

Village of Carol Stream

AGENDA

REGULAR MEETING-PLAN COMMISSION/ZONING BOARD OF APPEALS

MONDAY, JULY 24, 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: May 22, 2023 & June 26, 2023

- III. Public Hearing

23-0030 – E.P. Doyle & Son, LLC/Bartel’s Auto Clinic – 160 S. Gary Avenue
Special Use Permit for Auto Repair
Zoning Variation
Gary Avenue Corridor Review

- IV. Presentation:

- V. Old Business:

- VI. New Business:

- VII. Report of Officers:

- VIII. Adjournment:

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

***All Matters on the Agenda may be Discussed, Amended and Acted Upon
May 22, 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 Morris seconded the motion.

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

The results of the roll call vote were:

Present: 5 Commissioners Battisto, Meneghini, Morris, Petella, and Acting Chairman Tucek

Absent: 2 Commissioner Christopher and Chairman Parisi

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

MINUTES:

Commissioner Petella moved and Commissioner Morris seconded the motion to approve the minutes of the Regular Meeting held on April 24, 2023.

The results of the roll call vote were:

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

Nays: 0

Abstain: 1 Commissioner Battisto

Absent: 2 Commissioner Christopher and Chairman Parisi

The motion passed by a unanimous vote.

PUBLIC HEARING:

NEW BUSINESS:

PRESENTATION:

Case #23-0021– RnR Resources Inc./Wayne Township – 27W031 North Avenue
North Avenue Corridor Review – Building Addition

Acting Chairman Tucek asked Mr. Randy Ramey to provide his presentation.

Mr. Ramey stated Wayne Township is seeking approval for a 1,625 square feet building addition located on the west side of the existing building to provide more space for senior activities and others who utilize the Township building.

Mr. Berisha started the Staff Report by stating the Wayne Township building includes several departments including a popular senior center. Seniors from Winfield Township are utilizing the services as well which has prompted this expansion to provide more space for senior activities. The addition will be 1,625 square feet on the west side of the existing building and provide a large activity room as well as storage space for tables and chairs. The addition will not be distinguishable from the existing building because it will be constructed with similar materials and colors. The applicant has also agreed to install safety bollards along the west side of the addition adjacent to the drive aisle. The building addition and the bollards will not extend past the current parking lot striping. This will prevent the need for one way parking so the striping can remain as existing. Staff has conducted a parking study to ensure the addition will not affect the existing parking situation. Since the net floor area with the addition is 10,253 square feet, spaces required would be 41 and the total spaces are 147 so there will be a surplus of 106 spaces. With the conditions, Staff recommends approval.

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

Acting Chairman Tucek asked for questions from the Commission.

Commissioners Battisto and Meneghini had no questions.

Commissioner Morris asked if the two lanes would still be available for food pantry day when the cars line up on North Avenue. He also asked if the parking will remain along the fence.

Mr. Ramey stated the Village questioned this as well and the width for those two lanes will remain the same as well as the parking along the fence. He also stated we have future plans for parking with our neighbors and are working on that agreement.

Commissioner Petella asked if Mr. Ramey was aware of the recommendations that Staff has made.

Mr. Ramey said yes.

Acting Chairman Tucek asked if backing out of the disabled parking spots will be difficult until you get all the way past the building.

Mr. Ramey stated that is why it's double-spaced so there is plenty of space for backing out, and there will be a space between the parking spot and the building wall. There will be three disabled spots across from the entrance to the senior center which are currently regular spots. Also, because people come in at different times, there is really not an overlap of vehicles coming through.

There were no further comments or questions from the Commission.

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

The results of the roll call vote were:

Ayes:	5	Commissioners Battisto, Meneghini, Morris, Petella, and Acting Chairman Tucek
Nays:	0	
Abstain:	0	

Absent: 2 Commissioner Christopher and Chairman Parisi

The motion passed by unanimous vote.

There was a brief discussion regarding zoning codes.

The Plan Commission viewed Part 3 of the PC/ZBA Training Video provided by the Illinois Chapter of the American Planning Association.

There was a brief discussion about the video.

OLD BUSINESS:

OTHER BUSINESS:

Mr. Farace provided the Commission an update on previous projects.

Mr. Farace stated the Commission can vote on canceling the June 12th, 2023, meeting due to the lack of agenda items.

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

The results of the roll call vote were:

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

Nays: 0

Abstain: 0

Absent: 2 Commissioner Christopher and Chairman Parisi

The motion passed by unanimous vote.

ADJOURNMENT:

At 6:51 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 Battisto, Meneghini, Morris, Petella, and Acting Chairman Tucek

Nays: 0

Abstain: 0

Absent: 2 Commissioner Christopher and Chairman Parisi

The motion passed by unanimous vote.

FOR THE COMBINED BOARD

Recorded and transcribed by,

Patty Battaglia
Planning and Permitting Assistant

Minutes approved by Plan Commission on this ____ day of _____, 20____.

Acting Chairman

**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
June 26, 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: 4 Commissioners Christopher, Morris, Petella and Chairman Parisi

Absent: 3 Commissioner Battisto, Meneghini and Tucek

Also Present: Bill Cleveland, Engineering Services Director; Tom Farace, Planning and Economic Development Manager; Bravo Berisha, Assistant Planner; Patty Battaglia, Planning and Permitting Assistant

MINUTES:

Commissioner Petella moved and Commissioner Christopher seconded the motion to approve the minutes of the Regular Meeting held on May 22, 2023.

The results of the roll call vote were:

Ayes: 2 Commissioners Morris and Petella

Nays: 0

Abstain: 2 Commissioner Christopher and Chairman Parisi

Absent: 3 Commissioners Battisto, Meneghini and Tucek

The motion did not pass and will be voted on at the next PC/ZBA meeting.

PUBLIC HEARING:

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

The results of the roll call vote were:

Ayes: 4 Commissioners Christopher, Morris, Petella, and Chairman Parisi

Nays: 0

Abstain: 0

Absent: 3 Commissioners Battisto, Meneghini and Tucek

The motion passed by unanimous vote.

Case #23-0028 – Sierra Residence – 345 Shawnee Dr.
Fence Code Variation

Chairman Parisi swore in Mr. Bill Cleveland, Engineering Services Director for Carol Stream.

Chairman Parisi asked if we should go straight to Staff Report and Mr. Cleveland agreed.

Mr. Berisha stated the Village is currently completing the stabilization project along Klein Creek. They removed some existing vegetation along the rear yards of the subject property as part of the project. In addition, the multi-use path has been extended beyond the property. In order to provide screening, which was lost with the removal of vegetation, fencing has been installed along the rear of the property. The code states a single unit residential property may erect a 6 foot tall fence along a rear or side yard line which abuts a property that is not used for dwelling purposes or specifically dedicated to park use or storm water detention. However, the code does state that it has to be along the rear lot line, and in this case, the rear lot line is actually on the creek so the fence needs to be placed approximately 20 feet in. This is why the variation is being requested. Staff has reviewed and we recommend approval.

Chairman Parisi asked for questions from the audience and there were none.

Chairman Parisi asked for questions from the Commission.

Commissioner Morris asked if the 20 feet from the creek to the new fence is still the homeowner's property or does that become Carol Stream easement property.

Mr. Cleveland stated it has always been a drainage easement and we are including a walkway easement in there as well now.

Commissioner Morris stated then it really isn't their property.

Mr. Cleveland stated it is their property to the center of the creek. Easements are typically still your property. It just gives other entities rights to use that property.

Commissioner Christopher had no questions.

Commissioner Petella asked if they are paying taxes on that property and are they getting a benefit out of it.

Mr. Cleveland stated yes they are paying taxes and asked if the benefit was on a fence.

Commissioner Petella stated ok, that's all I have. Thank you.

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

The results of the roll call vote were:

Ayes:	4	Commissioners Christopher, Morris, Petella and Chairman Parisi
Nays:	0	
Abstain:	0	
Absent:	3	Commissioners Battisto, Meneghini and Tucek

The motion passed by unanimous vote.

This case will go before the Village Board on Monday, July 17, 2023, at 6:00 PM for review.

Case #23-0029 – Owens Residence – 349 Shawnee Dr.

Fence Code Variation

Mr. Berisha stated the Village is currently completing the stabilization project along Klein Creek. They removed some existing vegetation along the rear yards of the subject property as part of the project. In addition, the multi-use path has been extended beyond the property. In order to provide screening, which was lost with the removal of vegetation, fencing has been installed along the rear of the property. The code states a single unit residential property may erect a 6 foot tall fence along a rear or side yard line which abuts a property that is not used for dwelling purposes or specifically dedicated to park use or storm water detention. However, the code does state that it has to be along the rear lot line, and in this case, the rear lot line is actually on the creek so the fence needs to be placed approximately 20 feet in. This is why the variation is being requested. Staff has reviewed and we recommend approval.

Chairman Parisi asked for questions from the audience and there were none.

Chairman Parisi asked for questions or comments from the Commission.

Commissioners Morris, Christopher and Petella had no questions.

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

The results of the roll call vote were:

- Ayes: 4 Commissioners Christopher, Morris, Petella, and Chairman Parisi
- Nays: 0
- Abstain: 0
- Absent: 3 Commissioners Battisto, Meneghini and Tucek

The motion passed by unanimous vote.

This case will go before the Village Board on Monday, July 17, 2023, at 6:00 PM for review.

Case #23-0027 – Village of Carol Stream– 500 N. Gary Avenue

Zoning Text Amendment – Unified Development Ordinance (UDO)-Miscellaneous Modifications

Chairman Parisi swore in Mr. Farace and Mr. Berisha.

