

Village of Carol Stream

AGENDA

REGULAR MEETING-PLAN COMMISSION/ZONING BOARD OF APPEALS

Monday, April 22, 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: March 25, 2024

- III. Public Hearing

24-0011– North Ave TH LLC Mainfreight– 27W364 North Ave.
Sign Variation (Continued from the March 25, 2024 meeting.)

- IV. Presentation:

- V. Old Business:

- VI. New Business:

- VII. Report of Officers:

- VIII. Adjournment:

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

***All Matters on the Agenda may be Discussed, Amended and Acted Upon
March 25, 2024.***

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

The results of the roll call vote were:

Present: 4 Commissioners Meneghini, Morris, Tucek, and Chairman Parisi

Absent: 3 Commissioner Battisto, Petella and Christopher

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

MINUTES:

Commissioner Meneghini moved and Commissioner Morris seconded the motion to approve the minutes of the Regular Meeting held on February 26, 2024.

The results of the roll call vote were:

Ayes: 4 Commissioners Meneghini, Morris, Tucek, and Chairman Parisi

Nays: 0

Abstain: 0

Absent: 3 Commissioner Battisto, Petella and Christopher

The motion passed by unanimous vote.

PUBLIC HEARING:

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

The results of the roll call vote were:

Ayes: 4 Commissioners Meneghini, Morris, Tucek, and Chairman Parisi

Nays: 0

Abstain: 0

Absent: 3 Commissioner Battisto, Petella and Christopher

The motion passed by unanimous vote.

Case #24-0007 – Christ Presbyterian Church – 805 & 845 E. Geneva Road
Zoning Amendment, Special Use Permit-Place of Worship, Plat of Consolidation

Chairman Parisi swore in Tracy Kasson-Real Estate Lawyer-Rathje Woodward LLC, 300 E Roosevelt Rd, Wheaton, IL 60187. Mr. Kasson gives a brief summary of the properties and the three agenda items that bring him and his clients to the meeting. He gives a history of the property and information on why the property needs rezoning, the need for the special use permit, and finally consolidating the two properties for more space for parking. He then introduces Jon Nielson, Senior Pastor at Christ Presbyterian Church-Wheaton, 1300 Crescent Street Wheaton, IL 60187. Pastor Nielson gives a history on his congregation. He states the congregation is currently using a space in Wheaton for services, he has anywhere from 300-500 parishioners ranging in a variety of ages. He states that their current location they are using is not ideal for worship, Sunday school, or any special events the church may have. The new location would give them the space to do all activities while growing the congregation. Pastor Nielson then introduces Christopher Lauriat from Rise Point Architecture, 200 N Harrison St, Unit 101 Algonquin, IL 60102. He is there to share a few architectural design plans they have for the space. He talks briefly about adding seating, building out a common area in the middle, walling off some space for classrooms, adding on parking on the south lot and an additional back exit in the building. He states the outside of the building will stay the same since it is structurally in good shape and find nothing that needs updating or changed. Mr. Kasson approaches the podium for closing statements regarding the project. He states the other businesses in the area and points out that there are several other types of places of worship near the area. Along with the businesses that will be nearby, states this will be a wonderful addition to the area and to Carol Stream.

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

Chairman Parisi asked for Bravo Berisha, Assistant Planner, to read the staff report. Mr. Berisha gives a brief summary on what the church requests approval for on the following items associated with the development of a new Presbyterian Church in the former Blue Book services building. In addition, they want to include the adjoining property for an expanded parking lot to accommodate the population of the church. Mr. Berisha continues giving an explanation on why they are requesting a Zoning Map Amendment to rezone the property from B-3 General Business to O-S Office and Service District. In addition, they are requesting a special use permit for a place of worship and finally to consolidate two parcels into a single parcel. Mr. Berisha gives a brief description on what the internal and external changes are planned and the construction of additional parking for the building. Staff is supportive of the project and deem it acceptable with conditions of approval.

Chairman Parisi asks the commission if they have any further questions or comments

Commissioner Meneghini has no questions or comments.

