

Village of Carol Stream

AGENDA

REGULAR MEETING-PLAN COMMISSION/ZONING BOARD OF APPEALS

MONDAY, November 27, 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: November 13, 2023

- III. Public Hearing

23-0043 – Veltiste IL – 720 E. North Avenue
Amendment to a Special Use Permit for an Adult-Use Cannabis Dispensary

- 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
November 13, 2023.***

Mr. Farace stated since Chairman Parisi was absent an Acting Chairman would need to be nominated. Commissioner Petella made a motion to nominate Commissioner Christopher and Commissioner Morris seconded the motion. The motion passed by a unanimous vote.

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

The results of the roll call vote were:

Present: 4 Commissioners Meneghini, Morris, Petella, and Acting Chairman Christopher

Absent: 3 Commissioners Battisto, Tucek and Chairman Parisi

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

MINUTES:

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

The results of the roll call vote were:

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

Nays: 0

Abstain: 0

Absent: 3 Commissioners Battisto, Tucek and Chairman Parisi

The motion passed by a unanimous vote.

PUBLIC HEARING:

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

The results of the roll call vote were:

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

Nays: 0

Abstain: 0

Absent: 3 Commissioners Battisto, Tucek and Chairman Parisi

The motion passed by unanimous vote.

Case #22-0014– Bridge Street Properties (Villas of Fair Oaks)-1475 W. Lies Road

*Zoning Map Amendment Upon Annexation
Special Use Permit for Planned Development
Preliminary Plat of Subdivision*

Acting Chairman Christopher swore Ms. Caitlyn Csuk, Rosanova and Whittaker 445 Jackson Ave, Naperville, IL. Mr. Matt Brolly, Pulte Home 1900 E Golf Road Schaumburg, IL, Mr. John McHale, President Bridge Street Properties LLC 618 W Jefferson Naperville, IL and Mr. Michael May, Civil Engineer 2351 Mayfield Dr, Aurora, IL. Ms. Csuk stated she will provide the presentation on behalf of the petitioner and stated everyone would be available for questions.

Ms. Csuk stated a brief history of Pulte homes. She has included surrounding towns that currently have subdivisions that Pulte has built in recent years. Bridge Street properties/Pulte homes is currently seeking approval upon annexation to rezone the property to an R-4, which will include attached dwellings, with that they are proposing 32 duplex ranch style homes within 16 buildings on the property. Ms. Csuk continued the presentation by including parking information, options of amount bedrooms, sunrooms, or lofts. Ms. Csuk continued with elevation pictures, color schemes for the exterior, with emphasis on staying with in the Planned Development regulations.

Acting Chairman Christopher asked if there were any questions from online or the audience.

Mr. Farace has received a letter from a resident who is unable to attend the meeting that he will read into the record of the meeting (see attached). The letter is from Janet Hookaham, 3N642 Fair Oaks Road, Carol Stream, IL The letter states concerns that the 65 + years resident of Carol Stream has regarding the planned subdivision. One of two concerns stated is that 32 duplex units is too much density for the 9-acre property. The second concern is the amount of traffic increasing and to consider a three way stop at the corner of Fair Oaks and Lies Roads.

Acting Chairman Christopher swore Father Mark Hughes, Corpus Christi Catholic Church, 1415 W. Lies Rd. He is there on behalf of the church and supports the development. He continues to say it will improve the area visually, add beauty, value and increase safety to the church.

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

Mr. Farace introduces himself to the audience. He stated the information from the Staff Report and talks about the four items that were recommended to the builder from a previous courtesy review meeting. Mr. Farace makes a note that Bridge Street Properties introduced a concept plan September 2022. Recommendations were given to the developer at that time. In the Staff Report Mr. Farace reviews the requests and how the company has accommodated each of them. One request is rezoning the property from unincorporated to annexing the property into the Village of Carol Stream. The team along with the board is currently working on an annexation agreement that will be reviewed by the board shortly. Mr. Farace continues to talk about the other requests for the site to be considered a planned development. Mr. Farace continues to talk about other requests that have been met such as moving the retention pond, meeting parking requirements, landscape features and requirements. Mr. Farace continues to inform the board that the subdivision will also offer a homeowners association and other amenities on the property. Mr. Farace also briefly speaks about the property will not have the same façade. This includes having different elevations, color schemes, and garage design. He explains a few of the

proposed items with the commission members and audience. Mr. Farace concludes that the board is supportive and the development meets all requirements.

