

Village of Carol Stream

AGENDA

REGULAR MEETING-PLAN COMMISSION/ZONING BOARD OF APPEALS

MONDAY, OCTOBER 23, 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: September 25, 2023

- III. Public Hearing

23-0038 – Dev Patel/Veltiste IL – 720 E. North Avenue
Zoning Text Amendment-Limit on Cannabis Dispensaries

23-0039 – Family Life Christian Center – 362 S. Schmale Road
Amendment to a Special Use Permit for a Place of Worship

- IV. Presentation:

PC/ZBA Training Video – Final

- 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
September 25, 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: 5 Commissioners Battisto, Christopher, Morris, Tucek and Chairman Parisi

Absent: 2 Commissioners Meneghini and Petella

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

MINUTES:

Commissioner Tucek moved and Commissioner Battisto seconded the motion to approve the minutes of the Regular Meeting held on September 11, 2023.

The results of the roll call vote were:

Ayes: 3 Commissioners Battisto, Morris, and Tucek

Nays: 0

Abstain: 2 Commissioner Christopher and Chairman Parisi

Absent: 2 Commissioners Meneghini and Petella

The motion passed by a majority vote.

PUBLIC HEARING:

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

The results of the roll call vote were:

Ayes: 5 Commissioners Battisto, Christopher, Morris, Tucek and Chairman Parisi

Nays: 0

Abstain: 0

Absent: 2 Commissioners Meneghini and Petella

The motion passed by unanimous vote.

Case #23-0033– North Avenue TH LLC/Mainfreight – 27W364 North Avenue
A Special Use Permit for Outdoor Vehicle Storage
Variations from Subdivision Regulations

Chairman Parisi reopened the public hearing and swore in Mr. Connor Harmon, Timber Hill Group/Mainfreight, 8770 W. Bryn Mawr, Chicago, IL; Mr. James Defily, Timber Hill Group/Mainfreight, 10707 Franklin Avenue, Franklin Park, IL

Mr. Harmon stated we propose a world class terminal and office facility at 27W364 North Avenue. The site is located at the northeast corner of Morton Road and North Avenue where we propose a 57,100 square foot facility in which 37,100 square feet of that would be terminal and 20,000 of that would be office. There will be 81 dock doors, one drive in door, 92 auto stalls, 44 tractor stalls and 86 trailer parking stalls. Access overall is provided via full access to the north on Morton Road and secondarily there is an access to the south that is right-in only. From a setback perspective, we were sensitive to the residential area to the north as well as the North Avenue corridor to the south and all setback requirements are met per the UDO. There will be site detention as well as underground detention. Significant landscaping will be installed above code levels and all exterior lighting will meet code. The building will feature a significant amount of glass and typical insulated, precast panels with many outdoor amenity features to be utilized by on-site employees. Overall, the facility has more of an office feel than an industrial building. Should the development be approved, Mainfreight will be relocating their North American Headquarters from Los Angeles to this facility which will bring 50-60 high quality jobs as well.

Changes from the September 11th meeting include a revised fence height showing the entire location being enclosed along with security gates at both access points. A dumpster enclosure and trash compactor note on the site plan which will be on the north side not viewable to North Avenue. The north access curb line has been modified to eliminate the maneuverability for semi-trucks to turn right on Morton Road. The right in access has also been widened per Village direction.

The new requests are for the Village to dedicate 7 feet of land to the right of way which we are amendable to and a Special Use Permit for outdoor vehicle storage. We feel our proposals are within the purpose and intent of the UDO by providing a world class terminal office building and relocating a company's headquarters to this location will provide up to 60 high quality jobs, as well as significantly improving the existing property. Further, our development decreases the amount of truck and auto trips daily, removes the dust nuisance from the previous use, improves storm water infrastructure on the site and surrounding properties, and will significantly raise the assessed value of the property which will result in additional tax revenue for the Village. Overall, we believe Mainfreight will be a great addition to the Village.

