

Village of Carol Stream

AGENDA

REGULAR MEETING-PLAN COMMISSION/ZONING BOARD OF APPEALS

MONDAY, February 26, 2024 AT 6:00 P.M.

ALL MATTERS ON THE AGENDA MAY BE DISCUSSED, AMENDED AND ACTED UPON

I. Roll Call: Present:
Absent:

II. Approval of Minutes: February 12, 2024

III. Public Hearing

23-0047 – Pecoraro Veterinary Services– 465 E. Gundersen Drive
Zoning Map Amendment, Fence Variation

IV. Presentation:

24-0002 – Village of Carol Stream – 500 N. Gary Avenue
Annual Review of Zoning Map

V. Old Business:

VI. New Business:

VII. Report of Officers:

VIII. Adjournment:

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

***All Matters on the Agenda may be Discussed, Amended and Acted Upon
February 12, 2024.***

Chairman Parisi 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: 5 Commissioners Meneghini, Morris, Petella, Tucek and Chairman Parisi
- Absent: 2 Commissioners Battisto and Christopher
- Also Present: Tom Farace, Planning and Economic Development Manager; Sara Van Winkle, Planning and Permitting Assistant.

MINUTES:

Commissioner Meneghini moved and Commissioner Morris seconded the motion to approve the minutes of the Regular Meeting held on January 8, 2024.

The results of the roll call vote were:

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

The motion passed by a unanimous vote.

PUBLIC HEARING:

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

The results of the roll call vote were:

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

The motion passed by unanimous vote.

Case #24-0004– Oppidan Holdings LLC-245 Kehoe Blvd.

Chairman Parisi swore in Mr. Drew Johnson, Oppidan Investment Company, 400 Water Street, Excelsior, MN 55331. Mr. Johnson gave a brief background of the company and a short description of what the size of the data center would be. He brought a few prototype photos on a slide show of other data centers they have built around the country. He concluded by letting the board know they agreed with all recommendations from the staff report.

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

Mr. Farace provided a Staff Report by stating that the applicant is requesting approval for a fence variation and a foundation landscape variation. Mr. Farace gives a brief description of the proposed data center where it will be located and gave some history of the land usage in the past. He stated that it does not require a special use approval. He continued by giving a brief description on each variation was and what has been proposed. He stated due to the type of business and security measures a fence located in the front of the building is recommended. Mr. Farace continues with the requirements for the landscaping variation and gives the proposed and examples of what was recommended also exceptions due to some structural details of the building. Mr. Farace concludes that staff is supportive of the proposed variations and recommends approval subject to conditions.

Chairman Parisi asked for any questions from the Commission there were none.

Chairman Parisi asked for a motion. Commissioner Petella moved with staff recommendations Commissioner Meneghini seconded the motion.

The results of the roll call vote were:

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

Nays: 0

Abstain: 0

Absent: 2 Commissioners Battisto and Christopher

The motion passed by unanimous vote.

This case will go before the Village Board on Tuesday, February 20, 2024, at 6:00 PM for review.

PUBLIC HEARING:

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

The results of the roll call vote were:

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

Nays: 0
 Abstain: 0
 Absent: 2 Commissioners Battisto and Christopher

The motion passed by unanimous vote.

PRESENTATION:

Case #24-0005– Charger Park Subdivision- 1348 and 1351 Charger Court.

Mr. Farace has a brief presentation for Charger Park, 1348 and 1351 Charger Court. The Village of Carol Stream, who owns the property, in partnership with the Carol Stream Park District, has submitted a plat of subdivision for Charger park, located at the west end of Charger Court. Mr. Farace gives a brief history on the property and states currently there is a small playground and sanitary sewer lift station located there. The Village would deed the lot that is approximately 0.531 acres in size that has the small playground already located on it. The village would then have the 1.279 acres of land that the sewer lift is already located. Staff from Community Development, Engineering, and Administration have reviewed the plat and deem it acceptable.

Chairman Parisi asked if there were any audience questions

Chairman Parisi then asked if the board members had any questions.

Commissioner Tucek had no further questions

Commissioner Morris asks why we need to break up the plat and asks if there are ownership issues.

Mr. Farace answers that it is more funding issues than ownership. If the park district ever wanted to make improvements, they would need to own the land.

Commissioner Meneghini had no further questions.

Chairman Parisi had a question about the access road and where it leads to and who will be responsible for it.

Mr. Farace answers that the access road he believed is the Village's property; he also continued that there would be a blanket easement area when the plat is divided.

Chairman Parisi asked for a motion. Commissioner Petella moved with a positive recommendation to approve Commissioner Meneghini seconded the motion.

The results of the roll call vote were:

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

The motion passed by unanimous vote.

NEW BUSINESS:

OLD BUSINESS:

OTHER BUSINESS:

ADJOURNMENT:

At 6:14 p.m. Commissioner Meneghini moved and Commissioner Morris 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 Battisto and Christopher

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____.

 Chairman

Village of Carol Stream Plan Commission/Zoning Board of Appeals

STAFF REPORT

February 26, 2024

TO:
Chairperson and Plan
Commissioners

FROM:
Community Development
Department

CASE MANAGER:
Bravo Berisha, Assistant Planner

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

- A Zoning Map Amendment, in accordance with Section 16-8-4 (N) of the UDO
- A Variation to allow a fence to be located in the front yard, in accordance with Section 16-5-8 (E)(2) of the UDO

APPLICANT/ CONTACT:

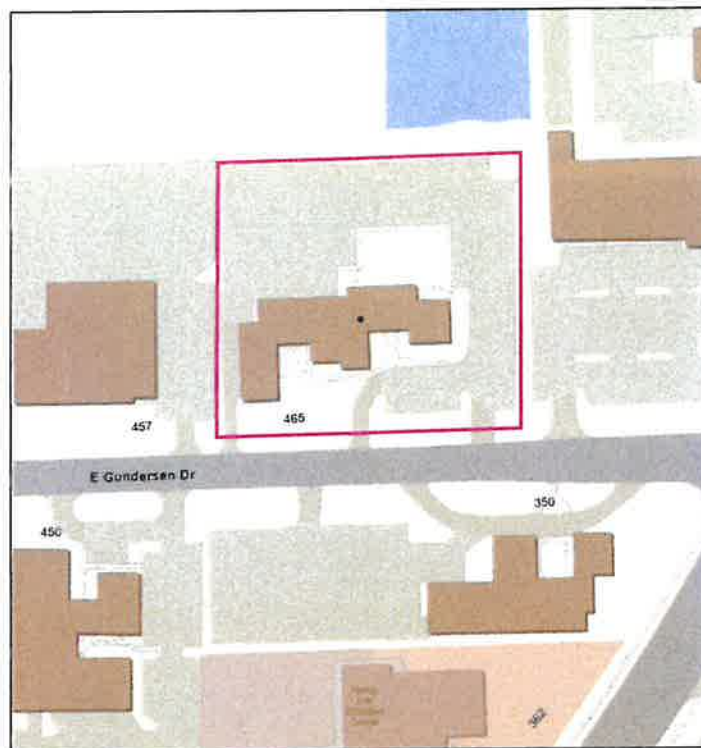
Annjelyn Knoll
Pecoraro Veterinary
Services
565 E. St. Charles Road
Carol Stream, IL 60188



CASE #: 23-0047

LOCATION: 465 E Gundersen Drive

PROJECT NAME: Pecoraro Veterinary Services



LOCATION	ZONING DISTRICT	LAND USE	COMPREHENSIVE PLAN DESIGNATION
Subject Property	O-S Office and Service District	Vacant (Former Christianity Today building)	Corridor Commercial
North	I Industrial District / B-3 General Business District	Utilities (ComEd Transmission Right of Way) / Commercial (ALDI)	Utilities / Corridor Commercial
South	O-S Office and Service District	Medical Clinic (VNA Health Care)	Corridor Commercial
East	B-3 General Business District	Commercial (ALDI)	Corridor Commercial
West	I Industrial District	Engineering Consultant (Testing Service Corporation)	Industrial

The 1.9 acre property highlighted above is located on E Gundersen Drive near the intersection of Schmale Road and E Gundersen Drive.