Commissioner Morris asks about the vacant areas around the building and has some questions where the business Grease Monkey is located and the old 7-11 building. Mr. Kasson confirms what the businesses are in each building to answer Commissioner Morris.

Commissioner Tucek has some general comments regarding the additional exits they building has proposed. He gave a scenario if the building was at max capacity for emergency vehicles to access the building the easiest, why not add the exit to the other side of the building where the road is more accessible.

Chariman Parisi asks Mr. Berisha if the case has gone through an engineering review. Mr. Berisha answers yes Engineering has reviewed the case.

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

The results of the roll call vote were:

Ayes: 4 Commissioners Meneghini, Morris, Tucek, and Chairman Parisi

Nays: 0

Abstain: 0

Absent: 3 Commissioner Battisto, Petella and Christopher

The motion passed by unanimous vote.

This case will go before the Village Board on Monday, April 1, 2024, at 6:00 PM for review.

Case #24-0011 – North Ave TM LLC (Mainfreight) – 27W364 North Ave
Sign Variation

Chairman Parisi swears in Christian Buckwalter, Arco/Murray 3110 Woodcreek Downers Grove, IL 60515. Mr. Buckwalter gives a brief history about Mainfreight and talking about their global image and how asking for the sign variance for a roof mounted sign is a way for the company to promote its brand.

Chairman Parisi asked for questions from the audience. Resident Ann Peduzzi, 2N665 Morton Road, West Chicago, IL 60185 approaches the podium and Chairman Parisi swears her in. Mrs. Peduzzi has three main concerns with the request. Mrs. Peduzzi's first concern is why the company is asking for a sign variation now and not at the time of the original zoning submission. Mrs. Peduzzi continued the discussion by also asking what type of lighting or how bright the sign or globe will end up. She is aware the lights will be facing downward but has concerns with the height level of the sign and the brightness of the bulbs. She used the church across the street as an example and continued by discussing the limited brightness of lights in their parking lot and within their steeple and how things seem to be on a timer schedule. Her last comment is wondering if Mainfreight would consider a similar idea, and possibly relocate the globe to be closer to North Avenue for better visibility.

Chairman Parisi asked if Mr. Buckwalter would consider answering each concern in order presented, starting with the first one about why the sign was not part of the original application.

Mr. Buckwalter is back at the podium to answer the questions. The first one he addresses is the reason the sign was not included in the original application. Mainfreight had wanted to put it on the southwest corner of the building with a building mount sign, but stated when it was presented they were advised against that at the time. Mr. Farace stated that there were a few proposals, but did not recall the sign presented on that part of the building or facing towards North Avenue.

Chairman Parisi asks on behalf of Ann Peduzzi, how bright the sign light will be. Mr. Buckwalter does not have the current lumens calculations but confirms that the lights will not be any brighter on the sign than they are in the parking lot.

Chairman Parisi asked if there were any other questions from the petitioner. There are none and asked to move to the staff report.

Chairman Parisi asks Tom Farace to review the orientation of the building before starting the staff report. Mr. Farace points out in the plans provided the front office entrance of the building faces Morton Road and the truck spaces face North Avenue with the truck terminal portion. The company is looking at the

front of the building on Morton Road for the sign to be located. Mr. Farace begins the staff report. He gives a brief overview of where the company is from, a description of the building, and specifics on the proposed globe element that will function as a sign. The sign is proposed on the roof of the office portion of the building, which requires a variation. Staff supports the request to provide the building with Mainfreight's brand, but requests discussion by the Commission if monument signs should be allowed if the globe sign is allowed, along with providing other conditions of approval for the request.

Discussion with the Commission ensued regarding placement of the globe element, and recommended shifting it to the southwest corner of the building. Mr. Farace indicated that a new variation would need to be requested and publicized since the globe would not be on the roof of the building anymore. The majority of the Commission also recommended a condition of approval that monument signs would not be allowed on the property if the globe sign is installed.

