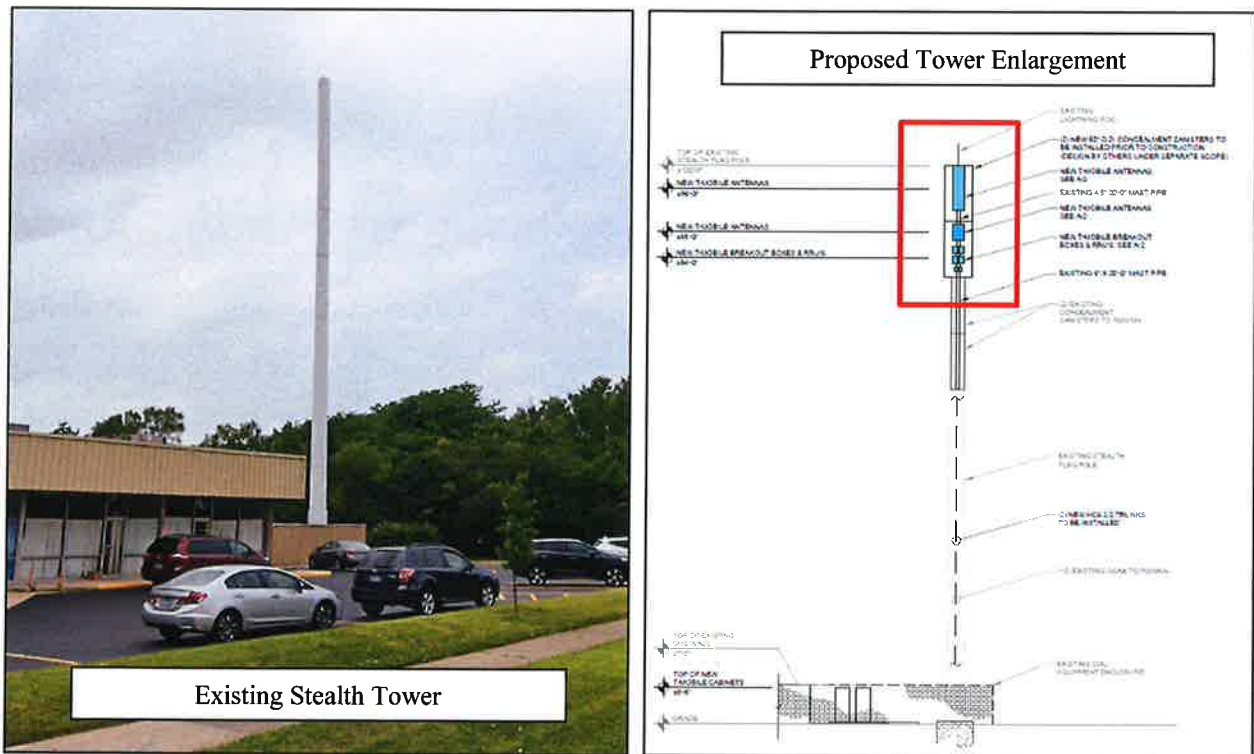
Attached for review is the General Application, Variation Application, Cover Letter dated November 28, 2022, Public Notice, Cover Page (Exhibit A), Overall Site Plan (Exhibit B), Equipment Plan (Exhibit C), Tower Elevation (Exhibit D), Antenna Plan (Exhibit E), Equipment and Cabinet Details (Exhibit F-1 and F-2), and Utility Plan (Exhibit G).

**BACKGROUND:**

SBA Monarch Towers III, LLC, owners of the existing telecommunications tower, requests approval of a variation for the allowable height of said tower. In November 2010, Ordinance No. 2010-11-52 was approved, and granted a variation to increase the height of a telecommunications tower from the allowable height of 55 feet to 100 feet. The tower is considered a “stealth” design, where antenna panels are located inside the tower and are not visible. T-Mobile, the carrier with antenna panels within the tower, proposes to replace existing antenna panels with new panels, and requests a modification to the top portion of the tower in order to install the replacements. Due to the proposed reconfiguration of the tower, a new variation has been requested.

**Staff Analysis**

**HEIGHT VARIATION**



The applicant’s proposal and submitted plans provide an overview of the request:

- T-Mobile, the carrier with antennas inside the tower, wishes to replace existing antennas with new antennas. The antennas are a panel design, but are larger in size than the existing antennas.
- In order to accommodate the larger-sized antenna panels, the top 20 feet of the tower will be replaced with a wider “canister” at the top of the tower.
- The existing tower is currently 30 inches on diameter, and the top 20 feet of the tower will be widened to 60 inches in diameter to accommodate the larger/wider antenna panels.

- The stealth design will be maintained, with the proposed top canister to match the rest of the tower in terms of color, style, and materials. It should also be noted that the height of the tower will remain at 100 feet, and the only proposed change is the widening of the top portion of the stealth tower.
- Equipment cabinets associated with the antennas will still be housed in the masonry equipment enclosure, located at the base of the tower.

Staff supports the applicant's request. The tower will maintain its stealth design, so that antennas inside the tower are still not be visibly obtrusive to adjacent residential, commercial, and office uses. In addition, the enlarged canister at the top of the tower will blend with the rest of the tower with matching color, design, and materials.

#### 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 Unified Development Ordinance:

1. The requested variation arises from conditions that are unique to the subject property, that are not ordinarily found in the same zoning district and that are not a result of the owner's intentional action.

The unique circumstance is that the maximum height regulation specified by the UDO would not allow a functional tower to be built. The modification to the top of the tower will maintain its stealth design.

2. The variation to be granted will not alter the essential character of the neighborhood in which the subject property is located, nor substantially or permanently impair use or development of adjacent property.

The essential character is highly varied, with open space to the north, commercial/office uses to the south and west, and residential condominiums to the east. Specific efforts were taken in the design of the tower to minimize visual impacts on surrounding properties, and those efforts will be maintained with the wider canister at the top portion of the stealth tower.

3. The strict application of the applicable standards will constitute an unnecessary physical hardship (not economic hardship) because the property cannot be used for an otherwise allowed use without coming into conflict with applicable site development standards.

The tower will maintain a 100-foot height, which was approved with the initial height variation in 2010. Requiring the tower to be reduced to the maximum height of 55 feet allowed in the UDO would greatly limit the effectiveness of antenna coverage and usability in said tower.

4. The variation is the minimum action necessary to alleviate the hardship and observes the spirit of this UDO.

The only change between the requested variation and the previously approved variation is to modify the diameter of the top 20 feet of the tower. The tower will maintain a height of 100 feet, which was previously approved in 2010.

5. The variation desired will not adversely affect the public health, safety, or general welfare or impair the purposes or intent of this UDO or the comprehensive plan.

The proposed tower enhancement will provide enhanced wireless communication coverage to the public. If approved, the variation should not be detrimental to the public welfare or injurious to the other property or improvements in the neighborhood, as has been the case with the tower for over a decade since its initial construction.

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**Recommendation**

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Staff has reviewed the request, and supports the variation for the tower modification. Therefore, staff recommends approval of a variation to increase the height of a telecommunications tower from 55 feet to 100 feet for SBA Monarch Towers III, LLC (T-Mobile) at 877-901 E. Geneva Road, Case No. 22-0056, subject to the following conditions:

1. That all terms and conditions of previously approved Ordinance No. 2010-11-52 not specifically revised herein shall remain in full force and effect, specifically including the following:
  - a. All equipment associated with the telecommunications tower must be located within the masonry equipment enclosure, and that all equipment other than the tower itself must be fully screened by and not taller than the enclosure.
  - b. The applicant must obtain building permits for all of the proposed work.
2. That the top 20 feet of the tower that will be widened in diameter shall match the rest of the existing tower in terms of color, design, and materials;
3. That should additional modifications to the tower be proposed, said modifications shall require review and approval of a height variation; and
4. That the development of the telecommunications tower and associated equipment and structures must comply with all state, county and village Codes and requirements.



RECEIVED

MAR 01 2023  
updated applicant  
COMMUNITY DEVELOPMENT  
DEPT

Do Not Write in This Space  
Date Submitted: 11-30-22  
Fee Submitted: \$640.00  
File Number: 22-0056  
Meeting Date: 3/13/23  
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](http://www.carolstream.org)

FORM A

## GENERAL APPLICATION PUBLIC HEARINGS AND DEVELOPMENT APPROVAL REQUESTS

1. Name of Applicant SBA Monarch Towers III. LLC Phone 561-648-8309

Address 24317 W 143rd Street, Suite 111, Plainfield, IL 60544 Fax \_\_\_\_\_

E-Mail Address miacopetti@sbsite.com  
(required)

Name of Attorney \_\_\_\_\_ Phone \_\_\_\_\_  
(if represented)

Address \_\_\_\_\_ Fax \_\_\_\_\_

Name of Owner \_\_\_\_\_ Phone \_\_\_\_\_  
(required if other than applicant)

Address \_\_\_\_\_ Fax \_\_\_\_\_

Name of Architect Tim Kuen Phone 224-293-6413  
(if applicable)

Address 2675 Pratum Avenue, Hoffman Estates, IL 60192 Fax \_\_\_\_\_

2. \*Common Address/Location of Property 554 S. President Street, Carol Stream (aka 875-901 Geneva Rd)

3. Requested Action: (check all that apply)

Annexation

Courtesy Review

Development Staff Review

Gary/North Avenue Corridor Review

Planned Development – Final

Planned Development – Preliminary

Shared Parking Facility

Site Plan Review

Subdivision – Minor/Major

Temporary Waiver/Code of Ordinances

Variation – Zoning (requires Form B-1)

Variation – Sign (requires Form B-2)

Variation – Fence (requires Form B-3)

Special Use Permit (requires Form C)

Map Amendment (requires Form D-1)

Text Amendment (requires Form D2)

Staff Adjustment (requires Form E)

Describe requested action Requesting Stealth Tower Canister to be increased from 30" to 60" in diameter so the tower has the space required to house the Telecommunication Equipment needed to continue to provide essential coverage and capacity for the Residents and Businesses of the Village of Carol Stream, it services.

4. Fee Schedule: (Check all that apply)

Total Application Fee: \$ **\$640.00**

	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:	
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 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 that 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.

**Mark Iacopetti**

Print Name

*Mark Iacopetti*

Signature

**02/28/23**

Date

Revised 11/22





FORM B-1

## Village of Carol Stream

500 N. Gary Avenue • Carol Stream, IL 60188

630.871.6230 • FAX 630.665.1064

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

### GENERAL VARIATIONS

Please see Section 16-8-4(K) of the Unified Development Ordinance (UDO) to learn more about 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 Unified Development Ordinance (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 shall make findings based upon evidence presented on the following conditions: (Please respond to each of these standards in writing below as it relates to your request.)

1. The requested Variation arises from conditions that are unique to the subject property, that are not ordinarily found in the same zoning district and that are not a result of the owner's intentional actions.

Consistent with surrounding Telecommunications Tower uses, SBA Monarch Towers III, LLC,  
the Tower Owner at 877-901 Geneva Road, is requesting the Existing Top 20 Feet of the Stealth Tower  
at this location be widened with a Stealth Tower Canister Diameter of 60" which is essential for the  
required Coverage and Capacity services provided to the Village of Carol Stream.

2. That the Variation to be granted will not alter the essential character of the neighborhood in which the subject property is located, nor substantially or permanently impair use or development of adjacent property.

The Variation Request does not seek to increase the 100 Feet Stealth Tower's Height.

The Requested Variation only seeks to replace the Stealth Tower Canister from 30" to 60"

so the Stealth Tower can provide the needed space for the required equipment to continue  
to service the area.

3. That the conditions of a Variation will constitute of an unnecessary physical hardship (not economic hardship), in which the property cannot be used for an otherwise allowed use without coming into conflict with applicable site development standards.

The Canister enlargement is essential to proving the Required Coverage and Capacity needed  
to service the Village of Carol Stream, Emergency Management, Residents and Businesses;  
in which, it provides seven (7) days a week for 24 hours, for use of, I-Cloud File Storage,  
Internet Usage, Cell Phone Usage, and Other Computer/Network Services that rely on its need.

4. The Variation is the minimum action necessary to alleviate the hardship and observes the spirit of this UDO

What is sought under the Variation, is the need for Canister Space to accommodate the  
Antennas and Other Equipment which have increased in size, for essential coverage. The  
the current canister diameter is 30" and it no longer provides the space needed for the  
required equipment necessary to service the area it is intended to service.

5. The Variation desired will not adversely affect the public health, safety, or general welfare or impair the purposes or intent of this UDO or the Comprehensive Plan.