Site Assessment

COMPREHENSIVE PLAN DESIGNATION:

The subject property is designated for future commercial uses and based on the surrounding properties, this designation would be most appropriate. The proposed veterinary clinic would fit within the proposed B-3 General Business District.

AERIAL PHOTOGRAPH:



Project Summary

ATTACHMENTS:

Attached for review is the General Application, Fence Variation Application, Map Amendment Application, Cover Letter received December 19, 2023, Response Letter received January 11, 2024, Public Notice, ALTA Survey (Exhibit A), Site Plan (Exhibit B), Floor Plans (Exhibits C1 – C3), Fence Detail (Exhibit D).

BACKGROUND:

Dr. Annjolyn Knoll, owner of Pecoraro Veterinary Services, requests approval of the following items associated with the development of a veterinary clinic in the former Christianity Today building at 465 E Gundersen Drive:

- A Zoning Map Amendment to rezone the property from O-S Office and Service District to B-3 General Business District
- A Variation to allow a fence to be located in the front yard

As stated in the submitted cover letter, Pecoraro Veterinary Services is a veterinary clinic with one location currently in town at 565 E St. Charles Road. Pecoraro Veterinary Services would like to relocate to 465 E Gundersen Drive. The subject property consists of a vacant 11,050 square foot building, which used to house the Christianity Today media offices, on a 1.9 acre parcel. The Applicant is requesting to rezone the property because veterinary clinics are not permitted in the O-S District, but are permitted, along with their commonly associated uses, in the B-3 District. The Clinic plans to operate the hospital component on the main floor, while utilizing the second floor for storage and office space, and the basement for a staff lounge and daycare kennel. Outside, there will be two fenced relief areas for the animals; one in the rear of the building and one in the front. The fenced area in front of the property requires a variation because fences are not permitted in front yards.

It should be noted that the subject property consists of two separate lots. Pecoraro Veterinary Services is currently working on a Plat of Consolidation to consolidate the two lots into a single parcel. A condition of approval will require the approval of the Plat of Consolidation prior to the issuance of building permits.

Staff Analysis

ZONING MAP AMENDMENT

The Applicant is seeking to rezone the property from the O-S Office and Service District to the B-3 General Business District. Factors to be considered in determining the appropriate zoning classification for the property include the recommendation of the Comprehensive Plan's Future

Land Use Map, the current and future use of the property, the zoning and use of properties in the surrounding area, and the Village’s development objectives for the area.

With respect to the Comprehensive Plan Future Land Use Map, the Map recommends commercial uses for this parcel, and due to the fact that there are existing commercial uses on the east along Schmale Road, staff believes this designation would be most appropriate. The Comprehensive Plan states that commercial uses serve the day-to-day needs of residents, include service oriented commercial uses, and are supported by both local residents and the surrounding communities due to their location along highly travelled arterial roadways. The use of the property as a veterinary clinic is within the commercial classification and objectives of the Comprehensive Plan, and complements the area well.

As stated in the UDO, the B-3 General Business District is established “to provide and preserve areas along highly visible and accessible road corridors that provide for a broad range of retail, wholesale, and service uses.” As aforementioned, B-3 zoning for the subject property would be consistent and compatible with the surrounding properties, and would provide a logical zoning classification for the subject property. Therefore, staff supports the subject property being rezoned to the B-3 General Business District.

MAP AMENDMENT FINDINGS OF FACT

The decision to amend the Official Zoning Map is a matter of legislative discretion that is not controlled by any single review criterion. In making recommendations and decisions on Map Amendments, the Plan Commission and Village Board must consider all relevant factors, including at minimum the following criteria:

1. The existing uses and zoning of nearby property.

The property is currently zoned O-S. Properties to the north and east are zoned B-3. Properties to the south are zoned O-S, and properties to the west are zoned Industrial.

2. The extent to which property values are diminished by the current zoning classification.

Changing the zoning classification from O-S to B-3 would allow Pecoraro Veterinary Services to occupy the subject property, returning the property to the tax rolls and allowing for a new tax-generating business.

3. The extent to which the diminishment of property value of the applicant promotes the health, safety, morals or general welfare of the public.

Staff does not believe rezoning the property will negatively affect the health, safety, morals or general welfare of the public.

4. The relative gain to the public as opposed to the hardship imposed upon the individual property owner.

Staff does not believe rezoning will impose hardships upon the property owner.

5. The suitability of the subject property for the zoned purposes.

The Comprehensive Plan Future Land Use Map recommends commercial uses for this parcel, and due to the fact that there are existing commercial uses to the east along Schmale Road, staff believes this designation would be most appropriate.

6. The length of time the property has been vacant as zoned considered in the context of land development in the area.

The property has been owned and occupied by Christianity Today.

7. Community need for the use proposed by the applicant.

Pecoraro Veterinary Services provides a needed use to the community and is proposing to relocate from their existing facility at 565 E. St. Charles Road.

8. Other pertinent information or reason for the request.

Not applicable.

FENCE VARIATION

The Applicant is requesting a variation from the following provision in the UDO:

As aforementioned, the Applicant is proposing to have two relief areas for the animals. The relief area in the back of the building is for sick animals, and the relief area in the front is for healthy animals. The Applicant proposes to install a six-foot tall, vinyl privacy fence to screen and enclose the two relief areas. Section 16-5-8 (E)(2) of the UDO states that fences are not allowed to be located in the front yard of a property. The proposed privacy fence in the front yard requires approval of a Variation. Staff can support the Variation request, and agrees that it is necessary as it separates the two relief areas. Staff also agrees that the fence should be a privacy fence and should be six feet in height.

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

While there is no topographic situation or condition specific to the property, the business requires that there are two relief areas, one for sick animals and one for healthy animals. The two grassy areas that can be used for relief areas are in the rear of the property and in the front, and staff does not believe the proposed fence in the front yard will produce a negative impact to surrounding properties.

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

The relief areas need to be secure and fenced in.

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

It is not believed that the requested variation will impair an adequate supply of light and air to adjacent properties.

4. The fence will not endanger the public safety.

The requested variation is necessary to create a functional site for Pecoraro Veterinary Services and will enhance public safety.

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

It is not believed that the requested variation will have an adverse effect on public health, safety, or general welfare, and meets the intent of the UDO and Village Comprehensive Plan by bringing a high quality and attractively designed development into the community.

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

It is not believed that the requested variation will impair public health, safety, comfort, morals or welfare of the inhabitants of the Village.

RECOMMENDATION

Staff has reviewed the proposed requests, and is supportive of the project. Therefore, Staff recommends approval of the following items: Zoning Map Amendment to rezone the property to the B-3 General Business District, and a Variation to allow a fence to be located in the front yard, for Pecoraro Veterinary Services at 465 E Gundersen Drive, Case No. 23-0047, subject to the following conditions:

1. That all improvements, including but not limited to the fencing, must be built, installed, and maintained in accordance with the attached plans and exhibits;

2. That prior to opening, the Applicant shall obtain a building permit to construct a dumpster enclosure in the rear of the property that complies with Section 16-5-7(A) of the UDO;
3. That the accessible parking stall near the northwest corner of the building will have a dedicated accessible parking sign that complies with the Illinois Accessibility Code;
4. That a Plat of Consolidation must be approved by the Village Board prior to the issuance of building permits;
5. That any future signage must comply with Section 16-6-4 of the UDO concerning Sign Standards; and
6. That the site and business must be maintained and operated in accordance with all State, County and Village codes and regulations.

T:\Planning New\Planning\Plan Commission\Staff Reports\2024 Staff Reports\23-0047 Pecoraro Vet Services VAR REZ 465 Gundersen Drive.docx



Do Not Write in This Space
 Date Submitted: 12-20-23
 Fee Submitted: \$1280.00
 File Number: 23-0047
 Meeting Date: 2-26-24
 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

DEC 20 2023
 COMMUNITY DEVELOPMENT
 DEPT

FORM A

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

1. Name of Applicant Pecoraro Veterinary Services, Inc. Phone 630-668-1748
 Address 565 E. St. Charles Road, Carol Stream, IL 60188 Fax _____
 E-Mail Address drknoll@knollah.com
 (required)
 Name of Attorney Harry J. Fournier Phone 630-792-1000
 (if represented)
 Address 2001 Midwest Road, Ste. 206, Oak Brook, IL 60523 Fax 630-792-2107
 Name of Owner Christianity Today International Phone 630-384-7266
 (required if other than applicant)
 Address 465 Gunderson Drive, Carol Stream, IL 60188 Fax _____
 Name of Architect N/A Phone _____
 (if applicable)
 Address _____ Fax _____

2. *Common Address/Location of Property 465 Gunderson Drive, 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 type="checkbox"/> Special Use Permit (requires Form C) |
| <input type="checkbox"/> Shared Parking Facility | <input checked="" 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 Change zoning from O-5 to B-3. Also, obtain variance for fence at front of property.

