

# *Village of Carol Stream*

## **AGENDA**

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

**Monday, March 25, 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 26, 2024
  
- III. Public Hearing  
  
**24-0007 – Christ Presbyterian Church – 805 & 865 E. Geneva Road**  
*Zoning Map Amendment, Special Use Permit – Place of Worship, Plat of Consolidation*  
  
**24-0011 – North Ave TM LLC (Mainfreight) – 27W364 North Avenue**  
*Sign Variation*
  
- IV. Presentation:  
  
**24-0015 - Pecoraro Veterinary Service – 465 E. Gundersen Drive**  
*Plat of Consolidation*  
  
**24-0017 – Housing Trust Group – 575 W. Lies Road**  
*Courtesy Review – Senior Apartment Development*
  
- V. Old Business:
  
- VI. New Business:  
  
**PC/ZBA Training**  
*Points to Remember Memo*
  
- 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 26, 2024.***

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

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

The results of the roll call vote were:

Present: 4 Commissioners Petella, Battisto, Meneghini, and Acting Chairman Tucek

Absent: 3 Commissioners Christopher, Morris and Chairman Parisi

Also Present: Tom Farace, Planning and Economic Development Manager; Bravo Berisha, Assistant Planner; and Sara Van Winkle, Planning and Permitting Assistant.

**MINUTES:**

Commissioner Petella moved and Commissioner Battisto seconded the motion to approve the minutes of the Regular Meeting held on February 12, 2024.

The results of the roll call vote were:

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

Nays: 0

Abstain: 0

Absent: 3 Commissioners Christopher, Morris and Chairman Parisi

The motion passed by a unanimous vote.

**PUBLIC HEARING:**

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

The results of the roll call vote were:

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

Nays: 0

Abstain: 0

Absent: 3 Commissioners Christopher, Morris and Chairman Parisi

The motion passed by unanimous vote.

**Case #23-0047– Pecoraro Veterinary Services-465 E Gundersen Drive**

*Zoning Map Amendment, Fence Variation*

Acting Chairman Tucek swore Ms. Annjolyn Knoll, DVM-Owner of Knoll Animal Hospital, 565 East St Charles Rd, Carol Stream, IL 60188. Also, Harry Fournier, Fournier Law Firm LTD, 2001 Midwest Rd, Suite 206, Oakbrook, IL 60523. Mr. Fournier is representing Pecoraro Veterinary Services and is present at the meeting for two matters the zoning map amendment the fence variation. He stated that Dr. Knoll is there to answer any questions that the audience or board members may have after the staff report.

Acting Chairman Tucek asked if there were any questions from online or the audience. There are none and asked Mr. Berisha, Assistant Planner to read the Staff Report.

Mr. Berisha gives the staff report and states the applicant is requesting approval of the zoning map amendment and variation to allow a fence be located in the front of the yard in accordance of the UDO. Mr. Berisha continues with a brief description of the business and their current location at 565 East St. Charles Rd and that they would like to relocate to 465 E. Gundersen Drive. The applicant is requesting to rezone the property at the new location from O-S to B-3 due to veterinary clinics are not permitted currently in that district. Mr. Berisha then gives a description of the layout of the building stating that the main floor would consist of the hospital, the 2<sup>nd</sup> floor for office and storage space, and the basement for kennel services and a staff lounge. Mr. Berisha also states that the outside will be two fenced in areas for animals one in the rear of the building and one in the front of the property. The front of the property is requiring a variation due to fences not permitted in front yards of buildings. Mr. Berisha concludes with it should be noted that the subject property consists of two lots. They are 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 prior to the issuance of building permits.

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

Commissioner Battisto made a statement and clarification how far in front the fence will go. He wanted to make the petitioner aware of all six conditions staff has as part of the recommendations of the approval.

Commissioner Petella asks if the building will have a 6 feet PVC fence all around the building. He states in town they typically go with wrought iron making it aesthetically pleasing. He wanted to know the reasoning why they were choosing that material. Dr. Knoll explained the reason they are requesting a privacy fence so the animals in the front fenced in area stay calm when other patients are walking in and out of the hospital. It is to prevent any kind of stress or excitement to the penned in animals.

Commissioner Meneghini asked if Dr. Knoll would be able to comply with the six conditions staff has requested. Dr. Knoll stated that they are simple requests that they can comply.

Acting Chairman Tucek did not have any further questions.

Acting Chairman Tucek asked for a motion, Commissioner Meneghini moved the motion to recommend approval for the zoning amendment and fence variation, Commissioner Petella seconded the motion.

The results of the roll call vote were:

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

The motion passed by unanimous vote. This case will go before the Village Board on Monday, March 4, 2024, at 6:00 PM for review.

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

The results of the roll call vote were:

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

The motion passed by unanimous vote.

**NEW BUSINESS:**

**PRESENTATION:**

**Case #24-0002 – Village of Carol Stream - 500 N. Gary Ave**  
*Annual Review of Zoning Map*

Mr. Berisha gave a brief description and stated that an annual updated zoning map for Carol Stream is required by state statute and the village is required to publish a current zoning map each year by March 31. For review and reference, a map has been prepared. The zoning map includes all zoning map amendments approved by the Village Board between January 1, 2023 and December 31, 2023. Mr. Berisha gives some brief examples of the zoning map changes.

Acting Chairman Tucek asked for any comments or questions from the Commission. There were no further questions or comments.

Acting Chairman Tucek asked for a motion to approve the 2023-2024 Zoning Map. Commissioner Petella moved and Commissioner Meneghini seconded the motion.

The results of the roll call vote were:

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

The motion passed by unanimous vote.

**OLD BUSINESS:**

Mr. Farace gave a brief update on construction projects in Carol Stream. He gave a few examples of business such as BodyWorks, and Mainfreight has started construction and moving very quickly with the projects. He gave an update on the first and original cannabis dispensary, Bisa Lina, that all inspections on our end were complete and waiting on the State of Illinois inspection. Once complete with that they should be opening very soon. Also, gave some information about the most two recent cannabis dispensaries, that one of the two that were presented and last month at the planning meeting, Altius has already applied for building permits and should start on construction very soon. Mr. Farace also reminded board members that in the month of March current board members will need to be aware of upcoming information sent from the clerk's office regarding the Statement of Economic Interest. Finally, Mr. Farace stated that there are no current agenda items for the March 11, 2024 meeting and the board make a motion to cancel it.

Acting Chairman Tucek asked for a motion to cancel the next PC/ZBA meeting on March 11, 2024 due to lack of agenda items Commissioner Meneghini moved and Commissioner Battisto seconded the motion.

The results of the roll call vote were:

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

The motion passed by unanimous vote.

**OTHER BUSINESS:**

**ADJOURNMENT:**

At 6:19 p.m., Commissioner Petella moved and Commissioner Battisto seconded the motion to adjourn the meeting.

The results of the roll call vote were:

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

Nays: 0

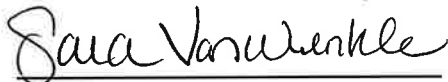
Abstain: 0

Absent: 3 Commissioners Christopher, Morris, 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**

March 25, 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 Special Use Permit for a Place of Worship in accordance with Section 16-3-11 of the UDO
- Plat of Consolidation, in accordance with Section 16-8-4 (O) of the UDO

**CASE #:** 24-0007  
**LOCATION:** 805 & 845 E Geneva Road  
**PROJECT NAME:** Christ Presbyterian Church



**APPLICANT/ CONTACT:**  
Rev. Jon Nielson  
Christ Presbyterian  
Church  
1300 Crescent Street  
Wheaton, IL 60187



LOCATION	ZONING DISTRICT	LAND USE	COMPREHENSIVE PLAN DESIGNATION
Subject Property	B-3 General Business District	Vacant (Former Blue Book Services office building)	Corridor Commercial
North	R-1 Estate Residence and Community Facilities District	Forest Preserve (Carol Stream Park District)	Other open space
South	Wheaton (R3 Residential District, 12 Institutional District)	Places of Worship (Wheaton Islamic Center, Holy Cross Lutheran Church)	Institutional/Residential
East	B-3 General Business District	Commercial (Geneva Plaza Shopping Center)	Corridor Commercial
West	R-1 Estate Residence and Community Facilities District	Forest Preserve (DuPage County Forest Preserve)	DuPage County Forest Preserve

The 4.6 acre property highlighted above is located on E Geneva Road near the Geneva Plaza Shopping Center.

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## Site Assessment

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### COMPREHENSIVE PLAN DESIGNATION:

Although the subject property is designated for future commercial uses, The Future Land Use Map lists office and service uses as a subcategory of commercial uses, and furthermore, properties to the north and west are undevelopable and properties to the south are places of worship in Wheaton. The proposed Christ Presbyterian Church would fit within the proposed designation.

### AERIAL PHOTOGRAPH:





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## Project Summary

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### **ATTACHMENTS:**

Attached for review is the General Application, Map Amendment Application, Special Use Application, Cover Letter dated January 30, 2024, Public Notice, Site Plan (Exhibit A), Landscape Plan (Exhibit B), Floor Plan (Exhibit C), Paving & Layout Plan (Exhibit D), Plat of Consolidation (Exhibit E).

### **BACKGROUND:**

Reverend Jon Nielson of Christ Presbyterian Church in Wheaton requests approval of the following items associated with the development of a new Presbyterian church in the former Blue Book Services building at 845 E Geneva Road, along with a new parking lot on the adjacent and vacant 805 E Geneva Road parcel:

- A Zoning Map Amendment to rezone the property from B-3 General Business District to O-S Office and Service District
- A Special Use Permit for Place of Worship
- Plat of Consolidation to consolidate the two parcels at 805 and 845 E Geneva Road into a single parcel

As stated in the submitted cover letter, Christ Presbyterian Church, headed by Reverend Jon Nielson, is currently located in Wheaton and they would like to relocate to 845 E Geneva Road. The subject property consists of a vacant one-story, 14,600 square foot office building, which used to house Blue Book Services, on a 3.4 acre parcel. The Applicant is requesting to rezone the property because places of worship are not permitted in the B-3 District, but are allowed as a Special Use in the O-S District. The Church plans on remodeling the building to contain a 500-seat sanctuary and classroom spaces for adults and children for use on Sunday mornings. To accommodate the parishioners, the Church will also develop the vacant 1.2 acre parcel at 805 E Geneva Road into a parking lot with 75 parking spaces. Access to the new lot will be through the driveway adjacent to the Grease Monkey property. The Applicant will consolidate the two parcels into a single, 4.6 acre parcel.

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## Staff Analysis

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### **ZONING MAP AMENDMENT**

The Applicant is seeking to rezone the property from the B-3 General Business District to the O-S Office and Service 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, however, as previously mentioned, office and service uses are a subcategory of commercial uses, and due to the fact that there are existing places of worship south of the property and the north and west properties are Park District and Forest Preserve properties, staff believes an O-S designation is appropriate. The Comprehensive Plan states that commercial (office and service) uses serve the day-to-day needs of residents 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 place of worship is compatible with the objectives of the Comprehensive Plan, and complements the area well.

As stated in the UDO, the O-S Office and Service District is established “to provide and preserve areas for a wide range of office and service uses.” As aforementioned, O-S 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 O-S Office and Service 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 B-3. Properties to the north and west are zoned R-1. Properties to the south are in Wheaton and are zoned R3 and I2, and properties to the east are zoned B-3. The requested O-S zoning classification is appropriate given the variety in the zoning classifications of surrounding properties.

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

Changing the zoning classification from B-3 to O-S would allow Christ Presbyterian Church to occupy the subject property, providing a service to the community and allowing for the development of a new parking lot on the vacant parcel at 805 E Geneva Road.

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 any hardship and will allow for a new parking lot, and development on the parcels.

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

Due to the fact that properties to the north and west are undevelopable and properties to the south are places of worship in Wheaton, staff believes an O-S designation would be 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 Blue Book Services, and was recently vacated. There is not a strong market for office uses in the surrounding area or in the county or region in general.

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

Christ Presbyterian Church has a multi-generational congregation with the vast majority of its parishioners coming from Wheaton, Carol Stream, and West Chicago. Relocating to 845 E Geneva Road would provide a permanent home for the Church and a local place of worship for Village residents and residents of nearby communities.

**SPECIAL USE PERMIT – PLACE OF WORSHIP**

The applicant’s submitted narrative, site plan, and floor plans provide an overview of the requests from the church:

- The interior building space will be renovated to include a 500-seat sanctuary, along with classroom spaces for adults and children. As stated in their narrative, Christ Presbyterian Church holds weekly worship service on Sundays, provides Sunday school for all ages, and holds smaller gatherings for adults and youth throughout the week.
- The church will have three full-time ministers and four part-time ministry workers. Small group meetings on Tuesday nights will consists of 15 to 20 people and youth group and adult education gatherings on Wednesday nights will consist of 50 to 100 people.
- Exterior renovations include the aforementioned new parking lot on the vacant parcel immediately south of the existing building, new perimeter landscaping for the lot, along with a new sidewalk on the north side of the lot for parishioners to utilize so they can safely get to the church from the new parking lot.
- Parking for the proposed use is calculated as follows:

Use	Area of Use (NFA)	Code Requirement (Number of Spaces)	Spaces Required
Place of Worship 500 seats	14,600 s.f.	1/3 seats	167

Total Proposed Spaces:	167 spaces (60 existing spaces, 107 proposed spaces)
Parking Requirement Met	Yes

Section 16-2-16 of the Unified Development Ordinance defines Places of Worship as the following: *A building, together with its accessory buildings and uses, where persons regularly assemble for religious purposes and related social events and which building and accessory buildings and uses are maintained and controlled by a religious body organized to sustain religious ceremonies and purposes.* Therefore, the parking requirement is met because the entire building is the place of worship and all of its accessory uses are included in the calculation.

With the proposed interior and exterior renovations, including a new parking lot, staff believes the proposed Christ Presbyterian Church will provide a service to the community and should not have an adverse effect on surrounding uses or change the character of the area. Therefore, staff supports the special use request.

**SPECIAL USE FINDINGS OF FACT**

The Plan Commission’s recommendation regarding the requested Special Use request 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 proposed location will provide a permanent home for the Church and will serve as a local place of worship for Village residents and residents of nearby communities.

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

The proposed Church will have its main service on Sundays when adjacent uses are most likely closed. Likewise, staff does not believe other church and community activities will be 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.

Peak hours for the Church will occur on Sundays, when adjacent uses are most likely closed, and staff does not believe there will be apparent injury to the use or enjoyment of

properties in the immediate vicinity, or diminution or impairment to property values within the neighborhood with the approval of the special use at this location.

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

Surrounding properties are either already developed or will remain undeveloped. 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.

#### **PLAT OF CONSOLIDATION**

A plat of consolidation has been submitted for review, which consolidates the two existing parcels into one parcel. In total, the newly established parcel will measure approximately 4.6 acres. Staff from Community Development, Engineering Services, and the Village Clerk's office have reviewed the submitted plat, and deem it acceptable.

#### **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 O-S Office and Service District, Special Use Permit for Place of Worship, and Plat of Consolidation for Christ Presbyterian Church at 805 and 845 E Geneva Road, Case No. 24-0007, subject to the following conditions:

1. That all improvements must be built, installed, and maintained in accordance with the attached plans and exhibits;
2. That prior to the Church opening for services, the parking lot at 805 E Geneva Road shall be complete and operational;
3. That prior to opening, the Applicant shall obtain a building permit and construct a dumpster enclosure in the rear of the property that complies with Section 16-5-7(A) of the UDO;

4. That the landscape materials must be installed as shown on the attached landscape plan, and that all materials shall be maintained in a healthy condition, with dead or dying materials being replaced in accordance with the approved plan on an annual basis;
5. That if any ground-mounted or roof mounted mechanical and utility equipment is installed, said equipment shall be screened per requirements of the UDO;
6. That any future signage must comply with Section 16-6-4 of the UDO concerning Sign Standards; and
7. 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\24-0007 Christ Presbyterian Church SUP REZ PLAT 845 E Geneva Road.docx



RECEIVED

JAN 31 2024

Community Development  
Department

Do Not Write in This Space	
Date Submitted:	<u>1-31-24</u>
Fee Submitted:	<u>1-31-24</u>
File Number:	<u>24-0007</u>
Meeting Date:	<u>3-25-24</u>
Public Hearing Required:	<u>Y</u>

# Village of Carol Stream

500 N. Gary Avenue ▪ Carol Stream, IL 60188

PHONE 630.871.6230 ▪ FAX 630.665.1064

[www.carolstream.org](http://www.carolstream.org)

**FORM A**

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

1. Name of Applicant Christ Presbyterian Church of Wheaton Phone \_\_\_\_\_

Address 933 A College Ave, Wheaton, IL Fax \_\_\_\_\_

E-Mail Address jon.nielson@CPLWheaton.com  
(required)

Name of Attorney Tracy D. Kasson; Rathje Woodward LLC Phone 630-510-4920  
(if represented)

Address \_\_\_\_\_ Fax \_\_\_\_\_  
805 E. Geneva - Churchill-Geneva LLC

Name of Owner 845 E. Geneva - Blue Book Services LLC Phone \_\_\_\_\_  
(required if other than applicant)

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

Name of Architect Christopher Lauriat; Risepointe Phone \_\_\_\_\_  
(if applicable)

Address lauriat@risepointe.com Fax \_\_\_\_\_

2. \*Common Address/Location of Property 805 and 845 E. Geneva Rd, Carol Stream, IL

3. Requested Action: (check all that apply)

<input type="checkbox"/> Annexation	<input checked="" type="checkbox"/> Subdivision – Minor/Major
<input type="checkbox"/> Courtesy Review	<input type="checkbox"/> Temporary Waiver/Code of Ordinances
<input type="checkbox"/> Development Staff Review	<input type="checkbox"/> Variation – Zoning (requires Form B-1)
<input type="checkbox"/> Gary/North Avenue Corridor Review	<input type="checkbox"/> Variation – Sign (requires Form B-2)
<input type="checkbox"/> Planned Development – Final	<input type="checkbox"/> Variation – Fence (requires Form B-3)
<input type="checkbox"/> Planned Development – Preliminary	<input checked="" 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   i) Map Amendment to Rezone both Parcels from B-3 to O-S; ii) Special Use Application for a Place of Worship on both Parcels; iii) Subdivision Application to consolidate both Parcels into one Parcel. (collectively "Entitlement Applications")

4. Fee Schedule: *(Check all that apply)*

Total Application Fee: \$ \_\_\_\_\_

	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:	
X	First	\$800
	Each additional	\$200
	Special Use Amendment	\$800
	Staff Adjustment	\$240
	Subdivision:	
	Major	\$700
X	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.

Jon Nielson

Print Name

Signature

Date

1/17/24

Revised 11/22

RECEIVED

JAN 31 2024

MAP AMENDMENT APPLICATION – Form D-1

Community Development  
Department

**1. The existing uses and zoning of nearby property.**

To the East of the 845 E. Geneva Parcel is the Geneva Plaza Shopping Center containing a 49,000 SF inline multi-tenant retail center and a 3,000 SF outlot building. There is a cross access easement connecting these two parcels. This shopping center is zoned B-3. To the east of the 805 E. Geneva Parcel is a vacant building formerly occupied by 7-11. This parcel is also zoned B-3.

To the South across Geneva Road are three places of Worship, all located in Wheaton: Geneva Road Baptist Church, Holy Cross Lutheran Church (both zoned R3 in Wheaton) and Wheaton Islamic Center, zoned I2 in Wheaton.

To the North and West is Community Park Zoned R-1.

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

The current Village Development Ordinance does not allow Places of Worship in the B-3 District, unlike previous Village Development Ordinances. If it did, Applicant would be applying for a special use under the current zoning classification. The 845 parcel, given its setback off of Geneva Road is not suited for commercial development. The 805 parcel was approved for a car wash decades ago but has not been developed to this date. By not allowing Places of Worship in the B-3 District the property values of the property owners would be diminished if Applicant was not able to purchase these parcels.

**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 rezoning these parcels does not promote the health, safety, morals or general welfare of the public. As noted in no. 1 above, a Place of Worship will be compatible with the surrounding area, which includes Places of Worship to the South, Commercial to the East and permanent park open space to the North and West.