A Canister with a 60" Diameter should not adversely affect Public Health, Safety, the General Welfare,  
Impair the Purpose, Intent of this UDO, or the Comprehensive Plan.

6. Other pertinent information or reason for the request.

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RECEIVED  
NOV 30 2022  
COMMUNITY DEVELOPMENT  
DEPT

SBA Communications Corporation  
590 Territorial Drive  
Suite A  
Bolingbrook, IL 60440

T + 815.524.5412  
F + 815.524.4589

[sbasite.com](http://sbasite.com)

11/28/2022

Village of Carol Stream  
Community Development Department  
C/o: Mr. Tom Farace  
500 N. Gary Avenue  
Carol Stream, Illinois 60188

RE: Sprint/T-Mobile Network Enhancement at 554 S. President Street, Carol Stream, Illinois  
T-Mobile Site ID: CH54349IA / SBA Site: IL41100-T-01  
Canister Enlargement Request

Dear Mr. Farace:

It was a pleasure to speak with you regarding my request to enlarge the Stealth Cell Tower Canister located at 554 S. President Street, Carol Stream, Illinois. The canister enlargement is essential in providing the necessary Coverage and Capacity Services for the Residents and Businesses of the Village of Carol Stream.

SBA Monarch Towers III, LLC, a subsidiary of SBA Communications Corporation, is the owner of the 100' Stealth Cell Tower where no additional height will be required for the requested canister enlargement.

Currently, the existing canister is 30" in diameter and the Stealth Cell Tower requires a canister with a 60" diameter to accommodate the necessary equipment.

Enclosed please find:

- Seven (7) Copies of the Construction Drawings
- One (1) reduced size Construction Drawing
- A Zoning Application
- A Variation Application
- Ground Owner, Egaleo Realty, LLC Consent c/o Terrapin Real Estate, LLC
- Variation Fee of \$640.00

If you have any questions regarding to the request, I may be contacted at [VMaldonado@sbasite.com](mailto:VMaldonado@sbasite.com) or by phone at 561-560-1592

Once again, thank you for your consideration and assistance.

Sincerely,  
*Valerie Maldonado*  
Site Development Specialist II  
[VMaldonado@sbasite.com](mailto:VMaldonado@sbasite.com)  
Phone: 561-560-1592



ANCHOR



APPROVED  
By Susan Hart at 11:11 am, Jan 13, 2023

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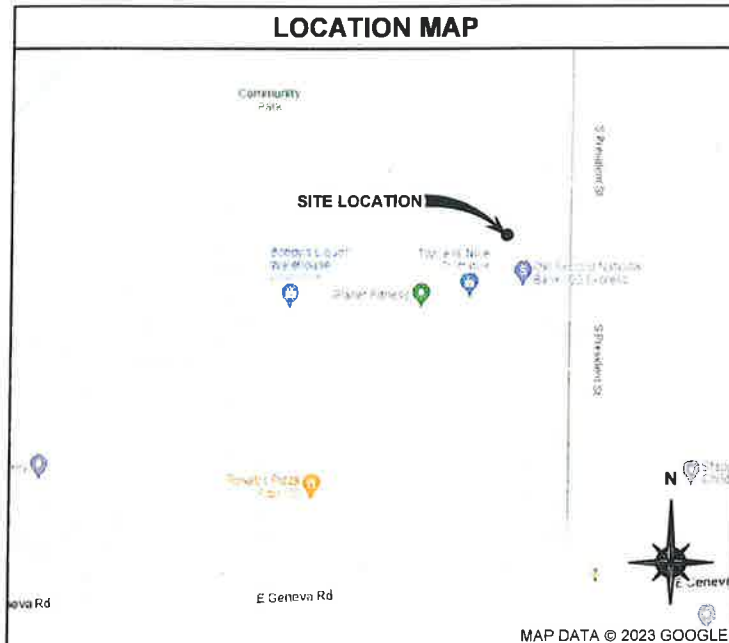
COMMUNITY DEVELOPMENT  
DEPT

SITE NUMBER:  
CH54349I  
SITE NAME:  
GENEVA PLAZA

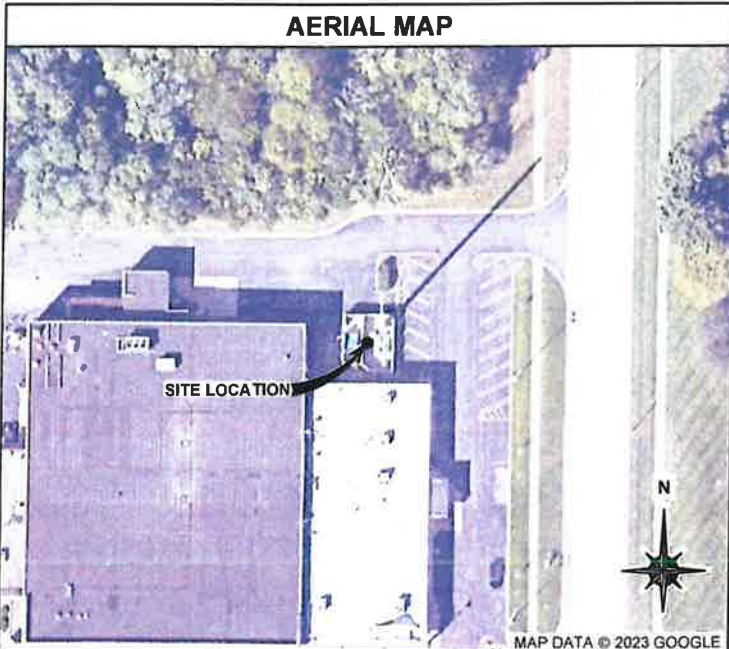
SBA SITE NUMBER:  
IL41100-T-01  
SBA SITE NAME:  
GENEVA PLAZA

JURISDICTION:  
VILLAGE OF CAROL STREAM  
SITE TYPE:  
STEALTH FLAG POLE  
SITE ADDRESS:  
554 S. PRESIDENT STREET  
CAROL STREAM, IL 60188  
DUPAGE COUNTY

LOCATION MAP



AERIAL MAP



PROJECT DESCRIPTION

NO NEW WATER OR SEWER IS REQUIRED AS FACILITY IS UNMANNED.  
**EXISTING T-MOBILE BUILD OUT:**  
(6) ANTENNAS, (9) TMA'S, (12) COAX, (1) SITE SUPPORT CABINET,  
(3) SYSTEM MODULES, (5) RF MODULES & (1) CUBE MOUNT  
**FINAL T-MOBILE BUILD OUT:**  
(6) ANTENNAS, (6) RRU'S, (10) COAX, (2) HCS 2.0 TRUNKS, (2) BREAKOUT  
BOXES, (2) OVP'S, (1) SITE SUPPORT CABINET, (1) BBU CABINET, (1)  
SYSTEM MODULE & (2) AMIA'S IN SSC

**SCOPE OF WORK:**

- REMOVE & REPLACE (2) EXISTING STEALTH CANISTERS (BY OTHERS)
- REMOVE & REPLACE EXISTING ANTENNA MOUNTS
- REMOVE (6) EXISTING ANTENNAS
- REMOVE (9) EXISTING TMA'S
- REMOVE (2) EXISTING COAX (10 COAX TO REMAIN)
- REMOVE (1) EXISTING GSM-PCS ESMB
- REMOVE (1) EXISTING LTE-PCS/AWS FSMF
- REMOVE (2) EXISTING LTE-AWS FRIE'S
- REMOVE (2) EXISTING UMTS/LTE-PCS FXFC'S
- REMOVE (1) EXISTING GSM-PCS FXFB
- REMOVE (1) EXISTING FBBA & (1) FBBC SUBMODULES
- RE-PURPOSE (1) EXISTING UMTS-PCS FSMF FOR UMTS/GSM-PCS
- RELOCATE RE-PURPOSED FSMF TO NEW SSC
- REMOVE EXISTING CUBE MOUNT
- REMOVE EXISTING SITE SUPPORT CABINET
- RELOCATE EXISTING FSEB TO NEW SSC
- INSTALL (3) NEW ANTENNAS (1 PER SECTOR)
- INSTALL (3) NEW ANTENNAS W/ INTEGRATED RADIOS (1 PER SECTOR)
- INSTALL (3) NEW AHFIG'S (1 PER SECTOR)
- INSTALL (3) NEW AHLOA'S (1 PER SECTOR)
- INSTALL (2) NEW BREAKOUT BOXES
- INSTALL (2) NEW OVP'S & WIRE TROUGH
- INSTALL (2) NEW HCS 2.0 TRUNKS
- INSTALL (1) NEW SITE SUPPORT CABINET
- INSTALL (1) NEW BBU CABINET
- INSTALL (1) NEW AMIA W/ (1) ASIB CORE MODULE, (1) ASIK CORE  
MODULE, (3) ABIL CAPACITY MODULES AND (3) ABIC CAPACITY  
MODULES IN SSC
- INSTALL (1) NEW AMIA W/ (1) ASIB CORE MODULE, (1) ASIK CORE  
MODULE, (3) ABIA CAPACITY MODULES AND (3) ABIL CAPACITY  
MODULES IN SSC
- REMOVE EXISTING CSR 7705 SAR A
- INSTALL NEW CSR IXRe V2

PROJECT TEAM

**A&E:**  
WT GROUP, LLC,  
2675 PRATUM AVENUE  
HOFFMAN ESTATES, IL 60192  
CONTACT: TIM KUEN  
TEL: (224) 293-6333  
FAX: (224) 293-6444

**SITE ACQUISITION:**  
SBA COMMUNICATION  
CORPORATION  
8051 CONGRESS AVENUE  
BOCA RATON, FL 33487-1307  
TEL: (800) 487-SITE (7483)

**STRUCTURAL:**  
TOWER ENGINEERING SOLUTIONS  
1320 GREENWAY DRIVE, SUITE 600  
IRVING, TX 75038  
TEL: (972) 483-0607  
FAX: (972) 975-9615

**TOWER OWNER:**  
SBA COMMUNICATION  
CORPORATION  
8051 CONGRESS AVENUE  
BOCA RATON, FL 33487-1307  
TEL: (800) 487-SITE (7483)

**APPLICANT:**  
T-MOBILE  
1400 OPUS PLACE  
DOWNERS GROVE, IL 60515  
TEL: (773) 444-5400  
CONTACT: TBD

SHEET INDEX

SHEET NUMBER:	DESCRIPTION:
T-1	TITLE SHEET
GN-1	GENERAL NOTES
C-1	OVERALL SITE PLAN
C-2	EXISTING & NEW SITE PLANS
A-1	TOWER ELEVATION
A-2	ANTENNA PLANS
A-3	ANTENNA & CABLE SCHEDULE
A-4	RF PLUMBING DIAGRAM
A-5	EQUIPMENT DETAILS
A-6	EQUIPMENT DETAILS
A-7	EQUIPMENT DETAILS
A-8	EQUIPMENT DETAILS
E-1	UTILITY PLAN
GR-1	GROUNDING RISER
GR-2	GROUNDING DETAILS

EXHIBIT A

SITE INFORMATION

**SITE ADDRESS**  
554 S. PRESIDENT STREET  
CAROL STREAM, IL 60188

**TOWER INFORMATION**  
STRUCTURE HEIGHT: 100'-0" STEALTH FLAG POLE  
- HIGHEST TOWER APPURTENANCE: T.B.D.  
- T-MOBILE ANTENNA RAD CENTER: 88'-0", 96'-0"  
- T-MOBILE ANTENNA TIP HEIGHT: 89'-6", 100'-0"

**COORDINATES (NAD 1983)**  
LATITUDE: 41.88971389° N  
LONGITUDE: -88.09246670° W

**GROUND ELEVATION**  
748.00' (PER GOOGLE EARTH)

CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE FOLLOWING CODES:

**BUILDING CODE:**  
2018 INTERNATIONAL BUILDING CODE  
(2018 IBC)

**ELECTRICAL CODE:**  
2017 NATIONAL ELECTRICAL CODE  
(2017 NEC)

UTILITIES

**ELECTRIC:**  
N/A  
CONTACT: N/A  
TEL: N/A

**FIBER:**  
N/A  
CONTACT: N/A  
TEL: N/A

**811**  
Know what's below.  
Call before you dig.

REFERENCED MATERIALS

A SITE WALK WAS NOT PERFORMED FOR THIS SITE PER SCOPE OF WORK. COMPOUND, ELEVATION, EQUIPMENT LAYOUT AND ANTENNA PLANS SHOWN WITHIN THIS SET WERE TAKEN FROM AVAILABLE DOCUMENTS/DRAWINGS PROVIDED BY OTHERS.