4. Fee Schedule: (Check all that apply) Total Application Fee: \$ 1,280

	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
X	Rezoning (Zoning Map Amendment)	\$640
	Shared Parking Facility Permit	\$500
	Site Plan Review	\$640
	Special Use:	
	First	\$800
	Each additional	\$200
	Special Use Amendment	\$800
	Staff Adjustment	\$240
	Subdivision:	
	Major	\$700
	Minor	\$400
	Temporary Building, Structure or Use	\$120
	Temporary Waiver to the Code of Ordinances	\$120
	Text Amendment:	
	Building Codes	\$240
	Unified Development Ordinance	\$640
	Variation:	
X	First	\$640
	Each additional	\$200
	Zoning verification letter	\$80

5. Applicant Certification

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

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

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

In recognition of the time and expense involved in the preparation of final engineering design documents for projects involving new construction and/or land development, and in view of the uncertainty of ultimate project approval by the Village Board, the Village does not require final engineering design drawings to be submitted with most applications for public hearings and development approval requests. However, it is the applicant's responsibility to provide sufficient plan detail to demonstrate the overall feasibility of the project design, to include preliminary grading, stormwater management calculations and utility configuration, prior to the application being scheduled for a public hearing before the Plan Commission. Following project approval by the Village Board, the applicant accepts that during final engineering review, it may be determined that revisions to the overall project design are necessary, which may require plan revisions and additional costs to the applicant.

Annjelyn Knoll, President

Print Name

Signature

Date

12/13/23

Revised 11/23



FORM B-3

Village of Carol Stream

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

e-mail: communitydevelopment@carolstream.org • website: www.carolstream.org

FENCE VARIATION

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

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

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

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

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

Applicants business requires that there are two relief areas for animals (i.e. cats, dogs, etc.) Currently the grassy area at back of property will be a relief area for sick animals. Applicants needs a second relief area for non-sick animals. The only area with grass directly connected to building is on the west frontage.

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

Due to nature of business, animals (i.e. cats, dogs, etc.) need to have relief areas. To be secure, said areas should be fenced in. To create a second relief area in rear of property would substantially increase cost to petitioner and require removal of asphalt.

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

No impairment of light or air will affect adjacent properties, as fence in question will be at front of property-- not on sides or rear.

4. The fence will not endanger the public safety.

Fenced area will not endanger public safety as it will still be on side of front facade of building. In fact,
having relief area fenced in will enhance public safety.

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

Fenced portion of relief area will have no affect on property values.

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

Fenced portion of relief area will have no affect on the public health, safety, comfort, morals or welfare
of the inhabitants of the Village.

7. Other pertinent information or reason for the request.

None



FORM D-1

Village of Carol Stream

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

e-mail: communitydevelopment@carolstream.org • website: www.carolstream.org

MAP AMENDMENT

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

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

The decision to amend the Official Zoning Map is a matter of legislative discretion that is not controlled by any single review criterion. In making recommendations and decisions on Map Amendments, the Plan Commission and Village Board must consider all relevant factors, including at minimum the following criteria: (Please respond to each of these standards in writing below as it relates to your request.)

1. The existing uses and zoning of nearby property.

Currently property is zoned O-S. Neighboring properties to the south and east are zoned B-3. Property to north is also zoned O-S.

2. The extent to which property values are diminished by the current zoning classification.

By changing subject property from O-S to B-3, we believe property values will increase, not diminish, as more opportunities for a tax-generating business would be allowed to occupy the subject property.

3. The extent to which the diminishment of property value of the applicant promotes the health, safety, morals or general welfare of the public.

Not applicable.

4. The relative gain to the public as opposed to the hardship imposed upon the individual property owner.

As mentioned, no hardship should be realized by zoning change. The public has not only tax revenue to gain, but also an owner that will invest in updating.

5. The suitability of the subject property for the zoned purposes.

As mentioned, no hardship should be realized by zoning change. The public has not only tax revenue to gain, but also an owner that will invest in updating. Moreover, the subject property would be more suitable for B-3 type businesses.

6. The length of time the property has been vacant as zoned considered in the context of land development in the area.

Not applicable. Currently occupied by current owner.

7. Community need for the use proposed by the applicant.

Applicant is an animal hospital and currently has one location in the Village. The subject property would be larger and allow for applicant to service more residents in the Village.

8. Other pertinent information or reason for the request.

None.



FOURNIER
LAW FIRM

REAL ESTATE - CORPORATE - ESTATE PLANNING

December 19, 2023

Via Personal Delivery

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

Re: Pecoraro Veterinary Services, Inc. application for Map Amendment/Fence Variance, 465 Gundersen Drive, Carol Stream, IL 60188

Dear Sir and/or Madame:

The undersigned represents Pecoraro Veterinary Services, Inc. ("Pecoraro"), with regards to its application for a Map Amendment and Fence Variance.

Currently, Pecoraro is a business operating in the Village limits of Carol Stream. It is under contract to purchase the above-referenced property ("Property") with the intent to relocate its business to this location. However, the current zoning of the Property is O-S and in order to operate an animal hospital, the zoning needs to be B-3.

The purchase of the Property by Pecoraro is subject to successfully obtaining a Map Amendment to change the Property's zoning to B-3.

Pecoraro is also applying for a fence variance as depicted on the enclosed survey. As discussed in the Form B-3, it is required to have two relief areas for the animals being treated. One area is for sick animals and the other for healthy ones. The request for the fence variance is to allow Pecoraro to have a relief area in the front of the Property near the exit door that leads to the area where the animals will be kept. The second relief area will be located in the rear of the Property.

Enclosed please find a copy of the survey, General Application, Forms D-1 and B-3, a copy of the Contract, and Seller's consent.

Village of Carol Stream
February 12, 2024
Page 2

After reviewing the foregoing, please advise if there are any additional items you require.

Yours truly,

FOURNIER LAW FIRM, LTD.

A handwritten signature in black ink, appearing to read "Harry J. Fournier". The signature is written in a cursive style with a prominent initial "H".

Harry J. Fournier
Enclosures



Knoll Animal Hospital
565 E. St. Charles Road
Carol Stream, IL 60188
(630) 668-1748

January 11th, 2024

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

Re: Plan Commission/Zoning Board of Appeals Case #23-0047
Pecoraro Veterinary Services - 465 Gundersen Drive / Rezoning from O-S to B-3
District, Fence Variation

To Whom It May Concern:

This letter serves to communicate the planned use of 465 Gundersen Drive as the new site of Knoll Animal Hospital.

- A. We plan to operate the veterinary hospital component out of the main floor, this will include the main lobby, exam rooms, surgical and dental suites, grooming suites, isolation kennels, treatment area, pharmacies, and limited office suites.
 - i. We expect to maintain the same hours of operation: Monday/Wednesday/Thursday from 7:30am-8pm, Tuesday/Friday from 7:30am-5pm, and Saturdays from 8am-12pm.
 - ii. We have 13 full-time employees and 2 part-time employees, but plan to add 2-4 employees with the addition of our daycare facility.
 - iii. There will be overnight boarding of animals when medically necessary.
 - iv. We do plan to relocate our current grooming service with us, and plan to add doggy daycare and boarding over time as well.
 - v. Interior renovations are minimal and planned in multiple phases.
 - vi. The second floor will be used for storage and office-space only.
- C. After we've relocated to 465 Gundersen Drive, we plan to sell 565 East Saint Charles Road.
- E. We plan to re-plate the main ground sign currently found in front of the building.
- F. We plan to keep the trash receptacles in their current place, and fence them in with 6ft wood Pickets in accordance with Section 16-5-7(A).
- G. The fence we would like to put in is a higher fence to prevent any possibility of dogs jumping the fence. I will do as high as allowed by the city. I would likely put in a vinyl white fence and we can use a decorative top if recommended.
- H. The rear fence will be off of the back grassed area. This fence will likely be 5-6 ft as well and also plan to do a Vinyl fence for durability.
- I. Is the shed not up to code? We can either remove the Shed and put in an appropriate, Illinois Accessibility Code approved sign. Or if needed we can move it to a more appropriate plan if needed.