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

There is no gain to the public in not rezoning these parcels. 845 E. Geneva has already been developed and the current building's use will change from office/warehouse to a Place of Worship. This proposed use is compatible with the surrounding area as noted in no. 3 above. 805 Geneva was approved in 1989 for a car wash which never developed. Rezoning this parcel will allow the parcel to now be developed with a parking lot to serve the Place of Worship at 845 E. Geneva.

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

The 845 parcel, given its setback off of Geneva Road is not suited for commercial development. The 805 parcel was approved for a car wash decades ago but has not been developed to this date. By not allowing Places of Worship in the B-3 District the property values of the property owners would be diminished if Applicant was not able to purchase these parcels.

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

The 805 Parcel was approved for a car wash in 1989 and never developed, while the rest of the Parcels along Geneva Road have been developed since then.

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

Christ Presbyterian Church in Wheaton is seeking a permanent church home for its congregation which currently meets at 1300 Crescent Street, Wheaton, Illinois. It is a multi-generational congregation, with 95% of its members coming from Wheaton, West Chicago, and Carol Stream (within 5 miles of the proposed location for the church building). This location can serve these communities by being located on the southeastern end of Carol Stream and the northeastern end of Wheaton.

**8. Other pertinent information or reason for request.**

None

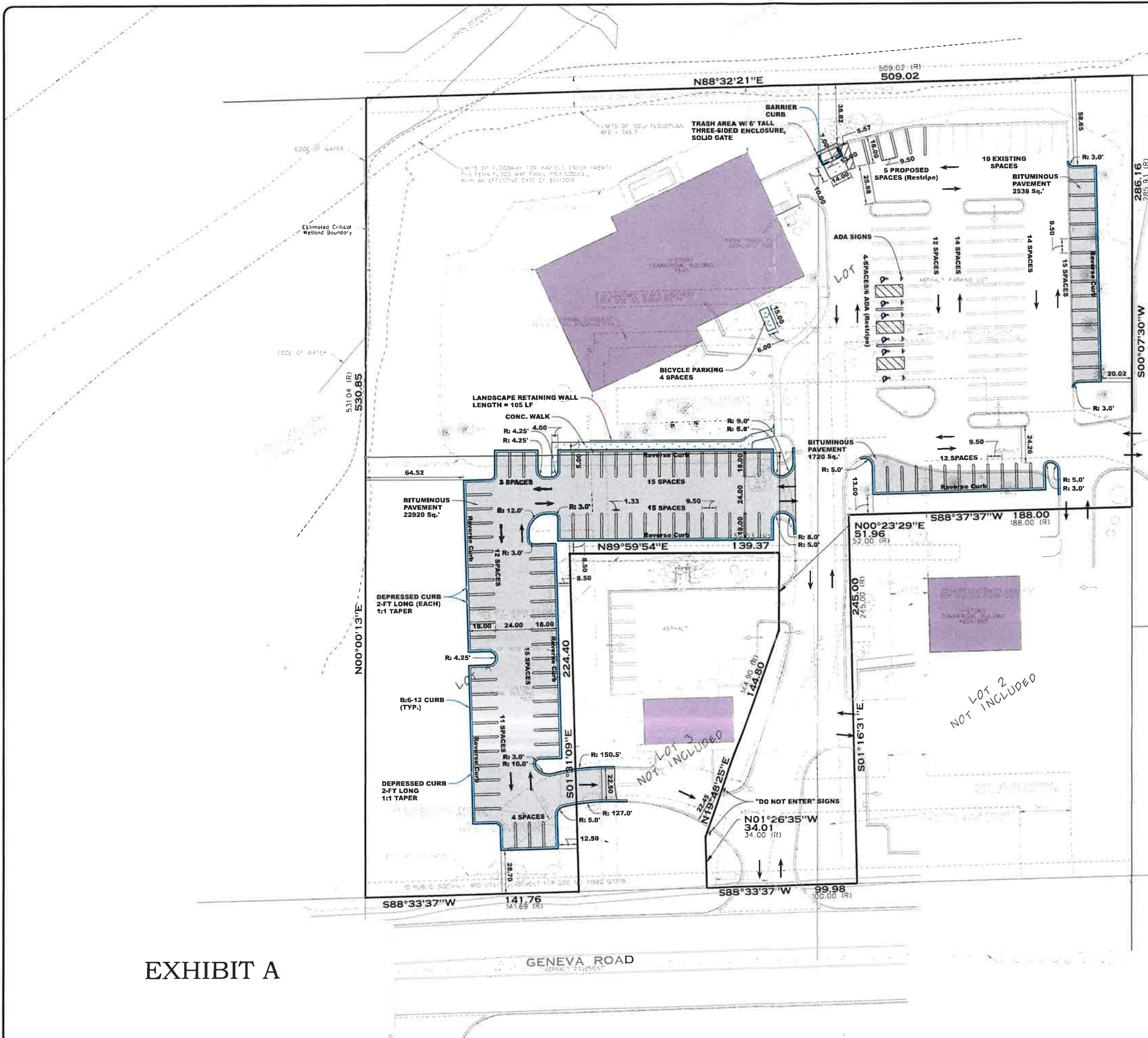


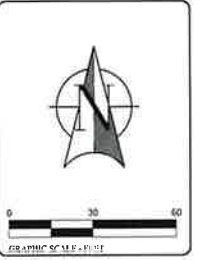
EXHIBIT A

**PARKING SUMMARY**

<b>Existing Condition:</b>
57 Regular Spaces
3 ADA Spaces
60 Total Spaces
<b>Proposed Condition:</b>
54 Existing Spaces (Regular)
6 Existing Spaces (ADA, Restripe)
107 Proposed Spaces
167 Total Spaces
<b>Required Parking Spaces:</b>
161 Regular Spaces
6 ADA Spaces
167 Total Spaces

**IMPERVIOUS AREA:**

APPROVED = 104,054 sq-ft
(FROM RECORD DRAWING 6-22-93)
<b>PROPOSED CONDITION = 98,899 sq-ft</b>
<b>NET = -5155 sq-ft (reduction)</b>



**CHRIST PRESBYTERIAN CHURCH**  
 805 & 845 EAST GENEVA ROAD

Prepared For: Christ Presbyterian Church of Wheaton  
 1300 Chestnut Street  
 Wheaton, IL 60187

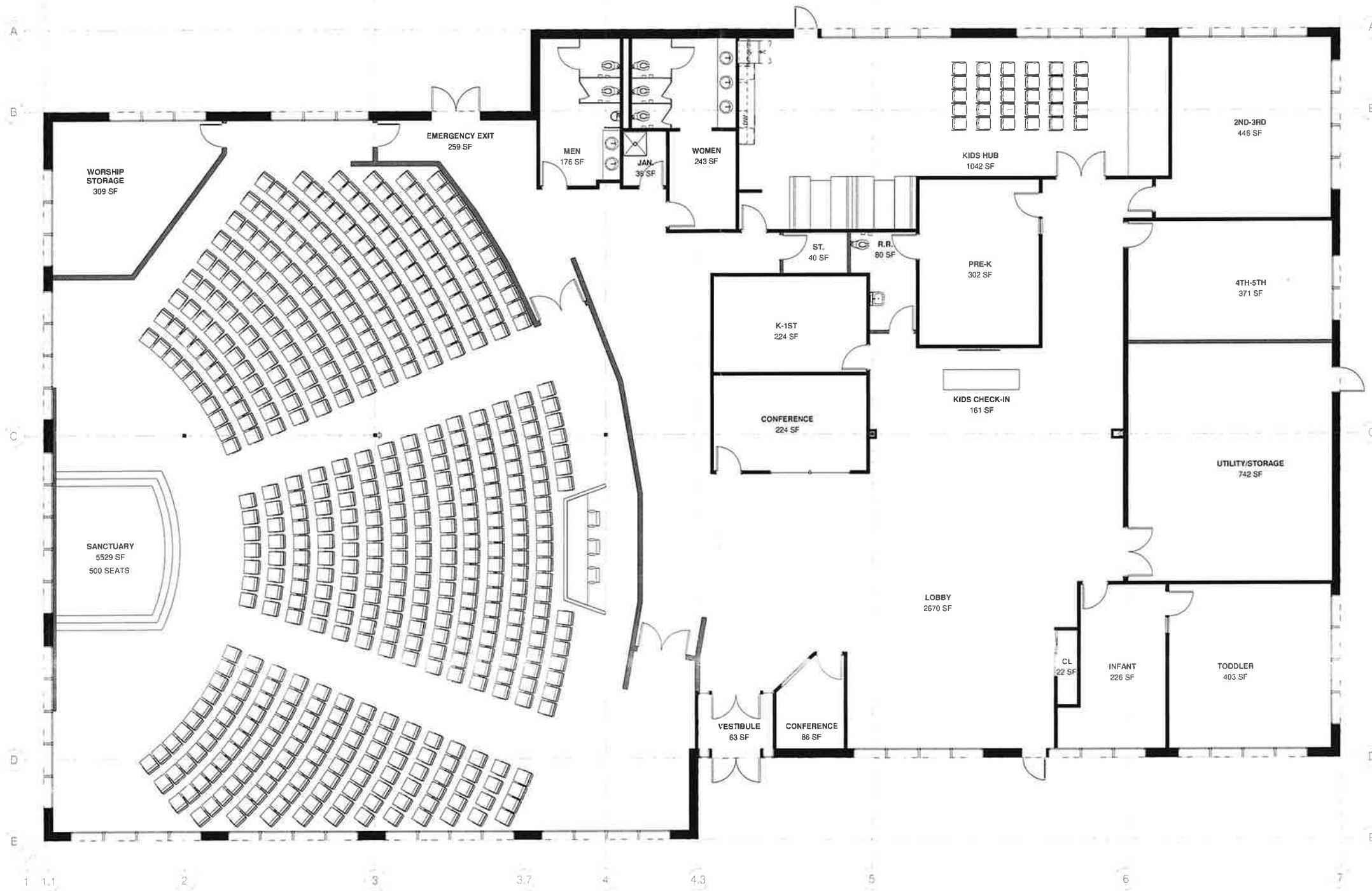
**WMA**  
 WEBSTER, MCGRATH & AHLBERG, LTD.  
 LANDSCAPE ARCHITECTURE  
 Over 100 Years of Service to Clients  
 2100 Maplewood Road, Suite 202  
 P.O. Box 2002, Wheaton, IL 60187  
 Phone: 630.330.7800, Fax: 630.330.7801, Website: www.wma-il.com, Email: info@wma-il.com

NO.	DATE	DESCRIPTION

Scale: 1"=30'  
 Date: 02-27-24  
 Sheet: 1

**SITE PLAN**

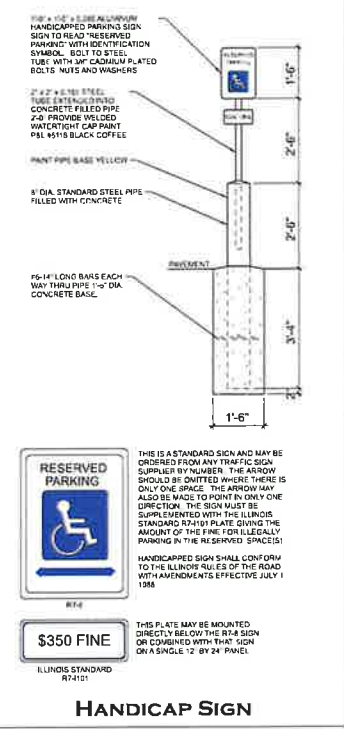
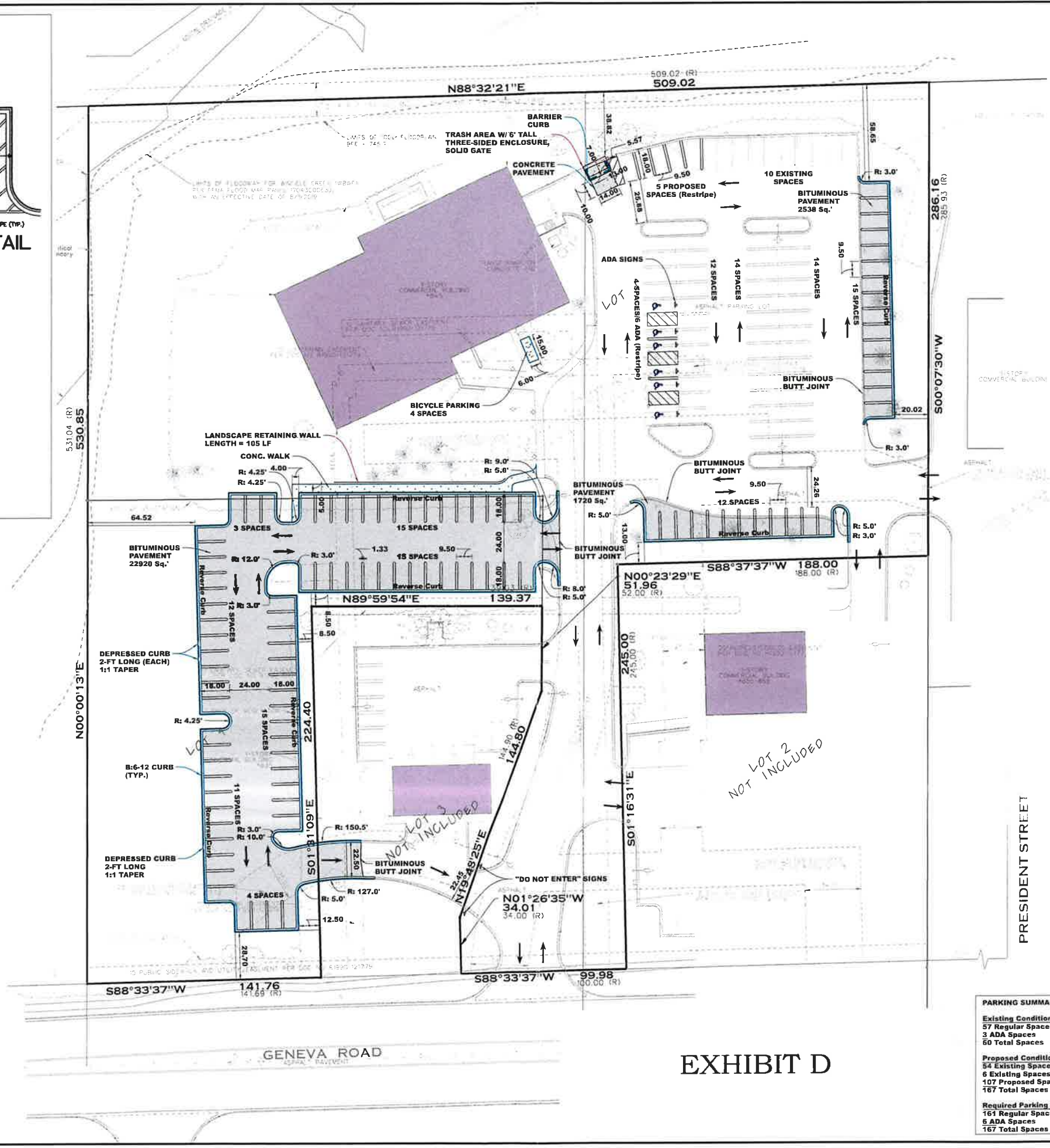
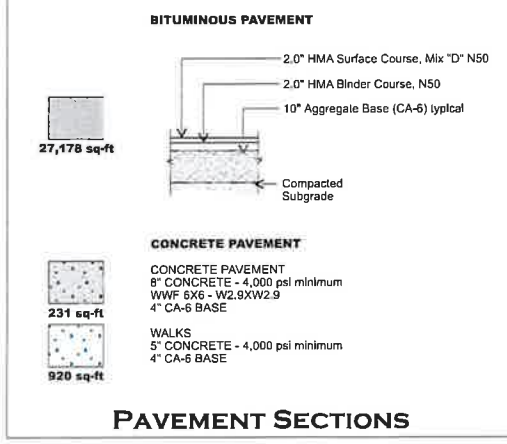
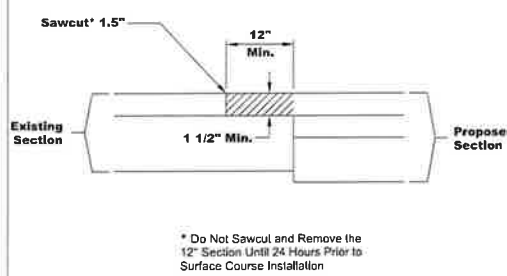
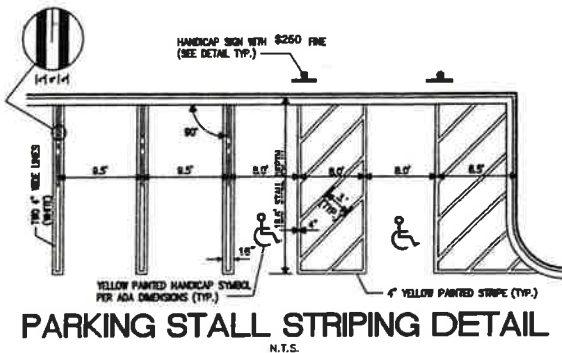




**EXHIBIT C**

NOT FOR CONSTRUCTION

PROJECT NAME	CHRIST PRESBYTERIAN CHURCH - WHEATON, IL 845 E. GENEVA RD., CAROL STREAM, IL 60188
CURRENT TITLE	PROPOSED FLOOR PLAN
DATE	2/23/18
PROJECT NO.	23-518
SCALE	3/16" = 1'-0"
DATE	2/23/18
PROJECT NO.	A-211



- NOTES:**
- SAWCUT, REMOVE & REPLACE ANY DAMAGED PAVEMENT ADJACENT TO NEW CURB & GUTTER. PATCH WITH LIKE MATERIALS MATCHING EXISTING PAVEMENT SECTION.
  - AT ALL LOCATIONS WHERE NEW CURB MEETS EXISTING CURB, TWO (2) TWELVE (12) INCH LONG BY ONE HALF (1/2) INCH DIAMETER DWYIDAG DOWEL BARS SHALL BE INSTALLED.