Mr. Berisha stated Staff is requesting approval for the following text amendments as listed in the Staff Report:

- Definitions and District Specific Standards pertaining to Electric Vehicle (EV) charging stations in Articles 2, 3 and 4.

Mr. Farace stated Staff is requesting approval for the following text amendments as listed in the Staff Report:

- New regulations pertaining to Community Gardening/Urban Farming
- Additional standards regarding Residential Rainwater Collection Systems

Chairman Parisi asked for questions or comments from the Commission.

Commissioner Petella had no questions.

Commissioner Christopher asked if the text amendment is for the EV chargers for pedestal and/or wall mount.

Mr. Farace replied the charging stations themselves are geared more to the free standing one.

Commissioner Christopher stated that means that it will be a wall mount like those installed in car dealerships and places.

Mr. Farace stated we would review those more from a building code perspective than from an aesthetics or location perspective.

Commissioner Christopher stated the lower the voltage you feed these EV chargers the longer it takes to charge the battery. You could be there 4 hours if you use a 120V. A lot of places are coming across the demand for electric for the fast chargers so your done in 20 minutes instead of waiting 3-4 hours so they can go 300 miles.

Commissioner Christopher then asked if a permit is required for a rainwater collection system.

Mr. Farace stated it would depend on the extent of what someone is going to install. If they are installing a rain barrel at the corner of their house, then no, you probably do not need a permit.

Chairman Parisi asked if a permit is needed for an irrigation system.

Mr. Farace replied yes.

Commissioner Morris asked if the free standing charging stations are strictly in commercial properties or could they be in a church parking lot or where else can they be.

Mr. Farace replied anywhere someone wanted to install them.

Commissioner Morris asked if you can put one in your driveway.

Mr. Farace replied typically the residential chargers are located inside the garage. Maybe an apartment complex might have them if there are no garages.

Mr. Morris asked if the fee is charged by the owner of the charging station or the owner of the property.

Mr. Farace replied it could depend on whatever deal they have that was put in place. The Village does not get involved in that. If a shopping center wants to install ten EV charging stations, that would be between the charging company and the shopping center owner.

Chairman Parisi asked what is the difference between a charging station accessory and a primary.

Mr. Berisha replied the primary stations are more like a fuel sales station or a station with multiple charging stations. The accessory would be only one.

Chairman Parisi stated and that is why the charging station is a Special Use for the B-1 and B-3 Districts.

Chairman Parisi asked if there would be advertising. I'm assuming if I'm at a charge point, I'm going to want to advertise what I'm selling.

Mr. Farace stated if they have signage on the piece of equipment that gives their contact information and name of the company, we don't look at that as advertising necessarily.

Chairman Parisi asked how did you guys come up with the heights of trees regarding the Residential Gardening. Or, is just the structures associated with growing.

Mr. Farace stated we are talking more about the structures that are used in conjunction with gardening.

Commissioner Parisi stated he thinks this will be difficult to enforce. He then asked what if there is a cornfield in the back and a farm house in the front.

Mr. Farace stated these are more geared toward single family.

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

The results of the roll call vote were:

Ayes: 4 Commissioners Christopher, Morris, Petella and Chairman Parisi

Nays: 0

Abstain: 0

Absent: 3 Commissioners Battisto, Meneghini and Tucek

The motion passed by majority vote.

This case will go before the Village Board on Monday, July 17, 2023, at 6:00 PM for review.

PUBLIC HEARING:

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

The results of the roll call vote were:

Ayes: 4 Commissioners Christopher, Morris, Petella and Chairman Parisi

Nays: 0

Abstain: 0

Absent: 3 Commissioners Battisto, Meneghini and Tucek

The motion passed by unanimous vote.

PRESENTATION:

Annual Progress Report – Comprehensive Plan Implementation

PC/ZBA Training Video – Part 4

NEW BUSINESS:

There was a brief discussion regarding several properties.

OLD BUSINESS:

OTHER BUSINESS:

Mr. Farace stated the July 10, 2023 meeting can be canceled due to no cases for that date.

Chairman Parisi asked for a motion to cancel the meeting. Commissioner Christopher moved and Commissioner Meneghini seconded the motion to cancel the July 10, 2023 meeting.

ADJOURNMENT:

At 7:02 p.m. Commissioner Christopher moved and Commissioner Petella seconded the motion to adjourn the meeting.

The results of the roll call vote were:

Ayes: 4 Commissioners Christopher, Morris, Petella, Tucek and Chairman Parisi

Nays: 0

Abstain: 0

Absent: 3 Commissioners Battisto, Meneghini, Tucek

The motion passed by unanimous vote.

FOR THE COMBINED BOARD

Recorded and transcribed by,

Patty Battaglia
Planning and Permitting Assistant

Minutes approved by Plan Commission on this ____ day of _____, 20 ____.

Chairman

Village of Carol Stream Plan Commission/Zoning Board of Appeals

STAFF REPORT

July 24, 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 Special Use Permit for Auto Repair and Service in accordance with Section 16-3-11 of the UDO
- A Zoning Variation in accordance with Section 16-3-9 of the UDO to reduce the rear building setback
- Gary Avenue Corridor Review in accordance with Section 16-5-16 of the UDO

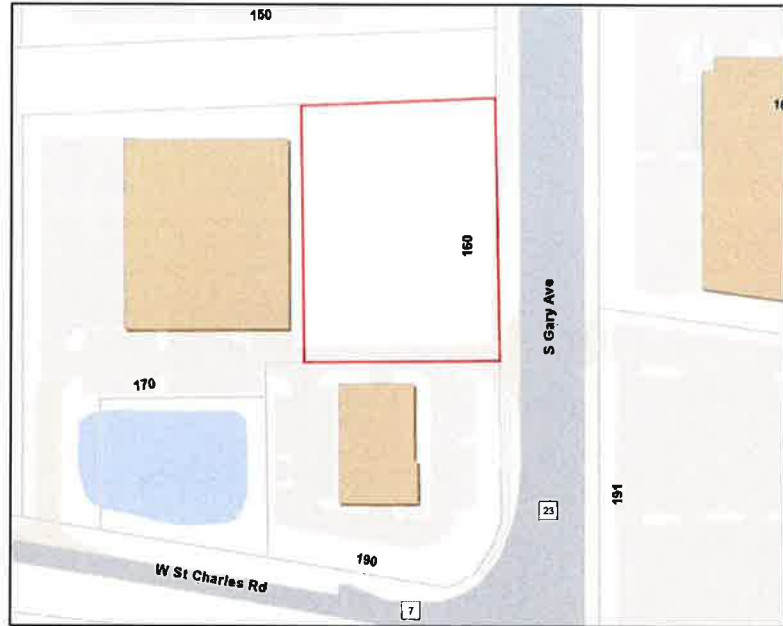
APPLICANT/ CONTACT:
Thomas Grotts
E.P. Doyle & Son, LLC.
1100 Wheaton Oaks Court
Wheaton, IL 60187



CASE #: 23-0030

LOCATION: 160 S. Gary Avenue

PROJECT NAME: Bartel's Auto Clinic



LOCATION	ZONING DISTRICT	LAND USE	COMPREHENSIVE PLAN DESIGNATION
Subject Property	I Industrial District	Corridor Commercial (Vacant)	Corridor Commercial
North	I Industrial District	Corridor Commercial (Rogers Corporation)	Corridor Commercial
South	I Industrial District	Corridor Commercial (Bartel's Auto Clinic)	Corridor Commercial
East	I Industrial District	Corridor Commercial (CORT Furniture Outlet)	Corridor Commercial
West	I Industrial District	Corridor Commercial (Artlow Systems)	Corridor Commercial

The subject property, highlighted above, is located on the west side of Gary Avenue, 220 feet north of St. Charles Road.

Site Assessment

COMPREHENSIVE PLAN DESIGNATION:

The subject property is designated for corridor commercial uses according to the Village's 2016 Comprehensive Plan. The applicant proposes to construct an additional auto repair facility for Bartel's Auto Clinic, which has an existing facility immediately south of the subject property. The auto repair use is consistent with the future land use plan recommendation.

AERIAL PHOTOGRAPH:



Project Summary

ATTACHMENTS:

Attached for review is the General Application, General Variations Application, Special Use Application, public hearing notice, cover letter dated July 11, 2023, Overall Site Plan (Exhibit A), Landscape Plan (Exhibits B), Photometric Plan (Exhibits C), Overall Floor Plan (Exhibit D), and Exterior Elevations Plan (Exhibit E)

BACKGROUND:

Thomas Grotts, with E.P. Doyle & Son, LLC, and on behalf of Bartel's Auto Clinic requests approval of the following:

- A Special Use Permit for Auto Repair and Service
- A Variation to reduce the required rear building setback
- Gary Avenue Corridor Review

Bartel's Auto Clinic is the owner of the vacant 1 acre parcel at 160 S. Gary Avenue, and proposes to develop an automobile repair and service facility, similar to the existing Bartel's Auto Clinic facility at 190 S. Gary Avenue. The reason for the new 8,481 square foot facility is to accommodate the growing needs of the business and to provide better service to customers. The new building will have similar features and will be built in the same style as the existing Bartel's Auto Clinic building.

Staff Analysis

SPECIAL USE PERMIT FOR AUTO REPAIR AND SERVICE

The submitted cover letter, along with the submitted site plan, describe and depict proposed business operations:

- An 8,481 square foot building is proposed to be constructed on the subject property, and will contain 10 service bays.
- 50 automobile parking spaces will be provided, with three ADA spaces. Two 12-foot wide drive-in doors on the north and south side of the facility will provide entrances to the 10 service bays.