Thank you for your continued support.

Sincerely, Annjolyn Knoll, Hospital Owner

Certificate of the Publisher

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

A notice, a true copy of which is attached, was published 1 times in The Examiner of Carol Stream, namely one time per week for 1 successive weeks. The first publication of the notice was made in the newspaper, dated and published on February 7, 2024 and the last publication of the notice was made in the newspaper dated and published on February 7, 2024. This notice was also placed on a statewide public notice website as required by 5 ILCS 5/2.1.

In witness, Examiner Publications, Inc. has signed this certificate by Randall Petrik, its publisher, at The Village of Carol Stream, Illinois, on February 7, 2024.

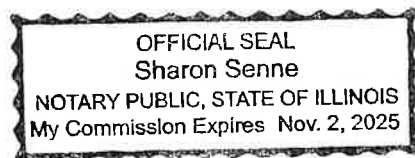
Examiner Publications, Inc.

By: Publisher


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

Subscribed and sworn to before me this 7 day of February, A.D. 2024.

Notary Public





LEGAL NOTICE PUBLIC NOTICE FILE #23-0047

Notice is hereby given that the Carol Stream Plan Commission/Zoning Board of Appeals will hold a Public Hearing at the Carol Stream Gregory J. Bielawski Municipal Center, 500 N. Gary Avenue, Carol Stream, Illinois, on Monday, February 26, 2024 at 6:00 p.m. to consider an application from Pecoraro Veterinary Services for the following actions:

A Variation to allow a fence in the front yard, in accordance with Section 16-5-3 (E)(2) of the Carol Stream Unified Development Ordinance; and

A Zoning Map Amendment to rezone the property from O-S Office and Service District to B-3 General Business District, in accordance with Section 16-8-4 (N) of the Carol Stream Unified Development Ordinance.

For the property located at 465 Gundersen Drive (PINs 05-04-301-005, 05-04-301-006)

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/6465588656>

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: 830 0914 6682

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 com-

ments prior to the public hearing by submitting them to Brava 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* February 7, 2024 0207



2312.0160
ALTA SURVEY
DUPAGE COUNTY

ALTANSPS LAND TITLE SURVEY

RECEIVED

JAN 23 2024

Community Development
Department



PROPERTY ADDRESS:
465 GUNDERSEN DRIVE, CAROL STREAM, ILLINOIS 60188
SURVEY NUMBER: 2312 0160
CERTIFIED TO:
PECORARO VETERINARY SERVICES, INC, CHICAGO TITLE
BUYER: PECORARO VETERINARY SERVICES, INC
LENDER:
TITLE COMPANY: CHICAGO TITLE
COMMITMENT DATE: CLIENT FILE NO:

LEGAL DESCRIPTION:
PARCEL 1 - THAT PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY COMMENCING AT THE NORTHEAST CORNER OF UNIT ONE OF CAROL STREAM INDUSTRIAL PARK, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 8, 1993 AS DOCUMENT 883-10466, WHICH POINT IS ON THE WEST LINE OF STATE AIR HIGHWAY ROUTE 38, AND RUNNING THENCE WESTERLY ALONG THE NORTH LINE OF SAID UNIT ONE OF CAROL STREAM INDUSTRIAL PARK (BEING ALSO THE NORTH LINE OF GUNDERSON DRIVE) 370.05 FEET FOR THE PLACE OF BEGINNING; THENCE CONTINUING WESTERLY ALONG SAID NORTH LINE 150.0 FEET; THENCE NORTHERLY PARALLEL WITH THE CENTER LINE OF MAIN STREET 274.95 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 4; THENCE NORTH 88 DEGREES 00 MINUTES EAST ALONG SAID NORTH LINE, 150.0 FEET; THENCE SOUTHERLY PARALLEL WITH THE CENTER LINE OF MAIN STREET 277.1 FEET TO THE PLACE OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.
PARCEL 2 - THAT PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED BY COMMENCING AT THE NORTHEAST CORNER OF UNIT ONE OF CAROL STREAM INDUSTRIAL PARK, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 8, 1993 AS DOCUMENT 883-10466, WHICH POINT IS ON THE WEST LINE OF STATE AIR HIGHWAY ROUTE 38, AND RUNNING THENCE WESTERLY ALONG THE NORTH LINE OF SAID UNIT 1 OF CAROL STREAM INDUSTRIAL PARK (BEING ALSO THE NORTH LINE OF CONTINUING GUNDERSON DRIVE) 220.05 FEET FOR A PLACE OF BEGINNING; THENCE CONTINUING WESTERLY ALONG SAID NORTH LINE, 150.0 FEET; THENCE NORTHERLY PARALLEL WITH THE CENTER LINE OF MAIN STREET 277.1 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 4; THENCE NORTH 88 DEGREES 00 MINUTES EAST ALONG SAID NORTH LINE, 150.0 FEET; THENCE SOUTHERLY PARALLEL WITH THE CENTER LINE OF MAIN STREET, 277.3 FEET TO THE PLACE OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

ALTANSPS TABLE ITEMS
1. AS SHOWN HEREON
2. AS SHOWN HEREON
3. THE FLOOD ZONE CLASSIFICATION IS
4. AS SHOWN HEREON
7. AS SHOWN HEREON
7. AS SHOWN HEREON
8. AS SHOWN HEREON
9. AS SHOWN HEREON
10. AS SHOWN HEREON
11. AS SHOWN HEREON
TOTAL SPACES = 195

DATE SIGNED: 12/08/23 FIELD WORK DATE: 12/8/2023
REVISION DATE(S):
(REV 1) 12/8/2023

POINTS OF INTEREST
NONE VISIBLE

EXACTA Land Surveyors, LLC
316 East Jackson Street | Morris, IL 60450
SurveySTARS