PARKING SUMMARY	
<b>Existing Condition:</b>	57 Regular Spaces 3 ADA Spaces 60 Total Spaces
<b>Proposed Condition:</b>	54 Existing Spaces (Regular) 6 Existing Spaces (ADA, Restripe) 107 Proposed Spaces 167 Total Spaces
<b>Required Parking Spaces:</b>	161 Regular Spaces 6 ADA Spaces 167 Total Spaces

IMPERVIOUS AREA:	
APPROVED	= 104,054 sq-ft (FROM RECORD DRAWING 6-22-93)
PROPOSED CONDITION	= 98,099 sq-ft
NET	= -5155 sq-ft (reduction)

0 30 60  
Feet

**CHRIST PRESBYTERIAN CHURCH**  
**805 & 845 EAST GENEVA ROAD**

Prepared for:  
Christ Presbyterian Church of Wheelon  
1500 Cassel Street  
Wheelon, IL 62897

---

**WEBSTER, MCGRATH & AHLBERG, LTD.**  
**WMA**  
LAND SURVEYING, CIVIL, ENVIRONMENTAL, LANDMARK ARCHITECTURE

Chris A. Webster, P.E., Surveyor in Charge  
2100 Manchester Road, Room A, Burr Ridge, IL 60521  
630-583-1100  
www.wma-llc.com

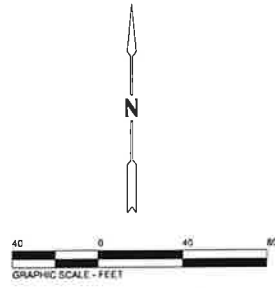
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**PAVING & LAYOUT PLAN**

SHEET **C-2**

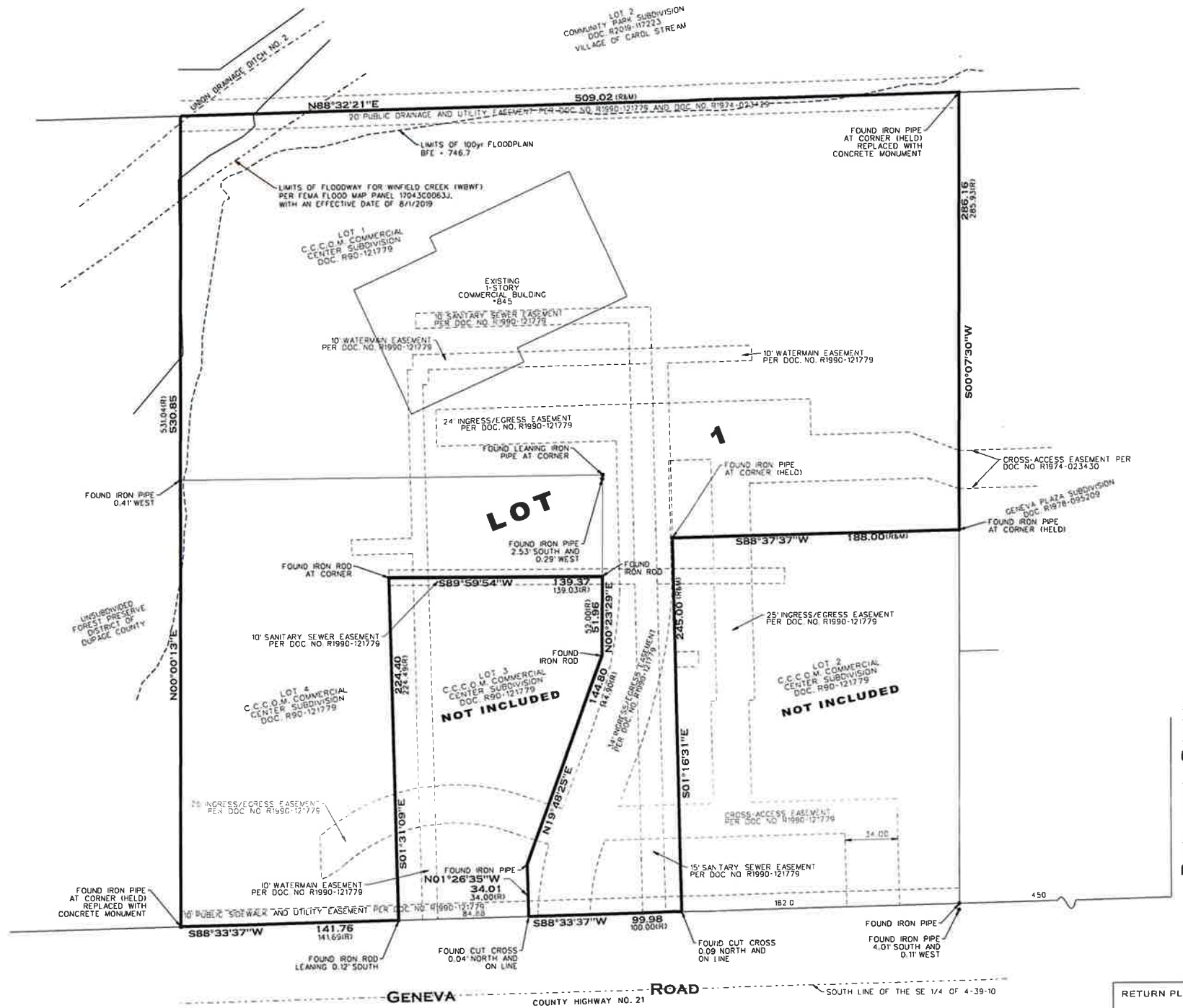
# CHRIST PRESBYTERIAN CHURCH PLAT OF CONSOLIDATION

IN THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE  
THIRD PRINCIPAL MERIDIAN, DUPAGE COUNTY, ILLINOIS.



BASIS OF BEARING

ILLINOIS STATE PLANE EAST ZONE AS DETERMINED  
BY TRIMBLE VRS GPS NETWORK



RECEIVED

MAR 15 2024

Community Development  
Department

**GENERAL NOTES**

- 3/4" IRON PIPES SET AT ALL LOTS CORNERS UNLESS NOTED OTHERWISE.
- LOT 1 IN C. C. C. O. M. COMMERCIAL CENTER, TITLE COMMITMENT PROVIDED CHICAGO TITLE INSURANCE COMPANY COMMITMENT, NO 2309976
- LOT 4 IN C. C. C. O. M. COMMERCIAL CENTER, TITLE COMMITMENT PROVIDED CHICAGO TITLE INSURANCE COMPANY COMMITMENT, NO 23002935
- NO SEARCH OF RECORDS FOR EASEMENTS OR ENCUMBRANCES WAS DONE BY SURVEYOR
- FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS, REFER TO THE OWNER'S DEED, TITLE POLICY AND LOCAL ZONING ORDINANCES.
- FIELDWORK COMPLETED 12-15-2023

**AREA TO BE CONSOLIDATED**  
199 405 SQUARE FEET OR 4.577 ACRES

LINE	LEGEND
—	BOUNDARY LINE
- - -	LOT LINE
- · - · -	EASEMENT LINE
- · - - -	SETBACK LINE
- · - · -	SECTION LINE

RETURN PLAT TO:  
NAME: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_

SUBMIT TAX BILL TO:  
NAME: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_

REV	DATE	DESCRIPTION	BY
1	2-29-24	PER VILLAGE REVIEW	JCV

**PLAT OF CONSOLIDATION**

LOCATION: 805 AND 845 E. GENEVA ROAD  
CAROL STREAM, IL

PREPARED FOR: CHRIST PRESBYTERIAN  
CHURCH OF WHEATON  
1300 CRESCENT STREET  
WHEATON, IL 60187

**WEBSTER, McGRATH & AHLBERG LTD.**  
VMA  
LAND SURVEYING - CIVIL ENGINEERING - LANDSCAPE ARCHITECTURE  
Over a Century of Service to our Clients  
2100 Manchester Road Building A, Suite 203 Wheaton Illinois 60187  
ph: (630) 662-7633 web: www.wmahl.com  
Illinois State License No. 054-020103

JOB #	44840	DATE	12-20-2023	SCALE	1" = 40'
SURV.	CB	DRAWN	CBUCV	DESIGN	XXX
FILE #	D-24758 CONSOLIDATION			SHEET #	1 of 2

DATE: STIMES

EXHIBIT E



# CHRIST PRESBYTERIAN CHURCH PLAT OF CONSOLIDATION

IN THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE  
THIRD PRINCIPAL MERIDIAN, DUPAGE COUNTY, ILLINOIS.

### DUPAGE COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF DU PAGE)SS

THIS INSTRUMENT NO. \_\_\_\_\_ WAS FILED FOR

RECORD IN THE RECORDER'S OFFICE OF DU PAGE COUNTY, ILLINOIS, AFORESAID,

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_, AT

\_\_\_\_\_ O'CLOCK \_\_\_\_\_ M.

### OWNER AND NOTARY CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF DU PAGE)SS

THIS IS TO CERTIFY THAT \_\_\_\_\_ AS OWNER OF THE PROPERTY DESCRIBED IN THE ANNEXED PLAT, HAS CAUSED THE SAME TO BE PLATTED AS INDICATED HEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

WE FURTHER CERTIFY THAT THE PROPERTY HEREIN CONSOLIDATED LIES WITHIN SCHOOL DISTRICTS:

DATED AT \_\_\_\_\_ ILLINOIS, THIS \_\_\_\_\_ DAY OF

\_\_\_\_\_ A.D., 20\_\_\_\_.

BY: \_\_\_\_\_

TITLE: \_\_\_\_\_

ATTEST: \_\_\_\_\_

TITLE: \_\_\_\_\_

STATE OF ILLINOIS )  
COUNTY OF \_\_\_\_\_)SS

I, \_\_\_\_\_ A NOTARY PUBLIC IN AND FOR

SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT \_\_\_\_\_ AND \_\_\_\_\_ OF \_\_\_\_\_ PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH \_\_\_\_\_ AND \_\_\_\_\_ APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN SET FORTH AND THE SECRETARY DID ALSO THEN AND THERE ACKNOWLEDGE THAT HE, AS CUSTODIAN OF THE CORPORATE SEAL OF SAID CORPORATION, DID AFFIX SAID CORPORATE SEAL TO SAID INSTRUMENT AS HIS OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL AT \_\_\_\_\_ ILLINOIS,

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_.

BY: \_\_\_\_\_  
NOTARY PUBLIC

MY COMMISSION EXPIRES \_\_\_\_\_

### DUPAGE COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF DU PAGE)SS

I, \_\_\_\_\_ COUNTY CLERK OF DU PAGE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT TAXES, NO UNPAID CURRENT TAXES, NO UNPAID FORFEITED TAXES, NO DELINQUENT OR UNPAID SPECIAL ASSESSMENTS AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE ANNEXED PLAT.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK AT \_\_\_\_\_

ILLINOIS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_.

COUNTY CLERK

### VILLAGE CLERK

STATE OF ILLINOIS )  
COUNTY OF DU PAGE)SS

I, \_\_\_\_\_ VILLAGE CLERK OF THE VILLAGE OF CAROL STREAM, HEREBY CERTIFY THAT THE CONSOLIDATED PLAT WAS PRESENTED TO AND BY RESOLUTION \_\_\_\_\_ DULY APPROVED BY THE BOARD OF TRUSTEES OF THE VILLAGE AT ITS MEETING HELD ON \_\_\_\_\_ 20\_\_\_\_ AND THAT THE REQUIRED BOND OR GUARANTEE HAS EITHER POSTED OR ADEQUATE PROVISION HAS BEEN MADE FOR SUCH BOND TO BE POSTED, FOR THE COMPLETION OF THE IMPROVEMENTS REQUIRED BY THE REGULATIONS OF THE VILLAGE.

GIVEN UNDER MY HAND AND SEAL OF THE VILLAGE OF CAROL STREAM

HIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_.

VILLAGE CLERK

MAYOR

### PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF DU PAGE)SS

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_.

VILLAGE OF CAROL STREAM

BY: \_\_\_\_\_

CHAIRPERSON

### CERTIFICATE OF COUNTY ENGINEER

STATE OF ILLINOIS )  
COUNTY OF DU PAGE)SS

THIS PLAT HAS BEEN APPROVED BY THE DUPAGE COUNTY DIVISION OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS TO COUNTY HIGHWAY # \_\_\_\_\_ PURSUANT TO 765 ILCS 305/2; HOWEVER, A HIGHWAY PERMIT FOR ACCESS IS REQUIRED OF THE OWNER OF THE PROPERTY PRIOR TO CONSTRUCTION WITHIN THE COUNTY'S RIGHTS-OF-WAY.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_.

BY: \_\_\_\_\_

COUNTY ENGINEER

### DRAINAGE CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF DU PAGE)SS

TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF, OR THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_.

ENGINEER \_\_\_\_\_ OWNER/ATTORNEY \_\_\_\_\_

### FINANCE DIRECTOR CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF DU PAGE)SS

I, \_\_\_\_\_ FINANCE DIRECTOR OF THE VILLAGE OF CAROL STREAM DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE BEEN APPORTIONED AGAINST THE TRACTS OF LAND INCLUDED IN THIS PLAT.

GIVEN UNDER MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_.

VILLAGE FINANCE TREASURER

### VILLAGE ENGINEER CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF DU PAGE)SS

I, \_\_\_\_\_ VILLAGE ENGINEER OF THE VILLAGE OF CAROL STREAM, ILLINOIS, HEREBY CERTIFY THAT THE LAND IMPROVEMENTS DESCRIBED IN THE ANNEXED PLAT, AND PLANS AND SPECIFICATIONS THERETO MEET THE MINIMUM REQUIREMENTS OF THE VILLAGE AND HAVE BEEN APPROVED BY ALL PUBLIC AUTHORITIES HAVING JURISDICTION THEREOF.

DATED AT CAROL STREAM, ILLINOIS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_.

VILLAGE ENGINEER

### SURVEYOR CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF DU PAGE)SS

THIS IS TO CERTIFY THAT WEBSTER, McGRATH AND AHLBERG LTD., HAVE SURVEYED AND CONSOLIDATED THE FOLLOWING PROPERTY:

LOTS 1 AND 4 IN C. C. O. M. COMMERCIAL CENTER, BEING A SUBDIVISION OF PART OF LOTS 1 AND 2 OF RUSSELL'S ASSESSMENT PLAT OF THE EAST 40 ACRES OF THE SOUTH 1/2 OF THE SOUTH EAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID C. C. O. M. COMMERCIAL CENTER RECORDED SEPTEMBER 14, 1990 AS DOCUMENT 950-121779 IN DUPAGE COUNTY, ILLINOIS.

WE FURTHER CERTIFY THAT THE PROPERTY SHOWN ON THE PLAT HEREON DRAWN IS WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF CAROL STREAM WHICH HAS AUTHORIZED A COMPREHENSIVE PLAN AND WHICH IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE AS HERETOFORE AND HEREAFTER AMENDED.

WE FURTHER CERTIFY THAT THIS PROPERTY IS WITHIN ZONES "UNSHADED" X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), "SHADED" X (0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE), AE, BASE FLOOD ELEVATIONS DETERMINED, AND FLOODWAY AS DESIGNATED BY THE FLOOD INSURANCE RATE MAP (FIRM) FOR VILLAGE OF CAROL STREAM, ILLINOIS, MAP NUMBER 17043C0063J, WITH AN EFFECTIVE DATE OF AUGUST 1, 2019.

ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

GIVEN UNDER MY HAND AND CORPORATE SEAL AT WHEATON, ILLINOIS, THIS \_\_\_\_\_

DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_.

WEBSTER, McGRATH AND AHLBERG LTD.

BY: \_\_\_\_\_

CHRIS BUMA  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 4084  
LICENSE EXPIRATION DATE: NOVEMBER 30, 2024  
2100 MANCHESTER ROAD, SUITE 203  
WHEATON, ILLINOIS 60187  
PHONE: (630) 668-7603

### TAXING BODIES

PIN: 05-04-400-052

CAROL STREAM FIRE  
CAROL STREAM PARK  
COLLEGE DU PAGE 502  
COUNTY OF DU PAGE  
DU PAGE AIRPORT AUTH  
FOREST PRESERVE DIST  
MILTON TOWNSHIP  
MILTON TWP ROAD  
UNIT SCHOOL DIST 200  
VILLAGE CAROL STREAM LIBRARY  
VILLAGE OF CAROL STREAM  
WHEATON MOSQ DISTRICT

PIN: 05-04-400-055

CAROL STREAM FIRE  
CAROL STREAM PARK  
COLLEGE DU PAGE 502  
COUNTY OF DU PAGE  
DU PAGE AIRPORT AUTH  
FOREST PRESERVE DIST  
MILTON TOWNSHIP  
MILTON TWP ROAD  
UNIT SCHOOL DIST 200  
VILLAGE CAROL STREAM LIBRARY  
VILLAGE OF CAROL STREAM  
WHEATON MOSQ DISTRICT

RETURN PLAT TO:  
NAME: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_

SUBMIT TAX BILL TO:  
NAME: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_

RECEIVED

MAR 15 2024

Community Development  
Department

Item	Date	Description	By	PLAT OF CONSOLIDATION			
1	2-25-24	PER VILLAGE REVIEW	JCV	LOCATION: 805 AND 845 E. GENEVA ROAD CAROL STREAM, IL			
PREPARED FOR: CHRIST PRESBYTERIAN CHURCH OF WHEATON 1300 CRESCENT STREET WHEATON, IL 60187				JOB # 44840 DATE: 12-20-2023 SCALE: 1" = 40'			
SURV CB				DRAWN: CBU/CV DESIGN: XXX			
FILE # D-24758 CONSOLIDATION				SHEET # 2 of 2			

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FEB 29 2024

Community Development  
Department

**SPECIAL USE APPLICATION – Form C**

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

Christ Presbyterian Church in Wheaton is seeking a permanent church home for its congregation which currently meets at 1300 Crescent Street, Wheaton, Illinois. It is a multi-generational congregation, with 95% of its members coming from Wheaton, West Chicago, and Carol Stream (within 5 miles of the proposed location for the church building). This location can serve these communities by being located on the southeastern end of Carol Stream and the northeastern end of Wheaton. Consequently, the Subject Property is necessary for the public convenience at this location.

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

The proposed redevelopment of 845 E. Geneva Road and development of 805 E. Geneva will not be unreasonably detrimental to or endanger the public health, safety, morals, comfort or general welfare. The proposed use as a place of worship will be compatible with the surrounding area and trend of development in the area.

To the East of the 845 E. Geneva Parcel is the Geneva Plaza Shopping Center containing a 49,000 SF inline multi-tenant retail center and a 3,000 SF outlot building. There is a cross access easement connecting these two parcels. This shopping center is zoned B-3.

To the east of the 805 E. Geneva Parcel is a vacant building formerly occupied by 7-11. This parcel is also zoned B-3.

To the South across Geneva Road are three places of Worship, all located in Wheaton: Geneva Road Baptist Church, Holy Cross Lutheran Church (both zoned R3 in Wheaton) and Wheaton Islamic Center, zoned I2 in Wheaton.

To the North and West is Community Park Zoned R-1.

Consequently, the proposed Place of Worship use could not be more compatible in this area, being surrounded by other Places of Worship across the street, park open space to the North and West and commercial uses to the East.

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

As noted in no. 2 above, given the surrounding uses, including three places of worship to the south, public open space to the north and west and commercial use to the east, a Place of Worship at this location 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.**

The surrounding property is either already developed or permanent open space for a park use. In addition, the 845 Parcel has already been developed and used for an office and warehouse use.

Consequently, a Place of Worship and this location will not impede the normal and orderly development of and improvement of surrounding property for uses permitted in the district.

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

The 845 E. Geneva Road Parcel has already been developed. The Applicant is merely changing the use on the interior of the building. The 805 Parcel will be developed as a parking lot to meet the Place of Worship parking requirements. Stormwater will be provided in accordance with the applicable stormwater ordinances and regulations. No new means of ingress-egress on Geneva Road will be provided. The current curb cut and access drive servicing 845 E. Geneva Road will be used.

**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.**

It will conform to applicable regulations.

**7. Other pertinent information or reason for request.**

None

January 30, 2024

Tom Farace, AICP  
Planning & Economic Development Manager  
Village of Carol Stream  
500 N. Gary Avenue  
Carol Stream, IL 60188  
P: 630.871.6234  
F: 630.665.1064  
E: tface@carolstream.org

RECEIVED

JAN 31 2024

Community Development  
Department

Dear Mr. Farace and Plan Commission/Zoning Board of Appeals:

Christ Presbyterian Church of Wheaton submits this narrative in support of the Applications listed below.

### **APPLICATIONS**

Christ Presbyterian Church of Wheaton ("Applicant") submits the following applications to the Village of Carol Stream ("Village") for the property located at 805 and 845 E. Geneva Road in Carol Stream:

- i) Map Amendment to Rezone both Parcels from B-3 to O-S;
- ii) Special Use Application for a Place of Worship on both Parcels;
- iii) Subdivision Application to consolidate both Parcels into one Parcel. (collectively "Entitlement Applications")

Any approvals of the Entitlement Applications granted by the Village cannot be effective until after the Applicant has purchased both Parcels from the current landowner of each Parcel.

### **CHURCH HISTORY**

Christ Presbyterian Church of Wheaton began meeting as its own congregation in 2020 and was formally established as church (belonging to the Presbyterian Church in America) in 2023. It is a multi-generational congregation, with 95% of its members coming from Wheaton, West Chicago, and Carol Stream (within 5 miles of the proposed location for the church building). CPC Wheaton holds weekly worship services on Sundays, Sunday school classes for all ages, and some smaller gatherings for both adults and youth throughout the week. There are three full-time ministers serving the church, and four part-time ministry workers. The church has a history of rich fellowship and service to the community. These weekly gatherings include small group meetings on Tuesday nights (15-20 people), youth group and adult education gatherings on Wednesday nights (50-100 total people), and sporadic smaller meetings and gatherings at less regular intervals.

### **PROPOSED DEVELOPMENT OF 805 and 845 E. Geneva Road**

845 E. Geneva Road is currently owned by Blue Book Services LLC. It contains a one-story office building containing approximately 14,600 square feet. Applicant desires to convert the office building for its church use. The church plans on remodeling the building to contain a 500-seat sanctuary together with classroom spaces for adults and children, for primary use on Sunday mornings. Applicant has provided a floor plan of its proposed use of the building with its Entitlement Applications. The current building contains 60 parking spaces. Applicant intends to replace three regular spaces with three

accessible parking spaces by restriping. Applicant also intends to add five regular parking spaces by restriping and develop 27 regular parking spaces.

805 E. Geneva Road is currently vacant. Applicant proposes to develop this Parcel with 75 parking spaces to help meet its parking requirements under the Village Ordinance. Access will be connected with the 845 E. Geneva Road Parcel. Access will also be connected with the adjacent Grease Monkey property (835 E. Geneva Road) through an existing access easement.