Staff conducted a parking study to ensure the proposed facility will meet the parking requirements specified in the UDO. The following chart presents parking requirements for the property:

Business	Area of Use*	Code Requirement	Spaces Required
160 S. Gary Avenue Property	Auto Oriented Business - Repair & Service Facilities	1 per service bay (10 service bays)	10 spaces
	6,656 sq. ft. NFA	1 per 250 sq. ft. of NFA	13 spaces
Parking Spaces Required:			23 spaces
Parking Spaces Provided:			50 spaces

Based on parking requirements, the proposed use requires 23 on-site parking spaces, and 50 parking spaces will be provided. The applicant proposes to have a surplus of parking spaces to accommodate storage of vehicles in for service. It should be noted that Section 16-5-2(C) of the UDO states that, unless otherwise approved by the Community Development Director, the maximum permitted number of accessory off-street parking spaces shall be an additional 20% beyond the minimum requirement. The proposed Bartel's Auto Clinic development will exceed 20% but staff believes it is necessary due to existing parking constraints and in order to properly accommodate the growing business needs of Bartel's.

SPECIAL USE FINDINGS OF FACT

The Plan Commission's recommendation regarding the requested Special Use Permit 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.

The new auto repair and service facility is necessary for public convenience because it will alleviate parking constraints and meet the growing needs of Bartel's Auto Clinic.

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

The new auto repair and service facility will not in any way 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 classified with the Industrial designation have received Special Use approval for auto repair and service facilities 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 will be put in place for the proposed development.

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.

ZONING CODE VARIATION

Section 16-3-9 of the UDO states that the minimum setback for a rear yard is 20 feet in the Industrial District. Bartel's Auto Clinic would like to reduce the rear yard property setback to 16 feet six inches. The reason for the Variation request is to maximize the working space inside the proposed building and to maximize the number of parking spaces for customers and employees. In addition, the dimensions of the proposed service bays in the building necessitate the slightly reduced rear yard building setback request. Bartel's has contacted the property owners directly to the west of the subject property, Artlow Systems, and they have confirmed that they are not opposed to the Variation being granted. Community Development staff and Engineering have reviewed the site plan and are supportive of the Variation.

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 variation is requested in order to maximize working space inside the proposed facility and parking spaces for customers and employees outside of the facility.

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.

Staff does not believe the variation will alter the essential character of the neighborhood, similar variation requests have been granted to allow deviations to the larger building setback requirement.

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.

In order for the proposed facility to function and operate properly, a properly sized building and adequate parking are necessary.

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

Staff believes the variation is the minimum action necessary for Bartel's Auto Clinic to operate the proposed facility properly.

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.

Staff does not believe the granting of the variation will be detrimental to the public welfare or injurious to the other property or improvements in the neighborhood in which the property is located.

GARY AVENUE CORRIDOR REVIEW

GAC regulations are applicable to properties abutting Gary Avenue, and Plan Commission review of the proposed development is required to ensure that the proposal is in conformance with the GAC regulations. The Plan Commission has the authority to make the final determination of conformance with the GAC regulations and Village Board consideration is not required. The sections of the GAC regulations that apply to this project include site, architectural and landscape design.

- *Site Design.* As previously stated, the proposed building will be situated 16 feet six inches away from the west property line, with automobile parking proposed on the north and east sides of the property. Access to the site will be provided by a driveway on Gary Avenue. Pedestrians can use the sidewalk to travel between Bartel's Auto Clinic facilities. The trash enclosure will be situated near the northwest corner of the building and will be enclosed with eight foot painted precast walls on three sides and an eight foot chain link gate with privacy slats. The rooftop mechanical units will not be visible from the public right-of-way due to the height of the roofline.
- *Architectural Design.* The exterior of the building is proposed to be insulated precast concrete panels, with reveals to break up the panels. In addition, colored bands are proposed on all sides of the building to provide visual interest. The style and design will mimic the existing Bartel's Auto Clinic and staff believes it will complement the existing building, while greatly enhancing the subject property.
- *Landscape Design.* Landscaping improvements are proposed on the subject property. Trees and shrub groupings are proposed in every parking lot island and along the Gary Avenue frontage for parking lot screening. Foundation landscaping is also proposed on the north and east sides of the building. The proposed landscaping will meet the intent of the landscaping requirements of the Gary Avenue Corridor and will provide for an aesthetically pleasing site.

All in all, the proposed building, site, and landscaping improvements will certainly enhance the property. Staff believes the project meets criteria for development along the Gary Avenue Corridor.

Recommendation

Staff has reviewed the applicant's submittal and can support the Special Use, Variation, and Gary Avenue Corridor requests. Therefore, staff recommends approval of a Special Use Permit for Auto Repair and Service, a Variation to reduce the required rear building setback from 20 feet to 16 feet six inches, and Gary Avenue Corridor Review for Bartel's Auto Clinic, Case No. 23-0030, subject to the following conditions:

1. That all improvements, including but not limited to the building, parking lot, and landscaping, must be built, installed, and maintained in accordance with the attached plans and exhibits;
2. That the landscape materials must be installed as shown on the attached landscape plan and that all materials shall be maintained in a healthy condition, with dead or dying materials being replaced in accordance with the approved plan on an annual basis;
3. That all repair and service work shall occur inside the building;
4. That no trucks or trailers shall be allowed to be stored in the parking lot;
5. That parking lot lighting which meets requirements of the UDO shall be required;
6. That all trash, refuse and recycling containers must be kept within the dumpster enclosure on the west side of the property, and that the gates to the enclosure must be kept closed at all

times except when employees are accessing the enclosure or when the waste hauler is servicing the property;

7. That if any additional ground-mounted or roof mounted mechanical and utility equipment is installed, said equipment shall be screened per requirements of the UDO; and
8. That the site and business must be maintained and operated in accordance with all State, County and Village codes and regulations.

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RECEIVED

JUN 08 2023

COMMUNITY DEVELOPMENT
DEPT

Do Not Write in This Space	
Date Submitted:	<u>6-8-23</u>
Fee Submitted:	<u>\$3,580</u>
File Number:	<u>23-0030</u>
Meeting Date:	<u>7-24-23</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

FORM A

GENERAL APPLICATION PUBLIC HEARINGS AND DEVELOPMENT APPROVAL REQUESTS

1. Name of Applicant E.P. Doyle & Son, LLC. Phone 630-665-0600
 Address 1100 Wheaton Oaks Court, Wheaton, IL 60187 Fax _____
 E-Mail Address tgrotts@epdoyle.com
 (required)
 Name of Attorney _____ Phone _____
 (if represented)
 Address _____ Fax _____
 Name of Owner Bartel Enterprises, Inc. Phone 630-462-1395
 (required if other than applicant)
 Address PO Box 1328 Wheaton, IL 60189 Fax _____
 Name of Architect Partners In Design Architects Phone 847-940-0300
 (if applicable)
 Address 2610 Lake Cook Road Suite 280 Riverwoods, IL 60015 Fax _____

2. *Common Address/Location of Property 190 S. 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 checked="" type="checkbox"/> Variation – Zoning (requires Form B-1)
<input checked="" type="checkbox"/> Gary/North Avenue Corridor Review	<input type="checkbox"/> Variation – Sign (requires Form B-2)
<input type="checkbox"/> Planned Development – Final	<input type="checkbox"/> Variation – Fence (requires Form B-3)
<input type="checkbox"/> Planned Development – Preliminary	<input checked="" type="checkbox"/> Special Use Permit (requires Form C)
<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 General review and approval of Special Use Permit and Variation Zoning

4. Fee Schedule: (Check all that apply)

Total Application Fee: \$ 3,580.00

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 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.

Thomas J. Grotts

Print Name



Signature

06/06/2023

Date

Revised 11/22



FORM B-1

RECEIVED

JUL 11 2023

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

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.

Yes, the variation request is to reduce the west property setback down to 16'-6" on the existing west property line

As for the nature of the variation requested, Bartel Auto Clinic has spoken with the owners of Artlow, neighbors to the Northwest and have a good working relationship with them. They have allowed to use the space for the variance and we have requested the space in order to maximize the working area inside the new building as well as maximize the parking for our customers and employees on the outside of the building.

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.

Yes, 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.

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.

Correct, in order to properly function and operate as an auto repair shop, Bartel
Auto Clinic needs to have a properly sized building for vehicle repairs and
adequate parking for storage of cars, customers, and employees.

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

Yes, this variation is the minimum action necessary to alleviate the hardship
and observes the spirit of this UDO

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.

Correct, the variation desired will not adversely affect the public health, safety,
or general welfare or impair the purposed or intent of this UDO or the
Comprehensive Plan.

6. Other pertinent information or reason for the request.

In order to properly function and operate as a auto repair shop. Bartel Auto Clinic
needs to have a properly sized building for vehicle repairs and adequate parking



FORM C

Village of Carol Stream

500 N. Gary Avenue • Carol Stream, IL 60188

630.871.6230 • FAX 630.665.1064

e-mail: communitydevelopment@carolstream.org • 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.

Yes this is necessary for public convenience and located adjacent to their existing Auto Clinic facility. This will also alleviate parking constraints at the existing facility.
2. Will not be unreasonably detrimental to or endanger the public health, safety, morals, comfort or general welfare.

Correct this will not be unreasonably detrimental to or endanger the public health, safety, morals, comfort or general welfare and is located adjacent to their existing Auto Clinic facility.
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.

Correct this building will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted and is located adjacent to their existing Auto Clinic facility.
4. Will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.

Correct This will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district and is located adjacent to their existing Auto Clinic facility.