GENEVA PLAZA  
CH54349I

554 S. PRESIDENT STREET  
CAROL STREAM, IL 60188

EXPIRES: 11/30/23 SIGNED: XX/XX/23

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B	VILLAGE COMMENTS	01/04/23	ATK

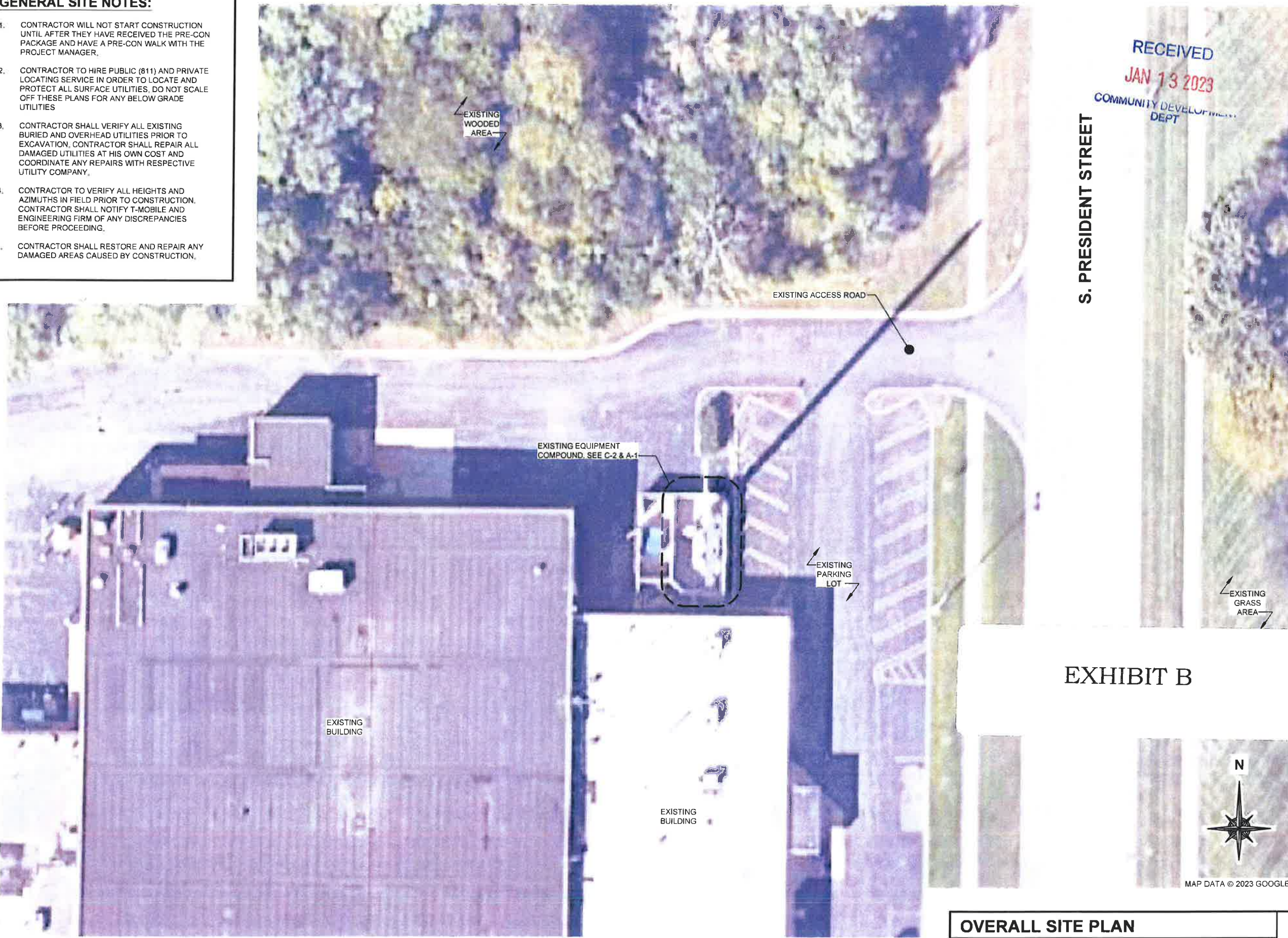
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PLUMBING \ ELECTRICAL \ LAND SURVEYING  
ACCESSIBILITY CONSULTING \ STRUCTURAL

CHECK: JKR  
DRAWN: ATK  
JOB: T2200508

**T-1**  
TITLE SHEET

**GENERAL SITE NOTES:**

1. CONTRACTOR WILL NOT START CONSTRUCTION UNTIL AFTER THEY HAVE RECEIVED THE PRE-CON PACKAGE AND HAVE A PRE-CON WALK WITH THE PROJECT MANAGER.
2. CONTRACTOR TO HIRE PUBLIC (811) AND PRIVATE LOCATING SERVICE IN ORDER TO LOCATE AND PROTECT ALL SURFACE UTILITIES. DO NOT SCALE OFF THESE PLANS FOR ANY BELOW GRADE UTILITIES
3. CONTRACTOR SHALL VERIFY ALL EXISTING BURIED AND OVERHEAD UTILITIES PRIOR TO EXCAVATION. CONTRACTOR SHALL REPAIR ALL DAMAGED UTILITIES AT HIS OWN COST AND COORDINATE ANY REPAIRS WITH RESPECTIVE UTILITY COMPANY.
4. CONTRACTOR TO VERIFY ALL HEIGHTS AND AZIMUTHS IN FIELD PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY T-MOBILE AND ENGINEERING FIRM OF ANY DISCREPANCIES BEFORE PROCEEDING.
5. CONTRACTOR SHALL RESTORE AND REPAIR ANY DAMAGED AREAS CAUSED BY CONSTRUCTION.



S. PRESIDENT STREET

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**EXHIBIT B**

**OVERALL SITE PLAN**  
SCALE: 1" = 30'-0"

1



GENEVA PLAZA  
CH43491  
554 S. PRESIDENT STREET  
CAROL STREAM, IL 60188

EXPIRES: 11/30/23 SIGNED: XX/XX/23

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CHECK: JKR  
 DRAWN: ATK  
 JOB: T2200508

**C-1**  
OVERALL SITE PLAN

**WT GROUP**  
Engineering with Precision, Pace and Passion  
2075 Parkland Avenue (Hoffman Estates, IL 60112)  
T: 224.358.6333 | F: 224.253.6444  
wtgrouping.com

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# EXHIBIT C

## LEGEND

- EXISTING EQUIPMENT
- NEW EQUIPMENT
- RELOCATED EQUIPMENT
- REMOVED EQUIPMENT

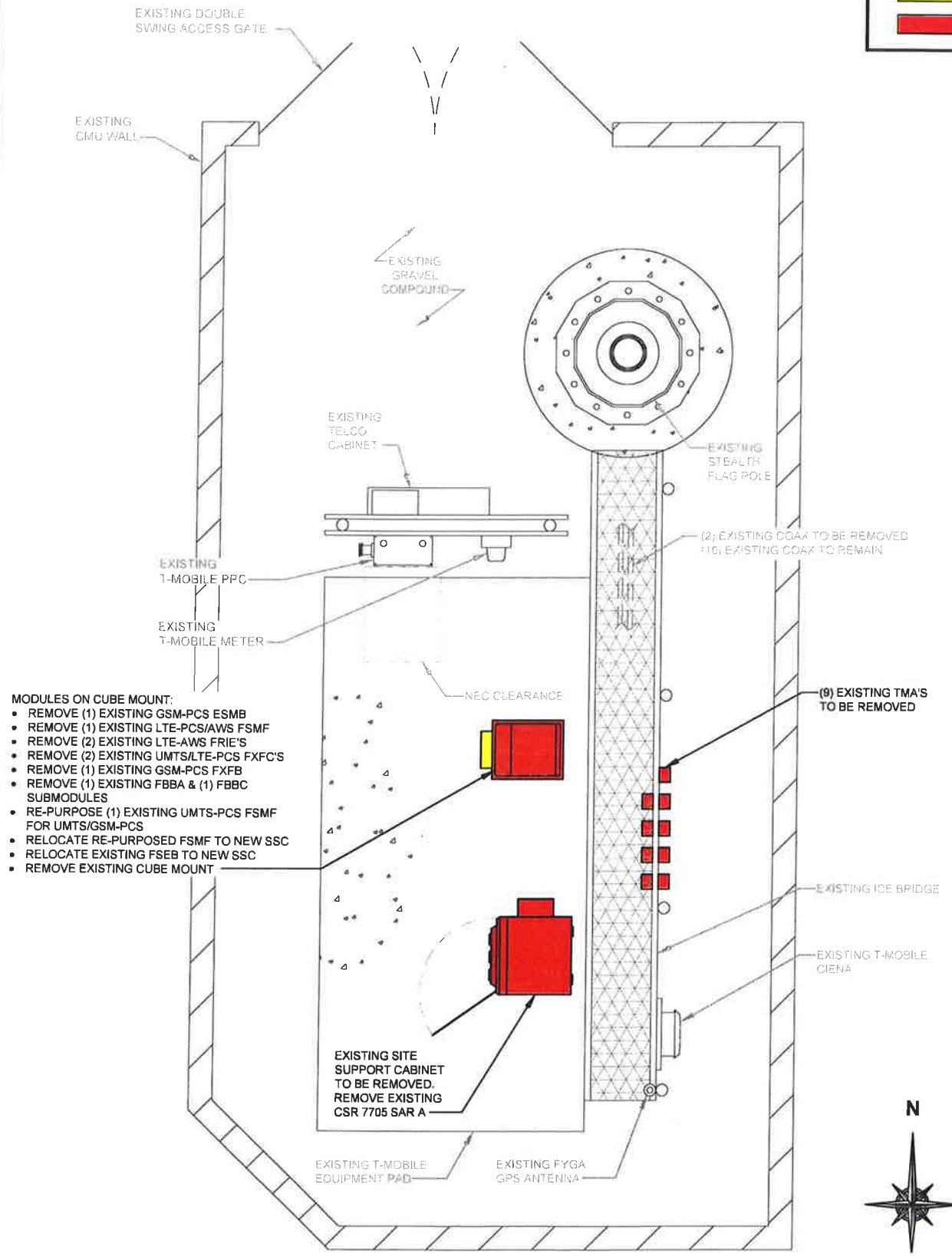
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### IMPORTANT SITE NOTES:

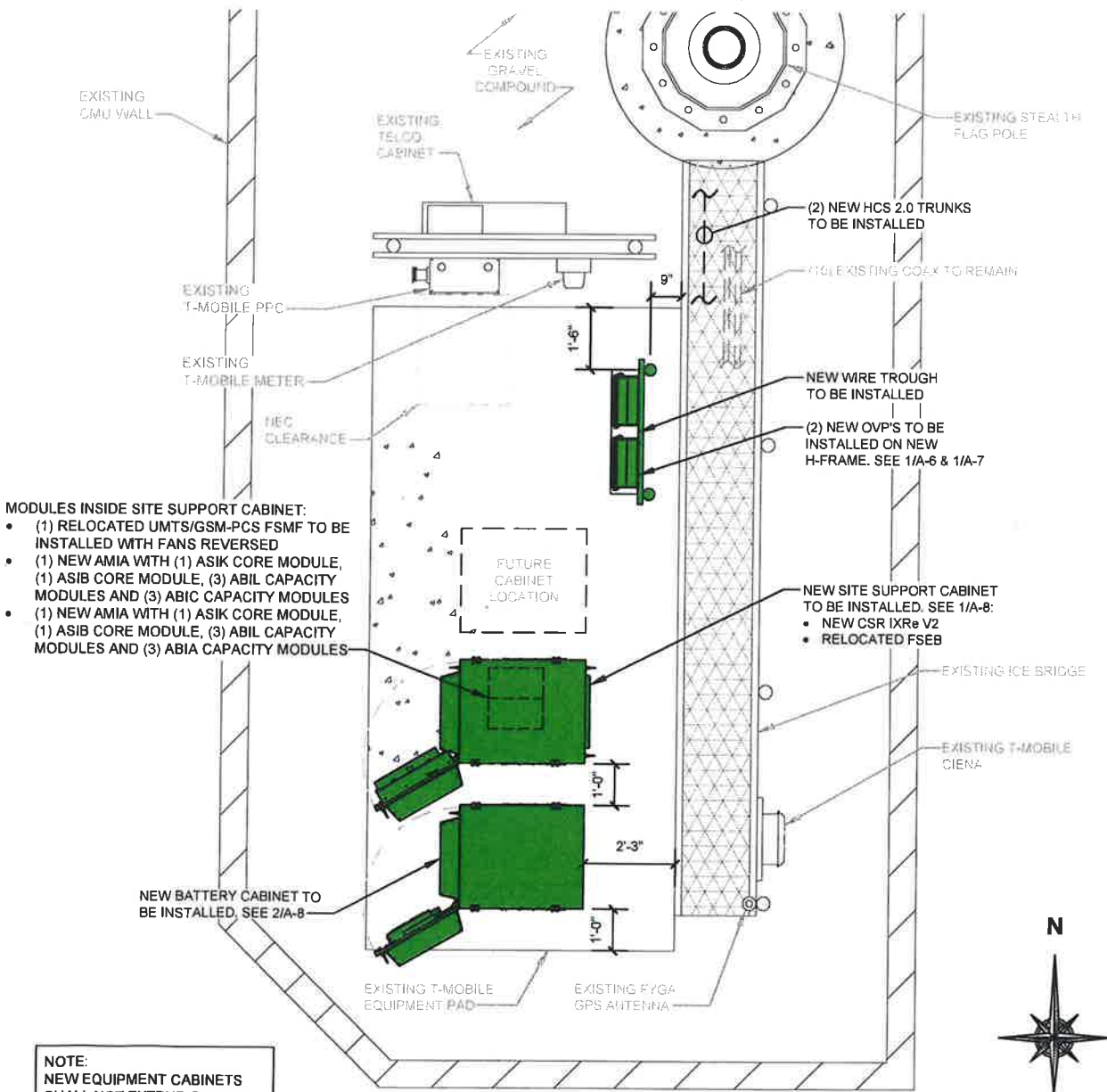
1. FLEXI MODULE FANS - SINCE AIRFLOW ON THESE CABINETS FLOWS FROM FRONT TO BACK, THE FLEXI FANS NEED TO BE FLIPPED, AND ALL FLEXI EQUIPMENT FULLY CLEANED TO PERMIT AIRFLOW DIRECTION WITHIN THE HPL3. (BY DEFAULT, FLEXI MODULE AIRFLOW IS FROM BACK TO FRONT) FLEXI SLEEVES NEED TO BE INSTALLED WITH ALL FLEXI MODULES. PHOTO PROOF OF FAN ROTATION AND CHASSIS CLEANED IS REQUIRED.
2. ORION CONTROLLERS ARE CABINET SPECIFIC NEVER UPLOAD OR UPDATE SW TO THESE CONTROLLERS OR EVEN COPY CONFIGURATION FROM ANY OTHER ORION CONTROLLERS. THESE NEW CONTROLLERS COME WITH SPECIFIC SW THAT IS NOT BACKWARDS COMPATIBLE. DOING SO WILL DAMAGE THE CONTROLLER AND VOID THE WARRANTY.
3. NEVER USE TELCOFLEX WIRE TO RUN AC FEEDS (NOT APPROVED). ALWAYS USE THHN WIRE TO DELIVER AC POWER FROM THE PPC. PROPER AC/DC WIRE COLOR CODING NEEDS TO BE ADHERED TO.
4. A 3" MEYER HUB WITH REDUCER TO RIGID LL AT THE HPL3 IS USED TO RUN THE (3 EA) 3/0 & (1 EA) #4 TO THE PPC. TO WIRE THE 200A AC INPUT BREAKER. SITES EVENTUALLY WILL BE PREPPED FOR A SECOND POWER RUN FROM BACK OF CAB TO PPC. REFER TO CD'S FOR THIS UPDATE.
5. FOR HPL3 CABINETS, TEMPERATURE AND VOLTAGE COMPENSATION PROBS ARE SPECIFICALLY ADDRESSED IN DELTA'S HPL3 BATTERY IOM MANUAL (PAGES 14-18). IT IS STRONGLY ADVISED TO REVIEW/FOLLOW THESE INSTALLATION STEPS TO ENSURE OPTIMAL PERFORMANCE FROM THESE PROBS.
6. REMEMBER TO RUN THE ETHERNET ALARM CABLE FROM THE HPL3 TO BATTERY CABINET. REFER TO HPL3 DELTA USER MANUAL SECTION 3.1.0. FAILURE TO FOLLOW THIS INSTALLATION TASK WILL CAUSE THE CABINET TO OVERHEAT.
7. BE SURE TO INSTALL THE DC CABLE FROM THE HPL3 TO LB3 FOR CLIMATE CONTROL - REFER TO LB3 DELTA USER MANUAL SECTION 3.9. FAILURE TO DO SO WILL RESULT IN LB3 OVERHEATING.
8. DO NOT FORGET TO RUN/INSTALL A CAT5 CABLE FROM THE ORION CONTROLLER TO CELL SITE ROUTER (IXR/SAS) AND INTEGRATE.
9. SUPPLY & INSTALL LOOP RELAY CONDUIT, CONNECTORS AND ALARM CABLE, FROM HPL3 TO PPC.

- NOTES:**
1. CONTRACTOR TO INSTALL EXTRA AMPLIFIER FOR POWERPLUS VOLTAGE BOOSTER.
  2. CONTRACTOR TO INSTALL VOLTAGE BOOSTER POWERPLUS W/ 2 AMPLIFIER RAYCAP.

**NOTE:**  
IF 200 AMP IS NOT PRESENT, SERVICE WILL NEED TO BE UPGRADED DURING ANTENNA INSTALL.



**EXISTING EQUIPMENT PLAN**  
SCALE: 1/4" = 1'-0"  
**1**



**NOTE:**  
NEW EQUIPMENT CABINETS SHALL NOT EXTEND PAST THE TOP OF THE EXISTING ENCLOSURE WALL.

**NEW EQUIPMENT PLAN**  
SCALE: 1/4" = 1'-0"  
**2**

**T-Mobile**

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T: 224.293.8333 | F: 224.293.8444  
www.wtgroup.com

**WT Group**  
Engineering • Design • Consulting

**SBA**

**GENEVA PLAZA**  
CH543491  
554 S. PRESIDENT STREET  
CAROL STREAM, IL 60188

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CHECK: JKR  
DRAWN: ATK  
JOB: T2200508

**C-2**  
EXISTING & NEW SITE PLANS

**LEGEND**

- EXISTING EQUIPMENT
- NEW EQUIPMENT
- REMOVED EQUIPMENT
- RELOCATED EQUIPMENT

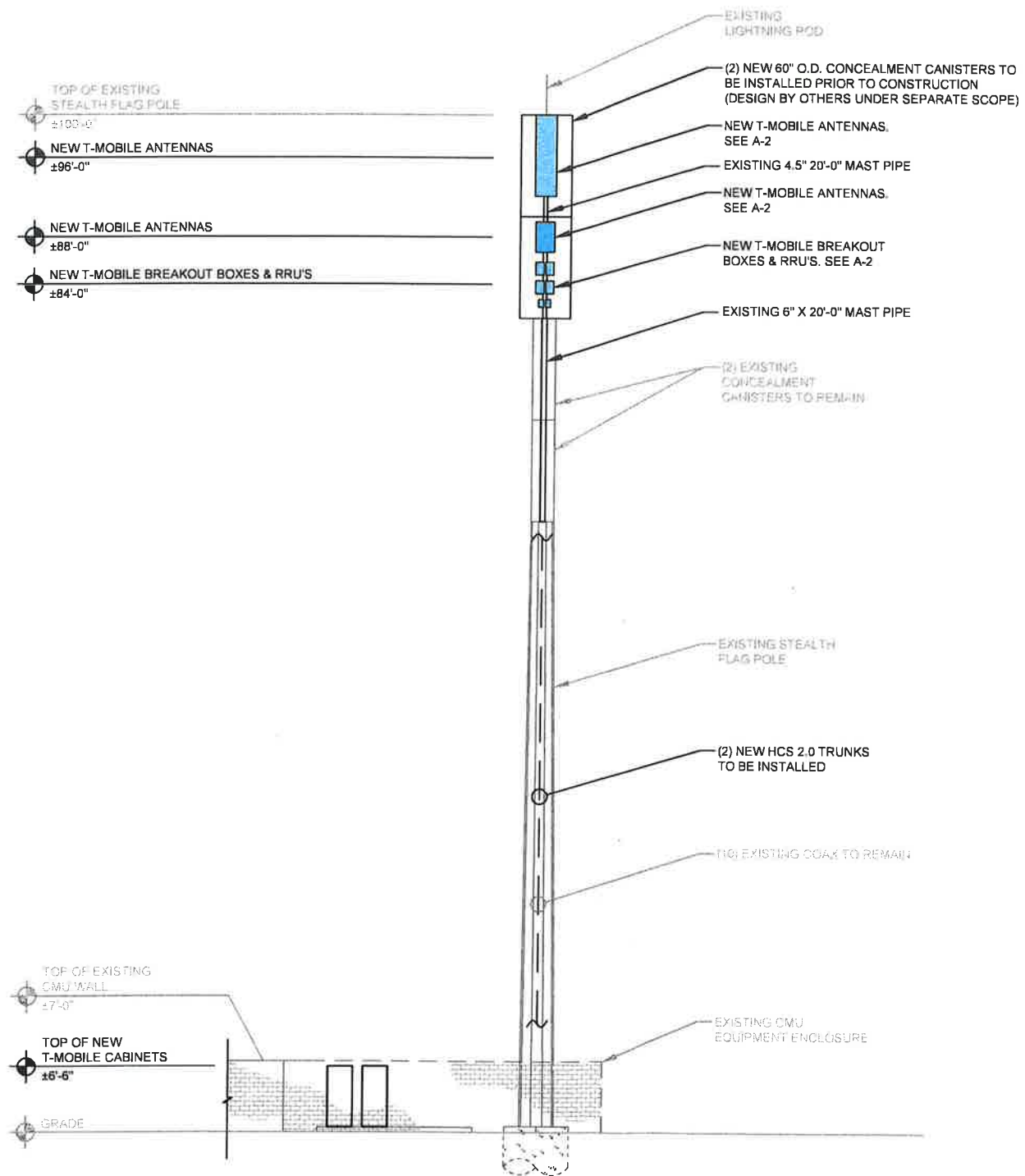
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**NOTE:**  
A STRUCTURAL ANALYSIS OF THE ANTENNA MOUNT HAS BEEN COMPLETED BY WT GROUP STRUCTURAL ENGINEERING ON DATE PENDING. THE LOCATION AND MOUNTING SHOWN IN THE STRUCTURAL ANALYSIS SHALL SUPERSEDE THESE DRAWINGS.

**NOTE:**  
A STRUCTURAL ANALYSIS OF THE TOWER OR STRUCTURE HAS BEEN COMPLETED BY TOWER ENGINEERING SOLUTIONS ON SEPTEMBER 23, 2022. THE LOCATION AND MOUNTING SHOWN IN THE STRUCTURAL ANALYSIS SHALL SUPERSEDE THESE DRAWINGS.

**NOTE:**  
ANTENNA CENTERLINE'S VERTICAL OFFSET FROM PLATFORM DECK OR HORIZONTAL CENTER OF SECTOR FRAME SHALL NOT EXCEED 6".