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

Commissioner Meneghini asked Ms. Csuk if she was aware of the four conditions staff is recommending and if she would comply.

Ms. Csuk stated again in the staff report, have considered all four conditions, and have solutions for all of them she reviewed all of the statements and answers and referred back to her slide show and proposal for review.

Commissioner Morris asked Mr. McHale since there was a concern in previous meetings if the drainage had been adjusted so that the church driveway and parking lot do not flood. Mr. Morris notices on the plans according to the slide show that the builder has changed so all water will move towards Fair Oaks and drain. Mr. McHale answers yes, there were no further questions.

Commissioner Petella asked if the school districts have been notified that a new subdivision was being built and if the schools will be able to handle an influx of students if that would be the case. Mr. Farace states that it has been brought up to the annexation agreement review along with being proposed as a primarily a 55 year and over subdivision. Ms. Csuk had prepared a slide on her proposal and projected 4 students, based off the village code and how many bedrooms are being offered for each unit.

Commissioner Petella also asks about if the fire department has been notified and wanted to state that he agrees with the resident who wrote the letter and agreed about the three way stop at Fair Oaks and Lies. Mr. Farace states that he in addition to talking to the fire department that engineering is involved and they agree and appreciate the changes and feedback and a three way stop is not warranted at the intersection.

Acting Chairman Christopher asked if the units would include sprinklers for the fire department. Ms. Csuk answered no and Mr. Farace notes that the buildings will have to meet any applicable fire codes.

There were no further comments or questions from the Commission.

Since a few residents did not comment when offered earlier in the meeting, Acting Chairman Christopher offered for residents to come forward to speak.

Acting Chairman Christopher called up to the podium Robert Dutmaric 3N488 Fair Oaks, West Chicago, IL He is wondering the price point of the duplexes and the HOA fees. Ms. Csuk answers by letting the resident know the price point will be approximately \$500,000 and the HOA fees will be approximately \$350 per month. Mr. Dutmaric also asks are there restrictions on how many people can live in the dwelling. Mr. Farace answers with referring to village code and ordinances.

Acting Chairman Christopher called up to the podium Nancy Platana, 28W211 Judith Court, Carol Stream, IL, asks how drainage will work with different elevations. She asks since Judith Court is on septic they need proper draining in order for the septic to work properly. Her additional question is will the subdivision build a privacy fence to back up the property. Most of the properties do not have privacy fences. Mr. Farace and Ms. Csuk refers back to the slide show proposal to show the new drainage that has been proposed along with a new retention pond and draining into the streets. Ms. Csuk also answers that there will not be a privacy fence included in the plan designs.

Commissioner Mengheni moves to motion and Commissioner Petella seconded the motion to recommend approval with no further discussion.

The results of the roll call vote were:

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

Nays: 0

Abstain: 0

Absent: 3 Commissioners Battisto, Tucek and Chairman Parisi

The motion passed by unanimous vote.

This case will go before the Village Board on Monday, December 4th, 2023, at 6:00 PM for review.

Case #23-0035– C.I.E Properties, LLC – 2N275 Morton Road

*Special Use Permits for Truck Repair and Outdoor Storage
Variations for Fence in Front Yard and Parking
Rezoning from B-3 to I-Industrial*

Acting Chairman Christopher swore in Mr. Robert McNees, McNees and Associates, 195 Hiawatha Drive, Carol Stream, IL, and asked the representative to the applicant to provide his presentation.

Mr. McNees is there as a representative for CIE Trucking Company otherwise known as CIE Transport and is currently located at 300 Park Blvd Suite 335, Itasca, IL. They would like to relocate their headquarters from Itasca to Carol Stream. They have purchased a parcel about a year ago at St. Charles Rd and Morton Rd that is approximately 2.26 acres. CIE would like to develop a transport truck repair and storage facility. CIE would like to build a 7,350 square foot building and devote approximately 4,470 square feet for two truck repair bays. The rest of the building's square footage will be dedicated to office space. There will be a parking lot with 47 parking stalls for trucks and 8 parking stalls for employee parking, including one accessible stall. Mr. McNees continues to describe the materials used for the building, color scheme, foundation landscape, and fencing.