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

Yes, we will comply with all adequate utilities, access roads, drainage and other 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, we will conform to the applicable regulations of the district in which it is located, except such regulations may in each instance be modified by the Village Board

7. Other pertinent information or reason for request.

Development is considered Auto Repair and Service Use per our discussions

with Carol Stream Planning and Development a Special Use Permit is required

Bartel's Auto Clinic would like to expand their current operations and build a new separate approx. 9K SF new building and associated parking lot to the north of their existing facility to accommodate their growing needs and service of customers. This new building would have similar features and style to both the existing exterior and interior building as reflected in the submitted drawing package

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 July 5, 2023 and the last publication of the notice was made in the newspaper dated and published on July 5, 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 July 5, 2023.

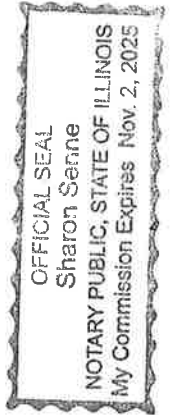
Examiner Publications, Inc.



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

Subscribed and sworn to before me this 5 day of July, A.D. 2023.

Notary Public



LEGAL NOTICE PUBLIC NOTICE FILE #23-0630

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, July 24, 2023 at 6:00 p.m. to consider an application from Bartlett's Auto Clinic for the following actions:

A Special Use Permit for Auto Repair, in accordance with Section 16-3-11 (E) of the Carol Stream Unified Development Ordinance, and

A Variance to reduce the rear yard building setback, in accordance with Section 16-3-6 (C)(2) of the Unified Development Ordinance

For the property located at 160 S. Gary Avenue (PIN 05-05-210-001).

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/82667991401>

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: 858 8239 6858

International numbers available:
<https://zoom.us/j/82667991401>

Those members of the public wishing to attend in-person, or complete the public comment form at <http://carolstre.am/cb> by 4:00 p.m. the day of the public hearing.

The public may also 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. Comments must be provided 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, and under the "Development Projects" button. 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, July 5, 2023



E. P. DOYLE & SON, LLC

General Contracting
Design/Build
Management

1100 Wheaton Oaks Court
Wheaton, Illinois 60187
630.665.0600
Fax 630.665.0606
www.epdoyle.com

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JUL 11 2023

COMMUNITY DEVELOPMENT
DEPT

July 10th, 2023

Village of Carol Stream
500 N. Gary Avenue
Carol Stream, IL 60188

RE: Bartel Auto Clinic
190 S. Gary Avenue
Project #23-006
Response to Plan Review for Special Use Permit Application
Attn: Tom Farace

Dear Tom,

A special use permit application package has been submitted for a new project for Bartel's Auto Clinic located at 190 S. Gary Avenue.

Bartel's Auto Clinic has been in business since 1958 in the DuPage County area. They perform mechanical repairs on foreign and domestic vehicles and some light trucks. Their auto repair facility at 190 S. Gary Ave was constructed in 2002. Our proposed plan would be an extension of that business. They do not perform any body work or collision repairs. Their hours of operations are Monday through Friday 7 a.m. to 6 p.m., Saturday 8 a.m. to 5 p.m. and Sunday 8 a.m. to 4 p.m. They currently employ 12 people at the existing facility. Regarding parking, they do NOT have room for storage of vehicles in disrepair as we advertise same day service and if they do have a vehicle that is waiting for parts it is not disassembled until the parts arrive. Therefor no unsightly vehicle sits in our lot for an extended period of time. As for the nature of the variation requested, we have spoken with the owners of Artlow our neighbors to the Northwest and have a good working relationship with them. They have allowed us this 5' encroachment into the property easement for this variance. This variance has been requested in order to maximize the working area inside the new building as well as maximize the parking for our customers and employees on the outside of the building.

Bartel's Auto Clinic would like to expand their current operations and build a new separate approx. 9K SF new building and associated parking lot to the north of their existing facility to accommodate their growing needs and service of customers. This new building would have similar features and style to both the existing exterior and interior building as reflected in the submitted drawing package.

Please review our **revised** Special Use Permit Application package and please feel free to contact us with any questions or comments.

We look forward to working with you during this permit review process.

Sincerely,

E.P. DOYLE & SON, LLC

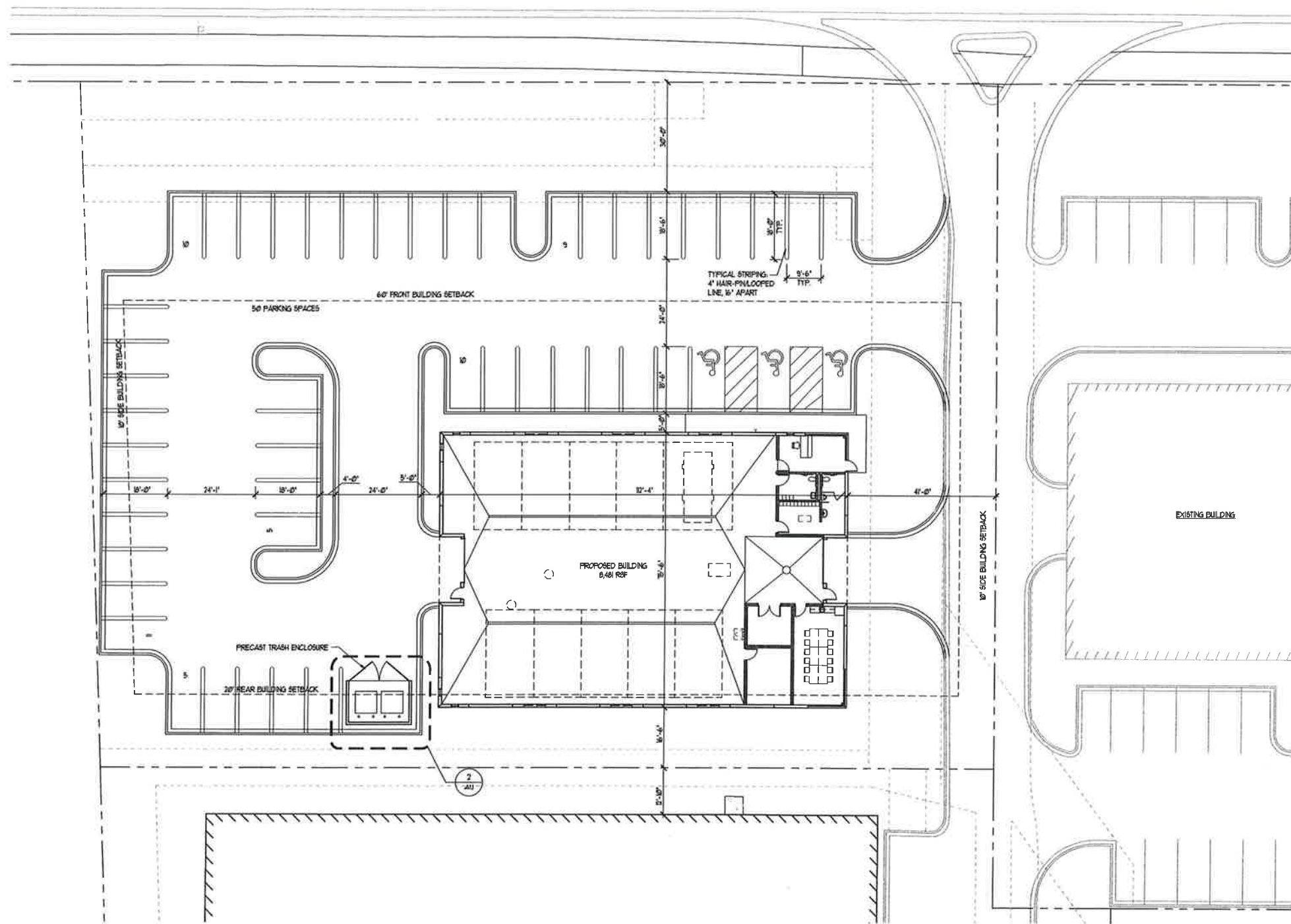
Thomas J. Grotts
Vice President, Director of Project Management

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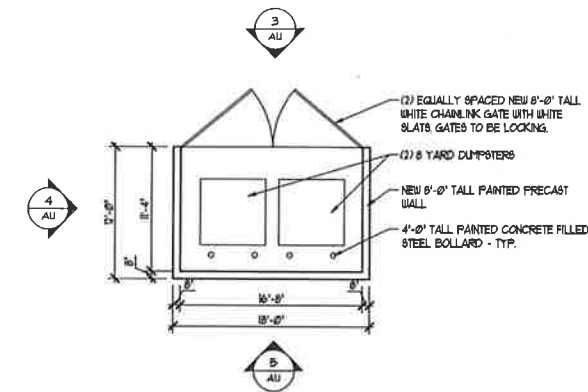
JUL 11 2023

COMMUNITY DEVELOPMENT DEPT

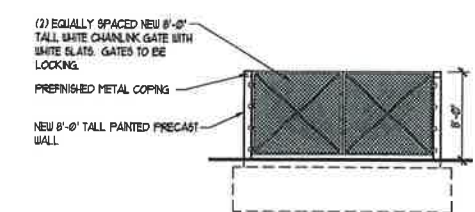
GARY AVENUE



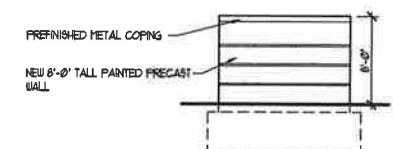
1 OVERALL SITE PLAN
1/16"=1'-0"