**NOTE:**  
NEW CONCEALMENT CANISTER SHALL MATCH EXISTING STEALTH TOWER IN TERMS OF COLOR, MATERIALS AND DESIGN.



**EXHIBIT D**

<b>TOWER ELEVATION</b>	<b>1</b>
SCALE: 1" = 15'-0"	



**WT GROUP**  
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T: 224.293.6333 | F: 224.293.6444  
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**GENEVA PLAZA**  
**CH543491**  
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**A-1**  
 TOWER ELEVATION

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**LEGEND**

- EXISTING EQUIPMENT
- NEW EQUIPMENT
- REMOVED EQUIPMENT
- RELOCATED EQUIPMENT

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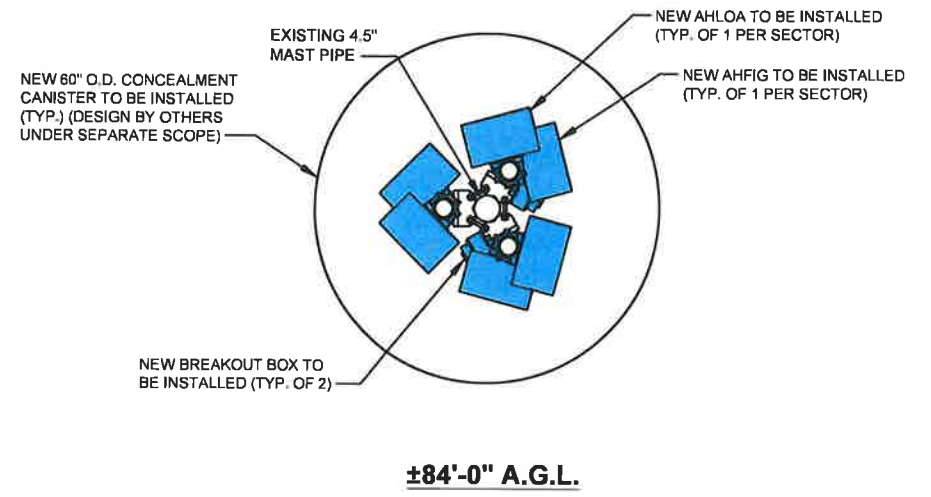
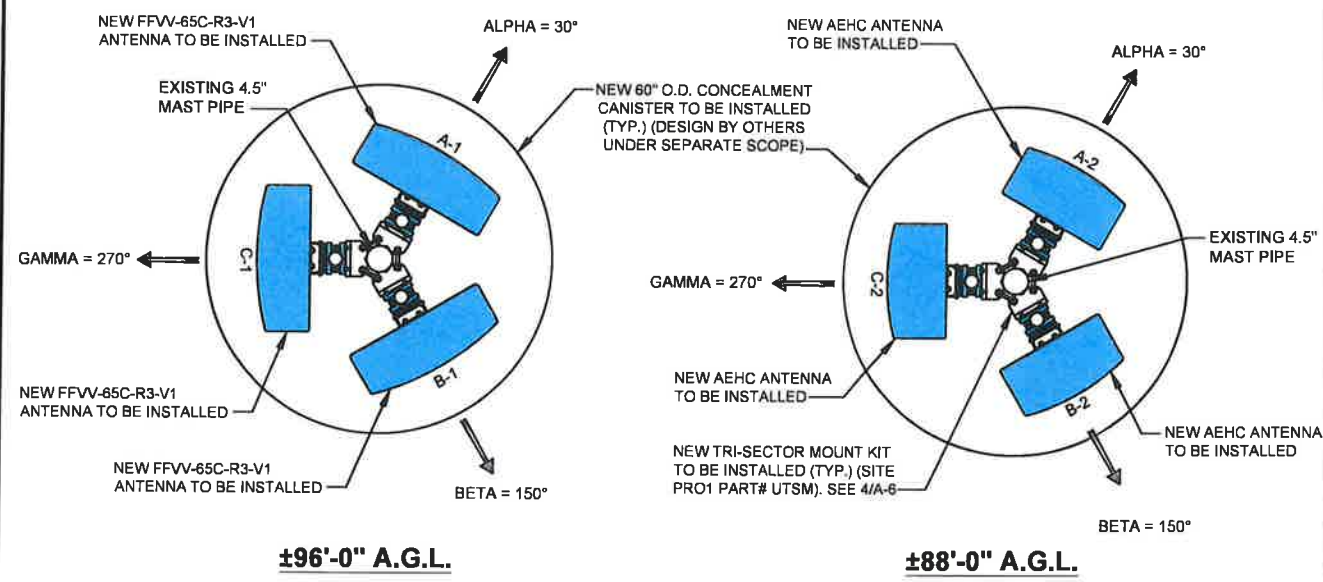
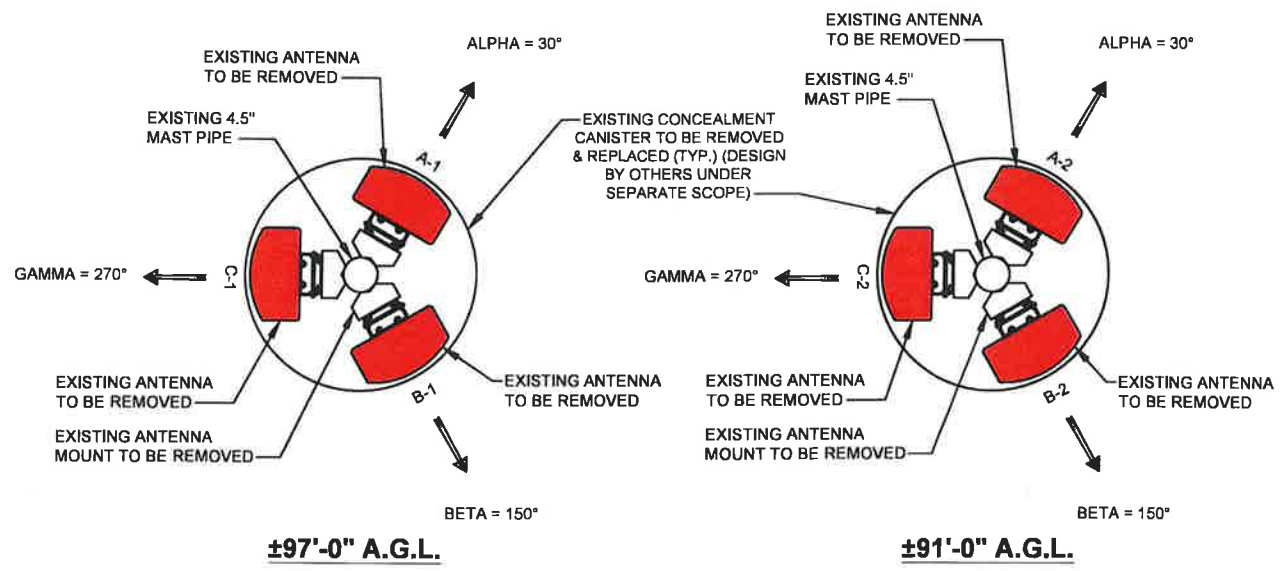
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**NOTE:**  
A STRUCTURAL ANALYSIS OF THE ANTENNA MOUNT HAS BEEN COMPLETED BY WT GROUP STRUCTURAL ENGINEERING ON DATE PENDING. THE LOCATION AND MOUNTING SHOWN IN THE STRUCTURAL ANALYSIS SHALL SUPERSEDE THESE DRAWINGS.

**NOTE:**  
A STRUCTURAL ANALYSIS OF THE TOWER OR STRUCTURE HAS BEEN COMPLETED BY TOWER ENGINEERING SOLUTIONS ON SEPTEMBER 23, 2022. THE LOCATION AND MOUNTING SHOWN IN THE STRUCTURAL ANALYSIS SHALL SUPERSEDE THESE DRAWINGS.

**NOTE:**  
ANTENNA INFORMATION OBTAINED FROM T-MOBILE RF DATA CONFIGURATION SHEET DATED 06/23/22.

**NOTE:**  
NEW CONCEALMENT CANISTER SHALL MATCH EXISTING STEALTH TOWER IN TERMS OF COLOR, MATERIALS AND DESIGN.



**EXHIBIT E**



<b>EXISTING ANTENNA PLAN</b>	<b>1</b>
SCALE: NONE	

<b>NEW ANTENNA PLAN</b>	<b>2</b>
SCALE: NONE	

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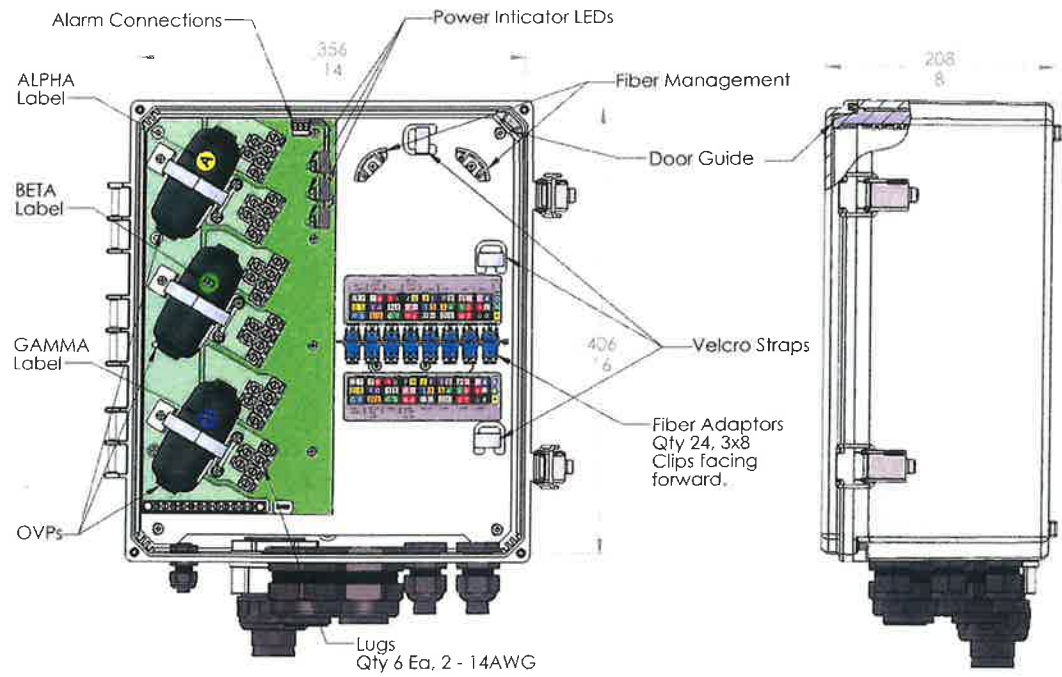
A-2

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 JOB: T2200508  
 ANTENNA PLANS

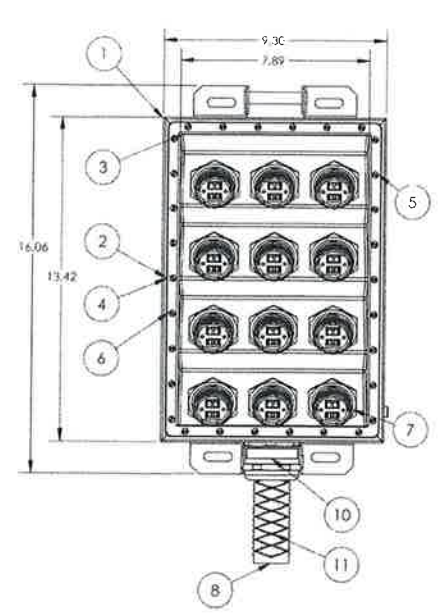
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CH543491  
554 S. PRESIDENT STREET  
CAROL STREAM, IL 60188

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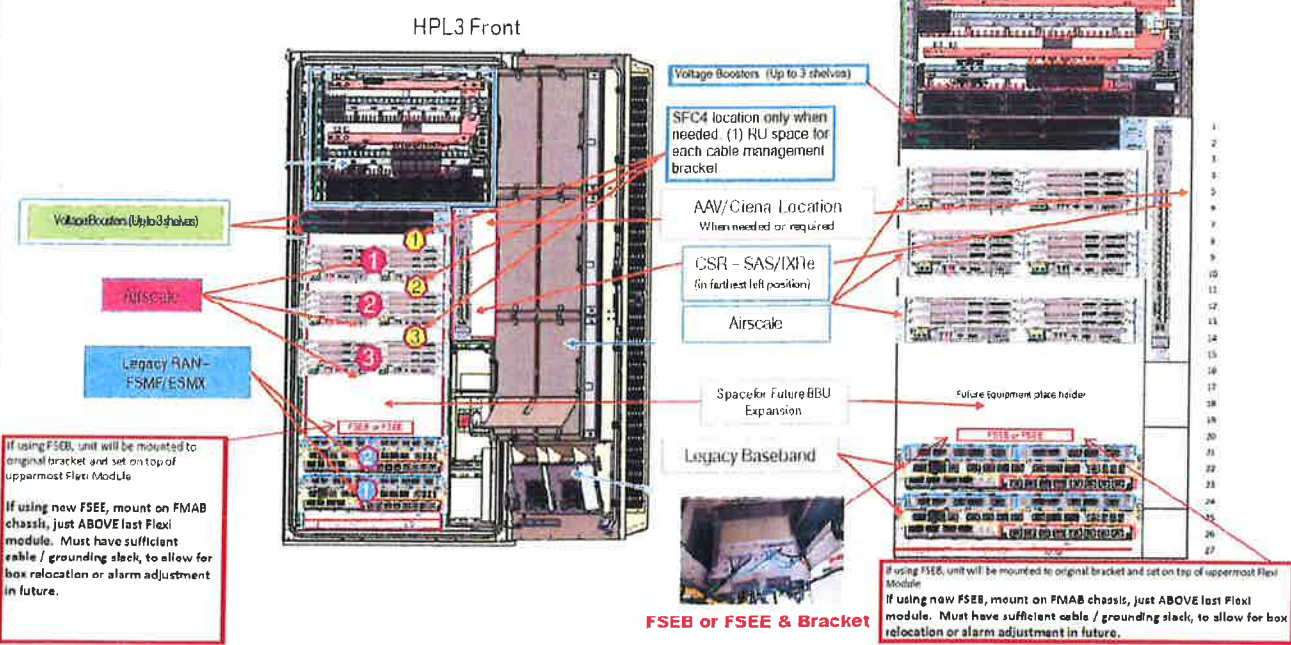
**OVP DETAIL**  
SCALE: NONE **1**