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

Mr. Farace began his Staff Report by stating components of this project were previously reviewed on September 11th and the new requests for tonight's review will be for a Special Use Permit for outdoor vehicle storage and variations from subdivision regulations. The majority of the truck and trailer parking will be north of the existing building which will be screened by landscaping. Staff is supportive of the Special Use Permit. The variations associated with proposed improvements to Morton Road are due to the property being annexed into the Village because it is currently in unincorporated DuPage County. Proposed improvements to Morton Road are to meet the standard that Wayne township would require for a section of the road which was approved with the Village Engineer. Staff recommended plan changes which have been modified and Staff is supportive of the project and various requests.

Chairman Parisi asked for questions or comments from the Commission.

Commissioner Battisto asked if there will be any hazardous materials transported or stored in the vehicles on site.

Mr. Defily replied we do not transport any dangerous goods so there won't be any present on site. Commissioner Tucek had no questions.

Commissioner Christopher asked if there is a parapet on top of the building.

Mr. Farace stated there is and it is very small.

Commissioner Christopher asked if roof top units were going up there and if screening would be provided.

Mr. Farace stated yes, they are set back and will have to meet the requirements of the UDO.

Commissioner Morris stated the presentation was excellent and then asked about the noise that might be generated along the north side where the residential area is located. Will the eight foot fence be like a barrier wall to reduce noise especially since your operation is 24/7 with busy hours of 4-7 a.m. and 7-10 p.m. There are families that need to get to sleep and I'm wondering if you have some noise barriers for that northern section.

Mr. Harmon replied besides landscaping on the plan we don't. But if we need to put up a board-on-board fence or privacy fence we can if requested.

Commissioner Morris asked Mr. Farace how far are they from the residential properties.

Mr. Farace stated a minimum of 100 feet away.

Mr. Harmon stated roughly 115 feet on the north side. Once you get more east, then it is like 60 feet.

Commissioner Morris stated with families needing to sleep, is 60 or 100 feet a good noise barrier.

Mr. Harmon stated in their opinion it is. A lot of the area to the north will be mainly storage so there will not be a lot of trip generation on that northern side. Most of the trucks will be around the terminals.

Chairman Parisi did not have any questions.

Chairman Parisi asked for a motion for case #23-0033 to approve the North Avenue Corridor Review.

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

The results of the roll call vote were:

Ayes: 4 Commissioners Battisto, Christopher, Morris, Tucek

Nays: 0

Abstain: 1 Chairman Parisi

Absent: 2 Commissioners Meneghini and Petella

The motion passed by a majority vote.

Chairman Parisi asked for a motion for case #23-0033 to approve the following:

- Zoning Map Amendment Upon Annexation
- Special Use Permits for a Motor Freight Terminal and Outdoor Vehicle Storage
- Landscaping Variation
- Loading Dock Variation
- Plat of Consolidation
- Fence Variation
- Variations from Subdivision Regulations

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

The results of the roll call vote were:

- Ayes: 4 Commissioners Battisto, Christopher, Morris, Tucek
- Nays: 0
- Abstain: 1 Chairman Parisi
- Absent: 2 Commissioners Meneghini and Petella

The motion passed by a majority vote.

This case will go before the Village Board on Monday, October 16, 2023, at 6:00 PM for review.

Case #23-0036– Village of Carol Stream – 500 N. Gary Avenue (Video Gaming Cafes)

Chairman Parisi swore in Mr. Farace.

Mr. Farace stated after further review, we decided to not make any changes at this time so this case has been withdrawn.

PUBLIC HEARING:

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

The results of the roll call vote were:

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

The motion passed by unanimous vote.

PRESENTATION:

NEW BUSINESS:

Mr. Farace provided an update on previous cases and there was a brief discussion about Feugo.