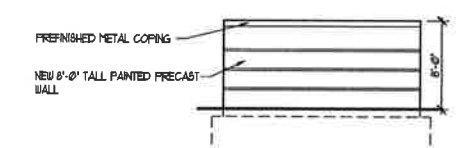
2 DUMPSTER ENCLOSURE PLAN
1/8"=1'-0"



3 DUMPSTER ENCLOSURE ELEVATION
1/8"=1'-0"



4 DUMPSTER ENCLOSURE ELEVATION
1/8"=1'-0"



5 DUMPSTER ENCLOSURE ELEVATION
1/8"=1'-0"

SITE DATA	
ZONING:	I-INDUSTRIAL (GARY/NORTH AVE CORRIDOR OVERLAY DISTRICT)
SITE AREA:	1.041 ACRES
BUILDING AREA:	6,481 SF
FAR:	0.10 ACTUAL (0.25 MAX. ALLOWED)
BUILDING HEIGHT:	22'-0" ACTUAL (50'-0" MAX. ALLOWED)
BUILDING SETBACKS:	FRONT: 60'-0" SIDE: 10'-0" REAR: 20'-0"
PARKING:	PROVIDED: 50 SPACES (WITH 3 ADA SPACES) REQUIRED: 23 SPACES (AUTO ORIENTED BUSINESS - REPAIR & SERVICE: 6,856 SF/250 = 27.4 x 3 = 82.3 SPACES PLUS 1 SPACE/SERVICE BAY = 10 SPACES)

EXHIBIT A

BARTEL'S AUTO CLINIC
S Gary Avenue, Carol Stream, IL 60188
OVERALL SITE PLAN

2610 Lake Cook Road
Suite 280
Riverside, IL 60015
Ph: (630) 940-0300
www.pdarchitects.com

Partners in Design
ARCHITECTS



PROJECT NO:
1923036
DRAWN BY: EAW
CHECKED BY: UHE
DATE:
07.10.23
SHEET NO:

A1.1



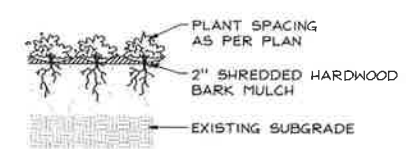
GARY R. WEBER
ASSOCIATES, INC.
LAND PLANNING
ECOLOGICAL CONSULTING
LANDSCAPE ARCHITECTURE
402 WEST LIBERTY DRIVE
WHEATON, ILLINOIS 60187
PHONE: 630-668-7197

CLIENT
E.P. DOYLE & SON, LLC
1100 WHEATON OAK COURT
WHEATON, IL 60187

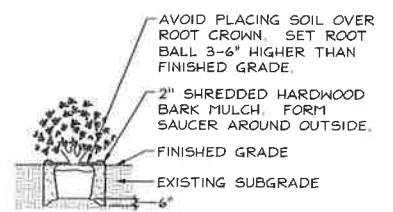
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JUL 11 2023
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EXHIBIT B

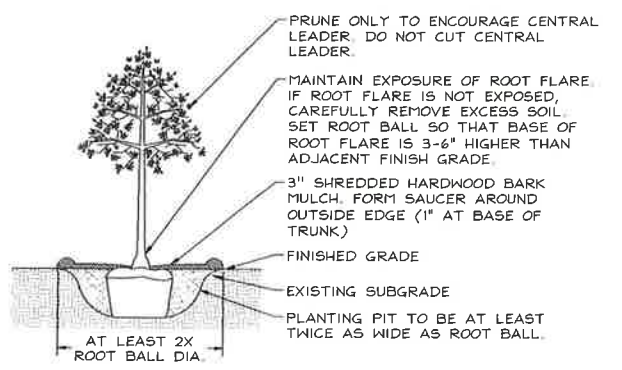
PLANTING DETAILS



PERENNIALS AND GROUNDCOVERS NOT TO SCALE



DECIDUOUS AND EVERGREEN SHRUBS NOT TO SCALE



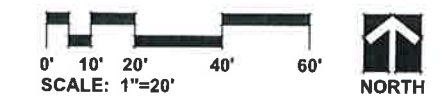
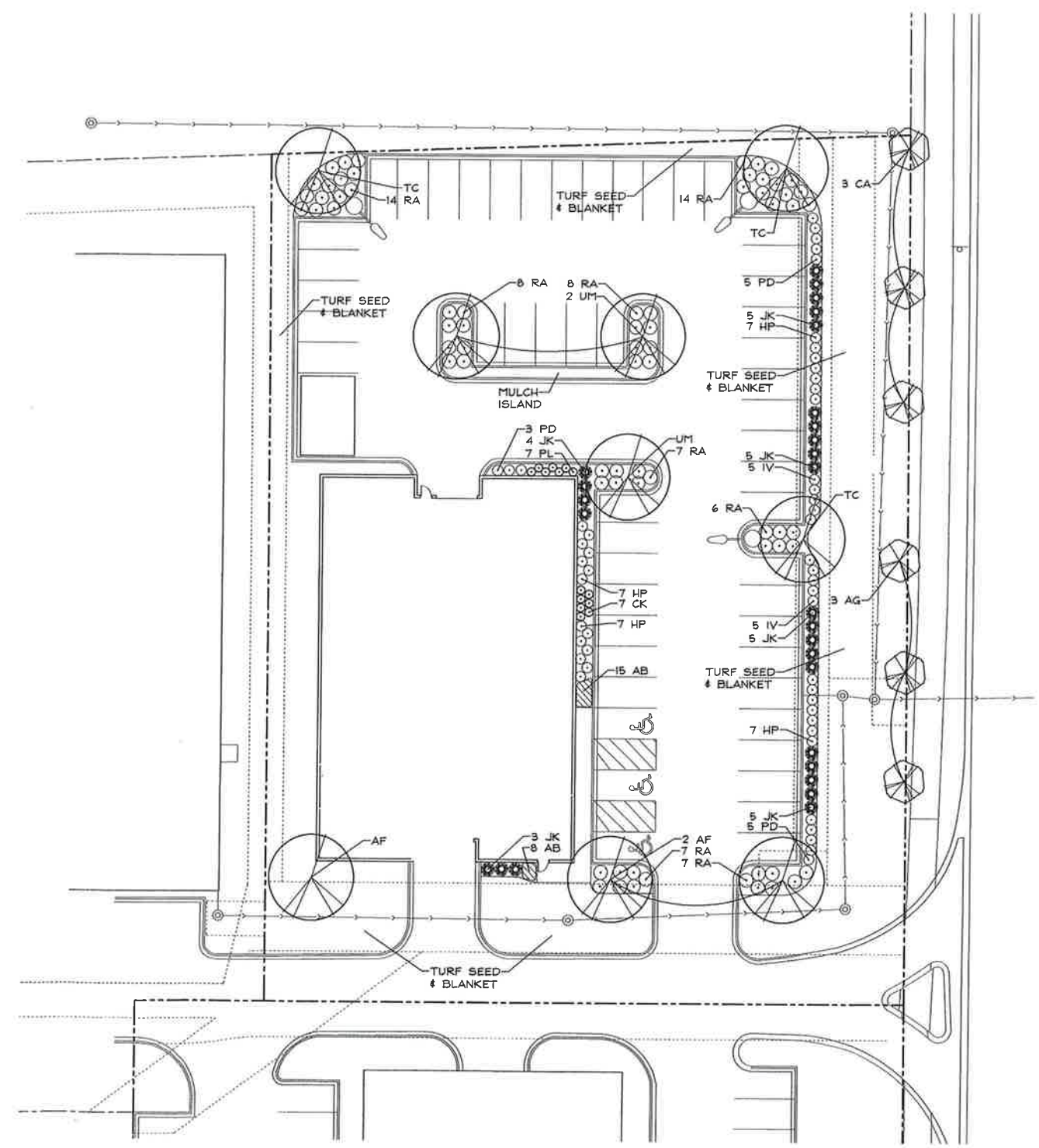
DECIDUOUS TREES NOT TO SCALE

PLANT LIST

Key	Qty	Botanical/Common Name	Size	Remarks
SHADE TREES				
AF	3	Acer x freemanii 'Marmo' MARMO FREEMAN MAPLE	2 1/2" Cal.	
TC	3	Tilia cordata 'Greenspire' GREENSPIRE LITTLELEAF LINDEN	2 1/2" Cal.	
UM	3	Ulmus 'Marlon Glossy' TRIUMPH ELM	2 1/2" Cal.	
ORNAMENTAL TREES				
AG	3	Amelanchier x grandiflora APPLE SERVICEBERRY	6' Ht	Multi-Stem
CA	3	Carpinus caroliniana AMERICAN HORNBEAM	2" Cal.	Tree Form
DECIDUOUS SHRUBS				
HP	26	Hydrangea paniculata 'SMHPLOF' LITTLE QUICK FIRE HYDRANGEA	24" Tall	3' O.C.
IV	10	Ilex virginica 'Little Henry' LITTLE HENRY VIRGINIA SHEETSPIRE	24" Tall	3' O.C.
PD	13	Physocarpus opulifolius 'Danna May' LITTLE DEVIL NINEBARK	24" Tall	3' O.C.
RA	71	Rhus aromatica 'Gro-low' GRO-LOW SUMAC	24" Wide	4' O.C.
EVERGREEN SHRUBS				
JK	27	Juniperus chinensis 'Kallaya Compact' KALLAYS COMPACT PFITZER JUNIPER	24" Wide	4' O.C.
ORNAMENTAL GRASSES				
CK	7	Calamagrostis x acutiflora 'Karl Foerster' FEATHER REED GRASS	#1	30" O.C.
PL	7	Panicum virgatum 'Heavy Metal' HEAVY METAL SWITCHGRASS	#1	24" O.C.
PERENNIALS				
AB	23	Allium 'Summer Beauty' SUMMER BEAUTY ONION	#1	18" O.C.
GROUNDCOVERS				
LS	69	Liriope spicata CREEPING LILYTURF	#5P4	18" O.C.
MISC. MATERIALS				
22		SHREDDED HARDWOOD MULCH	C.Y.	
0.30		TURF SEED & EROSION CONTROL BLANKET	AC	

GENERAL LANDSCAPE NOTES

- Contractor shall verify underground utility lines and is responsible for any damage.
- Contractor shall verify all existing conditions in the field prior to construction and shall notify landscape architect of any variance.
- Material quantities shown are for contractors convenience only. The Contractor must verify all material and supply sufficient materials to complete the job per plan.
- The landscape architect reserves the right to inspect plant materials either at place of growth or at site before planting, for compliance with requirements of variety, size and quality.
- Work shall conform to American Standard for Nursery Stock, State of Illinois Horticultural Standards, and Local Municipal requirements.
- Contractor shall secure and pay for all permits, fees, and inspections necessary for the proper execution of this work and comply with all codes applicable to this work.
- See General Conditions and Specifications for landscape work for additional requirements.