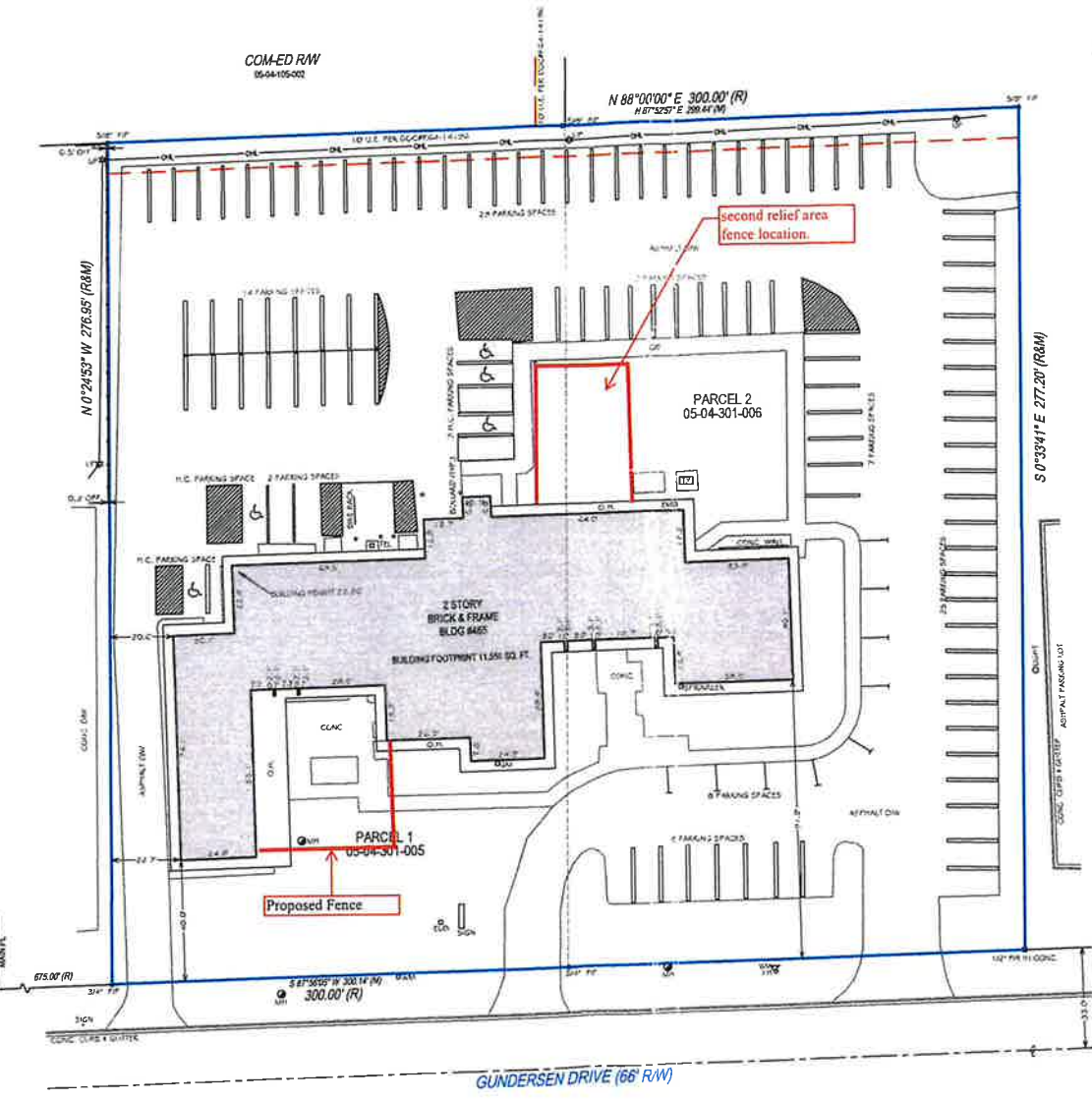
CHICAGO TITLE INSURANCE COMPANY
COMMITMENT NO. 23W151417P
EFFECTIVE NOVEMBER 8, 2023
EXCEPTIONS 1-3: NO SURVEY OR PLOTTABLE MATTERS AFFECTS THE SUBJECT PROPERTY
EXCEPTION 4: EQUIPMENT AS SHOWN HEREON AFFECTS THE SUBJECT PROPERTY
EXCEPTION 8: NO SURVEY OR PLOTTABLE MATTERS

CHICAGO TITLE INSURANCE COMPANY
COMMITMENT NO. 23W151417P
EFFECTIVE NOVEMBER 8, 2023

TOTAL AREA OF PROPERTY SURVEYED 13024 SQ.FT.±
10. PECORARO VETERINARY SERVICES, INC
CHICAGO TITLE
THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MEANS AND STANDARD DETAIL REQUIREMENTS FOR ALTA SURVEYS LAND TITLE SURVEYS, SHORTLY ESTABLISHED AND ADOPTED BY ALTA AND SPSP, AND INCLUDES ITEMS 1, 1.1, 1.2, 1.3, 1.4, 1.5, and 1.6 of said table. The field work was completed on December 8, 2023 DATED THE EIGHTH OF DECEMBER, 2023.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2011
EXACTA LAND SURVEYORS
PROFESSIONAL DESIGN FIRM 15460829-0008

CHICAGO TITLE INSURANCE COMPANY
COMMITMENT NO. 23W151417P
EFFECTIVE NOVEMBER 8, 2023



05-04-301-012

TOTAL AREA OF PROPERTY SURVEYED 13024 SQ.FT.±

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2011
EXACTA LAND SURVEYORS
PROFESSIONAL DESIGN FIRM 15460829-0008

CHICAGO TITLE INSURANCE COMPANY
COMMITMENT NO. 23W151417P
EFFECTIVE NOVEMBER 8, 2023

- GENERAL SURVEYORS NOTES:
1. The Legal Description used to perform this survey was supplied by others. This survey does not determine nor imply ownership of the lands or any fences shown hereon.
2. The purpose of this survey is to establish the boundary of the lands described by the legal description provided and to depict the visible improvements thereon for a pending financial transaction.
3. If there is a septic tank or drain field shown on this survey, the location depicted hereon was either shown to the surveyor by a third party or it was estimated by visual above ground inspection.
4. This survey is exclusively for a pending financial transaction and only to be used by the parties to whom it is certified.
5. Alterations to this survey map and report by other than the signing surveyor are prohibited.
6. Dimensions are in feet and decimals thereof.
7. Any FEMA flood zone data contained on this survey is for informational purposes only.
8. Unless otherwise noted 'SR' indicates a set iron rebar, 5/8 inch in diameter and twenty-four inches long.
9. The symbols reflected in this legend and on this survey may have been enlarged or reduced for clarity.
10. Points of Interest (POI) are select above-ground improvements, which may appear in conflict with boundary, building setback or easement lines.
11. Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.
12. The information contained on this survey has been performed exclusively by and is the sole responsibility of Exacta Land Surveyors, LLC.
13. Due to varying construction standards, building dimensions are approximate and are not intended to be used for new construction or planning.
14. Surveyor bearings are used for angular reference and are used to show angular relationships of lines only and are not related or oriented to true or magnetic north.
15. THIS SURVEY IS A PROFESSIONAL SERVICE IN COMPLIANCE WITH THE MINIMUM STANDARDS OF THE STATE OF ILLINOIS. NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAN. PLEASE REFER ALSO TO YOUR DEED, TITLE POLICY AND LOCAL ORDINANCES. COPYRIGHT BY EXACTA ILLINOIS SURVEYORS, INC. THIS DOCUMENT MAY ONLY BE USED BY THE PARTIES TO WHICH IT IS CERTIFIED. PLEASE DIRECT QUESTIONS OR COMMENTS TO EXACTA ILLINOIS SURVEYORS, INC. AT THE PHONE NUMBER SHOWN HEREON.

Table with columns: LINTYPES, ABBREVIATIONS, and MB. Lists various symbols and their corresponding abbreviations used in the survey.

FLOOD ZONE INFORMATION:
GRAPHIC SCALE (In Feet)
1 inch = 30 ft.

EXHIBIT A

EXISTING ZONING: O-S, OFFICE & SERVICE DISTRICT
 PROPOSED ZONING: B-3, GENERAL BUSINESS DISTRICT
 PROPOSED USES: VETERINARY CLINIC / ANIMAL HOSPITAL

BUSINESS DISTRICT B-3	REQ'D.	ACTUAL
FRONT YARD SETBACK (FT):	25	40.0
EXTERIOR SIDE YARD (FT):	25	N/A
INTERIOR SIDE YARD (FT):	15	20.6
REAR YARD SETBACK (FT):	40	120.7
HEIGHT (FT):	40	22.96
GROUND FLOOR AREA (SF):	N/A	11,050
FLOOR AREA (SF):	N/A	17,561
LOT AREA (SF):	N/A	83,024
FLOOR AREA RATIO:	0.6	0.21