OLD BUSINESS:

OTHER BUSINESS:

ADJOURNMENT:

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

The results of the roll call vote were:

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

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

FRANK SAVERINO, SR., MAYOR • JULIA SCHWARZE, CLERK • ROBERT MELLOR, MANAGER
500 N. Gary Avenue • Carol Stream, Illinois 60188-1899
(630) 665-7050 • FAX (630) 665-1064
www.carolstream.org

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

FROM: Tom Farace, AICP Planning & Economic Development Manager 

THROUGH: Donald T. Bastian, Community Development Director 

DATE: October 17, 2023

RE: **Veltiste IL / 720 E. North Avenue – Zoning Text Amendment to Limit the Number of Adult Use Cannabis Dispensaries / Case No. 23-0038**

A request was submitted by Mr. Dev Patel, Chief Executive Officer with Veltiste IL, to amend the Village's Unified Development Ordinance (UDO) to limit the number of adult use cannabis dispensaries to one in town. Mr. Patel is the owner and operator of the Fuego Cannabis facility, which received Special use approval in May 2023 and is currently under construction at the former Playoff's building at 720 E. North Avenue.

The request was initially scheduled for review by the PC/ZBA at their October 23, 2023 meeting, but Mr. Patel requested the case be postponed to the next available meeting since not all members of his team are available for the October 23 meeting. Therefore, staff recommends that the case be continued to the November 13, 2023 PC/ZBA meeting.

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Village of Carol Stream Plan Commission/Zoning Board of Appeals

STAFF REPORT

October 23, 2023

TO:
Chairman and Plan
Commissioners

FROM:
Community Development
Department

CASE MANAGER:
Tom Farace, Planning &
Economic Development
Manager

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

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

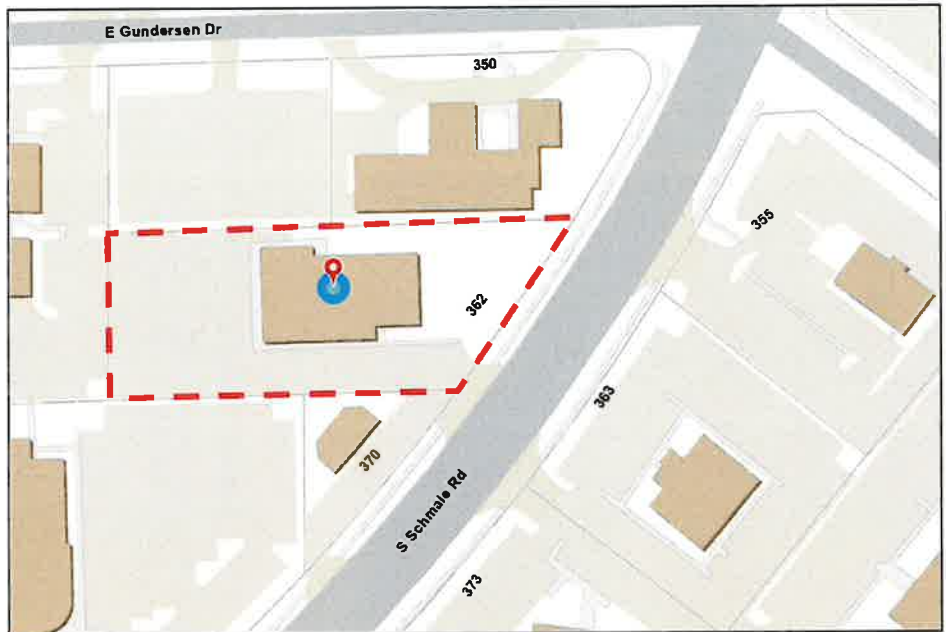
APPLICANT/ CONTACT:
Mr. Daniel Hochstatter
Family Life Christian Center
25W560 Geneva Road
Carol Stream, IL 60188