BARTEL INDUSTRIAL PARK - LOT 4 CAROL STREAM, ILLINOIS LANDSCAPE PLAN

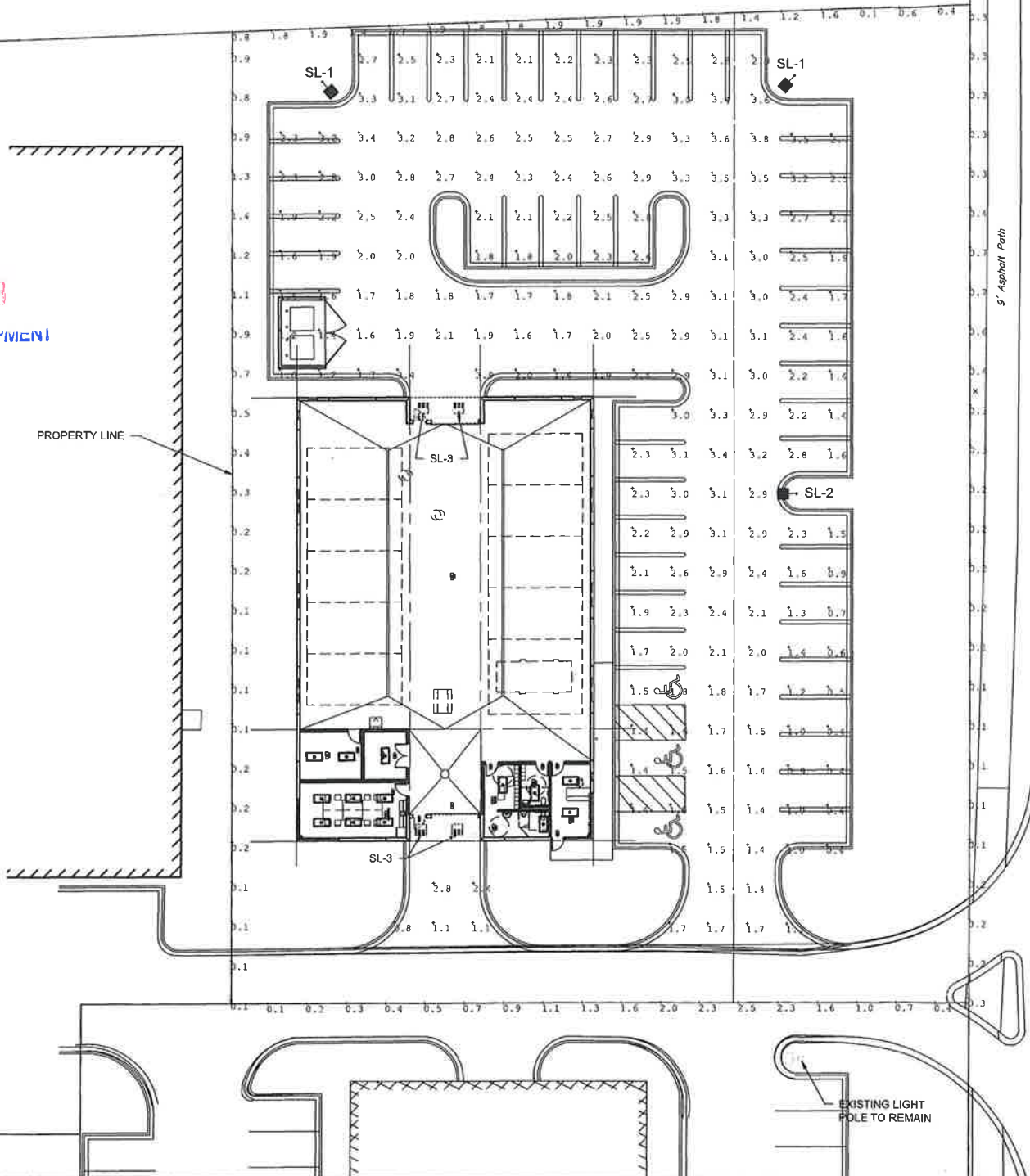
1	7.10.2023
REVISIONS	

DATE	6.5.2023
PROJECT NO.	DS2302
DRAWN	NKF
CHECKED	GFB
SHEET NO.	

L1.1



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 JUL 11 2023
 COMMUNITY DEVELOPMENT
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GARY AVENUE
 (HEREFORE DEDICATED
 PER DOC. #58603)

**D-Series Size 2
 LED Area Luminaire**

Specifications
 EPA: 1.06 ft² (0.10 sq ft)
 Length: 40.59" (1031 mm)
 Width: 16.76" (425 mm)
 Height H1: 8.11" (206 mm)
 Height H2: 3.96" (100 mm)
 Weight: 46 lbs (20 kg)

Introduction
 The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications with typical energy savings of up to 80% vs. 1000W HID and expected service life of over 100,000 hours.

Ordering Information EXAMPLE: DSX2 LED P7 40K 70CRI T3M MVOLT SPA NLTAR2 PIRHN DDBXD

Code	Description	Code	Description	Code	Description	Code	Description
DSX2 LED	Forward optics	816	816 section 70CRI only	70CRI	40K	4000K	70CRI
P1	P5	30K	3000K	70CRI	40K	4000K	70CRI
P2	P6	40K	4000K	70CRI	50K	5000K	70CRI
P3	P7	50K	5000K	70CRI	816	816 section 80CRI only, extended beam times apply	
P4	P8	816	816 section 80CRI only, extended beam times apply				
P10	P11	17K	2700K	80CRI	17K	2700K	80CRI
P11	P14	30K	3000K	80CRI	30K	3000K	80CRI
P12		30K	3500K	80CRI	40K	4000K	80CRI
		50K	5000K	80CRI			

Code	Description	Code	Description	Code	Description
SPK	Spoke pole mounting (H-dialing)	SPK5	Spoke pole mounting (H-dialing)	SPK6	Spoke pole mounting (H-dialing)
SPK7	Spoke pole mounting (H-dialing)	SPK8	Spoke pole mounting (H-dialing)	SPK9	Spoke pole mounting (H-dialing)
SPK10	Spoke pole mounting (H-dialing)	SPK11	Spoke pole mounting (H-dialing)	SPK12	Spoke pole mounting (H-dialing)
SPK13	Spoke pole mounting (H-dialing)	SPK14	Spoke pole mounting (H-dialing)	SPK15	Spoke pole mounting (H-dialing)
SPK16	Spoke pole mounting (H-dialing)	SPK17	Spoke pole mounting (H-dialing)	SPK18	Spoke pole mounting (H-dialing)
SPK19	Spoke pole mounting (H-dialing)	SPK20	Spoke pole mounting (H-dialing)	SPK21	Spoke pole mounting (H-dialing)
SPK22	Spoke pole mounting (H-dialing)	SPK23	Spoke pole mounting (H-dialing)	SPK24	Spoke pole mounting (H-dialing)
SPK25	Spoke pole mounting (H-dialing)	SPK26	Spoke pole mounting (H-dialing)	SPK27	Spoke pole mounting (H-dialing)
SPK28	Spoke pole mounting (H-dialing)	SPK29	Spoke pole mounting (H-dialing)	SPK30	Spoke pole mounting (H-dialing)
SPK31	Spoke pole mounting (H-dialing)	SPK32	Spoke pole mounting (H-dialing)	SPK33	Spoke pole mounting (H-dialing)
SPK34	Spoke pole mounting (H-dialing)	SPK35	Spoke pole mounting (H-dialing)	SPK36	Spoke pole mounting (H-dialing)
SPK37	Spoke pole mounting (H-dialing)	SPK38	Spoke pole mounting (H-dialing)	SPK39	Spoke pole mounting (H-dialing)
SPK40	Spoke pole mounting (H-dialing)	SPK41	Spoke pole mounting (H-dialing)	SPK42	Spoke pole mounting (H-dialing)
SPK43	Spoke pole mounting (H-dialing)	SPK44	Spoke pole mounting (H-dialing)	SPK45	Spoke pole mounting (H-dialing)
SPK46	Spoke pole mounting (H-dialing)	SPK47	Spoke pole mounting (H-dialing)	SPK48	Spoke pole mounting (H-dialing)
SPK49	Spoke pole mounting (H-dialing)	SPK50	Spoke pole mounting (H-dialing)	SPK51	Spoke pole mounting (H-dialing)
SPK52	Spoke pole mounting (H-dialing)	SPK53	Spoke pole mounting (H-dialing)	SPK54	Spoke pole mounting (H-dialing)
SPK55	Spoke pole mounting (H-dialing)	SPK56	Spoke pole mounting (H-dialing)	SPK57	Spoke pole mounting (H-dialing)
SPK58	Spoke pole mounting (H-dialing)	SPK59	Spoke pole mounting (H-dialing)	SPK60	Spoke pole mounting (H-dialing)
SPK61	Spoke pole mounting (H-dialing)	SPK62	Spoke pole mounting (H-dialing)	SPK63	Spoke pole mounting (H-dialing)
SPK64	Spoke pole mounting (H-dialing)	SPK65	Spoke pole mounting (H-dialing)	SPK66	Spoke pole mounting (H-dialing)
SPK67	Spoke pole mounting (H-dialing)	SPK68	Spoke pole mounting (H-dialing)	SPK69	Spoke pole mounting (H-dialing)
SPK70	Spoke pole mounting (H-dialing)	SPK71	Spoke pole mounting (H-dialing)	SPK72	Spoke pole mounting (H-dialing)
SPK73	Spoke pole mounting (H-dialing)	SPK74	Spoke pole mounting (H-dialing)	SPK75	Spoke pole mounting (H-dialing)
SPK76	Spoke pole mounting (H-dialing)	SPK77	Spoke pole mounting (H-dialing)	SPK78	Spoke pole mounting (H-dialing)
SPK79	Spoke pole mounting (H-dialing)	SPK80	Spoke pole mounting (H-dialing)	SPK81	Spoke pole mounting (H-dialing)
SPK82	Spoke pole mounting (H-dialing)	SPK83	Spoke pole mounting (H-dialing)	SPK84	Spoke pole mounting (H-dialing)
SPK85	Spoke pole mounting (H-dialing)	SPK86	Spoke pole mounting (H-dialing)	SPK87	Spoke pole mounting (H-dialing)
SPK88	Spoke pole mounting (H-dialing)	SPK89	Spoke pole mounting (H-dialing)	SPK90	Spoke pole mounting (H-dialing)
SPK91	Spoke pole mounting (H-dialing)	SPK92	Spoke pole mounting (H-dialing)	SPK93	Spoke pole mounting (H-dialing)
SPK94	Spoke pole mounting (H-dialing)	SPK95	Spoke pole mounting (H-dialing)	SPK96	Spoke pole mounting (H-dialing)
SPK97	Spoke pole mounting (H-dialing)	SPK98	Spoke pole mounting (H-dialing)	SPK99	Spoke pole mounting (H-dialing)
SPK100	Spoke pole mounting (H-dialing)				