Chairman Parisi asked for a motion to continue case number 24-0011 to the next available PC/ZBA meeting scheduled on April 22, 2024 with the amendments added for the new height requirements, provide information about moving the sign to the southwest corner of the building, and information on the operation and lumens of the sign once installed. Commissioner Meneghini motioned and Commissioner Tucek second the motion.

The results of the roll call vote were:

Ayes: 4 Commissioners Meneghini, Morris, Tucek, and Chairman Parisi

Nays: 0

Abstain: 0

Absent: 3 Commissioner Battisto, Petella and Christopher

The motion passed by unanimous vote.

This case will continue to the next available PC/ZBA meeting scheduled on Monday, April 22, 2024 6:00 PM for review.

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

The results of the roll call vote were:

Ayes: 4 Commissioners Meneghini, Morris, Tucek, and Chairman Parisi

Nays: 0

Abstain: 0

Absent: 3 Commissioner Battisto, Petella and Christopher

The motion passed by unanimous vote.

PRESENTATION:**Case # 24-0015 – Pecoraro Veterinary Service – 465 E. Gundersen Drive**
Plat of Consolidation

Chairman Parisi swears in Harry Fournier, Fournier Law Firm, LTD. 2001 Midwest Road Suite 206, Oakbrook, IL 60523 on behalf of Pecoraro Veterinary Service. Mr. Fournier gives a brief description of the property and informs the board that part of the requests from the planning commission is to consolidate the two parcels into one parcel.

Bravo Berisha reads the staff report. He states the PC/ZBA met on February 26, 2024 requests from Pecoraro Veterinary Services were reviewed and recommended for approval to rezone the property from O-S and Service District to a B-3 general business. In addition, the plan commission granted approvals for a fence in the front yard. A condition of approval was to consolidate the two existing lots. The applicant is asking for a plat of consolidation review. The applicant has submitted and staff from Community Development, Engineering, and the Village Clerk's office all have reviewed and find it acceptable for approval.

Chairman Parisi asked if the commission had any questions there were none.

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

The results of the roll call vote were:

Ayes: 4 Commissioners Meneghini, Morris, Tucek, and Chairman Parisi

Nays: 0

Abstain: 0

Absent: 3 Commissioner Battisto, Petella and Christopher

The motion passed by unanimous vote.

Case #24-0017 – Housing Trust Group – 575 W. Lies Road
Courtesy Review – Senior Apartment Development

Chairman Parisi swears in Lawrence Freedman, Ash, Anos, Freedman & Logan, LLC 95 Revere Drive-Unit G, Northbrook, IL 60062. In addition to Mr. Freedman, he calls up two other colleagues who are part of the presentation. Chairman Parisi swears in Jordan Finkelman, Vice President of Development, HTG, 3225 Aviation Avenue 6th floor, Coconut Grove, FL 33133 and Jamin Nolls, Senior Project Manager, Urban Works, 125 South Clark Street Suite 2070, Chicago, IL 60623. Mr. Freedman turns the presentation over to Mr. Finkelman. He gives a brief history about Housing Trust Group and what type of projects they develop, and provides information on projects at other locations including a recent apartment development in Arlington Heights. Mr. Nolls then continues the presentation discussing details of architectural information, what the exterior and interior of the building will look like, amenities offered, and pursuing a NGBS Green and Net Zero certification with the project. Mr. Finkelman continues to speak about how many units will be in the building. He shows an example of the unit mix and rents based on annual income. He speaks in more detail about the timeline and that they have a conditional approval already received from IHDA-Illinois Housing Development Authority. By receiving approval from IHDA, they can make the apartments a part of affordable housing for fifty-five and older demographic. Mr. Finkelman concludes and thanks the commission for hearing their presentation.

Chairman Parisi asks Mr. Farace to read the staff report. Mr. Farace gives a brief history on the Hahn property, and gives a description of what HTG/Turnstone is planning with the 32 unit, three-story apartment building for seniors. He reviews the plans, parking spaces, and senior demographics of the area. He continues by letting the commission know that this a preliminary review, and HTG is looking for feedback at this time. If the projects moves forward, it will then go to planning for a formal review.

Chairman Parisi asks the commission for any comments or questions.