RECEIVED

JAN 29 2024

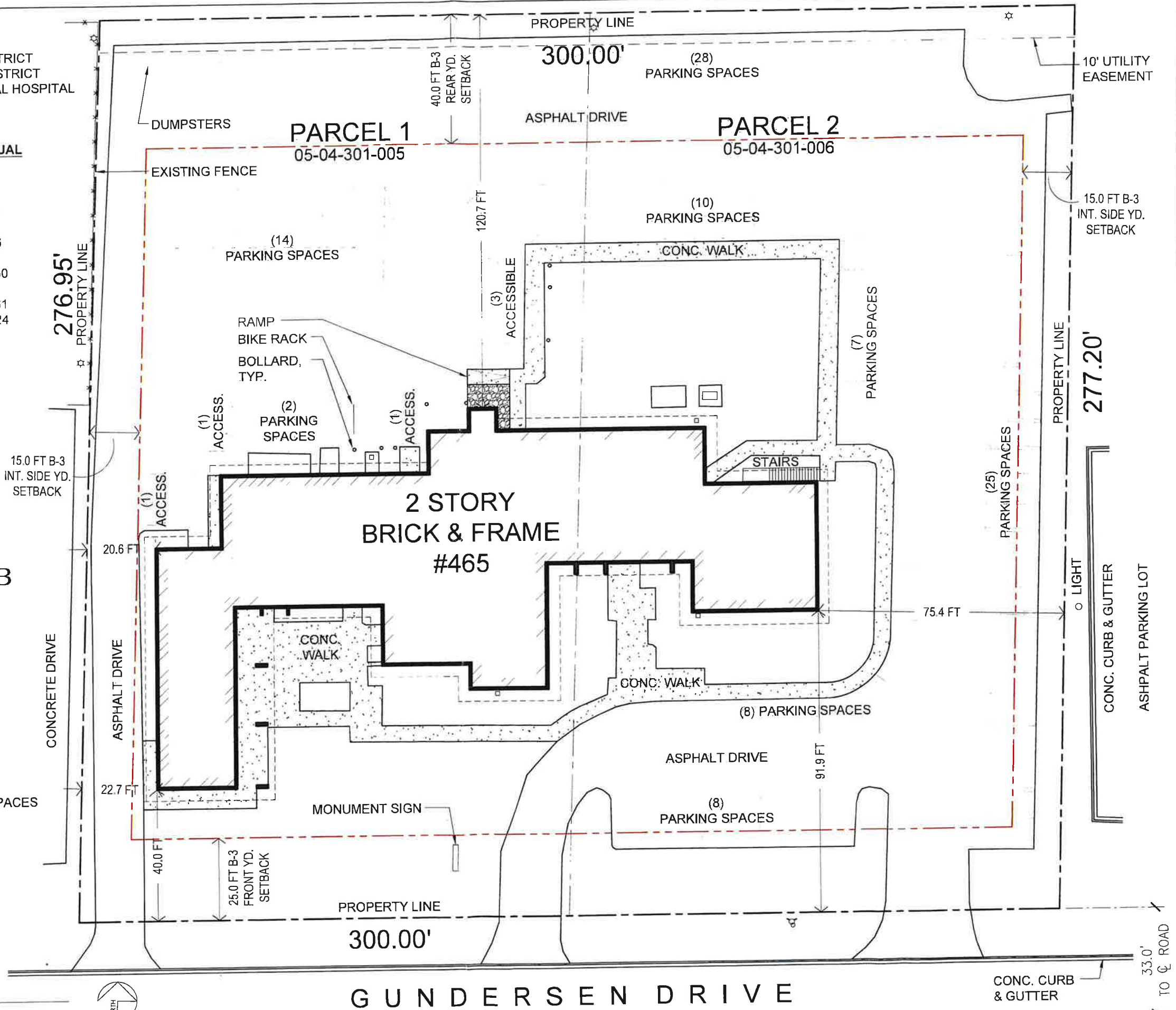
Community Development
Department



EXHIBIT B

NET FLOOR AREA (SF): 20,549
 REQ'D PARKING (1/250 NFA): 82 PARKING SPACES

STANDARD STALLS: 99
 ACCESSIBLE STALLS: 6 (> 5%)
 EXISTING PARKING PROVIDED: 105 TOTAL



1 465 GUNDERSON SITE PLAN
 SCALE: 1" = 30'

DATE: 1/29/2024
 SCALE: AS NOTED
 JOB NO: 2315
 COPYRIGHT 2024 Design SMAK

ILLC SITE PLAN
 PROJECT: PECORARO VETERINARY SERVICES, INC
 465 GUNDERSEN DR.
 ADDRESS: CAROL STREAM, IL 60188

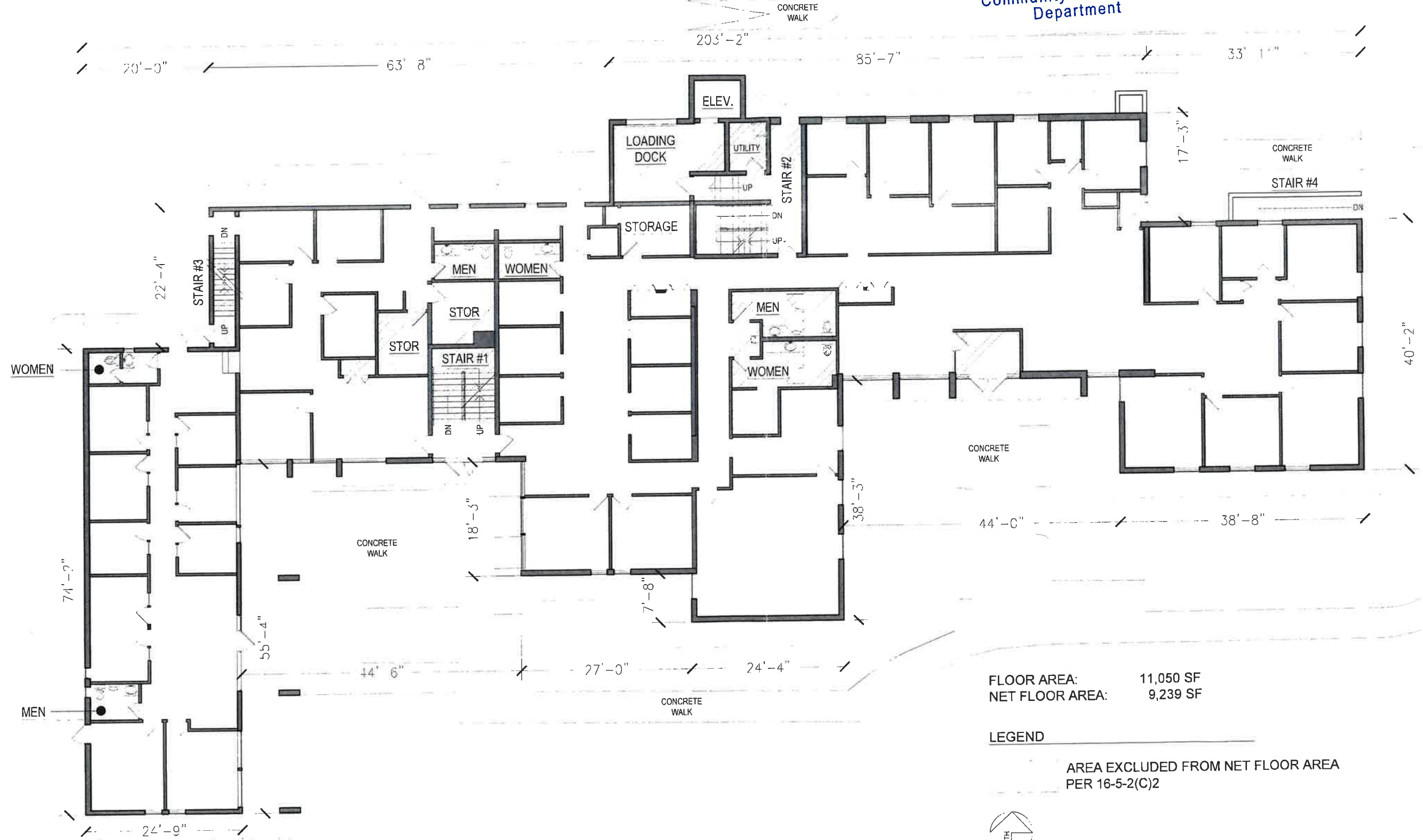
Design SMAK
 Siamak Mostoufi, AIA
 IL License No. 001-020653
 1316 Sherman Ave Ste 204, Evanston, IL 60201
 773.450.8708 siamak@designsmak.com

EXHIBIT C1

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JAN 29 2024

Community Development
Department



FLOOR AREA: 11,050 SF
NET FLOOR AREA: 9,239 SF

LEGEND

AREA EXCLUDED FROM NET FLOOR AREA
PER 16-5-2(C)2



CONCRETE WALK

CONCRETE WALK

CONCRETE WALK

3

GROUND FLOOR PLAN

SCALE: 1/16" = 1'-0"