#### **COMPATIBILITY WITH SURROUNDING AREA**

The proposed redevelopment of 845 E. Geneva Road and development of 805 E. Geneva will be compatible with the surrounding area and trend of development in the area.

To the East of the 845 E. Geneva Parcel is the Geneva Plaza Shopping Center containing a 49,000 SF inline multi-tenant retail center and a 3,000 SF outlot building. There is a cross access easement connecting these two parcels. This shopping center is zoned B-3. To the east of the 805 E. Geneva Parcel is a vacant building formerly occupied by 7-11. This parcel is also zoned B-3.

To the South across Geneva Road are three places of Worship, all located in Wheaton: Geneva Road Baptist Church, Holy Cross Lutheran Church (both zoned R3 in Wheaton) and Wheaton Islamic Center, zoned I2 in Wheaton.

To the North and West is Community Park Zoned R-1.

The proposed Place of Worship use could not be more compatible in this area, being surrounded by other Places of Worship across the street, park open space to the North and West and commercial uses to the East.

Christ Presbyterian Church of Wheaton looks forward to presenting its Entitlement Applications to the Village and answering any questions the Village or public may have regarding its proposed use and these locations.

Sincerely,



Rev. Dr. Jon Nielson

Senior Pastor, Christ Presbyterian Church of Wheaton

# 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 March 6, 2024 and the last publication of the notice was made in the newspaper dated and published on March 6, 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 March 6, 2024.

Examiner Publications, Inc.

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

Subscribed and sworn to before me this 6 day of March, A.D. 2024.

Notary Public



**LEGAL NOTICE**  
**PUBLIC NOTICE**  
**FILE #24-0007**

Notice is hereby given that the Carol Stream Plan Commission/Zoning Board of Appeals will hold a Public Hearing at the Carol Stream Gregory J. Bielawski Municipal Center, 500 N. Gary Avenue, Carol Stream, Illinois, on Monday, March 25, 2024 at 6:00 p.m. to consider an application from Rev. Jon Nielson for the following actions:

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

A Special Use Permit for a Place of Worship, in accordance with Section 16-3-11 of the Carol Stream Unified Development Ordinance;

For the property located at 805 and 845 E Geneva Road (PINs 05-04-400-055, 05-04-400-052)

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/87453063520>

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: 874 5306 3520

International numbers available:  
<https://zoom.us/j/87453063520>

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 Bravo Berisha, Assistant Planner, 500 N. Gary Ave., Carol Stream, IL 60188, or may provide email comments by sending them to [bberisha@carolstream.org](mailto: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](http://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* March 6, 2024 0306

*Legal notices are continued on the next page.*

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

**STAFF REPORT**

March 25, 2024

**TO:**  
Chairperson and Plan  
Commissioners

**FROM:**  
Community Development  
Department

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

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

- A Variation for a Roof Sign, in accordance with Section 16-6-8 (A)(15) of the Carol Stream UDO

**APPLICANT/ CONTACT:**

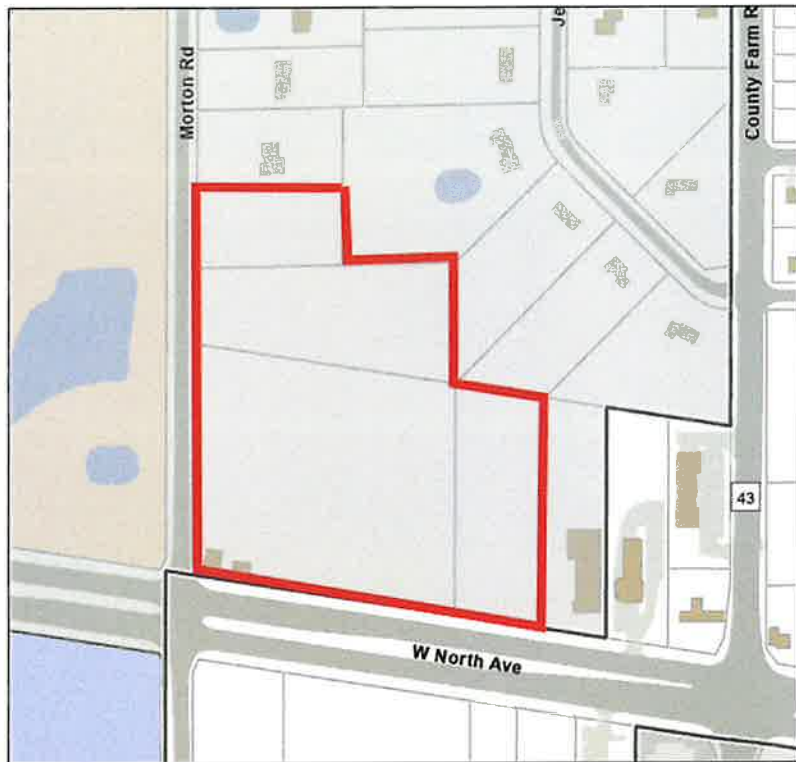
Mr. Connor Harmon  
Timber Hill Group LLC  
8770 W. Bryn Mawr,  
Suite 1350  
Chicago, IL 60631



**CASE #:** 24-0011

**LOCATION:** 27W364 North Avenue

**PROJECT NAME:** North Avenue TH LLC / Mainfreight



LOCATION	ZONING DISTRICT	LAND USE	COMPREHENSIVE PLAN DESIGNATION
Subject Property	I Industrial District	Industrial	Industrial
North	Unincorporated DuPage County R-2 Residence District	Single-Family Residential	Single-Family Residential
South	B-3 General Business District	Commercial (North Ave Pub & Grill, Affinity Auto Sales)	Corridor Commercial
East	Unincorporated DuPage County B-2 General Business District	Commercial (DuPage Water Conditioning)	Commercial
West	Unincorporated DuPage County R-3 Residence District	Institutional (Wheaton Bible Church)	Institutional

The subject property highlighted above is located at the northeast corner of North Avenue and Morton Road.

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## Site Assessment

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### COMPREHENSIVE PLAN DESIGNATION:

The subject property is designated for industrial uses according to the Village's 2016 Comprehensive Plan.

### AERIAL PHOTOGRAPH:



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## Project Summary

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### ATTACHMENTS:

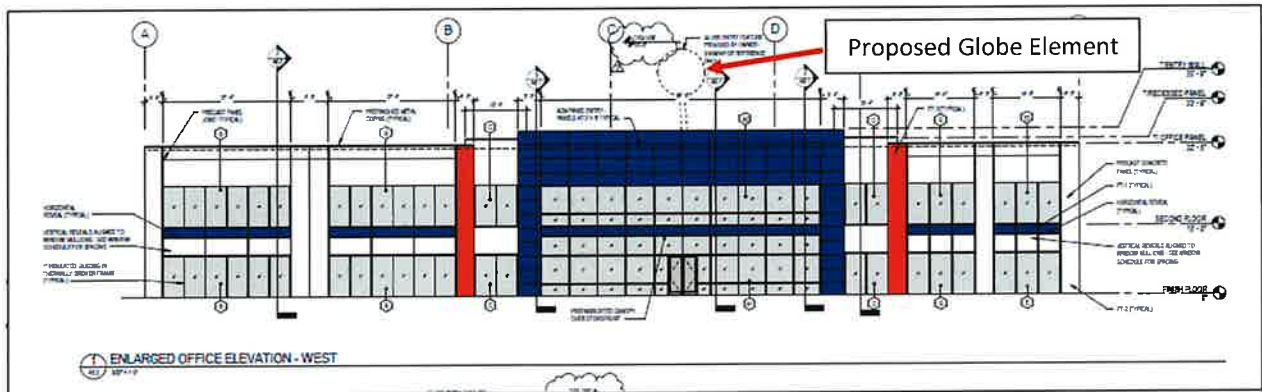
Attached for review is the General Application, Sign Variation Application, Cover Letter from Timber Hill received March 11, 2024, Public Notice, Building Elevation Drawing denoting globe element (Exhibit A), Color Rendering with globe element (Exhibit B) Photograph and Details of globe element (Exhibit C-1 and C-2), and Images of other locations with globe element (Exhibit D).



**BACKGROUND:**

Connor Harmon, Associate Director of Development with the Timber Hill Group, requests approval of a sign variation for the Mainfreight development at the northeast corner of North Avenue and Morton Road. In Fall 2023, the subject property was annexed into Carol Stream and zoning approvals were granted for a 57,100 square-foot motor freight terminal. Mainfreight is a New Zealand-based freight carrier that focuses on transport and warehousing of goods throughout the world. Mainfreight will be relocating its North American corporate headquarters from Los Angeles to the subject property, along with the creation of up to 60 jobs for the office component of the building. The Mainfreight project is currently under construction.

As part of the Mainfreight brand, a sculptural metal globe element is proposed on top of the office portion of the building (west side of the building). Various forms of the globe element have been installed at other Mainfreight locations based on the geographic location and municipal requirements, as depicted in the submitted photographs of other Mainfreight properties. The proposed globe element will be illuminated with blue LED lights, will not rotate or move, and will include the “Mainfreight” name in the center of the element. Images below illustrate the proposed globe element location on the building.



The total height for the proposed globe element will be 22.5 feet. The globe will be approximately 10.5 feet in height, and a column attaching the globe to the roof of the building will be approximately 12 feet in height. The proposed height of the building is 32.5 feet; therefore, the proposed globe element will be at a height of approximately 55 feet. As stated by the applicant, the proposed height will allow the globe element to be visible over the building’s parapet wall

based on its placement on the roof. If the globe element were to be under 55 feet, it would result in the element being partially blocked by the parapet wall.

It should be noted that the subject property is zoned Industrial, and the maximum allowable building height is 50 feet in the Industrial District. As defined in the Unified Development Ordinance (UDO), building height is considered:

*The vertical distance measured from the sidewalk level or its equivalent established grade opposite the middle of the front of the building to the highest elevation of the roof in the case of a slant or flat roof; to the deck line of a mansard roof; and to the mean height level between eaves and ridge of a gable, hip or gambrel roof; provided that, where buildings are set back from the street line, the **HEIGHT OF THE BUILDING** may be measured from the average elevation of the finished lot grade at the front of the building.*

Staff does not consider the proposed globe element to be part of the roof, but does consider the globe element as a sign for Mainfreight. Signage on a building roof is prohibited as noted in the UDO. Therefore, a variation for said roof sign is required. Staff can support the requested variation for a few reasons:

- Staff does not believe the proposed globe element will have any negative visual impact on surrounding properties or on motorists on adjacent roadways. Even though the proposed globe element will be at a height of 55 feet and illuminated, its placement on the building will be approximately 80 feet away from Morton Road, approximately 200 feet away from North Avenue, and several hundred feet away from residential properties to the north and east. It should be noted that the Wheaton Bible Church steeple, located across the street at the northwest corner of North Avenue and Morton Road, is 180 feet in height and is illuminated.
- Mainfreight is not proposing any monument signs. According to the UDO, the Mainfreight development is allowed two monument signs, one sign on North Avenue and one sign on Morton Road, and each sign can measure 10 feet in height and 96 square feet in area. As previously stated, the proposed globe element will be 10.5 feet in height, and approximately 110 square feet in area. The “Mainfreight” lettering on the globe element will be approximately 28 square feet in area. Given that Mainfreight is not proposing any monument signage along North Avenue and Morton Road, staff believes the globe element will function as identification for the motor freight terminal. A condition of approval may be placed on the variation request that Mainfreight may not install monument signs in the future, in lieu of the proposed globe element. Staff requests that the PC/ZBA weigh in on this possible recommendation.
- The proposed globe element is a central feature to Mainfreight facilities, as either a freestanding element or component on the building. Staff understands the importance of the element, and does not believe the globe will adversely impact surrounding properties.

Based on reasons listed above, staff supports the variation request.

## 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)(6) of the UDO:

1. The inability to follow the strict standards of the sign code are due to the unique physical feature of the property.

Mainfreight installs a globe element as a branding feature at all of their facilities. While some are freestanding or pole mounted, Mainfreight proposes a roof-mounted globe element at their Carol Stream location. It is not believed that the proposed globe element will have adverse effects on surrounding properties, and Mainfreight is not proposing any monument signage.

2. The available locations for adequate signing on the property.

Mainfreight looked into other locations for the globe element, including as part of the flagpole collection proposed on the west side of the property along Morton Road, but it was believed that a tastefully designed globe element located on the roof of the building would be more aesthetically pleasing and keeping with the design of the building.

3. The effect of the proposed sign on pedestrian and motor traffic.

Staff does not believe the proposed globe element on the roof of the building will have any negative impacts on pedestrian or motorist traffic.

4. The proposed variation will not impair visibility to the adjacent property, create or increase traffic problems, endanger public safety or otherwise be detrimental to the public welfare or injurious to other property or improvements in the area.

Based on the placement of the globe element on the building and its distance from adjacent roadways and properties, it is not believed that it will impair visibility, create traffic problems, endanger public safety, or be detrimental to the public welfare.

5. The cost to the applicant of complying with the sign code as opposed to the detriment.

Alternate locations for the globe element included a tall, freestanding element in conjunction with the flagpole collection on the west side of the property, but it is believed that the proposed location on the roof will have a more refined look along North Avenue.

6. The proposed variation is in harmony with the spirit and intent of this article.

Roof signs are prohibited in the Village according to the UDO. Such prohibition is geared toward signage that projects from the roof of a building that is not in keeping with the design or appearance of the building. The proposed globe element has been tastefully designed, and should not have adverse impacts on surrounding properties or roadways.

### RECOMMENDATION

Staff has reviewed the proposed request, and can support the installation of a roof sign in this instance. Therefore, staff recommends approval of a variation to install a roof sign for North Ave TH LLC (Mainfreight), located at 27W364 North Avenue, Case No. 24-0011, subject to the following conditions:

1. That a sign permit shall be obtained prior to installation of the globe element;
2. That the globe element shall not be modified in the future to rotate, move, or have flashing or blinking lights; and
3. That the sign shall otherwise comply with all state, county and Village Codes and requirements.

T:\Planning New\Planning\Plan Commission\Staff Reports\2024 Staff Reports\24-0011 North Ave TH LLC Mainfreight VAR 27W364 North Ave.docx



RECEIVED

FEB 16 2024

Community Development Department

Do Not Write in This Space	
Date Submitted:	2-16-24
Fee Submitted:	\$1640.00
File Number:	24-0011
Meeting Date:	3/25/24
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](http://www.carolstream.org)

FORM A

## GENERAL APPLICATION PUBLIC HEARINGS AND DEVELOPMENT APPROVAL REQUESTS

1. Name of Applicant North Ave TH LLC Phone 630-743-3334  
 Address 27W364 North Avenue, West Chicago, IL 60185 Fax \_\_\_\_\_  
 E-Mail Address charmon@timberhillgroup.com  
 (required)  
 Name of Attorney \_\_\_\_\_ Phone \_\_\_\_\_  
 (if represented)  
 Address \_\_\_\_\_ Fax \_\_\_\_\_  
 Name of Owner \_\_\_\_\_ Phone \_\_\_\_\_  
 (required if other than applicant)  
 Address \_\_\_\_\_ Fax \_\_\_\_\_  
 Name of Architect \_\_\_\_\_ Phone \_\_\_\_\_  
 (if applicable)  
 Address \_\_\_\_\_ Fax \_\_\_\_\_

2. \*Common Address/Location of Property \_\_\_\_\_

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 checked="" type="checkbox"/> Variation – Sign (requires Form B-2)
<input type="checkbox"/> Planned Development – Final	<input type="checkbox"/> Variation – Fence (requires Form B-3)
<input type="checkbox"/> Planned Development – Preliminary	<input type="checkbox"/> Special Use Permit (requires Form C)
<input type="checkbox"/> Shared Parking Facility	<input type="checkbox"/> Map Amendment (requires Form D-1)
<input type="checkbox"/> Site Plan Review	<input type="checkbox"/> Text Amendment (requires Form D2)
	<input type="checkbox"/> Staff Adjustment (requires Form E)

Describe requested action Applicant is requesting a variation to the sign regulations to construct a globe consistent with Mainfreight buildings worldwide.

4. Fee Schedule: (Check all that apply)

Total Application Fee: \$ 640.00

Annexation approvals:		
New development		\$2,000
Other		\$800
Annexation Agreement Amendment		\$800
Appearance fee for approvals required by the UDO but not listed herein		\$500
Courtesy Review		\$240
Development Staff Review		\$640
Easement Encroachment		\$300
Gary/North Avenue Corridor Review:		
New or replacement monument sign		\$500
One discipline (site design, architecture or landscaping)		\$500
Two disciplines		\$1,000
Three disciplines		\$1,500
New development		\$1,500
Outdoor Dining Permit		\$120
Planned Development:		
Existing Planned Development, minor change		\$500
Existing Planned Development, major change		\$1,000
New Planned Development		\$1,500
Rezoning (Zoning Map Amendment)		\$640
Shared Parking Facility Permit		\$500
Site Plan Review		\$640
Special Use:		
First		\$800
Each additional		\$200
Special Use Amendment		\$800
Staff Adjustment		\$240
Subdivision:		
Major		\$700
Minor		\$400
Temporary Building, Structure or Use		\$120
Temporary Waiver to the Code of Ordinances		\$120
Text Amendment:		
Building Codes		\$240
Unified Development Ordinance		\$640
Variation:		
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.

North Ave TH LLC

Print Name

*Connor Harmon*

Signature

02/09/2024

Date

Revised 11/23



FORM B-2

# Village of Carol Stream

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

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

## SIGN VARIATION

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

In considering the application for variances, the Zoning Board of Appeals and the Village Board shall make findings based upon the following conditions: (Please respond to each of the following as it relates to your request.)

1. The inability to follow the strict standards of the sign code are due to the unique physical feature of the property.

Mainfreight has a unique sculptural globe branding element incorporated into almost all of their global facilities. Some are pole or mast mounted adjacent to their buildings, but some are roof mounted in areas with stricter sign ordinances.

2. The available locations for adequate signing on the property.

We sketched out a few other potential locations for pole-mounted versions of the globe element: along Morton with their flagpole cluster, near the west entrance to the lobby, and at the SW corner of the office block facing North Avenue. Staff did not support any of these locations, even with a variance process.



3. The effect of the proposed sign on pedestrian and motor traffic.

We do not anticipate any impact on pedestrian or motor traffic from the roof mounted globe element. It will not be readily visible from North Avenue, and the building is set back so far from Morton the globe should not be of any particular interest to Morton motorists.

4. The proposed variation will not impair visibility to the adjacent property, create or increase traffic problems, endanger public safety or otherwise be detrimental to the public welfare or injurious to other property or improvements in the area

We do not anticipate any impact on adjacent property visibility from the globe. As described above it should not impact traffic or create a visual distraction, and will not otherwise be detrimental or injurious to surrounding improvements or property.

5. The cost to the applicant of complying with the sign code as opposed to the detriment.

We do not anticipate any detrimental effects as a result of varying from obeying all aspects of the sign ordinance. The cost to Mainfreight would be that their North American headquarters wouldn't have their signature branding element.

6. The proposed variation is in harmony with the spirit and intent of Article 8 of the Unified Development Ordinance (UDO).

We feel that the sculptural globe element doesn't meet the style of roof signage that the UDO was designed to prevent. Therefore we feel the globe will remain in harmony with the spirit and intent of Article 8.

7. Other pertinent information or reason for request.

We are initiating this variance request so that we will have time to fabricate the globe element in time for installation prior to significant completion of the building.

RECEIVED

MAR 11 2024

Community Development  
Department



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

RE: 27W364 North Avenue Sign Variation Cover Letter

Dear PC, ZBA, and Village Board,

North Ave TH LLC represents the property entity under the umbrella company Timber Hill Group. Timber Hill Group is a private equity firm specializing in the acquisition and development of logistics related industrial real estate throughout the U.S. The company is based in Chicago, and we are incredibly excited to propose a high-quality, class A development in our backyard.

As you are aware, we received several entitlement approvals from the Village Board and subsequent permit approvals from Village staff to construct a 57,100 square foot office and truck terminal facility. The development is a build-to-suit project with Mainfreight Inc, who is a New Zealand based freight carrier which focuses on transport, air & ocean, and warehousing of goods throughout the world. The company has a footprint and operations in over 20 countries and has been operating for over 40 years. Mainfreight will be moving its North American corporate headquarters from Los Angeles to the subject property.