Commissioner Tucek has a few comments and one question. He states that Jan Smith would be a big proponent on how they are planning to utilize the space. His one question is asking about another entrance due to how busy Lies Road is and how hard to enter and exit the property will be. He also commented on the look of the building, which might stand out with surrounding neighborhoods.

Commissioner Morris asks what is the state or city rule percentage of low cost housing they have to provide in Illinois and or Carol Stream.

Mr. Farace answers he believes it is a statewide rule for a town to have at least 10 percent deemed affordable. Mr. Morris asks if Carol Stream is at that, Mr. Farace answers he is not sure about exact percentage, but Carol Stream does have a good amount of affordable housing and is above the minimum standard. A discussion continued about where affordable housing is located in Carol Stream. Discussion also ensued on proposed rental options, and how this project will be different that a low-income housing development that might accept housing vouchers.

Chairman Parisi makes a few comments. He likes the scale and elevations of the building. He appreciates the different materials and colors used. He continues by stating that he is excited that they are seeking certification to be a net zero building. He gives some information to them regarding other net zero buildings in the suburbs and recommended for them to look and can give contact information to them if they have questions. Chairman Parisi concludes that he thinks it would be a great addition to Carol Stream. He thanked them to for coming in and for a very thorough presentation.

Sue Wiemer with Turnstone Development, the partner on the proposed project, approaches the podium and asks if they do move forward with the project, does the commission feel they will get push back from residents about the affordable rent component.

Chairman Parisi stated that if they present the same information regarding the funding structure and that this project will not be considered Section 8 housing but rather affordable units for the average senior resident in the area, he believes that should be sufficient information for the residents and board members.

NEW BUSINESS:

PC/ZBA Training

Points to Remember Memo

Mr. Farace provided a memo with summary points from the training video that the Commission watched last year, and the memo has points that should be used when reviewing cases. The memo also has links to resources that can be used to educate themselves on a variety of planning and zoning topics.

OLD BUSINESS:

OTHER BUSINESS:

Mr. Farace stated the April 8, 2024 meeting could be canceled due to no cases for that date.

Chairman Parisi asked for a motion to cancel the meeting. Commissioner Tucek moved and Commissioner Morris seconded the motion to cancel the April 8, 2024 meeting. All members were in favor of cancelling the April 8, 2024 meeting.

ADJOURNMENT:

At 7:33 p.m. Commissioner Meneghini moved and Commissioner Morris seconded the motion to adjourn the meeting.

The results of the roll call vote were:

Ayes: 4 Commissioners Meneghini, Morris, Tucek, and Chairman Parisi

Nays: 0

Abstain: 0

Absent: 3 Commissioner Battisto, Petella and Christopher

The motion passed by unanimous vote.

FOR THE COMBINED BOARD

Recorded and transcribed by,

Sara Van Winkle
Planning and Permitting Assistant

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

Chairman

Village of Carol Stream Plan Commission/Zoning Board of Appeals

STAFF REPORT

April 22, 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 Monument Sign Area, Height, and Design, in accordance with Section 16-6-4 (A) 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.

Site Assessment

COMPREHENSIVE PLAN DESIGNATION:

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

AERIAL PHOTOGRAPH:



Project Summary

ATTACHMENTS:

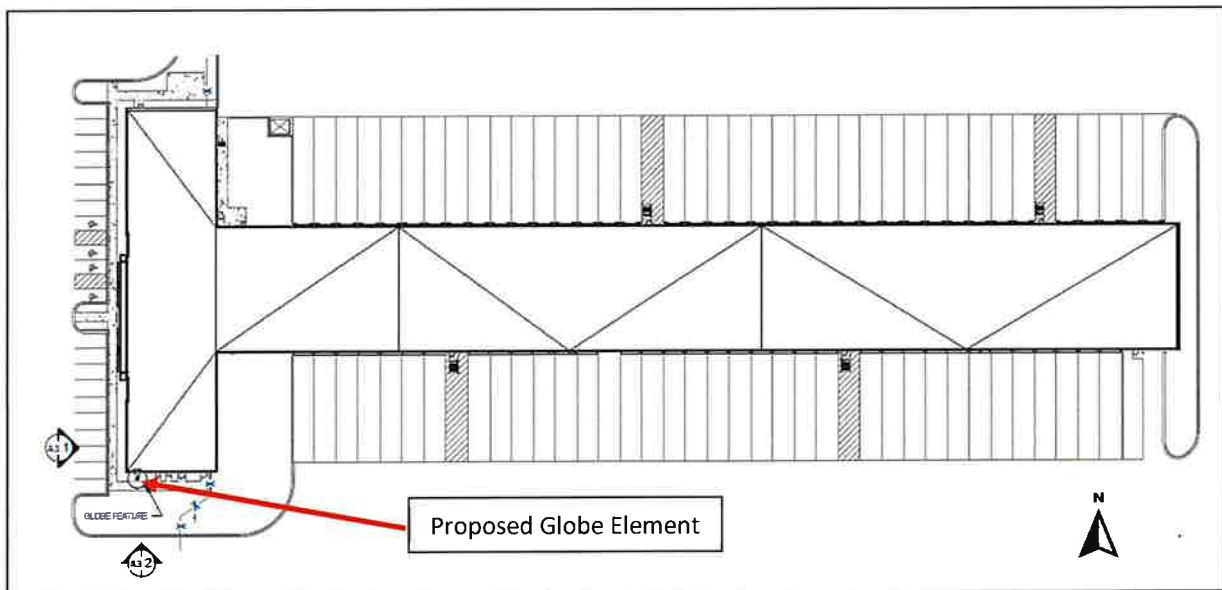
Attached for review is the General Application, Sign Variation Application, Cover Letter from Timber Hill received April 1, 2024, Mainfreight Letter dated April 15, 2024, Public Notice, Site Plan denoting globe element location (Exhibit A), Building Rendering (Exhibit B), West and South Elevations (Exhibit C), and Globe Element Details (Exhibit D).

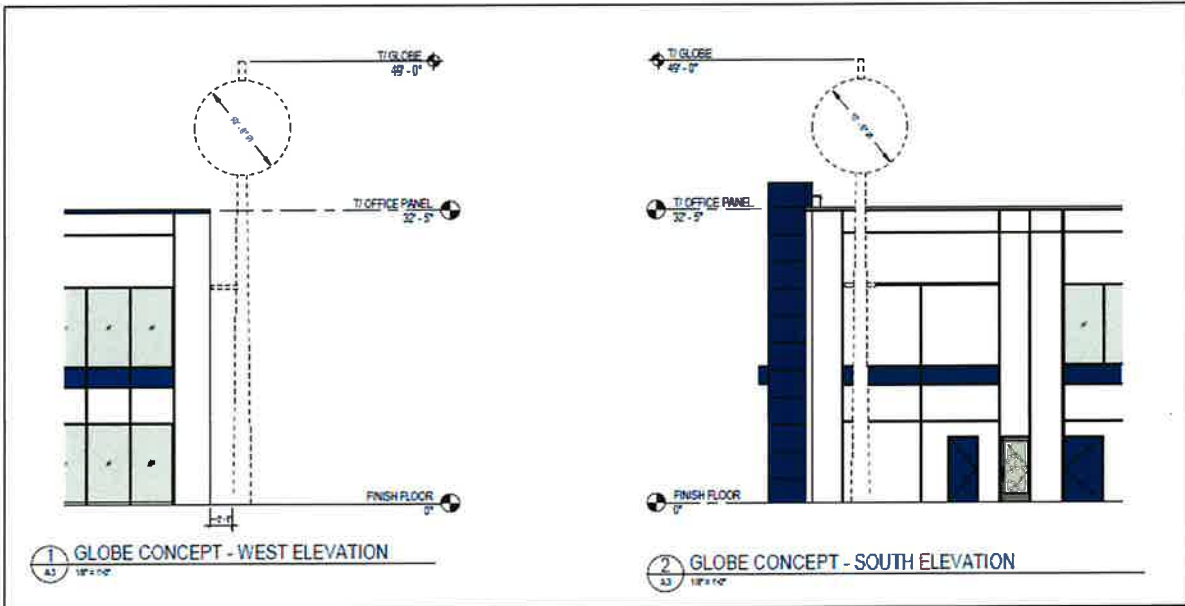
BACKGROUND:

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. A variation request to install a sign on the roof of the building was initially reviewed at the March 25, 2024 PC/ZBA meeting, and discussion was held on possible relocation options of said sign. The applicant has submitted a revised location for the sign, which will now be considered a monument sign, and is requesting a variation for its size, height, and design.

For additional background information, the subject property was annexed into Carol Stream and zoning approvals were granted for a 57,100 square-foot motor freight terminal in Fall 2023. 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 was initially proposed on top of the office portion of the building (west side of the building). The globe element is now proposed on a freestanding pole near the southwest corner of the building, with a bracing device securing the pole to the building. 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 and on the next page illustrate the proposed globe element location near the building.





Staff Analysis

SIGN VARIATION

As depicted in the submitted sign drawings, the globe element will be placed on a pole near the southwest corner of the building. The proposed location is based on discussions during the March 25 PC/ZBA public hearing, where it was recommended the globe element be shifted away from the residences to the north along Morton Road and closer to North Avenue. The total height of

the proposed pole and globe element will be 49 feet. The proposed building will be 32.5 feet in height, and the globe element will extend approximately 16.5 feet above the building roofline.

The UDO defines as a monument sign as the following:

SIGN, MONUMENT. A sign permanently affixed to the ground by means of a base with a solid appearance that is as wide or wider than the sign face and is appurtenant to a single-tenant building.

The proposed globe element is considered a sign, and the closest sign type per the UDO for the element is a monument sign. However, the proposed globe element cannot meet certain monument sign provisions. The applicant is requesting variations from the following provisions in the UDO:

1. *Sign Area.* The UDO states that a monument sign in the Industrial District shall be a maximum of 96 square feet in area. The proposed globe element will be 10.5 feet on height and 10.5 feet in diameter. In using simple mathematical calculations, the square footage or surface area of the globe element is approximately 110 square feet, or approximately 14 square feet larger than allowed per the UDO.
2. *Height.* The UDO states that 10 feet is the maximum allowable height for a monument sign in the Industrial District, as well as for properties along the North Avenue Corridor. The overall height of the proposed globe element and freestanding pole will be 49 feet, or 39 feet taller than allowed per the UDO.
3. *Design.* The UDO states that “ground” signs shall be monument-style signs with a decorative base to match the materials of the building. In addition, landscaping is required around the base of the sign, the minimum area of which shall be equal to the area of the sign. While staff is categorizing the proposed sign as a monument sign, it does not strictly fit the criteria in the UDO, since it will not contain a monument-style base.

Staff can support the requested variations for a few reasons:

- Staff does not believe the proposed globe element will have negative visual impacts on surrounding properties or on motorists on adjacent roadways. Even though the proposed globe element will be at a height taller than normally allowed per the UDO, and will be illuminated, its placement near the southwest corner of the building will be approximately 150 feet away from North Avenue, 80 feet away from Morton Road, and several hundred feet away from residential properties to the north and east.
- 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 affect surrounding properties or motorists along adjacent roadways.

While staff supports the variation requests, we recommend the following items be discussed during the April 22 PC/ZBA meeting for further direction or be listed as conditions of approval for the variation requests:

- At the March 25, 2024 PC/ZBA meeting, discussion was held on the illumination levels of the proposed globe element, and if the globe lights should be dimmed or turned off at a certain time each night. The proposed element will contain LED bulbs that are “internal” to the globe, and will provide a glowing effect. The applicant has indicated that the proposed brightness level or output will be approximately 6,248 lumens with each of the LED diodes, which is approximately 15% of the lumen output of a single parking lot light on the property. Given the relocation of the proposed globe element to be further away from the residences to the north and east, and the limited amount of lighting produced from the globe element, staff does not believe the globe lights need to be turned off or dimmed. However, staff recommends listing a condition of approval on the variation that should the illumination of the globe element be deemed excessive or result in complaints once installed, that Mainfreight agrees to work with Village staff to reduce the brightness level of the globe element or require the lights be turned off at a certain time each night, and seeks direction from the PC/ZBA on this matter.
- As previously mentioned, the proposed globe element and pole will be 49 feet tall, and the building will be 32.5 feet tall. Staff questions if the height of the proposed globe element can be reduced from 49 feet to 32.5 feet, so it will be line with the height of the building. The applicant has provided information from Mainfreight, stating that they prefer the globe element to be taller than the building for visibility purposes. Staff requests that the PC/ZBA weigh in on this request.
- Staff recommends that the freestanding pole be painted to match the color and appearance of the precast concrete material of the building.
- Staff also recommends that landscaping be installed as the UDO stipulates for a monument sign. The 110 square feet of landscaping can be installed in the green space area proposed south of the building, and near the southwest corner. The applicant can work with Village staff on updating the landscape plan for the property to include said landscaping prior to the issuance of a sign permit.
- Staff recommends that the globe element shall not be modified in the future to rotate, move, or have flashing or blinking lights.

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. It is not believed that the proposed globe element will have adverse effects on surrounding properties, given the unique characteristics of the proposed element.

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 and on the roof of the building, but it was believed that a tastefully designed globe element located on a freestanding pole near the southwest corner of the building would be more aesthetically pleasing, would be located further away from residences, and would be in 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, with limited illumination, near the southwest corner 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 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 were reviewed, but it is believed that the proposed location near the southwest corner of the building will have a more unified look along North Avenue.

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

While the proposed globe element does not completely match the definition of a monument sign or criteria within the UDO, the intent of the sign to provide identification of the business in a tasteful manner does match the purpose of signage as stipulated in the UDO to be an integral part of the aesthetic of the site and architectural style of associated building, and to foster attractive business areas.

RECOMMENDATION

Staff has reviewed the proposed request, and can support the installation of the modified monument sign in this instance. Therefore, staff recommends approval of variations for area,

height, and design associated with the globe element 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 Mainfreight shall update the landscape plan for the property to include 110 square feet of plant material to the south of the globe element pole for review and approval by the Community Development Director, prior to the issuance of a sign permit;
3. That the freestanding pole be painted to match the color and appearance of the precast concrete material of the building;
4. That the globe element shall not be modified in the future to rotate, move, or have flashing or blinking lights, and that Mainfreight shall maintain the entire globe element to include prompt replacement of any LED diodes that burn out or become non-functional; and
5. 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 4 22 24.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

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

RECEIVED

APR 01 2024

Community Development Department

Village of Carol Stream

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

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

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 and some are roof mounted in areas with stricter sign

 ordinances.

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

To address Commission/public concerns, we propose to install the globe to the

 south of the primary structure on a pole that is also affixed to the building. The

 globe will be slightly taller than the building, and will be closer to North Ave than the

 previous iteration.

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 pole mounted globe element. It will not be readily visible from the residential to the north, 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 a monument sign, however it is most like a monument sign than any other type of sign in the sign ordinance, and is within 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

APR 01 2024

Community Development
Department



TIMBERHILL

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.

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 response to the Planning Commission meeting on March 25th, we propose to address commission and public concerns by moving the globe to the south toward North Avenue, and removing the globe off the roof and to a pole mounted design that is affixed to the side of the primary office building. The globe would be illuminated, and based on Commission feedback, we would be willing to turn off or dim the blue LED lights at a to be determined time during nighttime hours. Drawings/renderings have been included for staff, public, and commission/council review. As previously mentioned, the globe element is a central feature to Mainfreight facilities and is essential to the branding of the company, especially at this facility as it will house all North American Mainfreight executives and frequently host executives from other companies.