CASE #: 23-0039

LOCATION: 362 S. Schmale Road

PROJECT NAME: Family Life Christian Center



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

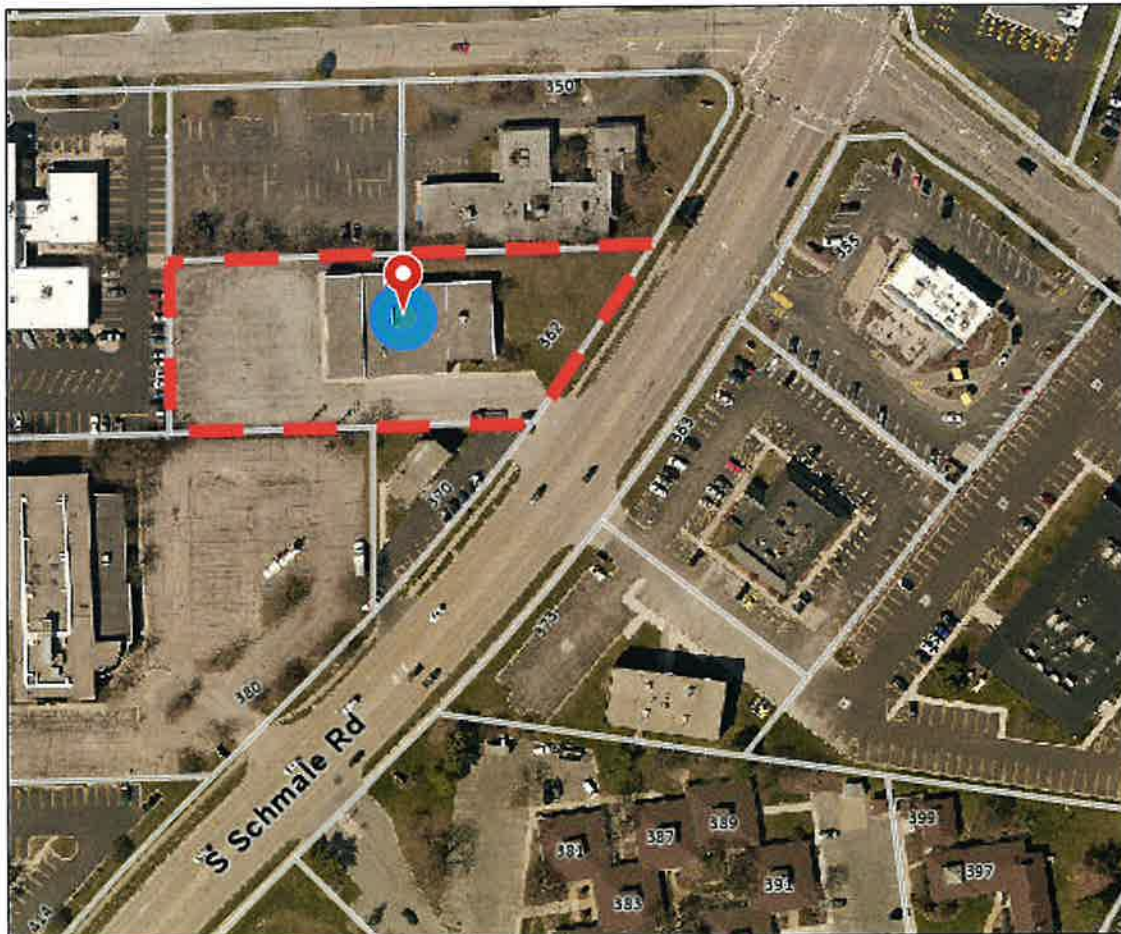
The property outlined above is located on the west side of Schmale Road, and south of Gundersen Drive.

Site Assessment

COMPREHENSIVE PLAN DESIGNATION:

The subject property is designated for corridor commercial uses, including office uses, according to the Village's 2016 Comprehensive Plan. A text amendment was approved in 2019 to allow a Place of Worship in the O-S District (formerly the B-4 District) as a Special Use, and the applicant received approval for a place of worship on the subject property in July 2022.

AERIAL PHOTOGRAPH:



Project Summary

ATTACHMENTS:

Attached for review is the General Application, Special Use Application, Public Notice, Cover Letter received September 19, 2023 (Exhibit A), and Aerial Photograph denoting parking lot layout (Exhibit B).

BACKGROUND:

Daniel Hochstatter, Senior Leader with Family Life Christian Center (FLCC), requests approval of an Amendment to a Special Use Permit for FLCC located at 362 S. Schmale Road. FLCC received approval of a Special Use Permit for a Place of Worship in July 2022, which included a phased approval plan for interior and exterior renovations. One of the conditions of approval for the Special Use included improvements to the parking lot, and the applicant is requesting approval to extend the length of time to complete said improvements.

Staff Analysis

SPECIAL USE AMENDMENT

A phased plan of improvements was approved as part of FLCC’s Special Use Permit.