GROUND FLOOR PLAN

1/29/2024
AS NOTED

2315

PECORARO VETERINARY SERVICES, INC
465 GUNDERSEN DR.
CAROL STREAM, IL 60188

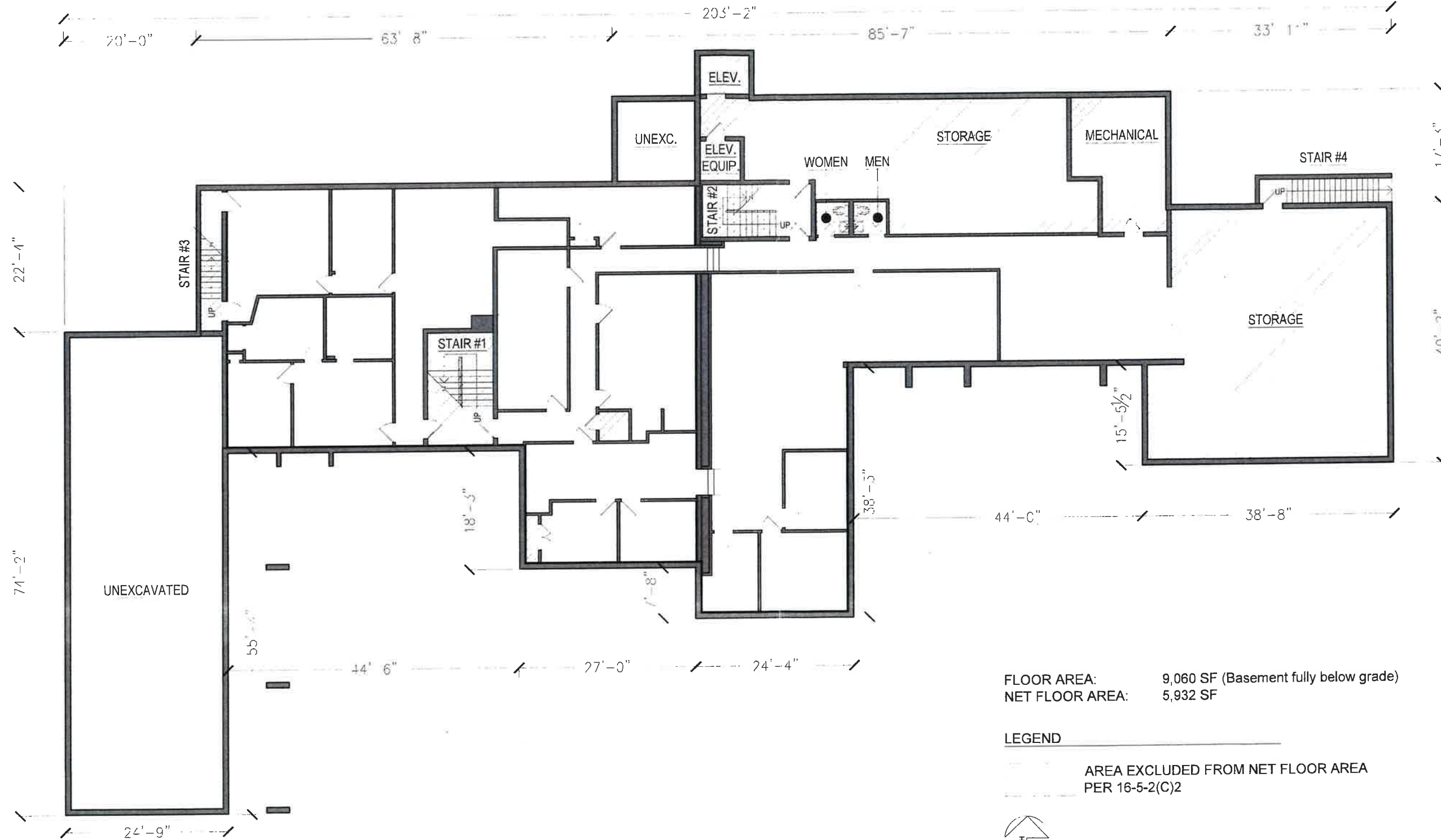
Design SMAK
Siamak Mostoufi, AIA
IL License No. 001-020653
1316 Sherman Ave Ste 204, Evanston, IL 60201
773.450.8708 siamak@designsmak.com

EXHIBIT C2

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Community Development
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FLOOR AREA: 9,060 SF (Basement fully below grade)
NET FLOOR AREA: 5,932 SF

LEGEND

AREA EXCLUDED FROM NET FLOOR AREA
PER 16-5-2(C)2



2 LOWER LEVEL PLAN
SCALE: 1/16" = 1'-0"

LOWER LEVEL PLAN

1/29/2024
AS NOTED

2315

PECORARO VETERINARY SERVICES, INC
465 GUNDERSEN DR.
CAROL STREAM, IL 60188

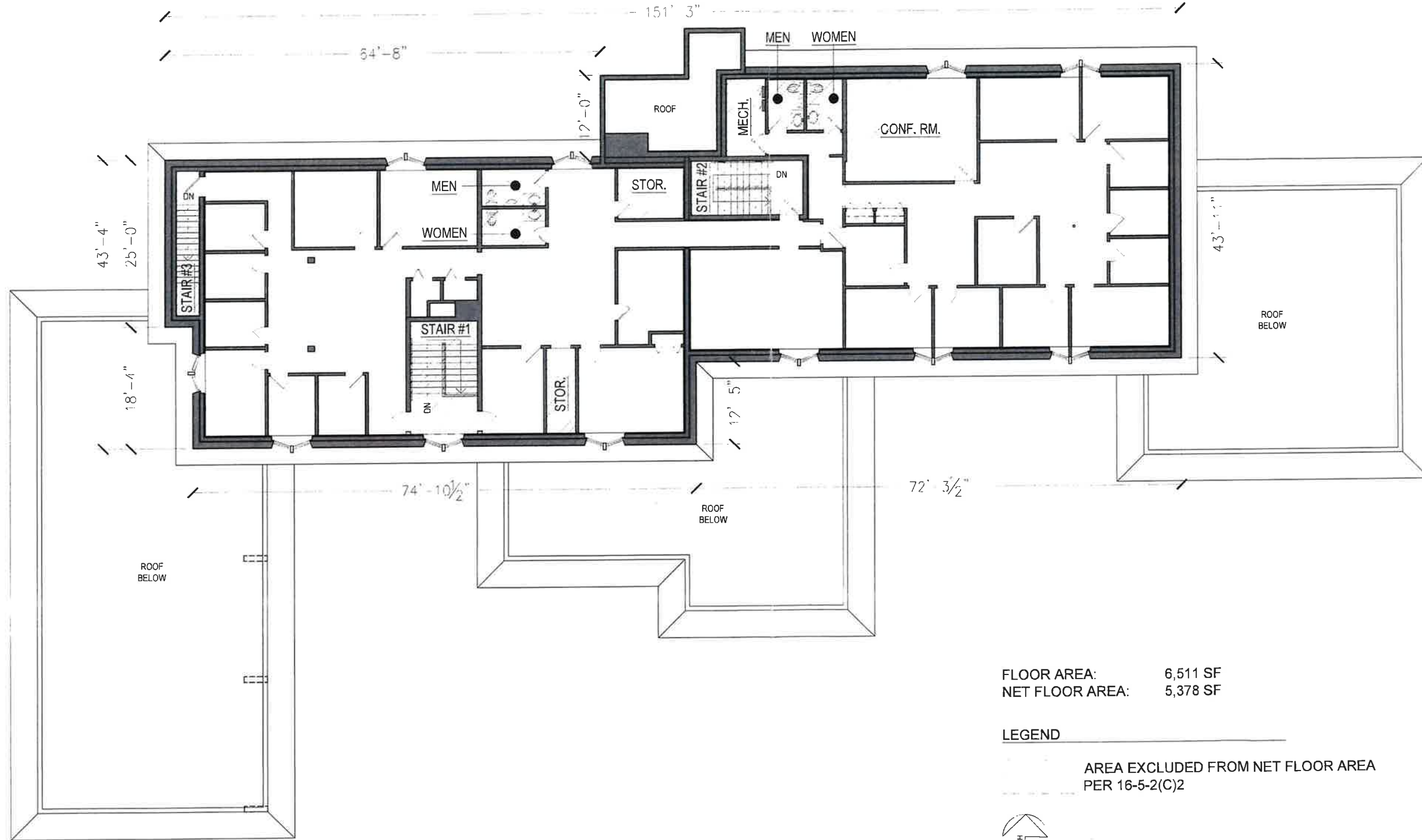
Design SMAK
Siamak Mostoufi, AIA
IL License No: 001-020653
1316 Sherman Ave Ste 204, Evanston, IL 60201
773.450.8708 siamak@designsmak.com