As part of the Mainfreight brand, a sculptural globe element is incorporated into most of their facilities worldwide. Iterations of the globe vary based on the geographic location and municipal requirements. In speaking with Village staff, we proposed several ground mounted globe elements for review, all of which were generally not supported. To compromise, we propose to install the globe element on the roof. The element would be illuminated with small, blue LED lights, would not rotate or move in any fashion, and feature the "Mainfreight" name in the center. We propose a total height of 55', which will allow the globe to be seen over the parapet wall as you turn into the site off Morton Road. Under 55' would result in the parapet wall blocking a portion of the globe visually as you enter the site. As previously mentioned, the globe element is a central feature to most Mainfreight facilities and is essential to the branding of the company, especially at this facility as it will house all North American Mainfreight executives.

If you have any questions, please don't hesitate to contact me.

Sincerely,

Connor Harmon, Associate Director of Development  
Timber Hill Group LLC  
630-743-3334  
[charmon@timberhillgroup.com](mailto:charmon@timberhillgroup.com)

# 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 March 6, 2024 and the last publication of the notice was made in the newspaper dated and published on March 6, 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 March 6, 2024.

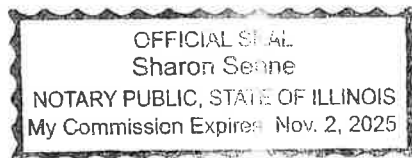
Examiner Publications, Inc.

By: Publisher

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

Subscribed and sworn to before me this 6 day of March, A.D. 2024.

Notary Public





## LEGAL NOTICE

### PUBLIC NOTICE FILE #24-0011

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. Blelawski Municipal Center, 500 N. Gary Avenue, Carol Stream, Illinois, on Monday, March 25, 2024 at 6:00 p.m. to consider an application from North Ave TH LLC (Main-freight) for the following actions:

A Variation for a Roof Sign, in accordance with Section 16-6-8 (A)(15) of the Carol Stream Unified Development Ordinance For the property located at 27W364 North Avenue (PINs: 01-36-200-017, 01-36-200-040, 01-36-200-006, and 01-36-200-005)

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?pwd=Zm9udGp2wTTCWmH11asPjdkA>

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 +1 646 588 8656

Webinar ID: 874 5306 3520

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

Those members of the public wishing to be heard with respect to this matter must attend in-person, or complete the public comment form at <http://carolstre.amvtpc> 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, Plan-

ning & Economic Development Manager, 500 N. Gary Ave., Carol Stream, IL 60188, or may provide email comments by sending them to [tfarace@carolstream.org](mailto:tfarace@carolstream.org). 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](http://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* March 6, 2024 0306

MAR 11 2024

Community Development Department

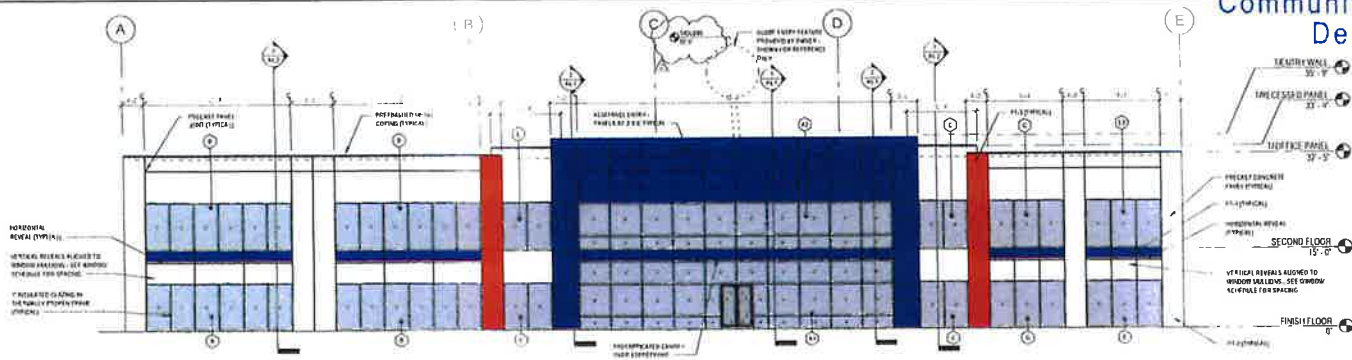
SCHEDULE	
	#1.1 EXTERIOR PAINT, UNIFORM COLOR BLUE
	#1.2 EXTERIOR PAINT, UNIFORM COLOR WHITE
	#1.3 EXTERIOR PAINT, UNIFORM COLOR RED

ARC  
MURRAY

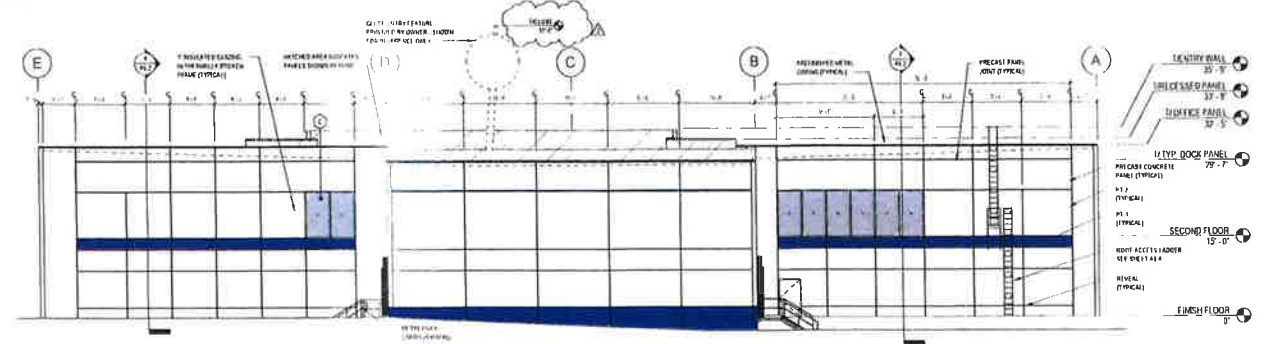
2110 Southport Circle  
Downers Grove, IL 60155  
P. 312.524.2725  
www.arc-murray.com

EXTERIOR GENERAL NOTES

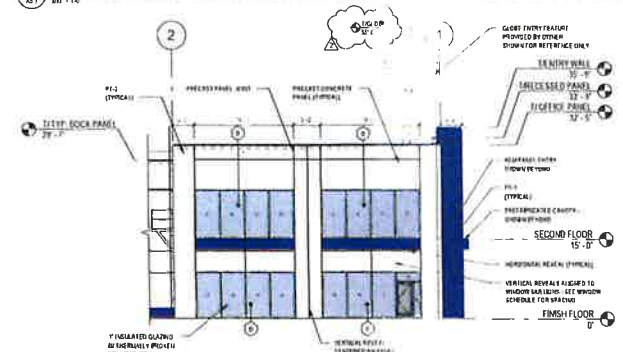
ALL DIMENSIONS ARE TO CENTER OF PANEL JOINTS OR PANEL EDGE HORIZONTAL PANEL JOINTS CALLED OUT IN WALL SECTIONS



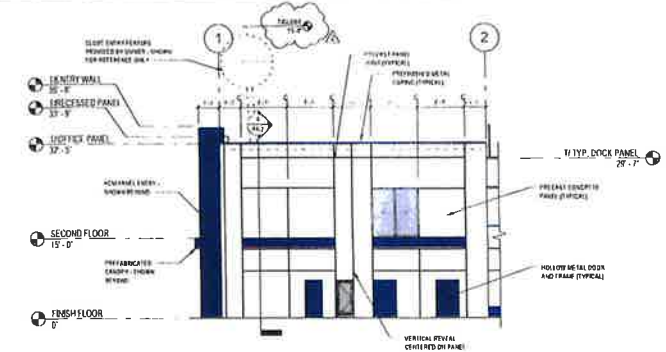
1 ENLARGED OFFICE ELEVATION - WEST



2 ENLARGED OFFICE ELEVATION - EAST



3 OFFICE ELEVATION - NORTH



4 OFFICE ELEVATION - SOUTH

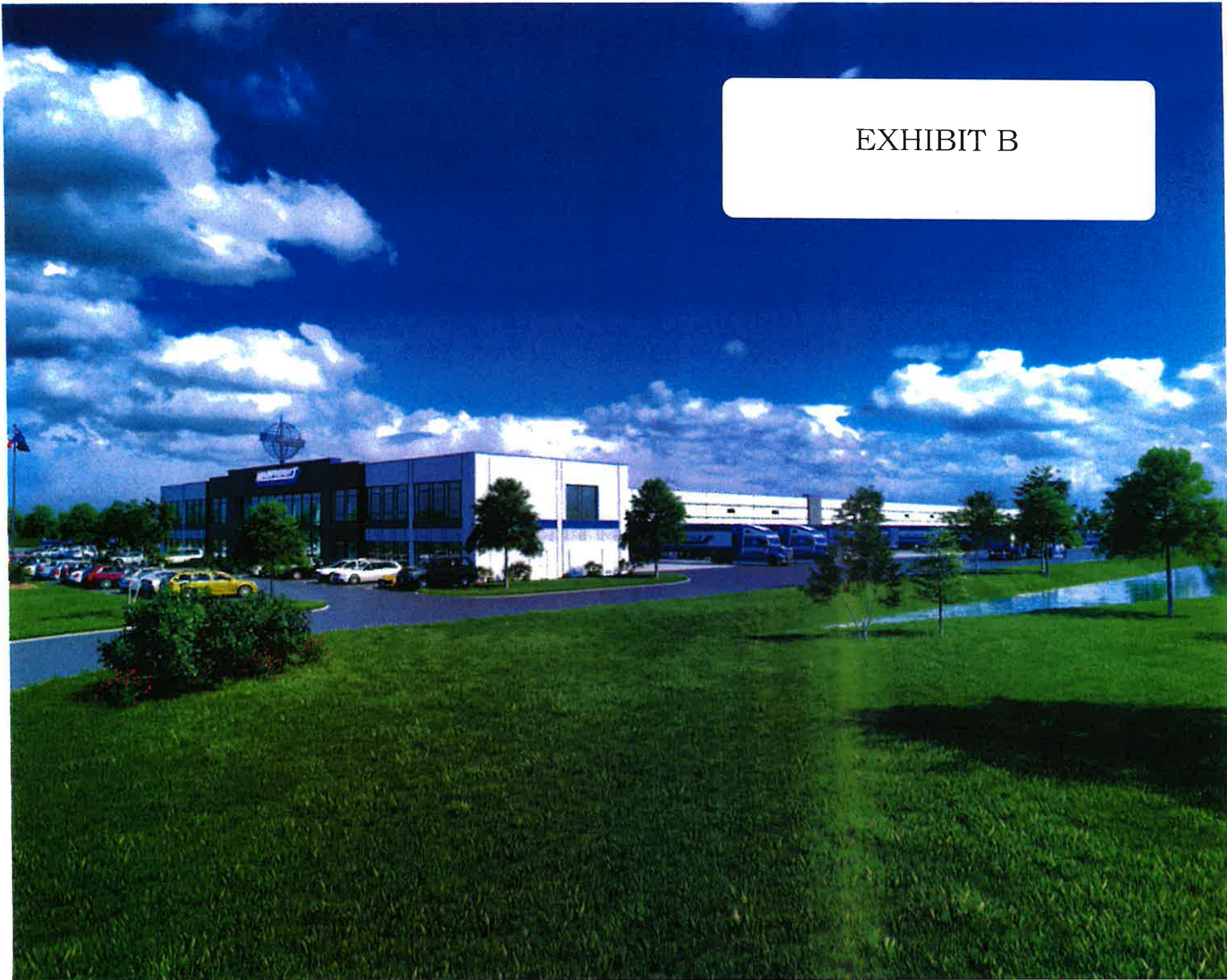
REVISIONS	
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2	ISSUED FOR PERMIT
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20	ISSUED FOR PERMIT

PROJECT: MAINFREIGHT TERMINAL - CORE AND SHELL

LOCATION: NORTH AVE & WORTON RD  
Carol Stream, IL 60188

JOB NO.	
SA 0214	SA 0214
PA	APEN
ISSUE DATE	12.12.2023
REVISED DATE	

EXHIBIT B





Epping



Epping

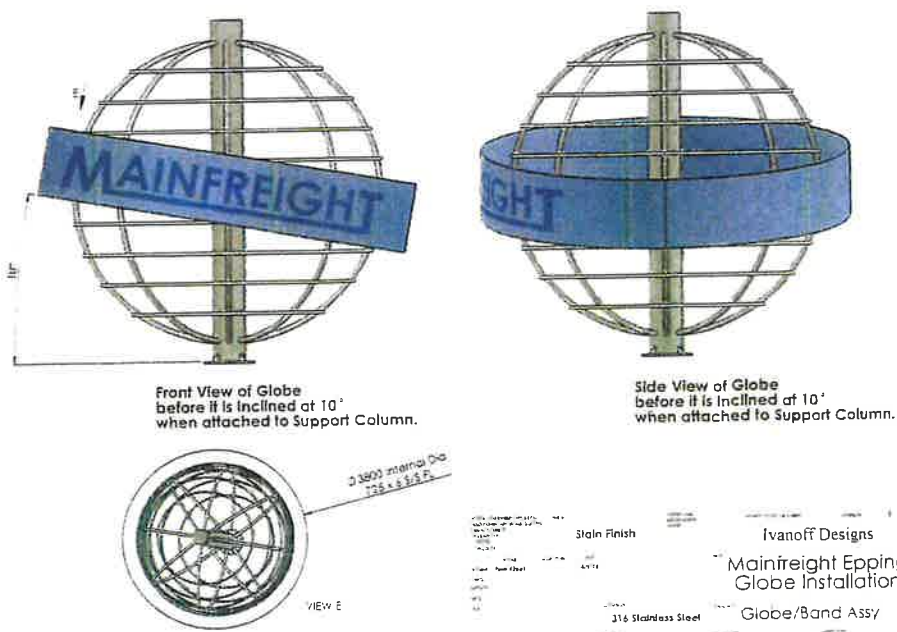
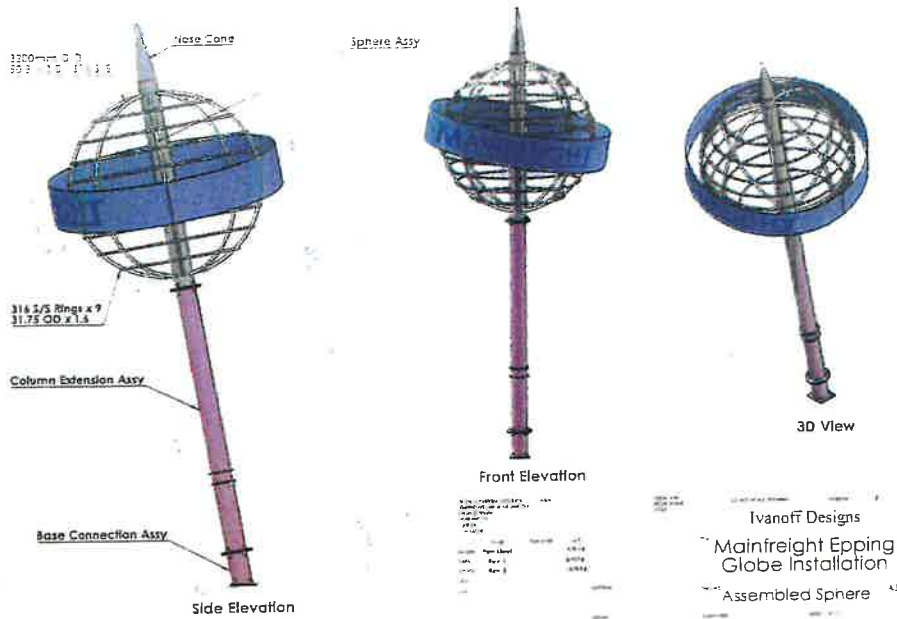


EXHIBIT C-1





Christchurch



EXHIBIT D



Otahuhu



Ghent, Belgium



Tauranga



Tullamarine



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

**STAFF REPORT**

March 25, 2024

**TO:**  
Chairman and Plan  
Commissioners

**FROM:**  
Community Development  
Department

**CASE MANAGER:**  
Bravo Berisha, Assistant Planner

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

- Plat of Consolidation, in accordance with Section 16-8-4 (O) of the UDO

**APPLICANT/ CONTACT:**  
Dr. Annjolyn Knoll  
Pecoraro Veterinary Services  
565 E. St. Charles Road  
Carol Stream, IL 60188



**CASE #:** 24-0015  
**LOCATION:** 465 E Gundersen Drive  
**PROJECT NAME:** Pecoraro Veterinary Services



LOCATION	ZONING DISTRICT	LAND USE	COMPREHENSIVE PLAN DESIGNATION
Subject Property	B-3 General Business District	Vacant (Will be occupied by Pecoraro Veterinary Services)	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.

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## Site Assessment

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### **COMPREHENSIVE PLAN DESIGNATION:**

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

### **AERIAL PHOTOGRAPH:**



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## Project Summary

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### **ATTACHMENTS:**

Attached for review is the General Application, Cover Letter dated March 14, 2024, and Plat of Consolidation (Exhibit A).

### **BACKGROUND:**

At the February 26, 2024 PC/ZBA meeting, requests from Pecoraro Veterinary Services were reviewed and recommended for approval to rezone the subject property from the O-S Office and Service District to the B-3 General Business District, and to grant a variation to install a fence in the front yard at 465 E Gundersen Drive. The Village Board granted the approvals on March 4, 2024. A condition of approval was to consolidate the two existing lots. The Applicant has submitted a plat of consolidation for review.

---

### Staff Analysis

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#### PLAT OF CONSOLIDATION

A plat of consolidation has been submitted for review, which consolidates the two existing lots into one lot. In total, the newly established lot will measure approximately 1.9 acres. Staff from Community Development, Engineering Services, and the Village Clerk's office have reviewed the submitted plat, and deem it acceptable.

---

### Recommendation

Staff recommends approval of the plat of consolidation for Pecoraro Veterinary Services at 465 E Gundersen Drive, Case No. 24-0015.

T:\Planning New\Planning\Plan Commission\Staff Reports\2024 Staff Reports\24-0015 Pecoraro Veterinary Services PLAT 465 E Gundersen Drive.docx



RECEIVED

MAR 15 2024

Community Development Department

Village of Carol Stream

500 N. Gary Avenue ▪ Carol Stream, IL 60188

PHONE 630.871.6230 ▪ FAX 630.665.1064

www.carolstream.org

Do Not Write in This Space
Date Submitted: 3.15.24
Fee Submitted: \$400.00
File Number: 24-0015
Meeting Date: 3.25.24
Public Hearing Required: N

FORM A

GENERAL APPLICATION
PUBLIC HEARINGS AND DEVELOPMENT APPROVAL REQUESTS

1. Name of Applicant KnollAH465, LLC. Phone 630-668-1748
Address 465 Gundersen Drive, Carol Stream, IL 60188 Fax
E-Mail Address drknoll@knollah.com
Name of Attorney Harry J. Fournier Phone 630-792-1000
Address 2001 Midwest Road, Ste. 206, Oak Brook, IL 60523 Fax 630-792-2107
Name of Owner Phone
Address
Name of Architect N/A Phone
Address

2. \*Common Address/Location of Property 465 Gundersen Drive, Carol Stream, IL 60188

- 3. Requested Action: (check all that apply)
Annexation
Courtesy Review
Development Staff Review
Gary/North Avenue Corridor Review
Planned Development - Final
Planned Development - Preliminary
Shared Parking Facility
Site Plan Review
Subdivision - Minor/Major
Temporary Waiver/Code of Ordinances
Variation - Zoning (requires Form B-1)
Variation - Sign (requires Form B-2)
Variation - Fence (requires Form B-3)
Special Use Permit (requires Form C)
Map Amendment (requires Form D-1)
Text Amendment (requires Form D2)
Staff Adjustment (requires Form E)

Describe requested action Per Village request Applicant is combing two Parcel IDs into one for the Property.