Phase I consisted of the following:

- Renovations to interior space, including upgrading fire safety systems to meet codes, and addressing any other code-related deficiencies in the building to accommodate an assembly use.
- Sealcoating and filling potholes in the parking lot, and restriping the parking lot with the inclusion of the Village’s looped striping pattern.
- Construction of a dumpster enclosure in the southwest corner of the property.



Phase II consisted of the following:

- Modifications to the exterior of the building and construction of an outdoor patio.
- Milling and repaving the parking lot, and restriping the parking lot with the inclusion of the Village’s looped striping pattern.
- Installation of landscaping along the front of the building.

A condition of approval for the Special Use Permit stated the following:

- *That modifications proposed in both Phase I and Phase II be completed by July 31, 2025, with the milling and repaving of the parking lot to be completed no later than September 30, 2023, and that more in-depth plans for landscaping, signage, and the proposed front*

porch and outdoor patio area shall be submitted for staff review at the time of permit application submittal.



Existing Parking Lot – 362 S. Schmale Road

The parking lot was sealcoated and restriped in September 2022, but the applicant is requesting that the parking lot milling and repaving work be completed next year instead of by the previously approved date of September 30, 2023. As stated in the submitted cover letter, the subject property was purchased in August 2022 after Special Use approval was granted, and parking lot sealcoating was completed the following month. However, FLCC did not officially open its doors until July 2023. FLCC anticipated opening by the end of

2022, but due to the delay in opening, financial resources are not yet available for milling and repaving the parking lot. The applicant has requested that the parking lot work be completed to May 2024 instead.

Staff has reviewed the applicant’s request and can support the extension of time to complete the parking lot renovations. The applicant completed basic parking lot maintenance last fall by sealcoating and restriping the lot, and completed interior renovations to meet code requirements prior to opening the facility this summer. While the applicant is requesting completion of the parking lot project be extended to the end of May 2024, staff recommends a completion date of June 30, 2024 instead. Staff believes providing a slightly expanded timeframe should allow more than sufficient time for the applicant to work with an asphalt contractor on the completion of the parking lot project once asphalt plants open next spring.

SPECIAL USE FINDINGS OF FACT

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

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

The continued use of the property as a religious use will allow a public convenience at this location, and the extension of time for the completion of the parking lot project should not have adverse effects on surrounding properties.

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

General maintenance of the parking lot was completed in September 2022, so extending the amount of time for the completion of the milling and repaving project should not be unreasonably detrimental to or endanger the public health, safety, morals, comfort or general welfare.

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

Parking lot improvements 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.

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

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

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

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

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

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

Recommendation

Staff has reviewed the applicant's request and can support the Special Use Amendment to allow additional time for the parking lot milling and repaving work. Therefore, staff recommends approval of an Amendment to a Special Use Permit for a place of worship for the Family Life Christian Center at 362 S. Schmale Road, Case No. 23-0039, subject to the following conditions:

1. That all terms and conditions of previously approved Ordinance No. 2022-07-34, not specifically revised herein shall remain in full force and effect;
2. That the milling and repaving of the parking lot shall be completed no later than June 30, 2024, and a building permit shall be obtained for said work prior to commencement; and

3. That the site and facility must be maintained and operated in accordance with all State, County and Village codes and regulations.

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Do Not Write in This Space
 Date Submitted: 4-19-23
 Fee Submitted: \$800.00
 File Number: 23-0039
 Meeting Date: 10/23/23
 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