ITEM NO.	PART NUMBER	DESCRIPTION	AC-DIST08-6P-SHR/TTY
1	AC-DIST08-24P-DC	IP SHEETMETAL BOX	
2	AC-GK105-F8-HICAP	GASKET EPDM	
3	AC-F8-FRONT-4STEP-3CON	HYBRID MODULE INCLINE MOUNT THERMO SHELL	
4	AC-STRO5-HICAP	METAL O-RING	
5	Regular LW 0.125	WASHER	30
6	30MRB04058	TAMPERED PROOF #6-32 SCREW	30
7	CF-970850-101 10A W/LC	JAM NUT RECEPTACLE	12
8	ASU9325TP02	HYBRID CABLE HI-CAF	
9	6000428	LOCKNUT FOR CABLE GLAND	
10	4220342	CABLE GLAND	
11	HOST GRP	CABLE HOST GRP	

**HI-CAP BREAKOUT BOX DETAIL**  
SCALE: NONE **2**

**CABINET LAYOUT - EQUIPMENT**



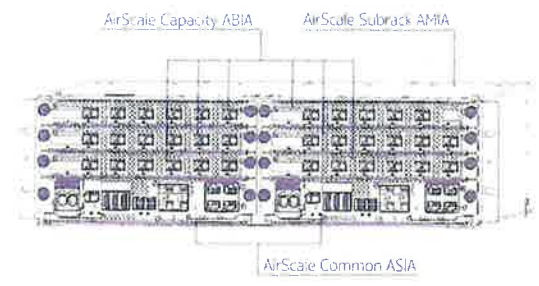
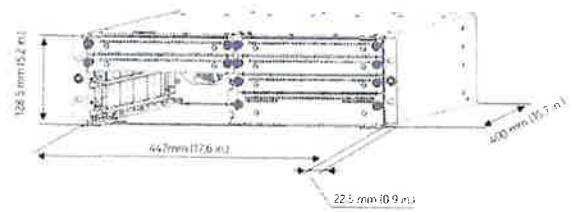
**SITE SUPPORT CABINET LAYOUT**  
SCALE: NONE **3**

Nokia AirScale System Module Indoor consists of the following items:

- One Nokia AirScale Subrack (AMIA), including backplane for high bandwidth connectivity between processing plug-in units
- One or two Nokia AirScale Common (ASIA) plug-in units for transport interfacing and for centralized processing
- Up to six Nokia AirScale Capacity (ABIA) plug-in units for baseband processing and for optical interfaces with radio units

Weight	
Empty:	5.1 kg (11.2 lb)
With dummy panels:	6.8 kg (15 lb)
With all units:	23.9 kg (52.7 lb)

The AirScale Subrack (AMIA) has a 3U height and fits into a standard 19 in. rack. Multiple subracks can be stacked on top of each other. The indoor subrack includes fans, a backplane for internal communication, and the DC-feed. The direction of the cooling air can be changed by rotating fans. The default direction is front-to-back.



**AMIA DETAIL**  
SCALE: NONE **4**

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JOB: T2200508

**A-7**  
EQUIPMENT DETAILS

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## Specifications

**Model** HPL3 (HP-Large 3 Power Cabinet)

1. General	
Construction	Aluminum enclosure
Dimensions (W x H x D)	30 x 72 x 34.6 in. (762 x 1829 x 879mm), Depth with Door/Hatch: 44.7 in. (1136mm)
Weight	~595 lbs (~270kg) (without customer equipment or batteries)
Total Equipment space 30RU:	
Internal rack dimension	Horizontal rack: 19" x 27RU Vertical rack: 19" x 3RU
Mounting options	Power System space: 23" x 12RU Pad-mount, plinth option
Finish	Polyester Power Paint (Tan)
Safety	UL Listed, IEC / EN 60950
2. Environment	
Operating temperature	-40°C to +50°C (-40°F to +122°F) with solar load, IP 55
Protection class	designed to GR-487
Acoustics	65dBA @5000W heat load, 70dBA @ 6000W
Humidity (relative)	95%, non-condensing (Max.)
3. Thermal Management	
Cooling Equipment:	Direct Air Cooling, 6000W capacity, 5°C delta T
Heating Equipment:	Forced air heating (2) 1000W AC heaters
4. Equipment	
Cable entry	Knock-out plate on each upper side wall / Additional knockouts on sides (1) 3" conduit hole with hole plug
Door latch	3 point latching, 5/16 nut driver tool, pad-locking capability
Primary ground	10 double-hole 1/4"-20 threaded holes on 5/8" center ground bar
Lifting Ears	4 Lifting Tabs
Plinth	Optional 6" plinth available
AC Load Center:	240V split phase, dual feed / (1) 200A + (1)100A 208V 3-phase, single feed / (1) 200A
Standard equipment	AC Surge Protection for each breaker feed GFCI Receptacle 120V Temp Probes (6 form-C) Alarm Termination block 605A/ 54V (336kW) redundant Power System with DIN rail distribution: 12 rectifier positions (3x55A DPR3000 rectifiers included) 48 poles for load (2x10A, 3x50A, and 6x100A load breakers included) 16 poles for battery (2) SB350 / (2) SB175 Battery connections (3) SB350 Generator connections (6) DC powered centrifugal fans with (3) MERV-13 filters, (GORE option) Clogged Filter alarm pressure switch Door intrusion alarm (2) 1000W AC powered heaters LED interior cabinet light
Front Door:	LED interior cabinet light
Rear Hatch:	Exhaust vent with (3) MERV-13 filters, (GORE option)

5. Ordering information		
Cabinet	ESOA600-HCU01	HP-Large 3 600A Power / Equipment Cabinet
Rectifier	ESR-48/60A A-T	48V / 56A 3000W, 96.4%, CAN communication
Controller (Spare)	TPS102002BAU17	Orion TOUCH Controller
Plinth, 6"	37993318816900-S	Plinth for V1/V2, HPL2, HPL3, LB2 and LB3

\*All specifications are subject to change without prior notice

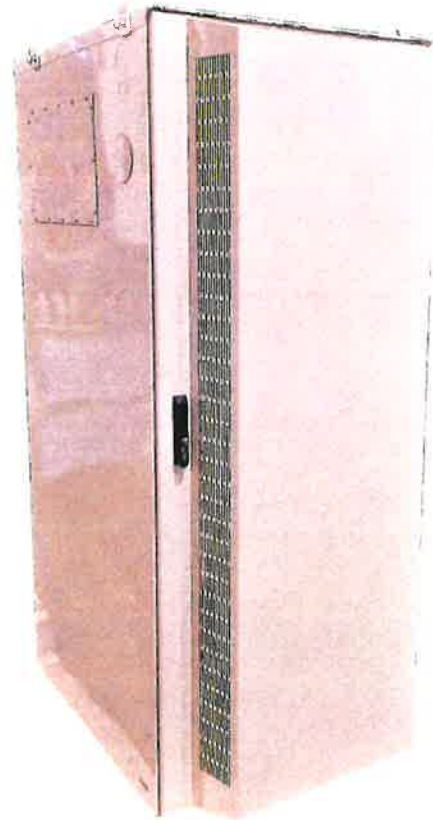


EXHIBIT F-2

**SITE SUPPORT CABINET**

SCALE: NONE

1



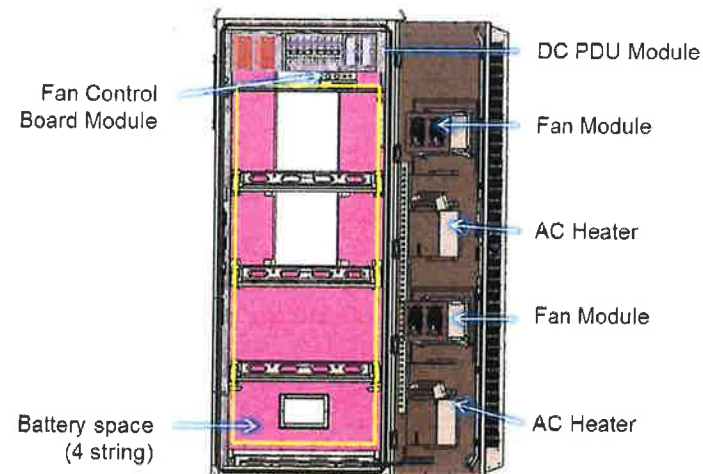
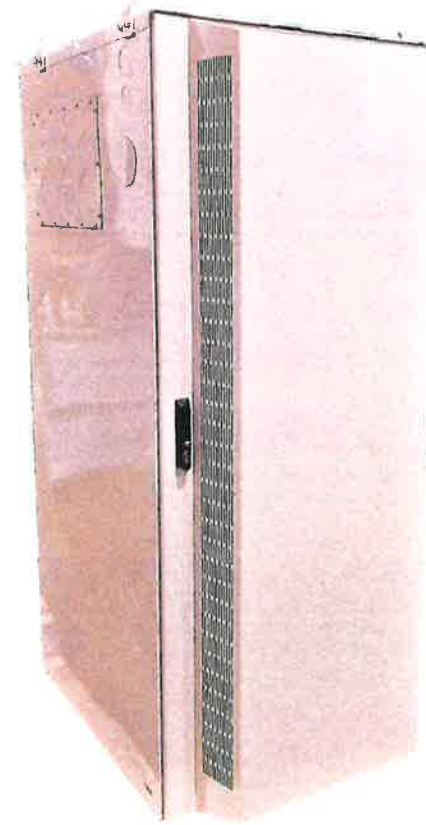
## Specifications

**Model** Large 3 Battery (LB3) Cabinet

1. General	
Construction	Aluminum enclosure
Dimensions (W x H x D)	30 x 72 x 35 in. (762 x 1829 x 889mm), Depth with door: 41 in. (1045mm)
Weight	~540lbs (245kg) (without batteries)
Internal rack dimension	4 battery trays to support up to 210Ah batteries
Mounting options	Pad-mount, plinth option
Finish	Polyester Powder Paint (Tan)
Safety	UL Listed, IEC / EN 60950
2. Environment	
Operating temperature	-40C to +50C (-40F to +122F) with solar load.
Protection class	IP55 designed to GR-487
Acoustics	65 dBA
Humidity (relative)	95%, non-condensing (Max.)
3. Thermal management	
Cooling	Direct Air Cooling, (4) Axial Fans, Filters: F6 front and rear
Heating	Forced air heating (2) 1000W AC heaters
4. Equipment	
Cable Entry	Knock-out plate on each upper side wall Additional knockouts each side
Door latch	3 point latching, 5/16 Nut driver tool, pad-locking capability
Lifting Ears	4 eye bolts
Standard equipment	AC Load Center with AC Surge protection and GFCI outlet Left or Right side AC entry options (2) 1000W AC powered heater  DC Load Center 600A bulk feed bus bar (4) 20050A DIN rail battery breakers (4) 2-hole lug landings (2) Anderson SB350 input connectors to daisy chain 2nd battery cabinet 2AWG battery cables from breakers to trays  Configurable trays for (4) strings of up to 210Ah batteries Door intrusion switch LED interior cabinet light Fan Control Board, factory wired alarms via RJ45 output (fan & breaker alarms) Cabinet Connection kit (2) 4/0 cables with SB350 disconnects to connect to power cabinet

5. Ordering information		
Cabinet	ESOF015-ECV04	Large Battery 3 Cabinet
Plinth, 6"	37993318816900-S	Plinth for V1/V2, HPL2, LB2 cabinets only

\*All specifications are subject to change without prior notice.