4. Fee Schedule: (Check all that apply)

Total Application Fee: \$ 400.00

	Annexation approvals:	
	New development	\$2,000
	Other	\$800
	Annexation Agreement Amendment	\$800
	Appearance fee for approvals required by the UDO but not listed herein	\$500
	Courtesy Review	\$240
	Development Staff Review	\$640
	Easement Encroachment	\$300
	Gary/North Avenue Corridor Review:	
	New or replacement monument sign	\$500
	One discipline (site design, architecture or landscaping)	\$500
	Two disciplines	\$1,000
	Three disciplines	\$1,500
	New development	\$1,500
	Outdoor Dining Permit	\$120
	Planned Development:	
	Existing Planned Development, minor change	\$500
	Existing Planned Development, major change	\$1,000
	New Planned Development	\$1,500
	Rezoning (Zoning Map Amendment)	\$640
	Shared Parking Facility Permit	\$500
	Site Plan Review	\$640
	Special Use:	
	First	\$800
	Each additional	\$200
	Special Use Amendment	\$800
	Staff Adjustment	\$240
	Subdivision:	
	Major	\$700
X	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.

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.

Annjolyn Knoll, Manger

Print Name



Signature

3-14-2024

Date

Revised 11/23



**FOURNIER**  
— LAW FIRM —

REAL ESTATE - CORPORATE - ESTATE PLANNING

March 14, 2024

***Via Personal Delivery***

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

**Re: *KnollAH465, LLC application for Minor Subdivision  
465 Gundersen Drive, Carol Stream, IL 60188***

Dear Sir and/or Madame:

The undersigned represents KnollAH465, LLC ("Applicant"), with regards to its application for a Minor Subdivision.

Currently, KnollAH465, LLC is the newly acquired owner of the above-referenced property ("Property"). Prior to acquiring the Property, Applicant's sole member Annjelyn Knoll had applied for a Map Amendment to change the Property's zoning from O-S to B-3. Said Map Amendment application was approved, but the Village required that Dr. Knoll consolidate the two parcel identification numbers of the Property into one parcel identification number.

Enclosed please find a copy of the preliminarily approved Plat of Consolidation, General Application, Correspondence from Kane-DuPage Soil & Water Conservation District, and proof of ownership documents.

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

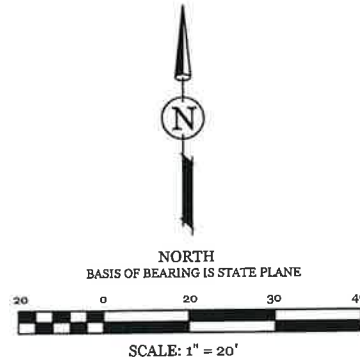
Yours truly,

FOURNIER LAW FIRM, LTD.

Harry J. Fournier  
Enclosures



NORTH  
LOCATION MAP  
N.T.S.



# PLAT OF CONSOLIDATION

FOR  
**PECORARO VETERINARY SERVICES, INC.**  
465 E. GUNDERSEN DRIVE, CAROL STREAM, ILLINOIS

THAT PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN IN DUPAGE COUNTY, ILLINOIS.  
PINS: 05-04-301-005 & 05-04-301-006

EXHIBIT A

**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, 1963 AS DOCUMENT R63-10466, WHICH POINT IS ON THE WEST LINE OF STATE AID HIGHWAY ROUTE 36, AND RUNNING THENCE WESTERLY ALONG THE NORTH LINE OF SAID UNIT ONE OF CAROL STREAM INDUSTRIAL PARK (BEING ALSO THE NORTH LINE OF GUNDERSEN 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 276.95 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, 1963 AS DOCUMENT R63-10466, WHICH POINT IS ON THE WEST LINE OF STATE AID HIGHWAY ROUTE 36, AND RUNNING THENCE WESTERLY ALONG THE NORTH LINE OF SAID UNIT 1 OF CAROL STREAM INDUSTRIAL PARK (BEING ALSO THE NORTH LINE OF CONTINUING GUNDERSEN 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, 277.2 FEET TO THE BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

BOTH PARCELS COMBINED CONTAINING 83,024.37 S.F. (1.906 ACRES +/-)

**SITE DATA:**

TOTAL SITE AREA: 83,024.37 S.F. / 1.906 ACRES

**PARKING SPACES:**

STANDARD PARKING SPACES: 100 EA.  
HANDICAP PARKING SPACES: 5 EA.

THIS PLAT HAS BEEN SUBMITTED FOR RECORDING BY AND RETURN TO:  
VILLAGE OF CAROL STREAM  
500 N. GARY AVE.  
CAROL STREAM, IL 60188-1899  
PHONE: (630) 665-7050

**SURVEYOR'S CERTIFICATE**

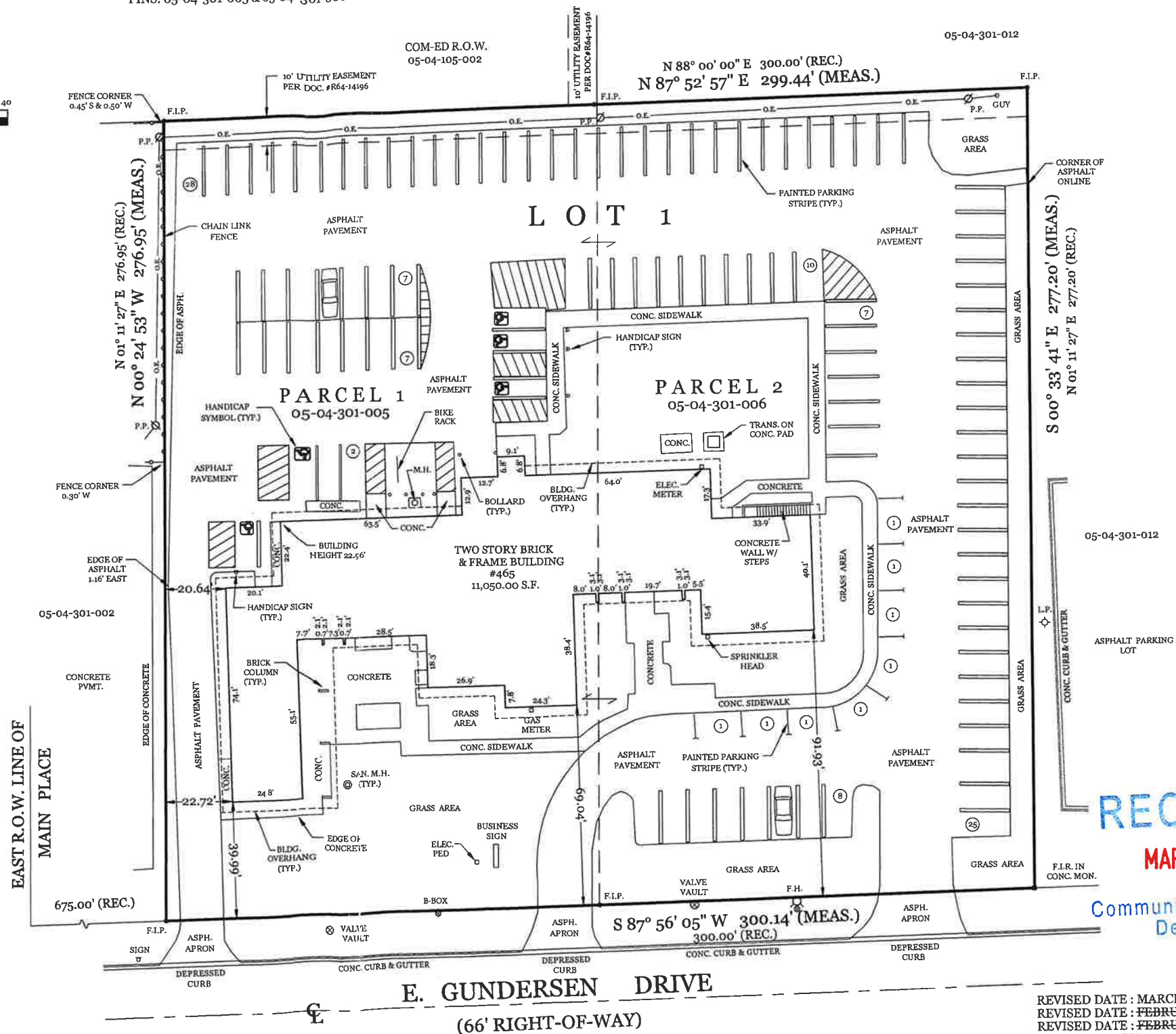
STATE OF ILLINOIS )  
COUNTY OF DUPAGE ) ss.

THIS IS TO CERTIFY THAT I, WARREN D. JOHNSON, REGISTERED ILLINOIS LAND SURVEYOR NO. 2971, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY, AS SHOWN BY THE SUBDIVISION PLAT WHICH IS A CORRECT REPRESENTATION OF SUCH SURVEY AND SUBDIVISION. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF. I FURTHER CERTIFY THAT ALL REGULATIONS ENACTED BY THE BOARD OF TRUSTEES RELATIVE TO PLATS AND SUBDIVISIONS HAVE BEEN COMPLIED WITH IN THE PREPARATION OF THIS PLAT.

I ALSO CERTIFY THAT THE FOREGOING PROPERTY FALLS WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF CAROL STREAM AND THAT NO PART OF THE PROPERTY COVERED BY THIS SUBDIVISION IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, GIVEN UNDER BY HAND AND SEAL AT WHEATON, ILLINOIS, THIS 25TH DAY OF JANUARY, 2024.



ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2971  
LICENSE EXPIRES 11/30/2024  
EXACTA LAND SURVEYORS, LLC  
PROFESSIONAL DESIGN FIRM 184008059-0008



RECEIVED

MAR 15 2024

Community Development Department

REVISED DATE: MARCH 11, 2024  
REVISED DATE: FEBRUARY 29, 2024  
REVISED DATE: FEBRUARY 13, 2024  
DATE: JANUARY 30, 2024 SHEET 1 OF 2

**EXACTA** Land Surveyors, LLC  
Exacta Land Surveyors, LLC  
PLS# 184008059  
o: 773.305.4011  
316 East Jackson Street | Morris, IL 60450

**PLAT OF CONSOLIDATION**  
**FOR**  
**PECORARO VETERINARY SERVICES, INC.**  
**465 E. GUNDERSEN DRIVE, CAROL STREAM, ILLINOIS**  
**CERTIFICATES**

**OWNER'S CERTIFICATE**

STATE OF ILLINOIS )  
 COUNTY OF DUPAGE ) ss.

THIS IS TO CERTIFY THAT KNOLL AH 465, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY IS THE OWNER/OWNERS OF THE LAND DESCRIBED IN THE SUBDIVISION PLAT, AND HAS/HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED, AS INDICATED THEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES/DO HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED. THE UNDERSIGNED HEREBY DEDICATES/DEDICATE FOR PUBLIC USE THE LAND SHOWN ON THIS PLAT FOR THOROUGHFARES, STREETS, ALLEYS, EASEMENTS, DRAINAGE AND PUBLIC SERVICES; AND HEREBY ALSO RESERVES/RESERVE AND GRANTS/GRANT TO THE VILLAGE OF CAROL STREAM, AND TO THE UTILITY COMPANIES OPERATING NOW OR IN THE FUTURE UNDER A FRANCHISE FROM THE VILLAGE, THE UTILITY EASEMENTS WHICH ARE SHOWN ON THE PLAT OR STATED ON THEIR STANDARD FORM WHICH IS ATTACHED HERETO.

NAME / TITLE

ADDRESS

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

**NOTARY CERTIFICATE**

STATE OF ILLINOIS )  
 COUNTY OF DUPAGE ) ss.

I, \_\_\_\_\_, AS NOTARY PUBLIC IN AND FOR THE COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT \_\_\_\_\_, PERSONALLY KNOWN TO ME TO BE THE SAME PERSON/PERSONS WHOSE NAME/NAMES IS/ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH OWNER/OWNERS, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT SHE/HE/THEY SIGNED THE SUBDIVISION PLAT AS HER/HIS/THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSE THEREIN SET FORTH.

GIVEN UNDER BY HAND AND NOTARIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

NOTARY PUBLIC

**TAX BODIES FOR:**

ADDRESS : 465 E. GUNDERSEN DRIVE, CAROL STREAM, ILLINOIS 60188  
 PIN NUMBERS : 05-04-301-005 AND 05-04-301-006

**TAXING DISTRICTS**

COUNTY: COUNTY OF DUPAGE  
 DUPAGE COUNTY HEALTH DEPARTMENT  
 DUPAGE COUNTY FOREST PRESERVE

**LOCAL:**

VILLAGE OF CAROL STREAM  
 FIRE PROTECTION DISTRICT : CAROL STREAM FIRE  
 LIBRARY DISTRICT : CAROL STREAM LIBRARY  
 PARK DISTRICT : CAROL STREAM PARK  
 SANITARY DISTRICT : WHEATON SANITARY DISTRICT  
 MOSQUITO ABATEMENT DISTRICT : WHEATON MOSQUITO DISTRICT  
 SERVICE WATER DISTRICT : DUPAGE WATER COMMISSION  
 UNIT SCHOOL DISTRICT : UNIT SCHOOL DISTRICT 200  
 COMMUNITY COLLEGE DISTRICT : COLLEGE DUPAGE 502  
 WATER COMMISSION : DUPAGE COUNTY COMMISSION  
 AIRPORT AUTHORITY : DUPAGE AIRPORT AUTHORITY  
 MILTON TOWNSHIP  
 MILTON TOWNSHIP ROADWAY

**VILLAGE ENGINEER**

STATE OF ILLINOIS )  
 COUNTY OF DUPAGE ) ss.

I, \_\_\_\_\_, VILLAGE ENGINEER OF THE VILLAGE OF CAROL STREAM, ILLINOIS, HEREBY CERTIFY THAT THE LAND IMPROVEMENTS DESCRIBED IN THE SUBDIVISION PLAT AND THE PLANS AND SPECIFICATIONS THEREOF MEET THE MINIMUM REQUIREMENTS OF THE VILLAGE AND HAVE BEEN APPROVED BY ALL PUBLIC AUTHORITIES HAVING JURISDICTION THEREOF. I DO FURTHER CERTIFY THAT THERE HAS BEEN FILED WITH ME AND I HAVE REVIEWED TOPOGRAPHICAL AND PROFILE STUDIES FILED WITH THIS SUBDIVISION PLAT. DATED AT CAROL STREAM, DUPAGE COUNTY, ILLINOIS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

VILLAGE ENGINEER

**PLAN COMMISSION CERTIFICATION**

STATE OF ILLINOIS )  
 COUNTY OF DUPAGE ) ss.

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024. VILLAGE OF CAROL STREAM PLAN COMMISSION

CHAIRPERSON

**FINANCE DIRECTOR**

STATE OF ILLINOIS )  
 COUNTY OF DUPAGE ) ss.

I, \_\_\_\_\_, FINANCE DIRECTOR OF CAROL STREAM, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THE PLAT.

DATED AT CAROL STREAM, DUPAGE COUNTY, ILLINOIS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

FINANCE DIRECTOR

**VILLAGE CLERK**

STATE OF ILLINOIS )  
 COUNTY OF DUPAGE ) ss.

I, \_\_\_\_\_, VILLAGE CLERK OF THE VILLAGE OF CAROL STREAM, ILLINOIS, HEREBY CERTIFY THAT THE SUBDIVISION PLAT WAS PRESENTED TO AND BY RESOLUTION \_\_\_\_\_ DULY APPROVED BY THE BOARD OF TRUSTEES OF THE VILLAGE AT ITS MEETING HELD ON \_\_\_\_\_, 2024, AND THAT THE REQUIRED BOND OR OTHER GUARANTEE HAS EITHER BEEN POSTED OR ADEQUATE PROVISION HAS BEEN MADE FOR SUCH BOND TO BE POSTED, FOR THE COMPLETION OF THE IMPROVEMENTS REQUIRED BY THE REGULATIONS OF THE VILLAGE. IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL OF THE VILLAGE OF CAROL STREAM, ILLINOIS

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

MAYOR

VILLAGE CLERK

**COUNTY CLERK CERTIFICATE**

STATE OF ILLINOIS )  
 COUNTY OF DUPAGE ) ss.

I, \_\_\_\_\_, COUNTY CLERK OF DUPAGE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE SUBDIVISION PLAT. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE SUBDIVISION PLAT.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK AT WHEATON, ILLINOIS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2024.

BY: \_\_\_\_\_  
 COUNTY CLERK

**RECORDER'S CERTIFICATE**

STATE OF ILLINOIS )  
 COUNTY OF DU PAGE ) ss.

THIS INSTRUMENT NO. \_\_\_\_\_ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS AFORESAID ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024, AT \_\_\_\_\_ O'CLOCK \_\_\_\_ M.

RECORDER OF DEEDS

REVISED DATE : MARCH 11, 2024  
 REVISED DATE : FEBRUARY 29, 2024  
 REVISED DATE : FEBRUARY 13, 2024  
 DATE : JANUARY 30, 2024

SHEET 2 OF 2



Exacta Land Surveyors, LLC -  
 PLS# 18408059  
 o: 773.305.4011  
 316 East Jackson Street | Morris, IL 60450

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

**STAFF REPORT**

March 25, 2024

**TO:**  
Chairman and Plan  
Commissioners

**FROM:**  
Community Development  
Department

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

**ACTION REQUESTED:**  
Courtesy Review for 32-unit  
senior apartment development  
proposal, in accordance with  
Section 16-8-4 (G) of the UDO

**APPLICANT/ CONTACT:**  
Mr. Jordan Finkelman  
Housing Trust Group, LLC  
3225 Aviation Avenue, 6<sup>th</sup> Floor  
Coconut Grove, FL 33133

**CASE #:** 24-0017

**PROJECT NAME:** Housing Trust Group, LLC (Parkside) / 575  
W. Lies Road



Jordan Finkelman, Vice President of Development with Housing Trust Group, LLC (HTG) based out of Florida, has requested a courtesy review for a proposed residential development on the "Hahn Property" located at 575 W. Lies Road. The purpose of the courtesy review process, which was established with the development of the Unified Development Ordinance (UDO), is to offer a developer informal feedback regarding a proposed development from the recommending and decision-making bodies of the Village. The proposal will also be reviewed by the Village Board at an upcoming meeting.



For Informal Feedback

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## Attachments

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Attached for review is the General Application, Cover Letter, Conceptual Site Plan (Exhibit A), Floor Plan (Exhibit B), Unit Plan (Exhibit C), Building Elevations (Exhibit D), and Images of the Crescent Place project in Arlington Heights (Exhibit E).

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## Project Summary

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- HTG proposes to redevelop the 3.2-acre property currently owned by the Hahn family, located near the northeast corner of Lies Road and Kuhn Road. The proposed project, called Parkside, will consist of a three-story senior apartment building, with 32 apartments (24 one-bedroom apartments and 8 two-bedroom apartments). The subject property is zoned R-4 (Multi Unit Residence District), and currently contains a home, a barn, and outbuildings. Surrounding properties include the Pine Ridge subdivision to the north and east which contains two-story townhomes, Jan Smith Park to the west, and the three-story Carolwood apartment complex to the south.
- Both the Existing Land Use Plan and the Future Land Use Plan within the 2016 Village Comprehensive Plan call for single-unit residential development on the subject property. However, population data from the US Census Bureau states that the senior population (65 years and older) in Carol Stream rose from 8.1% of the total population in 2010 to 14.9% of the total population in 2023, with a senior population projection of 18% of the total population in 2028. Likewise, the Comprehensive Plan states that the Village should “promote senior housing opportunities” within the community.
- As indicated, 32 apartments are proposed within the three-story building, with access proposed along Lies Road according to the submitted site plan. Density for the proposal equates to approximately eight units per acre. Lot coverage is proposed at 33%, and 50% is allowed per the UDO, and the proposed building height of 34 feet meets the maximum height requirement of 35 feet within the R-4 District. Front, side, and rear yard building setback requirements are also met on the submitted site plan, and a detention pond is proposed within the rear of the property.
- The applicant has also submitted plans for all three floors of the proposed building, and unit layouts for one and two-bedroom units. Preliminary elevations illustrate that the exterior of the proposed building will be primarily constructed of fiber cement siding, with wood-comparable siding and metal railing elements proposed as building accents. Proposed plans also indicate the installation of solar panels on the roof of the building, and the use of heat pumps in all apartments instead of furnace/air conditioning units, to establish the building as a “net zero” development.
- Since the plans are conceptual in nature, in-depth drawings and information on landscaping, utilities, detention, lighting, etc. have not been submitted at this time. However, the applicant

has provided images of their recently completed project in Arlington Heights, called Crescent Place, which is a four-story, 40-unit apartment building.