FORM A

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

1. Name of Applicant DANIEL HOCHSTATTER Phone 847-754-0042
 Address ~~362 S SCHMALE RD~~ 362 S SCHMALE RD Fax _____
 E-Mail Address ~~STUART.PETERSON@CAROLSTREAM.IL.GOV~~ danny@familylife.cc
 (required)
 Name of Attorney STUART PETERSON Phone 630-820-0333
 (if represented)
 Address P.O. BOX 431, NORTH AURORA, IL 60542 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 362 S. SCHMALE, CAROL STREAM 60188
3. Requested Action: (check all that apply)
- | | |
|------------------------------------------------------------|--------------------------------------------------------------------------|
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Subdivision – Minor/Major |
| <input type="checkbox"/> Courtesy Review | <input type="checkbox"/> Temporary Waiver/Code of Ordinances |
| <input type="checkbox"/> Development Staff Review | <input type="checkbox"/> Variation – Zoning (requires Form B-1) |
| <input type="checkbox"/> Gary/North Avenue Corridor Review | <input type="checkbox"/> Variation – Sign (requires Form B-2) |
| <input type="checkbox"/> Planned Development – Final | <input checked="" type="checkbox"/> Special Use Permit (requires Form C) |
| <input type="checkbox"/> Planned Development – Preliminary | <input type="checkbox"/> Map Amendment (requires Form D-1) |
| <input type="checkbox"/> Shared Parking Facility | <input type="checkbox"/> Text Amendment (requires Form D2) |
| <input type="checkbox"/> Site Plan Review | <input type="checkbox"/> Staff Adjustment (requires Form E) |

Describe requested action WE REQUEST AN EXTENSION OF OUR MILLING & PAVING DEADLINE FROM SEPT. 2023 TO MAY 2024. THE LOT STILL LOOKS GREAT AFTER SEALING & STRIPING LAST NOV AND OUR 8-MONTH DELAY MOVING IN HAS GREATLY REDUCED OUR PROFITABLE TIME TO EARN THE MONEY TO PAY FOR THE LOT. IT CAN CERTAINLY ENDURE THE WINTER.

4. Fee Schedule: (Check all that apply)

Total Application Fee: \$ 800

Annexation approvals:		
New development		\$2,000
Other		\$800
Annexation Agreement Amendment		\$800
Appearance fee for approvals required by the UDO but not listed herein		\$500
Courtesy Review		\$240
Development Staff Review		\$640
Easement Encroachment		\$300
Gary/North Avenue Corridor Review:		
New or replacement monument sign		\$500
One discipline (site design, architecture or landscaping)		\$500
Two disciplines		\$1,000
Three disciplines		\$1,500
New development		\$1,500
Outdoor Dining Permit		\$120
Planned Development:		
Existing Planned Development, minor change		\$500
Existing Planned Development, major change		\$1,000
New Planned Development		\$1,500
Rezoning (Zoning Map Amendment)		\$640
Shared Parking Facility Permit		\$500
Site Plan Review		\$640
Special Use:		
First		\$800
Each additional		\$200
<input checked="" type="checkbox"/> 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



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.

THIS CHANGE WILL NOT AFFECT PUBLIC CONVENIENCE.

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

THIS CHANGE WILL HAVE NO SIGNIFICANT IMPACT ON THE ABOVE VALUES.

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.

NO IT WILL NOT.

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

NO IT WILL NOT

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

ALL COMMUNITY FACILITIES WILL REMAIN INTACT AND OPERATIONAL.

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.

ALL VILLAGE REGULATIONS WILL CONTINUE TO BE MET.

7. Other pertinent information or reason for request.

THIS SIMPLE DELAY WILL ALLOW OUR SPACE TO BE OF GREATER SERVICE
TO OUR COMMUNITY AND TO MORE EASILY AFFORD THE MODIFICATION
REQUESTED WELL WITHIN OUR OVERALL BUILDING COMPLETION
TIMELINE DETAILED IN OUR SPECIAL USE PERMIT.

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 October 4, 2023 and the last publication of the notice was made in the newspaper dated and published on October 4, 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 October 4, 2023.

Examiner Publications, Inc.

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

Subscribed and sworn to before me this 4 day of October, A.D. 2023.

Notary Public





LEGAL NOTICE PUBLIC NOTICE FILE #23-0039

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, October 23, 2023 at 6:00 p.m. to consider an application from Family Life Christian Center for the following actions:

An Amendment to a Special Use Permit for a Place of Worship, in accordance with Section 16-3- 11 of the Unified Development Ordinance

For the property located at 362 S Schmale Road (PIN 05-04-303-007).