Acting Chairman Christopher asked if there were any comments or questions from the audience and there were none but Bravo Berisha assistant planner received a letter from a resident that was unable to attend the meeting so he asked to read the letter.

The letter is from Ron Misjak Jr. on behalf of his parents Ronald Sr and Sandra Misjak the owners of 27W340 St Charles Rd., West Chicago, IL 60185 (see attached). The letter states that the homeowners have no objections with the proposed use development but have a number of engineering concerns that they feel will greatly affect their property. The letter continues to state the conditions they have concerns with where the water was proposed to drain which is located at the S/E corner of their building. The retaining wall and the structural and integrity of the wall is insufficient to meet demand. They further discuss the concerns they have when trucks are backing up into parking spaces, any extra barrier should be proposed to help with safety and protection from their home and any accidents the trucks may get into while parking. The final concern is privacy. Mr. Misjak feels with all the trucks parking only 5 feet away this will diminish the feeling of the front of their property. Mr Misjak is suggesting for the fence to continue on the east end of his building at the N/W corner.

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

Mr. Berisha reads the information from the Staff Report. Mr. Berisha states that CIE Transport has proposed they would like to relocate from Itasca to Carol Stream. CIE is proposing to build a truck repair facility and offices on the property they purchased in 2022. CIE is requesting for the zoning map amendment. To have land be rezoned from B-3 to I-Industrial. The subject property is designated for future industrial uses and based on surrounding properties the designation would be most appropriate. Mr. Berisha continues to talk about the request for the special use permit for auto repair and service. He describes the materials the building will be made from, parking lot and the amount of spaces, the color scheme and landscape. Mr. Berisha continues to discuss two variations that have been requested by the applicant. Variations from the applicant regarding parking spots and reducing onsite parking to allow truck parking. An additional variation proposed by the applicant is to install an eight-foot privacy fence along the west and south side of the property. Typically, a privacy fence is not allowed in the front of a building. The fence variation requested can be supported by staff and agrees it's necessary for the property.

Acting Chairman Christopher asked for questions from the Commission.

Commissioner Petella asked when the employees come to pick up their semi Trucks for work, where will they park their cars.

Acting Chairman Christopher swore in Kevin Cox 1880 Duffy Lane, Bannockburn, IL 60015. He was there on behalf of the manager and stated that the parking spots will always be at 50% full due to all working different times and days.

Commissioner Petella then asked will truck and car spots be intermixed.

Mr. Cox answered by stating that they will try to keep car parking to one side of the building but there will be plenty of open spots available for anyone to park in.

Commissioner Petella then referred to the resident letter and asked the Community Development department if Engineering had taken a look at it and had anymore information or concerns about it.

Mr. Berisha stated that engineering has looked at it and does not have any concerns with drainage.

Commissioner Morris asks why the fence does not go along all four sides of the building. He states it will help when trucks are backing in for extra safety.

Mr. Cox answers by stating that they will not be extending the fence along that fourth side. Instead for safety measures a few ideas have been talked about, an elevated curb or metal bollards could be installed if requested.

Commissioner Meneghini had no questions.

Acting Chairman Christopher asked about what will happen with storm water and if there is a current storm trap there.

Acting Chairman Christopher swore in Bob Walker Bono Civil Engineering 4234 Meridian Pkwy North Aurora, IL He states that there is not an existing basin and the storm water will then run into the road. They will have a storm voids in the pavers on the property to help with that.

Commissioner Meneghini moved and Commissioner Patella seconded the motion to recommend approval with no further discussion.

The results of the roll call vote were:

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

Nays: 0

Abstain: 0

Absent: 3 Commissioners Battisto, Tucek and Chairman Parisi

The motion passed by unanimous vote.

This case will go before the Village Board on Monday, November 20, 2023, at 6:00 PM for review.

A short recess was requested.