---

### **Next Steps**

---

HTG is looking for feedback for the PC/ZBA regarding the apartment building proposal on the 575 W. Lies Road property prior to making a decision whether to move forward with a formal submittal for the project.



<b>Do Not Write in This Space</b>	
Date Submitted:	<u>3/20/24</u>
Fee Submitted:	<u>\$240</u>
File Number:	<u>24-0017</u>
Meeting Date:	<u>3/25/24</u>
Public Hearing Required:	<u>✓</u>

*Village of Carol Stream*  
 500 N. Gary Avenue ▪ Carol Stream, IL 60188  
 PHONE 630.871.6230 ▪ FAX 630.665.1064  
[www.carolstream.org](http://www.carolstream.org)

**FORM A**

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

1. Name of Applicant Housing Trust Group - Jordan Finkelman Phone 305-860-8188  
 Address 3225 Aviation Ave, 6th Floor, Coconut Grove, FL 33133 Fax \_\_\_\_\_  
 E-Mail Address \_\_\_\_\_  
 (required)  
 Name of Attorney \_\_\_\_\_ Phone \_\_\_\_\_  
 (if represented)  
 Address \_\_\_\_\_ Fax \_\_\_\_\_  
 Name of Owner Mark Hahn Phone \_\_\_\_\_  
 (required if other than applicant)  
 Address 28 W 481 Kentwood, West Chicago, IL 60603 Fax \_\_\_\_\_  
 Name of Architect UrbanWorks Architecture Phone \_\_\_\_\_  
 (if applicable)  
 Address 125 S Clark Street, Suite 2070. Chicago, IL 60603 Fax \_\_\_\_\_
2. \*Common Address/Location of Property 575 W Lies Rd, Carol Stream, IL 60188
3. Requested Action: (check all that apply)
- |  |   |
|--|---|
| <input type="checkbox"/> Annexation                        | <input type="checkbox"/> Subdivision – Minor/Major              |
| <input checked="" type="checkbox"/> Courtesy Review        | <input type="checkbox"/> Temporary Waiver/Code of Ordinances    |
| <input type="checkbox"/> Development Staff Review          | <input type="checkbox"/> Variation – Zoning (requires Form B-1) |
| <input type="checkbox"/> Gary/North Avenue Corridor Review | <input type="checkbox"/> Variation – Sign (requires Form B-2)   |
| <input type="checkbox"/> Planned Development – Final       | <input type="checkbox"/> Variation – Fence (requires Form B-3)  |
| <input type="checkbox"/> Planned Development – Preliminary | <input type="checkbox"/> Special Use Permit (requires Form C)   |
| <input type="checkbox"/> Shared Parking Facility           | <input type="checkbox"/> Map Amendment (requires Form D-1)      |
| <input type="checkbox"/> Site Plan Review                  | <input type="checkbox"/> Text Amendment (requires Form D2)      |
|  | <input type="checkbox"/> Staff Adjustment (requires Form E)     |



Describe requested action Courtesy Review

4. Fee Schedule: *(Check all that apply)*

Total Application Fee: \$ 240

	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
X	Courtesy Review	\$240
	Development Staff Review	\$640
	Easement Encroachment	\$300
	Gary/North Avenue Corridor Review:	
	New or replacement monument sign	\$500
	One discipline (site design, architecture or landscaping)	\$500
	Two disciplines	\$1,000
	Three disciplines	\$1,500
	New development	\$1,500
	Outdoor Dining Permit	\$120
	Planned Development:	
	Existing Planned Development, minor change	\$500
	Existing Planned Development, major change	\$1,000
	New Planned Development	\$1,500
	Rezoning (Zoning Map Amendment)	\$640
	Shared Parking Facility Permit	\$500
	Site Plan Review	\$640
	Special Use:	
	First	\$800
	Each additional	\$200
	Special Use Amendment	\$800
	Staff Adjustment	\$240
	Subdivision:	
	Major	\$700
	Minor	\$400
	Temporary Building, Structure or Use	\$120
	Temporary Waiver to the Code of Ordinances	\$120
	Text Amendment:	
	Building Codes	\$240
	Unified Development Ordinance	\$640
	Variation:	
	First	\$640
	Each additional	\$200
	Zoning verification letter	\$80

5. Applicant Certification

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

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

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

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.

Jordan Finkelman

Print Name



Signature

3/19/24

Date

Revised 11/23



RECEIVED  
MAR 20 2024  
Community Development  
Department

March 19, 2024

Mr. Don Bastian  
Community Development Director  
Village of Carol Stream  
500 N. Gary Ave  
Carol Stream, IL 60188

RE: Cover Letter of Newly Proposed Development: Parkside

Dear Mr. Bastian:

Housing Trust Group ("HTG") and its single purpose entity HTG Parkside, LLC is pleased to submit documents for consideration of a letter of support from the Village of Carol Stream. Parkside, located at 575 W Lies Rd, would be a 32-unit Net-Zero new construction serving the elderly community. The specifics of the development will be demonstrated in the site plan, floor plan, unit plan, and building elevations within the aforementioned documents.

At a higher level, Housing Trust Group, LLC, a Florida limited liability company. HTG is a sole legal entity. Housing Trust Group was created to facilitate the preservation and creation of affordable housing, specifically in carrying out the U.S. Department of Housing and Urban Development's (HUD) Housing Choice Voucher (HCV) program and assisting with mixed-finance and Low-Income Housing Tax Credit (LIHTC) developments. Housing Trust Group regularly provides support to Public Housing Authorities (PHA's) in their effort to create and preserve affordable housing opportunities for low-income families in Florida, Illinois, Arizona, and throughout the United States.

Since our inception in 1997 Housing Trust Group and its principles have developed more than 7,000 units of multi-family housing. We have worked closely with local governments in Cook County, Miami-Dade, Broward, Palm Beach and throughout Florida to support their housing goals. HTG is committed to its residents and continually works on improving and enhancing its communities. Our goal is to provide families and individuals with a safe, clean, and comfortable living environment.

Housing Trust Group is experienced in partnering with local municipalities and non-profit organizations to provide quality affordable housing and beneficial resident services. Important to our success is our ability to develop unique partnerships with both the private and public sectors. As a result, Housing Trust Group has become a national leader in providing fully integrated multifamily development services.

Housing Trust Group's experience, track record, and strong relationships with financial partners continually allow us to secure the most competitive terms in the debt and equity markets. With the lack of soft financing available it has become a continued challenge to feasibly structure the necessary sources to develop quality affordable and workforce housing throughout the country. Creativity, tenacity, and ingenuity in leveraging all available sources of funding has become a critical component within HTG's success in developing projects of similar scale across the nation.



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Our team has demonstrated a keen ability to leverage public resources including municipal land and federal and state tax credits to secure additional sources of subsidy. These sources include Department of Revenue Sales Tax Rebates, FHA-insured mortgages (221(d)(4) and 223(f) loans), Multi-family Mortgage Revenue Bonds, Federal Home Loan Bank Grants, Hope VI, ARRA funds (NSP, TCEP, etc.), HOME Investment Partnership loans, Affordable Housing Partnership loan (AHP), State Apartment Incentive Loan program (SAIL), CDBG, TIF and renewable energy incentives, as well as various other state and local programs.

A group of dedicated and capable professionals with substantial experience in development, construction management, planning and financing staff Housing Trust Group. The key personnel involved in all of Housing Trust Group's projects are extensive and are led by the following two individuals:

**Matthew Rieger** is Manager, President, and CEO of HTG, an award-winning, full-service developer of multifamily residential communities whose real estate transactions have exceeded \$2 billion in commercial, land and residential developments across Florida, the Southeastern U.S., and Arizona. Prior to joining HTG, Matthew served as an attorney at a large law firm, where he was involved in over \$1 billion worth of transactions including acquisitions, development, re-financings, and joint ventures in the United States and abroad. As Manager, President, and CEO of HTG since 2011, Matthew has focused on expanding HTG's capacity and development pipeline, bringing greater awareness to the issue of affordable and workforce housing and working alongside industry leaders, public officials, and legislators to shape policy that benefits working-class communities and families. Matthew is a native of Miami and is a third generation Floridian. He is a member of the Florida Bar Association and American Bar Association and earned his Juris Doctorate from Nova Southeastern University. Matthew also holds a Bachelor of Arts degree in Geography from the University of Florida.

**Randy Rieger** is the Founder and Chairman of Housing Trust Group, a multi-faceted real estate development company that develops, owns, and manages properties throughout the southeastern United States. The company and its related entities, including RER Family Partnership, Ltd. and RER Family, LLC, specialize in the development of multi-family rental communities, affordable multi-family rentals, multi-family student housing communities, commercial developments, and multi-family housing sales. Housing Trust Group has been involved in the development, ownership, and management of several thousand units nationwide. Prior to forming Housing Trust Group, for some 25 years, Mr. Rieger



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*served as Vice President, then as Managing General Partner, of Royal Palm Beach Colony, L.P. The company was a large publicly held real estate development company listed on the American Stock Exchange and was actively involved in the development of numerous large-scale communities in Western Palm Beach County, Florida. Under Mr. Rieger's leadership, Royal Palm Beach Colony, L.P. developed the Village of Royal Palm Beach, and nearly 10,000 surrounding acres.*

Additionally, Housing Trust Group has strategic partnership arrangements with various professional marketing, property management, architectural, accounting, legal, and development organizations to help accomplish its mission.

Housing Trust Group has constructed and is currently going through conversion of a project at 310 W Rand Rd in Arlington Heights. This development is indicative of the type of housing we build all around the country. Now, Parkside at 575 W Lies Rd plans to be the next high-quality development in a long list of properties that Housing Trust Group has executed on in our nearly 30-year history.

Our principal place of business is 3225 Aviation Avenue, 6<sup>th</sup> Floor, Coconut Grove, Florida 33133. Please contact Jordan Finkelman, Vice President of Development, at (305) 860-8188 for any questions, comments, or concerns.

**HOUSING TRUST GROUP, LLC,**  
a Florida limited liability company

# Site Plan & Project Data

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Community Development  
Department

575 W Lies Road	Requirement
Zoning District	R-4 Existing R-4 Proposed
Lot Area	3.2 acres 140,000 sf
Minimum Lot Area Per Unit	4,300 sf
Number of Units	32 Max 32 Provided
Lot Coverage	50% Max 35% Proposed
Building Area	33,150 SF
Building Height	35' Max 34' Proposed
Parking Ratio	1.25 Spaces per Senior Unit
Parking Spaces	40 spaces required 45 spaces provided

Proposed Unit Mix	SQFT	# Units	% of Total
One Bedroom Units	585 SF	24	75%
Two Bedroom Units	830 SF	8	25%
<b>Total</b>		<b>32</b>	<b>100%</b>

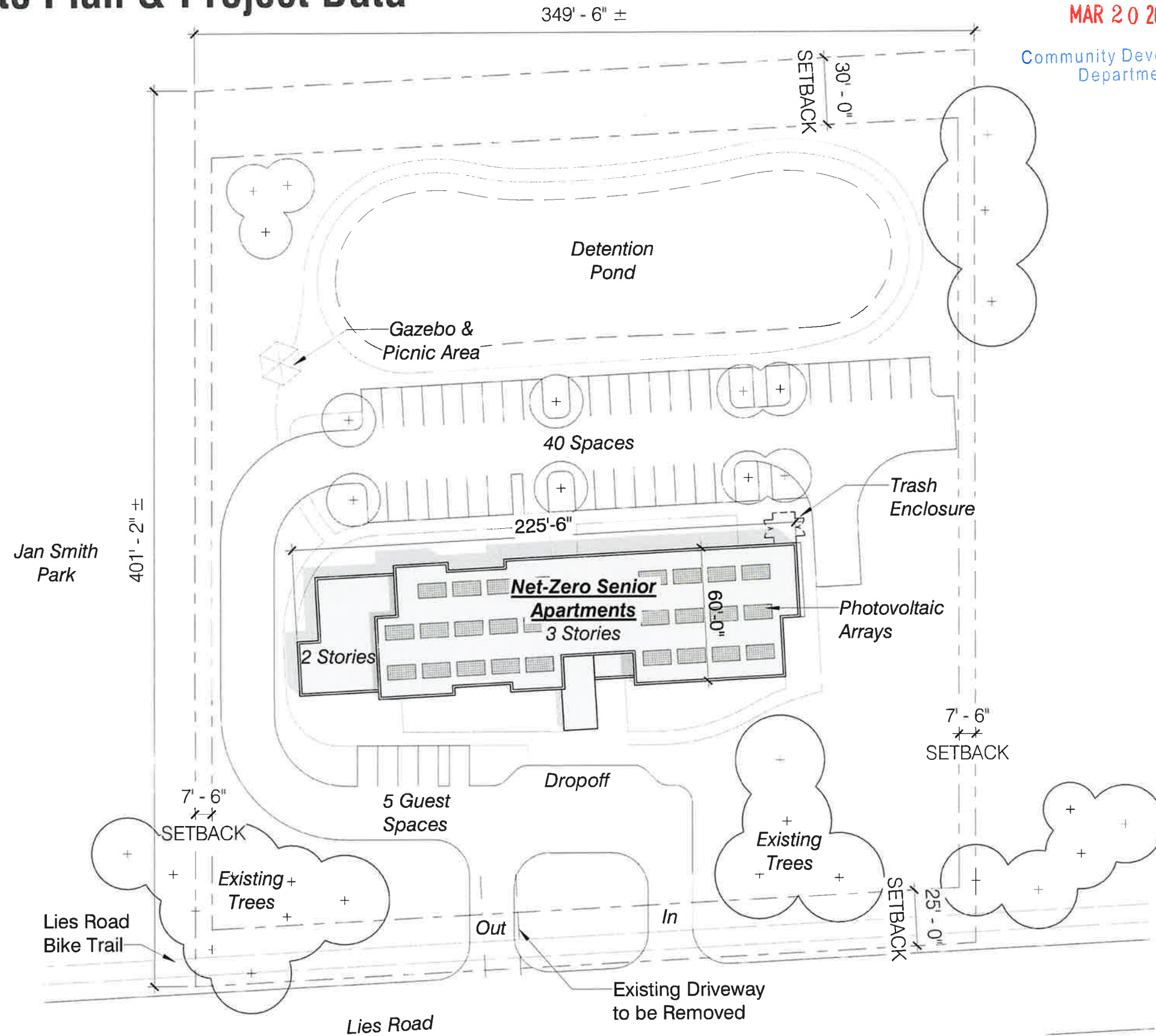


EXHIBIT A

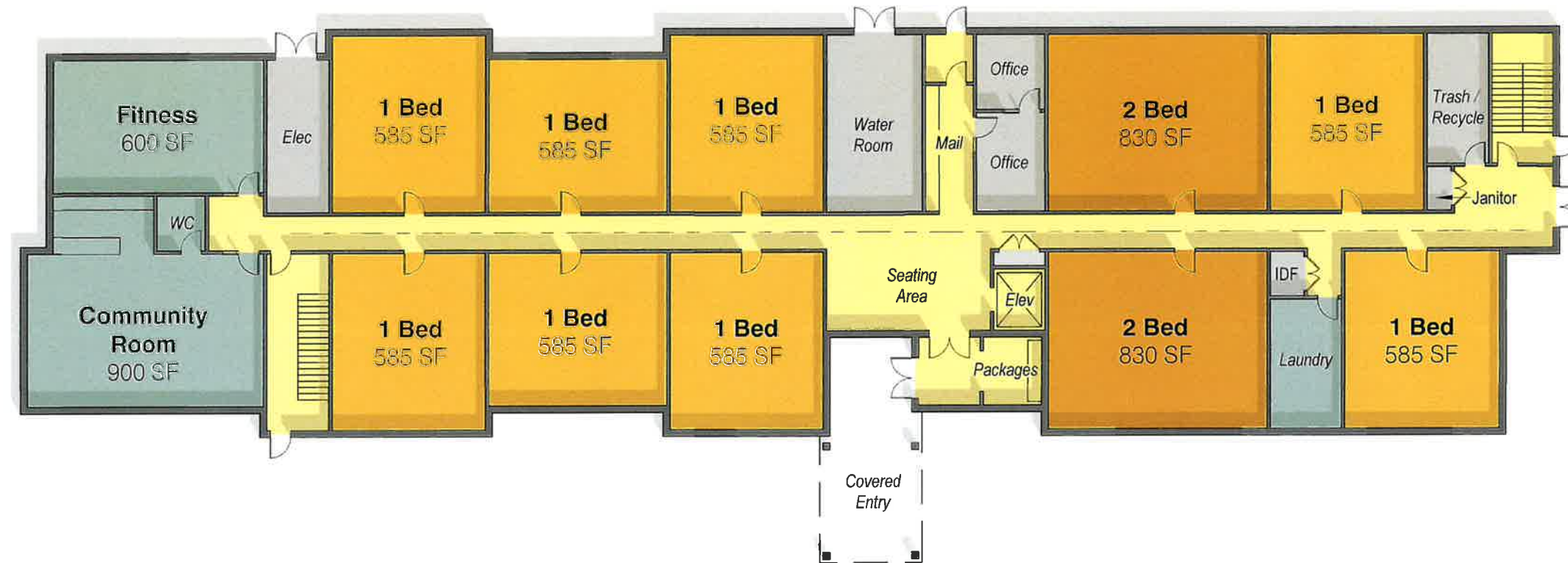


# 1st Floor Plan

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MAR 20 2024

Community Development  
Department



DRAFT

EXHIBIT B



Parkside Net-Zero Senior Apartments  
IHDA Project Application  
575 W Lies Road, Carol Stream, IL

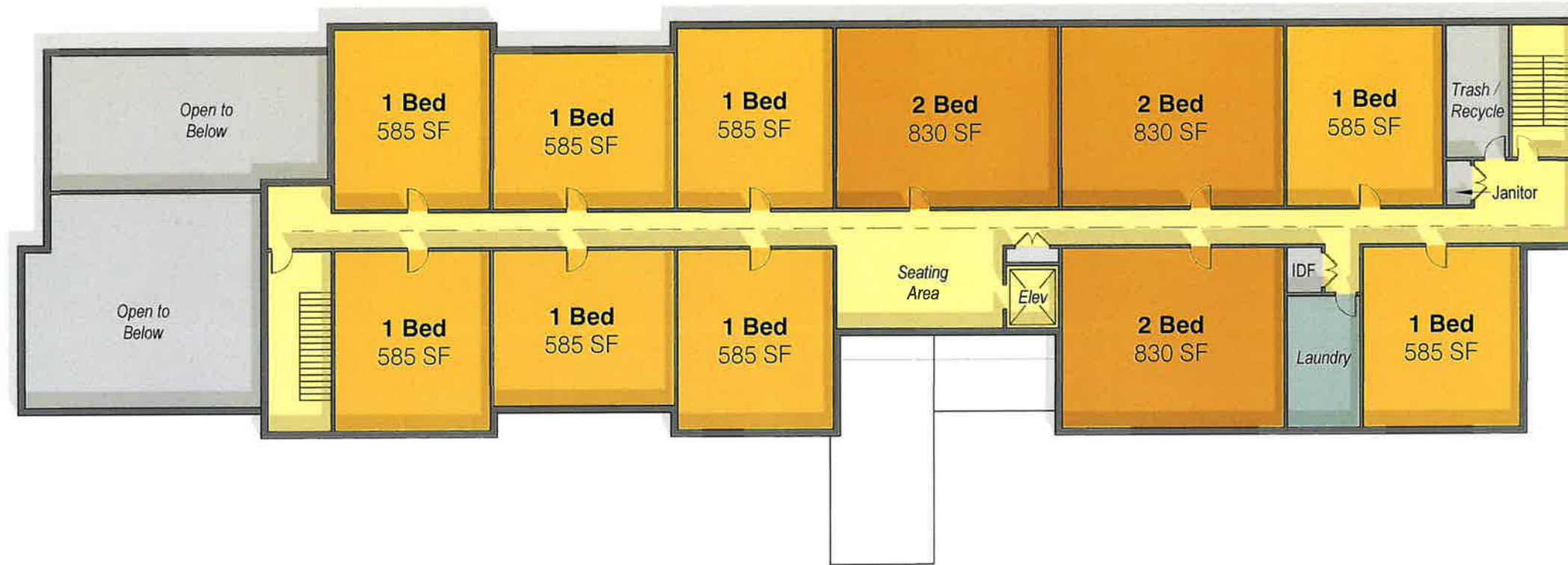


3.14.2024

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# 2nd Floor Plan

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Parkside Net-Zero Senior Apartments  
IHDA Project Application  
575 W Lies Road, Carol Stream, IL