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

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

https://us02web.zoom.us/join/register/WN_aa4BwEQjQIG3KwGHP3meQ

Or join by phone: Dial (for higher quality, dial a number based on your current location):

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

Webinar ID: 864 3912 3997

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

Those members of the public wishing to be heard with respect to this matter must attend in-person, or complete the public comment form at <http://carolstre.am/pc> by 4:00 p.m. the day of the public hearing. The public may also provide written comments prior to the public hearing by submitting them to Tom Farace, AICP, Planning & Economic Development Manager, 500 N. Gary Ave., Carol Stream, IL 60188, or may provide email comments by sending them to tfarace@carolstream.org. Comments must be provided by 4:00 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* October 4, 2023 1004

RECEIVED
SEP 19 2023
COMMUNITY DEVELOPMENT
DEPT

**Cover Letter for a Requested Amendment
to the Special Use Permit of
Family Life Christian Center at 362 S Schmale Rd.**

Thank you for your time and consideration in regard to our proposition. In our Special Use Permit, it is detailed that in Phase I of our remodel that we would sealcoat our parking lot, fill in potholes, and stripe it according to the Village's specifications. This was completed as of September of 2022 and our lot is still in excellent condition. The stripes are clear and bright, the pavement is still a deep black, the potholes are still filled, and it is functioning perfectly. I would even argue that it is one of the best-looking lots on our street.

Another condition of our Special Use Permit details that in Phase II, we would be required to mill and repave our parking lot to make it good as new. The Special Use Permit states that we are to have this project completed by September 30th of 2023. What we are requesting today is that this deadline be extended to May of 2024 and here is why.

When we first purchased the building in August of 2022, we expected to have the initial renovations (as far as it pertained to occupancy) completed by November of 2022. Due to delays in material availability, a refocus of scope, and some significant financial hurdles, we were not able to begin operating out of our new location until July 16th of this year. This was an 8-month delay that was unexpected.

Even though we have only been operating at this new location for 8 weeks, we have already seen our average attendance grow by 60% and our income (by way of tithes and donations to the church) is growing as well. However, since we were delayed 8 months in opening, we have not quite had the opportunity to set aside any of this new money toward the Milling & Repaving Project. I am certain that 8 months from now, we would be able to pay for the project twice over but we just haven't had enough time at this new momentum. We haven't even had time to do a proper grand opening, paint the exterior of the building, or put up any real signage, each of which will certainly increase our attendance and income.

This is why we are proposing an extension of this deadline to May 2024. This would give us back the 8 months that we lost due to delays in construction as well as allow us to make use of the lot that we currently have. While it is still in such good shape, I would hate to see a good lot get ground up only for the sake of this deadline. I am certain that our lot would survive the winter just fine and we would then be milling and paving in the spring. Our final phase is scheduled to be complete by July 31st of 2025. We still plan to complete everything else required in our Special Use Permit on schedule and this extension would better position us to remain on track with the rest of our growth and construction goals.

Thank you again for your consideration and your support throughout this process. Our entire church, both new members and existing ones, have been tremendously blessed already by the new opportunities that have come with this property and we look forward to a continued relationship with the Village and the community of Carol Stream.

Sincerely,

Danny Hochstatter
Senior Leader of Family Life Christian Center

EXHIBIT A

RECEIVED
SEP 19 2023
COMMUNITY DEVELOPMENT
DEPT



EXHIBIT B



Village of Carol Stream

FRANK SAVERINO, SR., MAYOR • JULIA SCHWARZE, CLERK • ROBERT MELLOR, MANAGER
500 N. Gary Avenue • Carol Stream, Illinois 60188-1899
(630) 665-7050 • FAX (630) 665-1064
www.carolstream.org

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

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

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

DATE: October 17, 2023

RE: **PC/ZBA Training Video Viewing at the October 23, 2023 Meeting**

We will continue with viewing the commissioner training video from the Illinois Chapter of the American Planning Association (APA-IL). Video sections have already been viewed at the March 13, April 20, May 22, and June 26 PC/ZBA meetings. The final section of the training video is about 30 minutes long, and will review the "Tools of the Trade" for commissioners including the Comprehensive Plan, development regulations, and zoning districts. Afterwards, we will discuss concepts and topics from the video.

Should you have any questions, feel free to contact me.

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

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