Case #23-0038 – Dev Patel /Veltiste IL – 720 E. North Ave

Zoning Text Amendment-Limit on Cannabis Dispensaries (Continued from 10/23/2023 meeting)

Acting Chairman Christopher swore in Dev Patel –Veltiste IL 414 Parkview Place, Burr Ridge, IL and Medina Uddin- General Manager Veltiste IL 720 E. North Ave Carol Stream, IL. Mr. Patel started the presentation by giving a background on himself and Ms. Uddin also gave a brief description and background on herself. Mr. Patel has listed several reasons on his presentation slide show on why Carol Stream should put a cap on how many dispensaries should be allowed in the village. Mr. Patel discusses different examples of towns that do not have a cap and the outcomes of those cannabis businesses. He continues by letting the board know statistics, models, and examples of local dispensaries in the area. He concluded his presentation with this information.

Acting Chairman Christopher asked if there were any other questions from the audience

Chairman Christopher invites resident Braxton Montaya, 438 Hunter Drive, Carol Stream, IL to the podium. Mr. Montaya states he is there in support of the business. He is a medical and recreational cannabis user. He stated he was excited to hear a cannabis dispensary was opening in Carol Stream. He states that he is favor of the cap to see this business succeed.

Chairman Christopher invites Monsuer Offman 211 N Harlem, Chicago, IL to the podium, supporter and friend of Mr. Dev Patel. Mr. Offman is also a Cannabis business owner. Mr. Offman discusses his own experience opening his business in Michigan. Mr. Offman had to liquidate his business in 6 months due to not having a cap on cannabis businesses. Mr. Offman continues to give other examples of his own experience in the cannabis business. He is in support of the cap to see his friend have a chance at a successful business.

Acting Chairman Christopher asked if there were any other questions from the audience

Tom Farace then reads his staff report and gives a history on what was recommended for approval earlier in the year and that Mr. Patel is seeking approval for a cap of this type of business in Carol Stream. Mr. Farace continues with an explanation and more examples from other businesses and other states that were included in the packet. Mr. Farace also discusses how the board has talked about this a few months back and decided not to put a cap and let the amount of dispensaries be dictated by the market.

Acting Chairman Christopher asked for questions from the Commission.

Commissioner Meneghini just made a comment that there possibly should be a cap since it's a unique business.

Commissioner Morris states he would like to have an additional discussion on putting a cap in place.

Commissioner Petella makes a statement about the Village should not have just one and states that it's not up to the Village to how successful his business will be.

Mr. Patel comes back to the podium to thank the board for listening to his presentation and appreciates that their answer is not a no but that they are considering it. He continues to discuss on why there should be a cap and that the village should consider allowing another dispensary on the other side of town.

Mr. Farce briefly discusses that another dispensary is looking at a similar location near Mr. Patel's business.

Acting Chairman Christopher moved and Commissioner Morris seconded the motion to approve with a limit of 2 dispensaries and a buffer of 2.5 miles between dispensaries.

The results of the roll call vote were:

Ayes:	3	Commissioners Meneghini, Morris, and Acting Chairman Christopher
Nays:	1	Commissioner Petella
Abstain:	0	
Absent:	3	Commissioners Battisto, Tucek and Chairman Parisi

This case will go before the Village Board on Monday, November 20, 2023, at 6:00 PM for review.

PUBLIC HEARING:

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

NEW BUSINESS:

PRESENTATION:

Case #23-0042 – Veltiste IL/Bisa Lina Cannabis – 720 E North Avenue

North Avenue Corridor Review-Approval for Façade Modifications

Mr. Dev Patel with Ms. Medina Uddin give a brief description on what they do at their dispensary. Ms. Uddin then starts the presentation. Ms. Uddin give information and meaning behind Bisa Lina and some medical benefits and information. They continue what their medicinal and recreational cannabis can do for patients. They are presenting why they want to paint the entire exterior purple and gold. They want to brand and give patrons a visual and feeling before stepping inside the building.

Mr. Farace then reads his Staff Report. He discusses the regulations on façade information and then gives a brief description of what the North Ave Corridor expects. He states staff has no problem with having the top of the building painted with purple and gold colors, they are not supporting to have all the whole exterior of the building painted.

The Commissioners concurred with staff's recommendation Commissioner Morris moved and Commissioner Petella seconded the motion to deny the request with no further discussion.