LITHONIA LIGHTING
 COMMERCIAL OUTDOOR
 One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com
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- NOTES:
- THE LIGHT POLE LOCATIONS ON THIS PLAN SHOW THE RECOMMENDED PLACEMENT. ADJUSTMENTS TO THESE LOCATIONS MAY BE REQUIRED TO ACCOMMODATE SITE CONDITIONS.
 - CALCULATION AREAS ABOVE ARE TAKEN WITHIN THE LIMITS OF PROPOSED PARKING LOT PAVEMENT AS SHOWN ON THIS PLAN.
 - THE PHOTOMETRIC PLAN WAS PREPARED USING THE FIXTURES IN THE SCHEDULE ON THIS SHEET. NO SUBSTITUTIONS ARE PERMITTED WITHOUT APPROVAL BY THE ENGINEER.

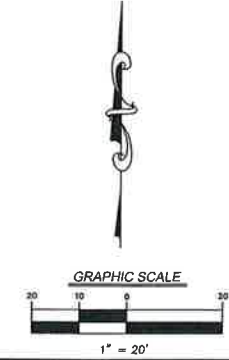
EXHIBIT C

CALCULATED LIGHTING ILLUMINANCE LEVELS (FOOT CANDLES)

	AVERAGE	MAX	MIN	AVG/MIN	MAX/MIN
PARKING LOT	2.20	3.9	0.4	5.50	9.75

PROPOSED SITE LIGHTING FIXTURE SCHEDULE

SYMBOL	DESCRIPTION	QUANTITY	LLF	COLOR	MOUNTING	CONFIG.	CATALOG NO. & NOTES
SL-1	LITHONIA LIGHTING, D-SERIES SIZE 2 LED AREA LIGHT, LUMINAIRE POWER PACKAGE P2, FORWARD THROW MEDIUM DISTRIBUTION	2	0.90	4000K	25'-0" POLE ON 3'-0" CONCRETE FOUNDATION, 28'-0" MOUNTING HEIGHT	1 FIXTURE	DSX2-LED-P2-40K-70CRI-TFTM-MVOLT
SL-2	LITHONIA LIGHTING, D-SERIES SIZE 2 LED AREA LIGHT, LUMINAIRE POWER PACKAGE P2, TYPE II MEDIUM DISTRIBUTION	1	0.90	4000K	25'-0" POLE ON 3'-0" CONCRETE FOUNDATION, 28'-0" MOUNTING HEIGHT	1 FIXTURE	DSX2-LED-P2-40K-70CRI-T2M-MVOLT
SL-3	LITHONIA LIGHTING, CNY LED CANOPY/CEILING LUMINAIRE, POWER PACKAGE P0	4	0.90	4000K	12'-6" MOUNTING HEIGHT, IN BUILDING SOFFIT	1 FIXTURE	CNY LED-P0-40K-MVOLT