RECEIVED  
JAN 13 2023  
COMMUNITY DEVELOPMENT  
DEPT

**BATTERY CABINET**

SCALE: NONE

2



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GENEVA PLAZA  
CH543491  
554 S. PRESIDENT STREET  
CAROL STREAM, IL 60188

EXPIRES: 11/30/23 SIGNED: XX/XX/23

REVISIONS			
REV.	ISSUED FOR	DATE	BY
A	FOR CLIENT REVIEW	10/12/22	ATK
B	VILLAGE COMMENTS	01/04/23	ATK

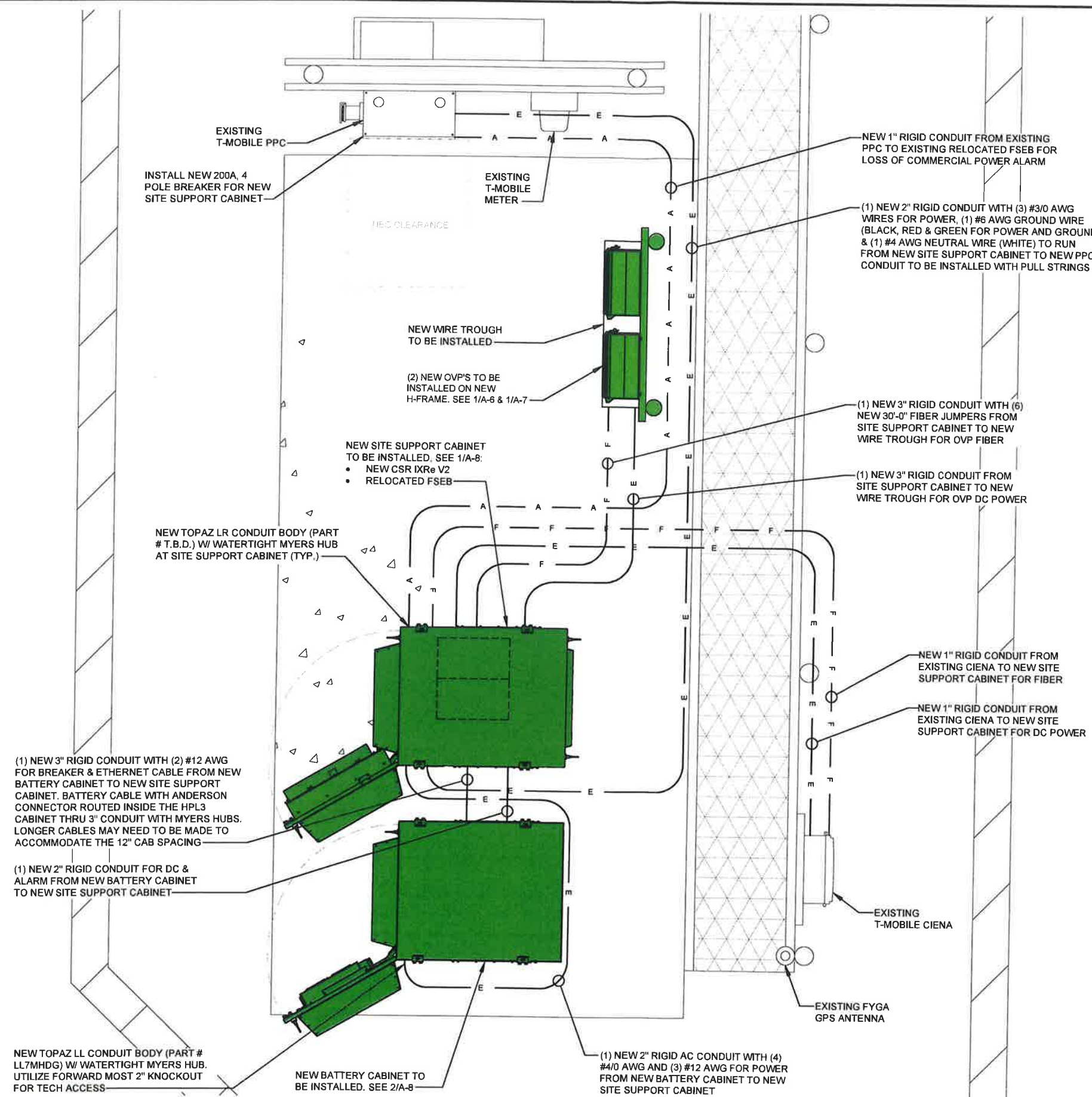
AQUATIC \ DESIGN & PROGRAM MANAGEMENT  
CIVIL \ TELECOMMUNICATION \ MECHANICAL  
PLUMBING \ ELECTRICAL \ LAND SURVEYING  
ACCESSIBILITY CONSULTING \ STRUCTURAL

CHECK: JKR  
DRAWN: ATK  
JOB: T2200508

**A-8**  
EQUIPMENT DETAILS

**LEGEND**

- F — FIBER LINE
- E — ELECTRIC LINE
- A — ALARM CABLE



**PPC NOTES:**

- LOW VOLTAGE CONDUIT FROM PPC TO SSC
- (2) RUNS OF BELDEN 27916A 18 AWG 2 CONDUCTOR TYPE TC CABLE, 600V WIRE
- WIRE TO NORMALLY CLOSED RELAY FOR LOCP

RECEIVED  
 JAN 13 2023  
 COMMUNITY DEVELOPMENT  
 DEPT

**EXHIBIT G**

EXPIRES: 11/30/23 SIGNED: XX/XX/23

REV	ISSUED FOR	DATE	BY
A	FOR CLIENT REVIEW	10/12/22	ATK
B	VILLAGE COMMENTS	01/04/23	ATK

AGUATIC \ DESIGN & PROGRAM MANAGEMENT  
 CIVIL \ TELECOMMUNICATION \ MECHANICAL  
 PLUMBING \ ELECTRICAL \ LAND SURVEYING  
 ACCESSIBILITY CONSULTING \ STRUCTURAL

CHECK: JKR  
 DRAWN: ATK  
 JOB: T2200508

**UTILITY PLAN**  
 SCALE: 1/2" = 1'-0"  
 1

**SBA**

**T-Mobile**

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GENEVA PLAZA  
 CH543491  
 554 S. PRESIDENT STREET  
 CAROL STREAM, IL 60188

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

**STAFF REPORT**

March 13, 2023

**TO:**  
Chairman and Plan Commissioners

**FROM:**  
Community Development  
Department

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

**ACTION REQUESTED:**  
Staff is requesting the following:

- Text Amendments for miscellaneous modifications to Article 2 (Definitions); Article 3 (District Specific Standards); Article 4 (Use Specific Standards); Article 5 (Development Standards); Article 6 (Sign Standards); and Article 8 (Administration and Enforcement) of Chapter 16 (Unified Development Ordinance) of the Village of Carol Stream Code of Ordinances.

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



**CASE #:** 23-0008

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

**BACKGROUND:**

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

Now that Village staff has been utilizing the UDO, we have identified some minor omissions and "fine-tuning" needed to some of the code sections. Thus far, modifications were reviewed by the PC/ZBA at the following dates:

- July 26, 2021 (approved by the Village Board on August 2, 2021)
- September 13, 2021 (approved by the Village Board on September 20, 2021)
- December 13, 2021 (approved by the Village Board on January 3, 2022)
- February 14, 2022 (approved by the Village Board on February 22, 2022)
- April 25, 2022 (approved by the Village Board on May 2, 2022)
- August 22, 2022 (approved by the Village Board on September 6, 2022)

The staff report outlines the next round of modifications proposed in Article 2 (Definitions); Article 3 (District Specific Standards); Article 4 (Use Specific Standards); Article 5 (Development Standards); Article 6 (Sign Standards); and Article 8 (Administration and Enforcement).

**ATTACHMENTS:**

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

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**Staff Analysis**

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**TEXT AMENDMENT**

Outlined below are the modifications or revisions proposed in the UDO. The proposed modifications include revisions pertaining to off-street parking, drive through appurtenances, wall signs, annexations, and microbreweries.

Recommended revisions to the UDO are outlined below. Proposed text amendment language is illustrated below in red and underlined. Text to be removed is ~~struck through~~.

**Article 2 – Definitions**

- Per the advice of the Village attorney, a modification is proposed to the definition of “microbrewery.” Currently, the definition is as follows:

**§ 16-2-13 DEFINITIONS - M.**

**(I) MICROBREWERY.** A brewery that produces less than 15,000 barrels of beer per year. A microbrewery may also provide on-site consumption of food and beverages produced on or off-site.

It is recommended to modify the definition so that it matches the State of Illinois definition with respect to the number of gallons or barrels than can be produced at a microbrewery. The proposed definition will read:

**(I) MICROBREWERY.** A brewery that produces less than 155,000 gallons or 3,690 ~~15,000~~ barrels of beer per year. A microbrewery may also provide on-site consumption of food and beverages produced on or off-site.

**Article 3 – District Specific Standards**

- Currently, Table 16-3-11 (E) lists a “Contractor’s Office and Shop” as a permitted use in both the B-3 General Business District and the I Industrial District. Upon further review, staff believes the use should only be listed as a permitted use in the Industrial District, and recommends its removal as a permitted use in the B-3 District.

Table 16-3-11(E): Permitted and Special Uses										
Proposed Use	Additional Regulations	R-1	R-2	R-3	R-4	B-1	B-2	B-3	O-S	I
<b>Office</b>										
<i>Contractor's Office and Shop</i>								P		P
<i>Offices, General</i>						P	P	P	P	P
<i>Offices, Above Ground Floor as Part of Mixed Use</i>						P	P			
<i>Business Parks</i>									P	P
<i>Medical or Dental Offices</i>						P	P	P	P	

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

- A citation for a code section in the Single-Unit attached dwellings use specific regulations needs to be updated.

#### **§ 16-4-2 SINGLE-UNIT ATTACHED DWELLINGS.**

Single-unit attached dwellings shall meet the following provisions:

(A) *Orientation.* The main entrances to a single-unit attached dwelling shall face the primary street. Garages are encouraged to face side yards or be located in the rear of the primary structure. If garages face the front yard, they shall be setback a minimum of three feet from the primary elevation of the primary building. Accessory buildings and structures other than garages shall be located as allowed in § ~~16-14-15~~ 16-4-16.

(B) *Parking.* A minimum of one of the parking spaces, as required in § 16-5-2(C), shall be provided in an attached or detached garage.

(C) *Quality materials.* Exterior building materials shall be traditional, time- and weather-tested materials and techniques such as but not limited to masonry, stone veneer systems, stucco, precast panels with inlaid or stamped brick texture. EIFS and vinyl materials shall be restricted to 20% of the facade facing the front and exterior side yards and shall be utilized as accent or trim material only.

- Under the Drive Through use specific standards section, staff recommends including language that other items such as speaker boxes, clearance bars, and ordering canopies, shall be reviewed as part of the review of the drive through business. Staff believes it is important to review these items to make sure they are both aesthetically and functionally appropriate as part of the drive through business.

#### **§ 16-4-17 DRIVE THROUGH.**

Drive through facilities shall be permitted as a special use and shall meet the following provisions:

(A) *General requirements.*

(1) Drive throughs shall be permitted a maximum of one menu board and one pre-order board with a combined maximum area of 100 square feet per drive through lane. Each menu board or pre-order board shall not exceed 60 square feet in area and ten feet in height. Menu boards and pre-order boards may utilize electronic message boards for 100% of the permitted menu board or pre-order board area and must follow all regulations of § 16-6-9. Size, appearance and location of additional appurtenances associated with the drive through use, including but not limited to clearance bars, speaker boxes, pavement markings, and ordering canopies, shall be evaluated as part the review of the drive through use.

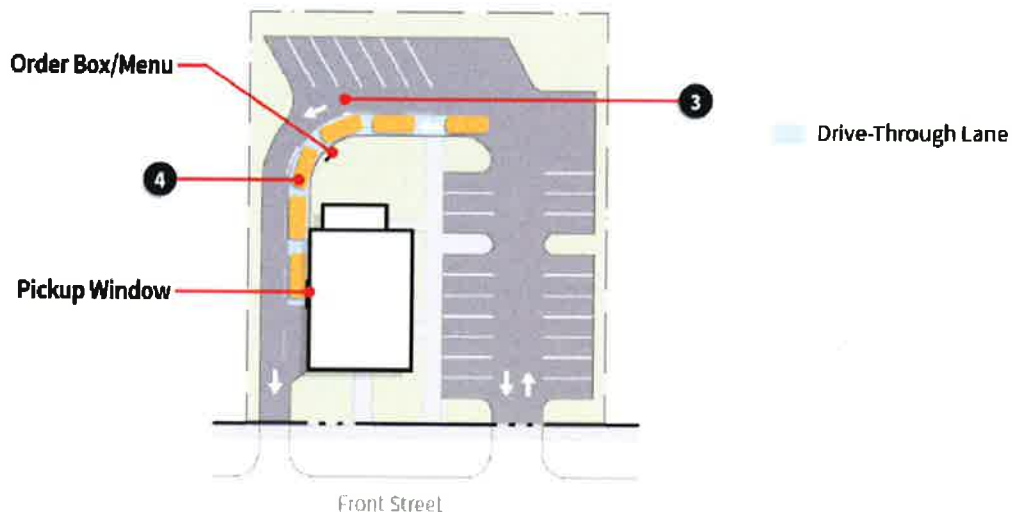
(2) Stacking spaces and lanes for drive- through stations shall not impede on- and off-street traffic movement, are not to cross or pass through off-street parking areas or drive aisles and are not to impede pedestrian access to a public entrance of a building.

(3) Drive-through lanes are to be separated from off-street parking areas. Individual lanes are to be striped, marked, or otherwise distinctly delineated.