The results of the roll call vote were:

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

Nays: 0

Abstain: 0

Absent: 3 Commissioners Battisto, Tucek and Chairman Parisi

The motion passed by unanimous vote.

OLD BUSINESS:

OTHER BUSINESS:

ADJOURNMENT:

At 8:43 p.m. Commissioner Petella moved and Commissioner Morris seconded the motion to adjourn the meeting.

The results of the roll call vote were:

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

Nays: 0

Abstain: 0

Absent: 3 Commissioners Battisto, Tucek and Chairman Parisi

The motion passed by unanimous vote.

FOR THE COMBINED BOARD

Recorded and transcribed by,

Sara Van Winkle

Planning and Permitting Assistant

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

Acting Chairman

Village of Carol Stream Plan Commission/Zoning Board of Appeals

STAFF REPORT

November 27, 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 an Adult Use Cannabis Dispensary, in accordance with Section 16-3-11 of the UDO

APPLICANT/ CONTACT:

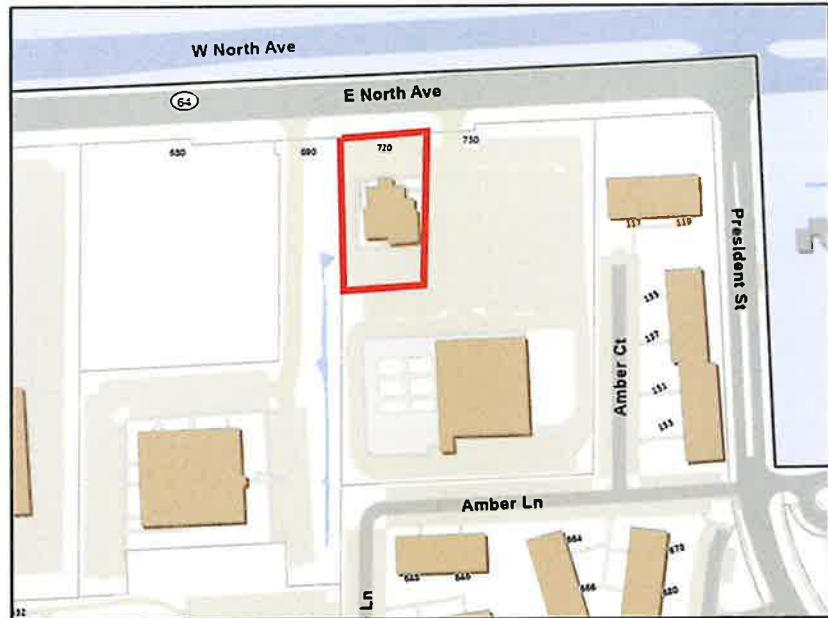
Mr. Dev Patel
Veltiste IL
720 E. North Avenue
Carol Stream, IL 60188



CASE #: 23-0043

LOCATION: 720 E. North Avenue

PROJECT NAME: Veltiste IL (BisaLina Cannabis)



LOCATION	ZONING DISTRICT	LAND USE	COMPREHENSIVE PLAN DESIGNATION
Subject Property	B-3 General Business District	Commercial (Adult-Use Cannabis Dispensary)	Corridor Commercial
North	Village of Glendale Heights Industrial Planned Development	Industrial (Vacant)	Industrial
South	B-3 General Business District	Commercial (Jubilee Furniture)	Corridor Commercial
East	B-3 General Business District	Commercial (Jubilee Furniture parking lot)	Corridor Commercial
	R-4 General Residence District	Multi-Family Residential (Renaissance at Carol Stream)	Multi-unit Residential
West	O-S Office-Service District	Commercial (Dynamic MD truck repair facility, multi-tenant office building)	Corridor Commercial
	I Industrial District		

The property highlighted above is located on the south side of North Avenue and west of President Street.

Site Assessment

COMPREHENSIVE PLAN DESIGNATION:

The subject property is designated for corridor commercial uses according to the Village's 2016 Comprehensive Plan. The cannabis dispensary fits within this designation.

AERIAL PHOTOGRAPH:



Project Summary

ATTACHMENTS:

Attached for review is the General Application, Special Use Application, Public Notice, Cover Letter dated November 3, 2023, and Site Plan (Exhibit A).