REVISIONS

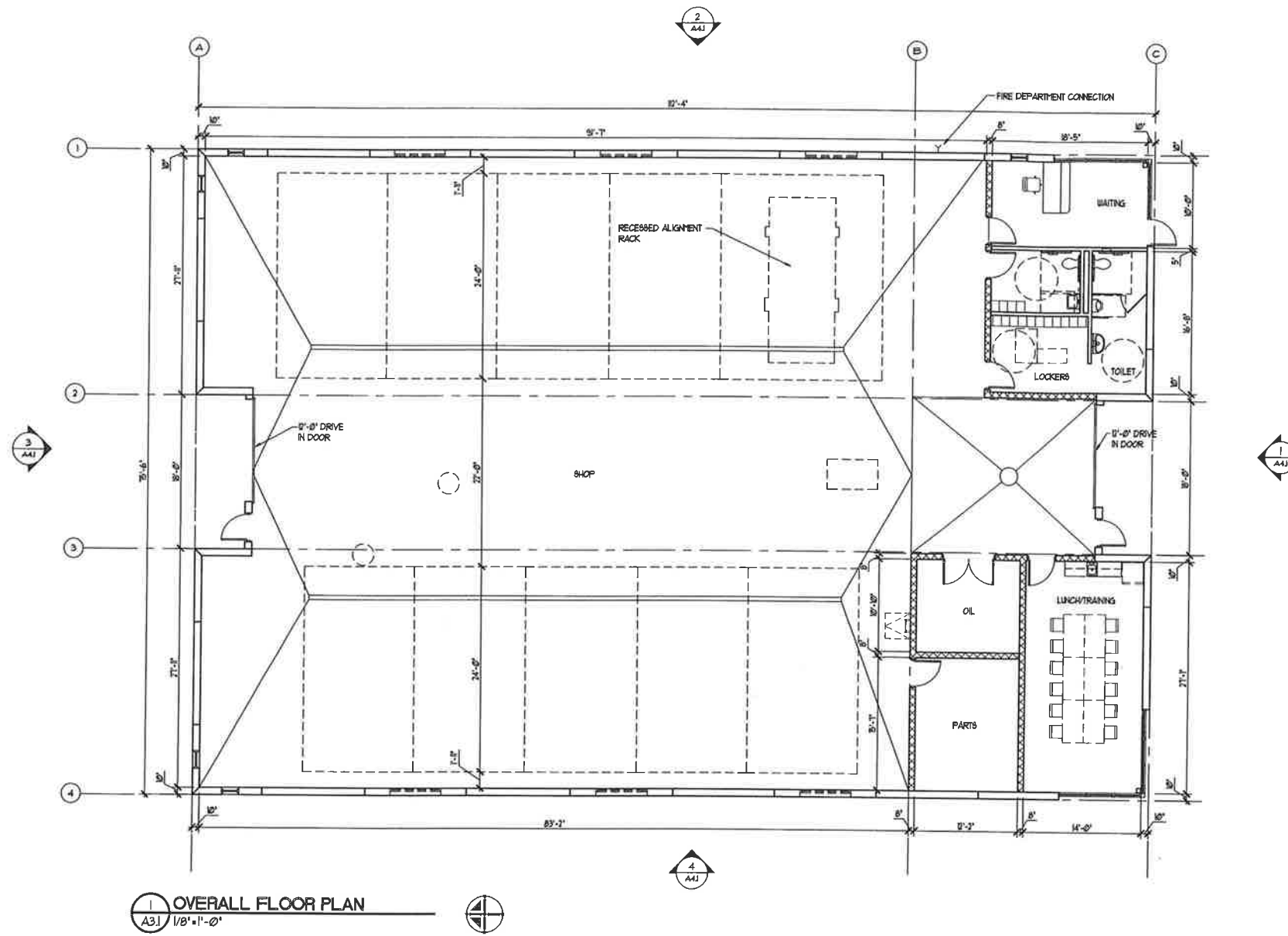
NO.	DATE	DESCRIPTION

ORIGINAL ISSUE DATE: DECEMBER 2, 2022

PROJECT NO.: 230545
 PROJECT MANAGER: MJR
 DESIGNED BY: MJR
 DRAWN BY: JRR

PRELIMINARY PHOTOMETRIC PLAN
 BARTEL AUTO CLINIC
 CAROL STREAM GARY AVE. AND ST. CHARLES RD., ILLINOIS

DRAWING NO.
P1.0



JUL 17 2023
 COMMUNITY DEVELOPMENT
 DEPT

1 OVERALL FLOOR PLAN
 A3.1 1/8" = 1'-0"

EXHIBIT D

BARTEL'S AUTO CLINIC
 S Gary Avenue, Carol Stream, IL 60188
 OVERALL FLOOR PLAN

2610 Lake Cook Road
 Suite 280
 Rosemead, IL 60015
 Ph: (647) 940-0300
 www.pidaarchitects.com

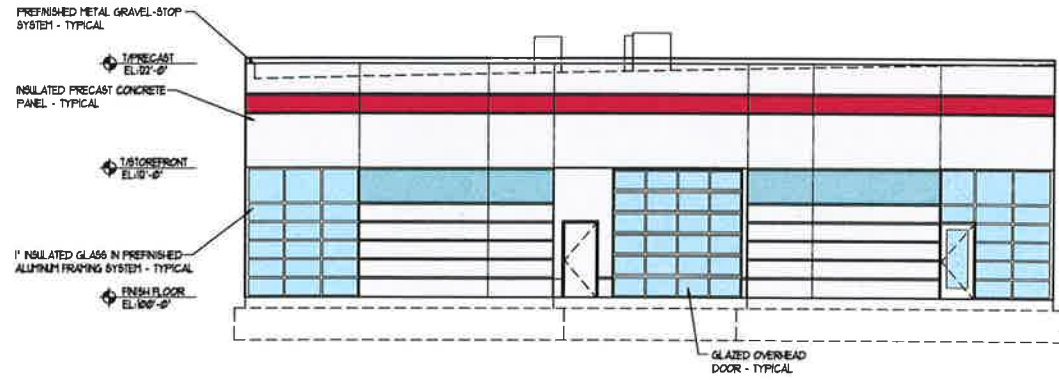
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 ARCHITECTS



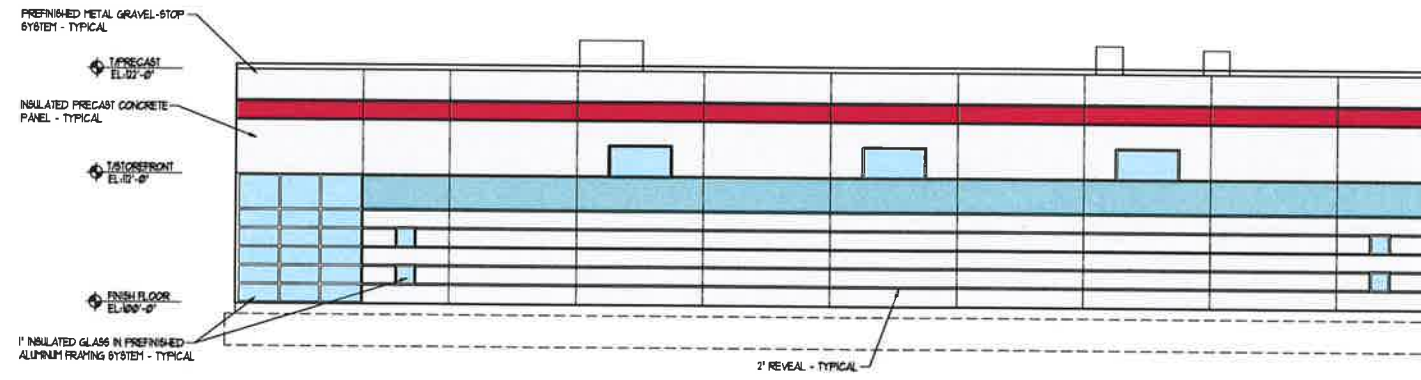
PROJECT NO:
 101923036
 DRAWN BY: EAW CHECKED BY: UHB
 DATE: 07.10.23

SHEET NO:
 A3.1

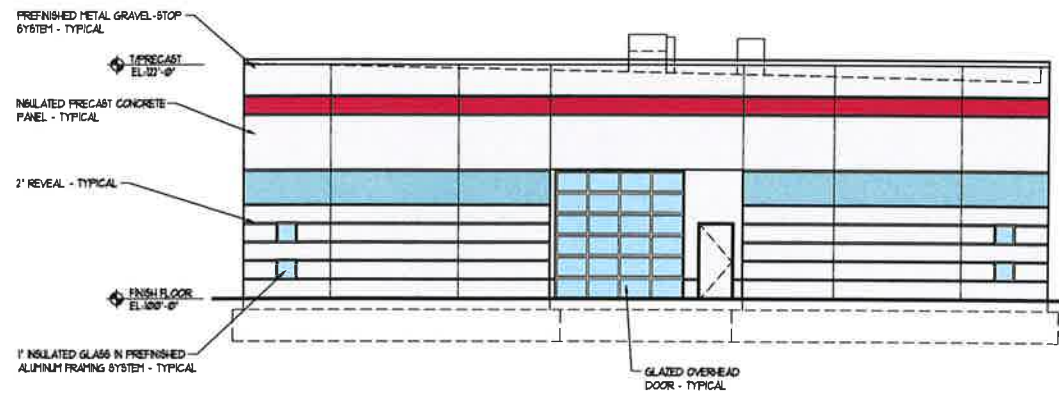
RECEIVED
 JUL 11 2023
 COMMUNITY DEVELOPMENT
 DEPT



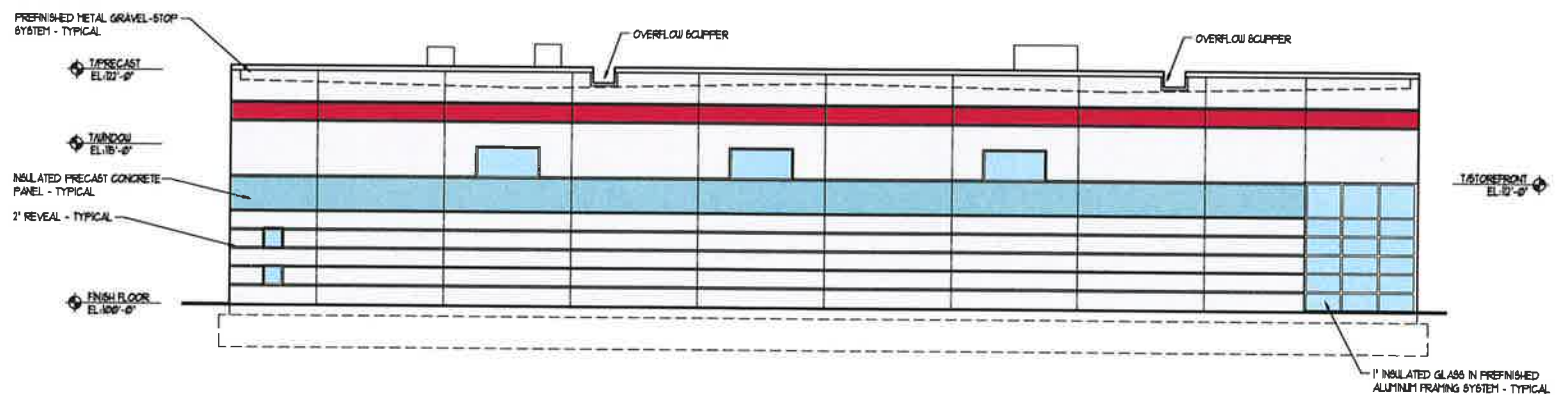
1 SOUTH ELEVATION
 A4.1 1/8"=1'-0"



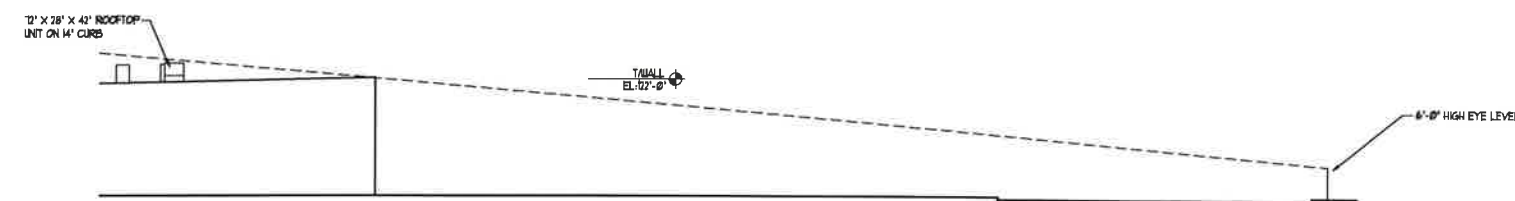
2 EAST ELEVATION
 A4.1 1/8"=1'-0"



3 NORTH ELEVATION
 A4.1 1/8"=1'-0"



4 WEST ELEVATION
 A4.1 1/8"=1'-0"



5 SIGHT LINE 1 - STREET
 A4.1 1/16"=1'-0"



6 SIGHT LINE 2 - INTERSECTION
 A4.1 1/16"=1'-0"

EXHIBIT E

BARTEL'S AUTO CLINIC
 S Gary Avenue, Carol Stream, IL 60188
 EXTERIOR ELEVATIONS

2610 Lake Cook Road
 Suite 200
 Riverwoods, IL 60015
 Ph: (630) 946-0300
 www.pdinad.com

Partners in Design
 ARCHITECTS



PROJECT NO:
 101923.036
 DRAWN BY: EAU
 CHECKED BY: UHB
 DATE:
 07/10/23
 SHEET NO:

A4.1