EXHIBIT C3

RECEIVED

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Community Development
Department



FLOOR AREA: 6,511 SF
NET FLOOR AREA: 5,378 SF

LEGEND

AREA EXCLUDED FROM NET FLOOR AREA
PER 16-5-2(C)2



4

UPPER LEVEL PLAN

SCALE: 1/16" = 1'-0"

2ND FLOOR PLAN

1/29/2024

AS NOTED

2315

PECORARO VETERINARY SERVICES, INC
465 GUNDERSEN DR.
CAROL STREAM, IL 60188

Design SMAK
Siamak Mostoufi, AIA
IL License No: 001-020653
1316 Sherman Ave Ste 204, Evanston, IL 60201
773.460.8708 siamak@designsmak.com

Harry Fournier

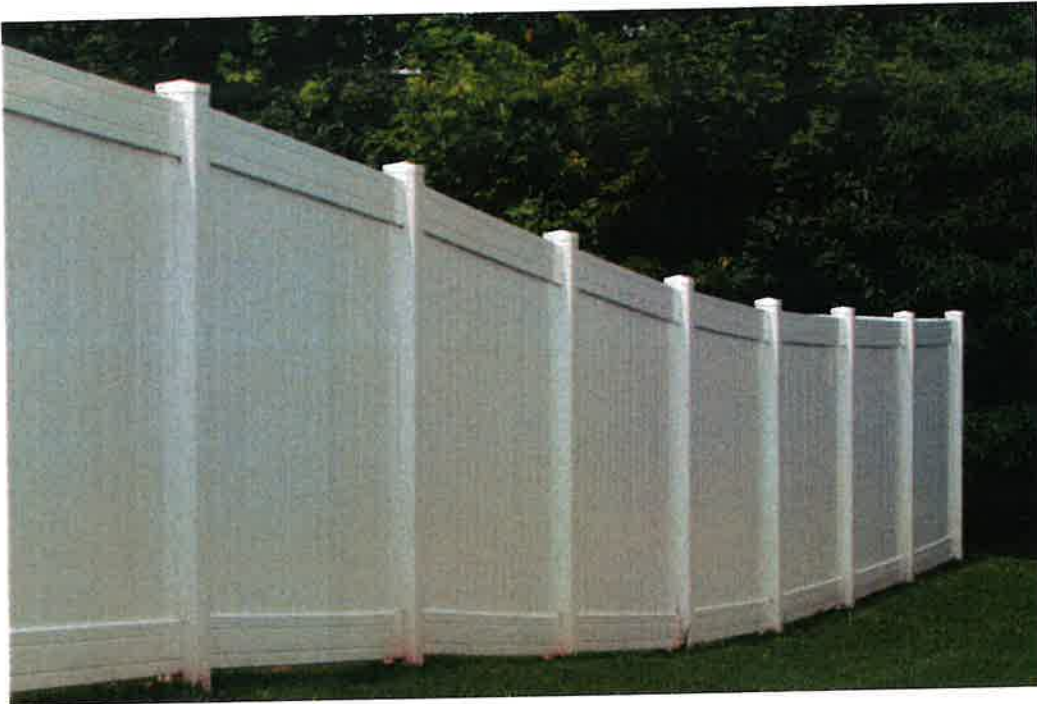
yn Knoll

From:
Sent:
To:
Subject:

EXHIBIT D

Harry,

I plan to put in a vinyl privacy white fence, 6ft in height. Here is a picture of what I plan to install.



Thanks,



Annjolyn Knoll, DVM
Hospital Owner 🐾
Knoll Animal Hospital
(630) 668 - 1748

RECEIVED

JAN 29 2024

Community Development
Department

Village of Carol Stream Plan Commission/Zoning Board of Appeals

STAFF REPORT

February 26, 2024

TO:
Chairman and Plan Commissioners

FROM:
Community Development
Department

CASE MANAGER:
Bravo Berisha, Assistant Planner

ACTION REQUESTED:

As required by state statute, the Village must publish a current zoning map by March 31 of each year. For your review and reference, staff has prepared the attached Village of Carol Stream Official Zoning Map for 2024. The proposed 2024 Map includes all zoning map amendments approved by the Village Board between January 1, 2023, and December 31, 2023. Other map amendments were incorporated in last year's zoning map update as part of the Unified Development Ordinance (UDO) project. This report provides information regarding the changes that have been incorporated into the 2024 Zoning Map.

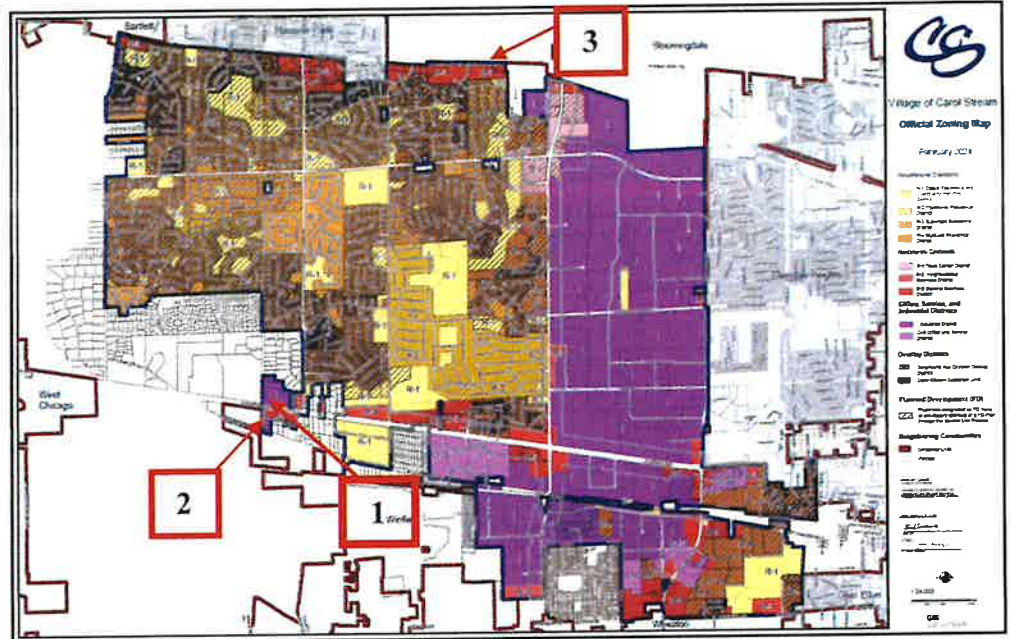
APPLICANT/ CONTACT:

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



CASE #: 24-0002

PROJECT NAME: Village of Carol Stream – Official 2024 Zoning Map



1. **Annexation and Zoning Map Amendment at 27W364 North Avenue** – Four unincorporated lots at the northeast corner of North Avenue and Morton Road were annexed into the Village, consolidated into a single lot, and zoned I Industrial District to allow for Mainfreight LLC's new trucking and logistics facility (PIN 01-36-200-040).
2. **Zoning Map Amendment at 2N275 Morton Road** – 2N275 Morton Road was rezoned from B-3 General Business District to I Industrial District to allow for a new truck parking lot for CIE Properties (01-36-400-027).
3. **Zoning Map Amendment at 270 W Army Trail Rd** - 270 and 290 W. Army Trail Road were consolidated into a single lot (270 W. Army Trail Road) to allow for a new BodyWorks Medical Center facility (PIN 02-20-102-016).

Staff recommends approval of the Village of Carol Stream 2024 Official Zoning Map.



Village of Carol Stream Official Zoning Map

March 2024

Residence Districts

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

Business Districts

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

Office, Service, and Industrial Districts

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

Overlay Districts

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

Planned Development (PD)

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

Neighboring Communities

- Corporate Limit
- Parcels

STATE OF ILLINOIS
COUNTY OF DUPAGE
THIS MAP CORRECTLY SHOWS THE ZONING OF THE VILLAGE OF CAROL STREAM PASSED AND APPROVED ON

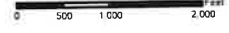
DATE: March 4, 2024

Frank Samorek
MAYOR

John Stawski
VILLAGE CLERK



1:24,000



GIS Consortium