(4) Stacking spaces shall have a minimum depth of 20 feet. Stacking lanes shall have the following minimum widths:

- (a) One lane: 12 feet,
- (b) Two or more lanes: ten feet per lane.

### General Requirements for Drive-Through Facilities 16-4-17 (A)



### Article 5 – Development Standards

- Staff is proposing a modification to code language on parking. Currently, Section 16-5-2 (B)(1) of the UDO describes the use of parking facilities, and specifically that required on-site parking spaces are to be used for the parking of motor vehicles of patrons, occupants, and employees of the principal use of the property. In some instances, businesses will park or store vehicles larger than the standard automobile parking space (9 ½ feet wide x 18 feet



long), that encroach into drive aisles, and reduce the number of overall parking spaces required for the business. These vehicles include semi-cabs and larger box trucks. In order to rectify this situation, code language is proposed to prohibit a vehicle larger than the standard parking stall dimension set forth in the UDO parking in such spaces. Larger vehicles need to park or be stored in larger spaces on the property and meet other requirements of the UDO, such as screening provisions.

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

(B) *Additional regulations; parking.* Off-street parking facilities shall be provided in accordance with additional regulations hereinafter set forth.

(1) *Use of parking facilities.* ~~Accessory~~ Off-street parking facilities required for uses in accordance with Section 16-5-2(C) ~~as accessory to uses herein listed~~ shall be used solely for the parking of motor vehicles of patrons, occupants or employees of the principal use or building. Spaces needed to meet the minimum number of parking spaces required under Section 16-5-2(C) may not be used for the regular storage or parking of vehicles, equipment or materials associated with the principal use on the property. The parking or storage of vehicles, equipment or materials associated with the principal use on the property on any surplus parking spaces, beyond the number of spaces required under 16-5-2(C), may only be done in accordance with provisions contained elsewhere in this Code. Vehicles exceeding the size of the vehicle parking space dimensions, as set forth in Section 16-5-2(B)(5)(d), may not park in such spaces. Off-street parking facilities accessory to residential use and developed in any residential district in accordance with the requirements of this section shall be used solely for the parking of passenger automobiles owned by occupants of the dwelling structures to which such facilities are accessory or by guests of such occupants, unless otherwise permitted in division (B)(2) below. Under no circumstances shall any person use or allow to be used a required parking facility accessory to residential structures for the storage of trucks or other commercial vehicles or for the parking of automobiles belonging to the employees, owners, tenants, visitors or customers of business or manufacturing establishments, or for the parking or storage of licensed or unlicensed construction equipment or vehicles.

- Staff recommends including a provision for required guest parking spaces at single-unit attached and multi-unit developments, such as apartment complexes and duplex developments. Currently, the UDO is silent on guest parking requirements, but we believe that including a minimum guest parking space requirement will alleviate potential guest parking shortages at these developments. Staff researched guest-parking requirements from other communities, and prepared a code amendment that is comparable to other communities.

<i>Table 16-5-2(C): Schedule of Parking Requirements</i>	
<i>Use</i>	<i>Required Spaces</i>
<b><i>Residential*</i></b>	
Single-Unit Detached Dwellings	2 / Dwelling Unit
Single-Unit Attached Dwellings	
Multiple Unit Dwellings, Building	1.5 / Dwelling Unit
Multiple Unit Dwellings, Complex	
Multiple Unit Dwellings, Above Ground Floor as Part of Mixed Use	
Assisted Living Facilities/Nursing Homes	0.5 / Dwelling Unit
Senior Co-Housing	1.25 / Dwelling Unit
Total Senior Life Care Facilities	As determined by the Plan Commission
Group Community Residences, >8 Persons	
Family Community Residences, <8 Persons	
<b><i>*Guest parking shall be provided at a rate of one guest space for every 20 required parking spaces for single-unit attached dwellings and multiple unit dwellings.</i></b>	

**Article 6 – Sign Standards**

- Regulations for wall signs currently state that signs must be individual channel letters either individually affixed to the building, affixed to a raceway, or incorporated onto a sign backing plate. In addition, box or cabinet signs are now prohibited. A newer sign type, referred to as a pan sign, falls between the channel letter sign and box/cabinet sign categories. A pan sign is a flat aluminum sign with laser cut letters/graphics adhered to a backing plate. Example A on the following page is a pan sign with a flat appearance similar to a box/cabinet sign, but is currently permitted because the individual letters are attached to the backing plate. Example B illustrates a sign with individual letters also attached to a backing plate, but the letters have more depth on the backing plate. Staff recommends modifying the code to include a provision that wall signage lettering must be “dimensional” or raised if adhered to a backing plate, and not flatly adhered to a backing plate. In addition, we recommend lettering has a minimum depth of three inches.

Sign Example A



Sign Example B

**§ 16-6-4 PERMANENT SIGNS REQUIRING A PERMIT.**

(A) *Standards for permanent signs requiring a permit.*

(1) *Wall signs*

(e) *Sign copy.* All copy featured on wall signs shall either be individually affixed, affixed to a raceway, ~~or be printed, etched,~~ or otherwise incorporated directly on the sign's backing plate. Raceways and other supports shall be of a color consistent with the color of the wall upon which the raceway or other support shall be mounted. **Should sign copy be incorporated onto a sign's backing plate, it shall be dimensional copy with a minimum depth of two inches.** Box signs or cabinet style wall mounted signs shall be prohibited.

## **Article 8 – Administration and Enforcement**

- There is a provision for the extension of annexation agreements in another article of the Code of Ordinances (Section 15-7-1) that we recommend can be incorporated in Section 16-8-4 (P) of the UDO, which lists other annexation provisions.

### **§ 16-8-4 PETITION REVIEW AND APPROVAL.**

#### **(P) Annexation**

(7) Extension of Annexation Agreements. Where land has been annexed to the village pursuant to an annexation agreement, and at least five years of that agreement have expired, and the village and the owner have concluded that it is desirable to extend the terms of that agreement beyond the period established by statute, the village and the owner may, utilizing the procedures established by state law for the extension of an annexation agreement, extend the terms of the agreement for up to an additional period of 20 years. The village intends to fully exercise its home rule powers through the passage of this section and finds that it will be benefit the citizens of the community and will assist in the appropriate planning and development of the village to provide an option for property owners and the corporate authorities of the village to mutually benefit from the terms of an extended annexation agreement.

---

### **Recommendation**

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Staff recommends approval of text amendments for miscellaneous modifications to Article 2 (Definitions), Article 3 (District Specific Standards), Article 4 (Use Specific Standards), Article 5 (Development Standards), Article 6 (Sign Standards) and Article 8 (Administration and Enforcement) of the UDO.

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<b>Do Not Write in This Space</b>	
Date Submitted:	<u>2/10/23</u>
Fee Submitted:	<u>-</u>
File Number:	<u>23-0008</u>
Meeting Date:	<u>3/13/23</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](http://www.carolstream.org)

## FORM A

### GENERAL APPLICATION PUBLIC HEARINGS AND DEVELOPMENT APPROVAL REQUESTS

1. Name of Applicant Village of Carol Stream Phone 630.871.6230  
Address 500 N. Gary Avenue, Carol Stream, IL 60188 Fax \_\_\_\_\_  
E-Mail Address [communitydevelopment@carolstream.org](mailto:communitydevelopment@carolstream.org)  
(required)  
Name of Attorney \_\_\_\_\_ Phone \_\_\_\_\_  
(if represented)  
Address \_\_\_\_\_ Fax \_\_\_\_\_  
Name of Owner \_\_\_\_\_ Phone \_\_\_\_\_  
(required if other than applicant)  
Address \_\_\_\_\_ Fax \_\_\_\_\_  
Name of Architect \_\_\_\_\_ Phone \_\_\_\_\_  
(if applicable)  
Address \_\_\_\_\_ Fax \_\_\_\_\_
2. \*Common Address/Location of Property 500 N. Gary Avenue
3. Requested Action: (check all that apply)
- |                                                            |                                                                       |
|------------------------------------------------------------|-----------------------------------------------------------------------|
| <input type="checkbox"/> Annexation                        | <input type="checkbox"/> Subdivision – Minor/Major                    |
| <input type="checkbox"/> Courtesy Review                   | <input type="checkbox"/> Temporary Waiver/Code of Ordinances          |
| <input type="checkbox"/> Development Staff Review          | <input type="checkbox"/> Variation – Zoning (requires Form B-1)       |
| <input type="checkbox"/> Gary/North Avenue Corridor Review | <input type="checkbox"/> Variation – Sign (requires Form B-2)         |
| <input type="checkbox"/> Planned Development – Final       | <input type="checkbox"/> Variation – Fence (requires Form B-3)        |
| <input type="checkbox"/> Planned Development – Preliminary | <input 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 checked="" type="checkbox"/> Text Amendment (requires Form D2) |
|                                                            | <input type="checkbox"/> Staff Adjustment (requires Form E)           |

Describe requested action Miscellaneous amendments to the Unified Development Ordinance

4. Fee Schedule: (Check all that apply)

Total Application Fee: \$ n/a

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 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 that relate to this application and I certify that this submittal is in conformance with such code(s).

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

TOM FRANCE

Print Name



Signature

2/10/23

Date

Revised 11/22



# Village of Carol Stream

500 N. Gary Avenue • Carol Stream, IL 60188

630.871.6230 • FAX 630.665.1064

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

## TEXT AMENDMENT

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

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

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

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

Proposed amendments will be consistent with the purpose of the UDO and the Village's Comprehensive Plan.

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

Proposed amendments will not adversely affect the public health, safety or welfare of the community.

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

Proposed amendments will modify or update code language.



# Certificate of the Publisher


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

A notice, a true copy of which is attached, was published 1 times in The Examiner of Carol Stream, namely one time per week for 1 successive weeks. The first publication of the notice was made in the newspaper, dated and published on February 22, 2023 and the last publication of the notice was made in the newspaper dated and published on February 22, 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 February 22, 2023.

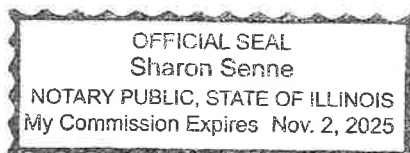
Examiner Publications, Inc.

By: Publisher

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

Subscribed and sworn to before me this 22 day of February, A.D. 2023.

Notary Public





## LEGAL NOTICE PUBLIC NOTICE FILE #23-0008

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, March 13, 2023 at 6:00 p.m. to consider an application from the Village of Carol Stream for the following actions:

Text Amendments for miscellaneous modifications to Article 2 (Definitions); Article 3 (District Specific Standards); Article 4 (Use Specific Standards); Article 5 (Development Standards); Article 6 (Sign Standards); and Article 8 (Administration and Enforcement) of Chapter 16 (Unified Development Ordinance) of the Village of Carol Stream Code of Ordinances.

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/81524PAQqapv6V45SxuQQ>

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: 879 0059 7319

International numbers available:  
<https://zoom.us/j/81524PAQqapv6V45SxuQQ>

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](http://www.carolstream.org). The public may provide written comments prior to the public hearing by submitting them to Tom Farace, Planning & Economic Development Manager, 500 N. Gary Ave., Carol Stream, IL 60188, or may provide email comments by sending them to [tfarace@carolstream.org](mailto:tfarace@carolstream.org) by 4:00 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.

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## Village of Carol Stream

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**TO:** Chair and Members, Plan Commission/Zoning Board of Appeals

**FROM:** Tom Farace, AICP, Planning & Economic Development Manager *TF*

**THROUGH:** Donald T. Bastian, AICP, Community Development Director *DTB*

**DATE:** March 8, 2023

**RE:** **PC/ZBA Training Video Viewing at the March 13, 2023 Meeting**

In January 2019, Carol Stream hosted an in-person training session for the PC/ZBA, with two trainers from the Illinois Chapter of the American Planning Association (APA-IL) discussing a variety of planning and zoning related topics, including roles and responsibilities of commissioners, special use and variation standards, taking testimony at public hearings, and potential conflicts of interest.

We are in receipt of an APA-IL training video for the PC/ZBA. The training video, which is approximately two hours long, is a Fall 2021 recording of a training session similar to our 2019 session, but with some additional information. Per discussion with Chairman Parisi, I will be showing the first two sections of the video at the March 13 meeting, which include a general overview of the PC/ZBA's role in the community and commissioner roles in the development review process (about 30 minutes in total). Afterwards, we can discuss concepts and topics from the video.

Other video sections will be viewed at future PC/ZBA meetings this year. Should you have any questions, feel free to contact me.

ec: Bravo Berisha, Assistant Planner  
Patty Battaglia, Planning & Permitting Assistant