BACKGROUND:

Dev Patel, CEO with Veltiste IL, requests approval of an Amendment to a Special Use Permit for Bisa Lina Cannabis (formerly Fuego Cannabis) located at 720 E. North Avenue. Veltiste IL received approval of a Special Use Permit for an adult use cannabis dispensary in May 2023, which

included interior renovations within the building and exterior renovations to the building and site. One of the conditions of approval for the Special Use included improvements to the parking lot and installation of landscaping, and the applicant is requesting approval to extend the length of time to complete said improvements.

Staff Analysis

SPECIAL USE AMENDMENT

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

That all improvements, including but not limited to the building, elevation upgrades, parking lot resurfacing and lighting, and landscaping, must be built and installed prior to opening of the dispensary, and maintained in accordance with the attached plans and exhibits.

The existing parking lot is in poor condition, and the applicant proposed to resurface and restripe the parking lot. In addition, existing overgrown landscaping around the building will be removed and replaced with low-growing plant material. Other existing plant material will be preserved and trimmed. The applicant is currently working to renovate the building, and anticipates opening the dispensary shortly. However, given the time of year, parking lot work and landscaping installation is not feasible. The applicant proposes to complete said work next spring. Staff supports the request, but proposes a completion date of said work by June 30, 2024. 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, along with installation of landscaping.

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 extension of time for the completion of the parking lot and landscaping work should not have adverse effects on surrounding properties, and will allow for the completion of a project at the subject property.

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

Staff does not believe that extending the amount of time for the completion of parking lot and landscaping work should 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 and landscaping 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 completion of parking lot and landscaping work. Therefore, staff recommends approval of an Amendment to a Special Use Permit for an adult use cannabis dispensary for Veltiste IL (BisaLina Cannabis) at 720 E. North Avenue, Case No. 23-0043, subject to the following conditions:

1. That all terms and conditions of previously approved Ordinance No. 2023-05-24, not specifically revised herein shall remain in full force and effect;
2. That the parking lot and landscaping work shall be completed no later than June 30, 2024; and
3. That the site and facility must be maintained and operated in accordance with all State, County and Village codes and regulations.



RECEIVED
NOV 03 2023
COMMUNITY DEVELOPMENT
DEPT

Do Not Write in This Space
Date Submitted: 11-3-23
Fee Submitted: \$800.00
File Number: 23-0043
Meeting Date: 11/27/23
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 DEV PATEL Phone _____
 Address 720 E NORTH AVE. CAROL STREAM, IL 60188 Fax _____
 E-Mail Address dev@veltiste.com
 (required)
 Name of Attorney N/A Phone _____
 (if represented)
 Address _____ Fax _____
 Name of Owner SAME AS APPLICANT Phone _____
 (required if other than applicant)
 Address _____ Fax _____
 Name of Architect DANIELA FITZGERALD, FITZGERALD APD Phone (312) 724-7400
 (if applicable)
 Address 125 N HALSTED, STE.400, CHICAGO, IL 60661 Fax _____

2. *Common Address/Location of Property 720 E NORTH AVE. CAROL STREAM, IL 60188

3. Requested Action: (check all that apply)

<input type="checkbox"/> Annexation	<input type="checkbox"/> Subdivision – Minor/Major
<input type="checkbox"/> Courtesy Review	<input type="checkbox"/> Temporary Waiver/Code of Ordinances
<input type="checkbox"/> Development Staff Review	<input type="checkbox"/> Variation – Zoning (requires Form B-1)
<input type="checkbox"/> Gary/North Avenue Corridor Review	<input type="checkbox"/> Variation – Sign (requires Form B-2)
<input type="checkbox"/> Planned Development – Final	<input checked="" type="checkbox"/> Variation – Fence (requires Form B-3)
<input type="checkbox"/> Planned Development – Preliminary	<input checked="" type="checkbox"/> Special Use Permit (requires Form C)
<input type="checkbox"/> Shared Parking Facility	<input type="checkbox"/> Map Amendment (requires Form D-1)
<input type="checkbox"/> Site Plan Review	<input type="checkbox"/> Text Amendment (requires Form D2)
	<input type="checkbox"/> Staff Adjustment (requires Form E)

Describe requested action REQUEST FOR APPROVAL TO DELAY REPAVING THE PARKING LOT AND IMPLEMENTING LANDSCAPE DESIGN AT 720 E NORTH AVENUE SITE

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
X	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.