3.14.2024

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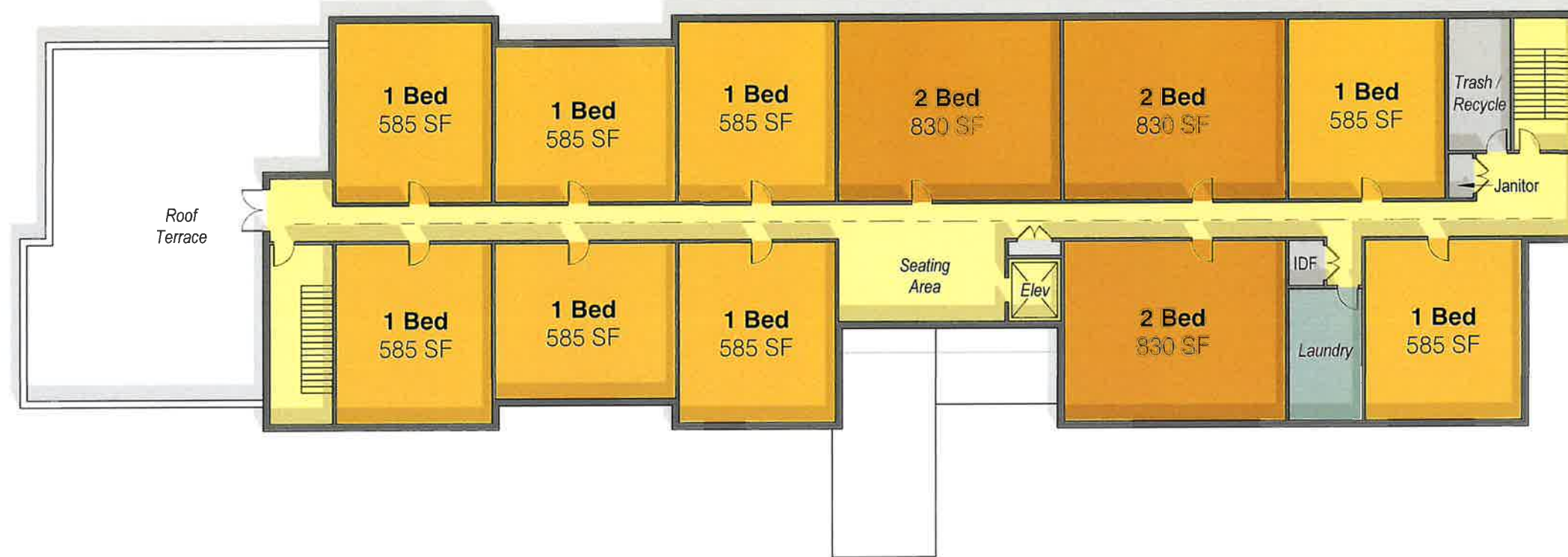


# 3rd Floor Plan

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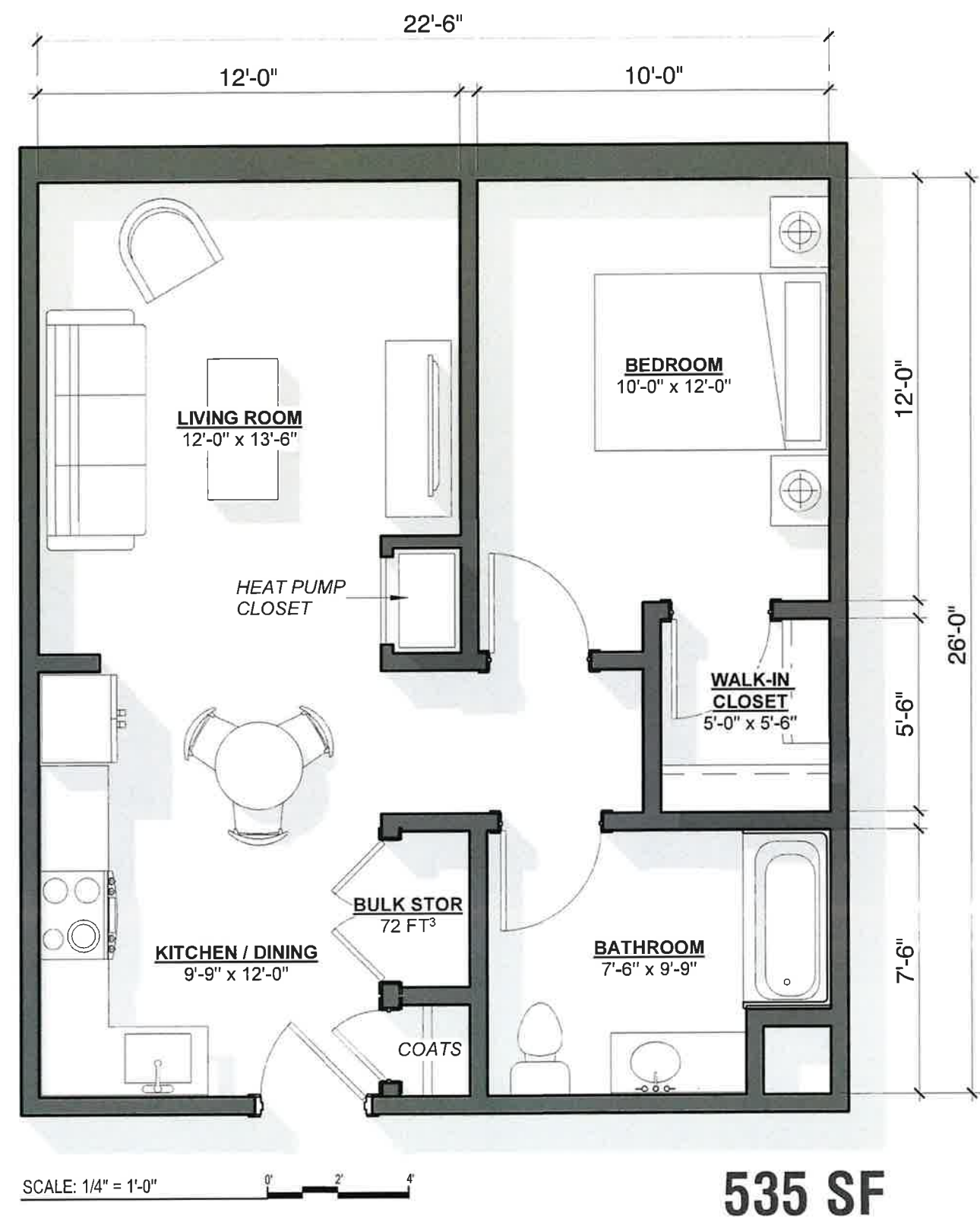
DRAFT



# Typical 1 Bedroom Unit

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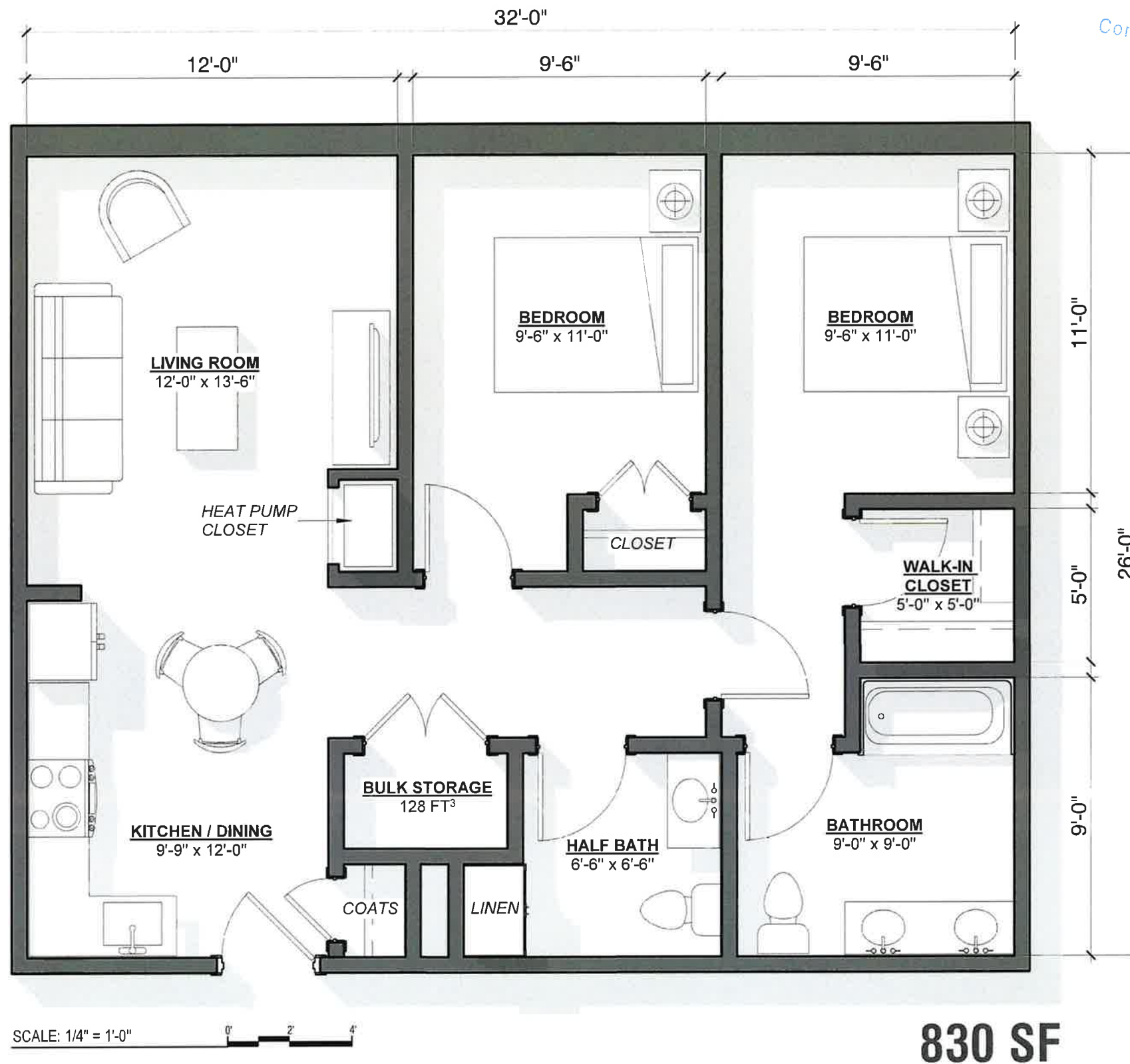
535 SF

EXHIBIT C

# Typical 2 Bedroom Unit

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# Elevations

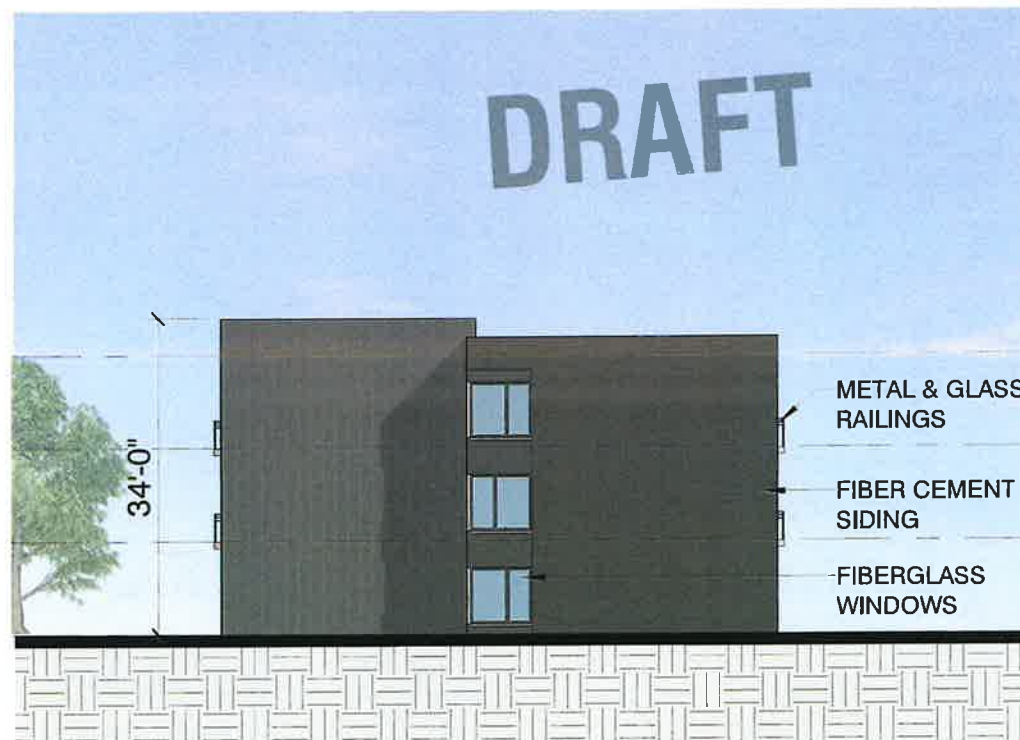
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South Elevation (from Lies Road)



East Elevation



West Elevation

# Elevations

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North Elevation

DRAFT



Parkside Net-Zero Senior Apartments  
IHDA Project Application  
575 W Lies Road, Carol Stream, IL

3.14.2024

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# EXHIBIT E

Crescent Place Images – Arlington Heights (Housing Trust Group, Case No. 24-0017)















## Village of Carol Stream

FRANK SAVERINO, SR., MAYOR • JULIA SCHWARZE, CLERK • WILLIAM HOLMER, MANAGER  
500 N. Gary Avenue • Carol Stream, Illinois 60188-1899  
(630) 665-7050 • FAX (630) 665-1064  
[www.carolstream.org](http://www.carolstream.org)

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

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

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

**DATE:** March 18, 2024

**RE:** **PC/ZBA Training – Points to Remember Memo**

Last year, the PC/ZBA viewed a commissioner training video from the Illinois Chapter of the American Planning Association (APA-IL). Sections of the video were viewed over the course of several meetings, and discussion occurred after viewing each video section. Staff has prepared a “Points to Remember” memo, which summarizes key points from the training video. The memo can be used by PC/ZBA members as projects are reviewed each month.

The Points to Remember memo is attached for your use. Should you have any questions, feel free to contact me.

ec: Bravo Berisha, Assistant Planner  
Sara Van Winkle, Planning & Permitting Assistant



## Village of Carol Stream

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### Commissioner Training – Points to Remember

#### ***Commissioner Role in the Process***

- Commission has active role in shaping community growth and character
- Commission has relationships with others in the review process, including:
  - Elected Officials – they are the policy makers and usually the final authority on land use matters (taking Commission’s recommendation into account)
  - Village Staff – manages zoning review process, **EXPLAINS THE REQUEST** through staff report and recommendation; contact staff before the meeting if you are unclear about project components
  - The Public – actively listen to public input, be courteous during the public hearing
  - Applicant – provides complete and accurate information for Commission review, **ADVOCATES FOR THE REQUEST**, does not want to waste anyone’s time if project is not supported
- Applicant’s Submittal
  - Plans, documents, and applications provided by the applicant for the request
  - Includes **FINDINGS OF FACT** for the request
  - Review thoroughly prior to public hearing
- Staff Report
  - Provides overview of the applicant’s request
  - Background information, Comprehensive Plan objectives, zoning requirements, etc.
  - Includes **FINDINGS OF FACT** for the request
  - Review thoroughly prior to public hearing
- Municipal Attorney
  - Provides guidance on public hearing procedures

#### ***Commissioner Responsibilities***

- Before the meeting, make sure to:
  - Read and review the packet
  - Visit the site
  - Contact Village staff with questions
- At the meeting, make sure to:
  - Actively listen to staff, applicant, public, and other commissioners
  - Review the project **BASED ON COMPREHENSIVE PLAN AND FINDINGS OF FACT**; Explain how your vote relates to zoning standards and Findings of Fact, not personal opinions
  - Ask relevant questions under the Commission’s purview

- Avoid debating the applicant or member of the public; Distinguish emotion from data during testimony
- Remain calm and be courteous to everyone at the meeting as a representative of the community
- **NUMBER OF PEOPLE FOR OR AGAINST THE APPLICATION IS NOT CRITERIA FOR DECISION**
- Chair's Responsibilities
  - Maintains meeting decorum and sets the tone
  - Ensures that all interested parties have input
  - Focuses the discussion to keep the meeting moving

### ***Findings of Fact***

- Must use the Findings of Fact and zoning standards when making a recommendation on the application (Special Use, Variation, Planned Development, Text Amendment, etc.).
- Each proposal is considered on its own merits – do not be concerned with setting a precedent
- Note for Variations – **BASED ON PRACTICAL DIFFICULTY TO FOLLOW ZONING REGULATIONS (A NEED AND NOT A WANT), NOT A SELF-CREATED OR FINANCIAL HARDSHIP**
- Note for Special Uses – **USES HAVE BEEN DEEMED ACCEPTABLE IN THE ZONING DISTRICT**, but require additional review to determine suitability at specific location through the public hearing process

### ***The Fine Print***

- Outside Communication - No contact between commissioners and the applicant, opponents, or supporters of the project outside of the meeting - **HAVE THE MEETING AT THE MEETING**
- Conflicts of interest
  - Only if commissioner has a business/financial relationship with the applicant, financial interest in the project under review
  - If conflict of interest exists, recuse yourself and leave the meeting
- Open Meetings Act/Ethical Behavior
  - Any communication between the majority of commissioners is considered a public meeting – informal discussions, phone calls, emails, texting, so make sure to **HAVE THE MEETING AT THE MEETING**

### ***Tools of the Trade***

- Comprehensive Plan is the foundational document for long-term planning and zoning matters, **SETS POLICY**
- Zoning standards describe what can be done on a property, **SETS REGULATIONS**
- Ensure projects are consistent with the Comprehensive Plan and Zoning Standards
- Make participation at meetings as easy as possible

## Planning and Zoning Resources

### American Planning Association

- [www.planning.org](http://www.planning.org)
- [www.ilapa.org](http://www.ilapa.org)
- [www.planning.org/ethics/ethicalprinciples/](http://www.planning.org/ethics/ethicalprinciples/)

### Websites & Listservs

- [www.planetizen.com](http://www.planetizen.com)
- [www.plannersnetwork.org](http://www.plannersnetwork.org)

### Other Organizations

- <https://las.depaul.edu/centers-and-institutes/chaddick-institute-for-metropolitan-development/pages/default.aspx>
- [www.strongtowns.org](http://www.strongtowns.org)
- [www.cnt.org](http://www.cnt.org)
- [www.pps.org](http://www.pps.org)
- [www.landmarks.org](http://www.landmarks.org)
- [www.savingplaces.org](http://www.savingplaces.org)
- <http://petepointnerplanning.blogspot.com/>

## Diversity, Equity, and Inclusiveness Resources

- APA Annual Diversity Forums: <https://planning.org/diversity/efforts/>
- 2019 PAS Memo Increasing Diversity, Equity and Inclusion in Planning: <https://planning.org/publications/documents/9176238>
- APA-IL 2017 Planning for Equity Program: <https://www.ilapa.org/diversity-equity-inclusion>
- APA Ambassador Program: <https://planning.org/ambassadors/>
- APA Diversity and Inclusion Training: [https://learn.planning.org/local/catalog/view/product.php?globalid=LRN\\_PAC18\\_001](https://learn.planning.org/local/catalog/view/product.php?globalid=LRN_PAC18_001)
- APA course Promoting Diversity and Inclusive Communities: [https://learn.planning.org/local/catalog/view/product.php?globalid=LRN\\_188182](https://learn.planning.org/local/catalog/view/product.php?globalid=LRN_188182)
- American Association of University Women Work Smart Online: [www.salary.aauw.org](http://www.salary.aauw.org)
- American Planning Association Equity Policy Guide (2019): <https://planning.org/publications/document/9178541/>
- Informational Videos -- Jim Crow of the North: <https://www.tpt.org/minnesota-experience/video/long-lead-jijjix/> and
- The Color Tax: <https://www.youtube.com/watch?v=UVHqMbyzZ-Y>