Dev Patel
Print Name


Signature

November 3, 2023
Date

Revised 11/22



FORM C

RECEIVED

NOV 03 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

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.

The request is to revise the conditions of the existing approved special use to accommodate the weather dependent portions of the project, the parking lot resurfacing and landscaping. It will not create any inconvenience for the general public and completed in the spring.

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

The request will not endanger the public health, safety, morals, comfort or general welfare. The existing parking lot is functional and safe, it's faded and patched appearance will be repaired in the spring. the lack of plants during the winter months will not endanger the public.

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.

The request will not be injurious nor substantially diminish property values

in the neighborhood, the work will be completed in the spring.

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

The request use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district, the work will be completed in the spring and will operate as normal during the winter.

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

All adequate elements such as access roads, parking, walking paths, drainage and any necessary utilities will be provided. The existing paving is in sound condition, but in need or replacement soon, and will be preformed in teh spring.

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

The requested special use will conform to the applicable regulations of the district.

7. Other pertinent information or reason for request.

The reason for request is based on information received from the GC and subcontractors, who are not able to complete their work due to schedule and timing in regards to the seasonal nature of the work and would resume their tasks in spring 2024.

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 November 8, 2023 and the last publication of the notice was made in the newspaper dated and published on November 8, 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 November 8, 2023.

Examiner Publications, Inc.

By: Publisher



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

Subscribed and sworn to before me this 8 day of November, A.D. 2023.

Notary Public



LEGAL NOTICE PUBLIC NOTICE FILE #23-0043

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, November 27, 2023 at 6:00 p.m. to consider an application from Veltiste IL for the following actions:

An Amendment to a condition in Ordinance 2023-05-24, which approved a Special Use Permit for an Adult Use Cannabis Dispensary at 720 E. North Avenue, in accordance with Section 16-3-11 of the Unified Development Ordinance.

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_J6gZEFsdSA2NzxmNGoBaZA

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: 813 1380 1783

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

Those members of the public wishing to be heard with respect to this matter must attend in-person, or complete the public comment form at <http://carolstre.am/pc> by 4:00 p.m. the day of the public hearing. The 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 applica-

tion 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* November 8, 2023 1108



RECEIVED

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COMMUNITY DEVELOPMENT
DEPT

November 3, 2023

Planning Commission Board and Zoning Board
Village of Carol Stream
500 N Gary Avenue
Carol Stream, IL 60188

RE: Request for approval to delay repaving of the parking lot and implementation of landscape design
720 E North Avenue, Carol Stream, IL 60188

Dear Planning Commission Board and Zoning Board of Appeals,

This letter is prepared on behalf of our client, Dev Patel, the proprietor of the newly established cannabis dispensary, BisaLina that has recently obtained a special use permit for the said location. We are requesting your permission to revise the timeline for the completion of the parking lot repaving and the implementation of approved landscaping design at the premises.

Currently our client is working with their neighbor, Jubilee Furniture, to expand BisaLina's lot line to include the east parking lot which is directly adjacent to the building and also in need of repaving. Additionally, we have received communication from the paving crews that they are unable to add this project to their schedule this year before the paving season ends. Because of the timing and schedule of the project the contractor cannot deliver this portion of the project until spring.

Simultaneously, the landscaping contractors have notified us of their recommendation to install the new plantings in the spring. It is their opinion that the planting will have a better opportunity to thrive if planted in March or April of next year.

The repaving and landscaping tasks are now expected to resume in April 2024, weather conditions permitting.

We express our gratitude in advance for considering our request, and eagerly await your approval to proceed with the construction and contribute a new enterprise to Carol Stream.

Should you need further details or have any inquiries, please feel free to get in touch with the design team at Fitzgerald APD at (312) 724-7400.

Sincerely,

FITZGERALD ARCHITECTURE PLANNING DESIGN

Madison Kelly
Madison Kelly, NCARB