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.coim



APR 15 2024

Community Development Department

April 15, 2024

RE: Mainfreight and its' Americas Headquarter office; Mainfreight Globe

Dear Members of the Zoning Board of Appeals and City Council of Carol Stream,

The purpose of this letter is illustrate the need for the special request and provide context around the symbolic sculpture, more affectionately referred to as the Mainfreight Globe and its place at all of our new builds around the globe. The Mainfreight Globe has a historic cultural lore within our Global Business. It was originally designed in New Zealand as a symbolic structure meant to symbolize our global network, global customer base that we serve and our global aspirations as we continue to grow. The design of the sculpture, has always been engineered to sit just above the branch building structure or placed on top of the building to illustrate that very symbolism of reaching upwards toward the sky.

While it was never meant to be considered signage, later designs developed into what is now the common features of the globe – a stainless steel sculpture, delicately placed little blue led diodes for a faint halo affect and the stainless ribbon wrapped around the globe to symbolize our reach and network.

Because the symbolic structure does not fit neatly into a box for a straightforward permit review by the regular AHJ, we understand why it is viewed as a monument sign rather than a design element of the building. Due to the nature of the unique design elements = ie. Stainless steel structure, little LED diodes, globe mounted on a spire – it makes it difficult to keep consistent, both from a design and cultural aspect should the design be significantly altered.

While we understand the need to be classified as a 'monument sign' of a sort, we respectfully and humbly seek your consideration for a supporting approval on this variance.

We are happy to agree to a timed window for illumination (ie. Lights off @midnight, etc), we are happy to agree to a new proposed location on the south west corner of the office section of the building, we agree to placing strategic and neat landscaping at the base of spire for warmer aesthetics but we request that the height be 49' in total height above the typical 10' high monument sign restriction.

We feel this compromise keeps in line with the intended zoning ordinance of an overall built structural height of 50' but will preserve the intended design and concept of the globe. The height will allow it to be visible from North Avenue during the daylight hours and not be washed out by blending with side of the building. It will also allow us to market and brand ourselves to the public passing both East and West on North Ave since the orientation of the building runs east and west and is set back so far off of North Avenue and Morton Road. If we rely solely on the wall sign, it will hardly be recognized for travelers coming from the West and travelers heading out from the East will never see the signage on the building.





MAINFREIGHT AMERICAS | GLOBAL LOGISTICS

10701 Franklin Ave | Chicago | IL | USA | 60131

Phone +1 630 496 7400

www.mainfreight.com

Respectfully,

James DeFily

Mainfreight

Property Manager for the Americas

100 Year Vision

In 1979, our Founding Partners made the decision to create a 100 year vision – a company that would stand for 100 years and beyond. They would employ the right people with the right passion to make the vision come to life.



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 April 3, 2024 and the last publication of the notice was made in the newspaper dated and published on April 3, 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 April 3, 2024.

Examiner Publications, Inc.

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

Subscribed and sworn to before me this 3 day of April, 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. Bielawski Municipal Center, 500 N. Gary Avenue, Carol Stream, Illinois, on Monday, April 22, 2024 at 6:00 p.m. to consider an application from North Ave TH LLC (Main-freight) for the following actions:

A Variation for Monument Sign Area, Height and Design, in accordance with Section 16-6-4 (A) of the Carol Stream Unified Development Ordinance

For the property located at 27W354 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/register/r/WN_UUcm_RwHTn2wD8cd1d0XMw
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: 846 0201 6775

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

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

The public may also provide written comments prior to the public hearing by submitting them to Tom Farace, AICP, Planning & Economic Development Manager, 500 N. Gary Ave., Carol Stream, IL 60188, or may provide email comments by sending them to tfarace@carolstream.org. Comments must be provided by 4:00 p.m. the day of the public hearing. The application is available for public inspection on the Village's website at www.carolstream.org, and under the "Development Projects" button. Individuals with disabilities who plan to attend the hearing and who require certain accommodations in order to allow them to observe and participate, or who have questions regarding the accessibility of the meeting, are requested to contact the ADA Coordinator at 630-971-6250.

As published in *The Examiner* April 3, 2024. 0403

Legal notices are continued on the next page.

RECEIVED

APR 01 2024

Community Development
Department

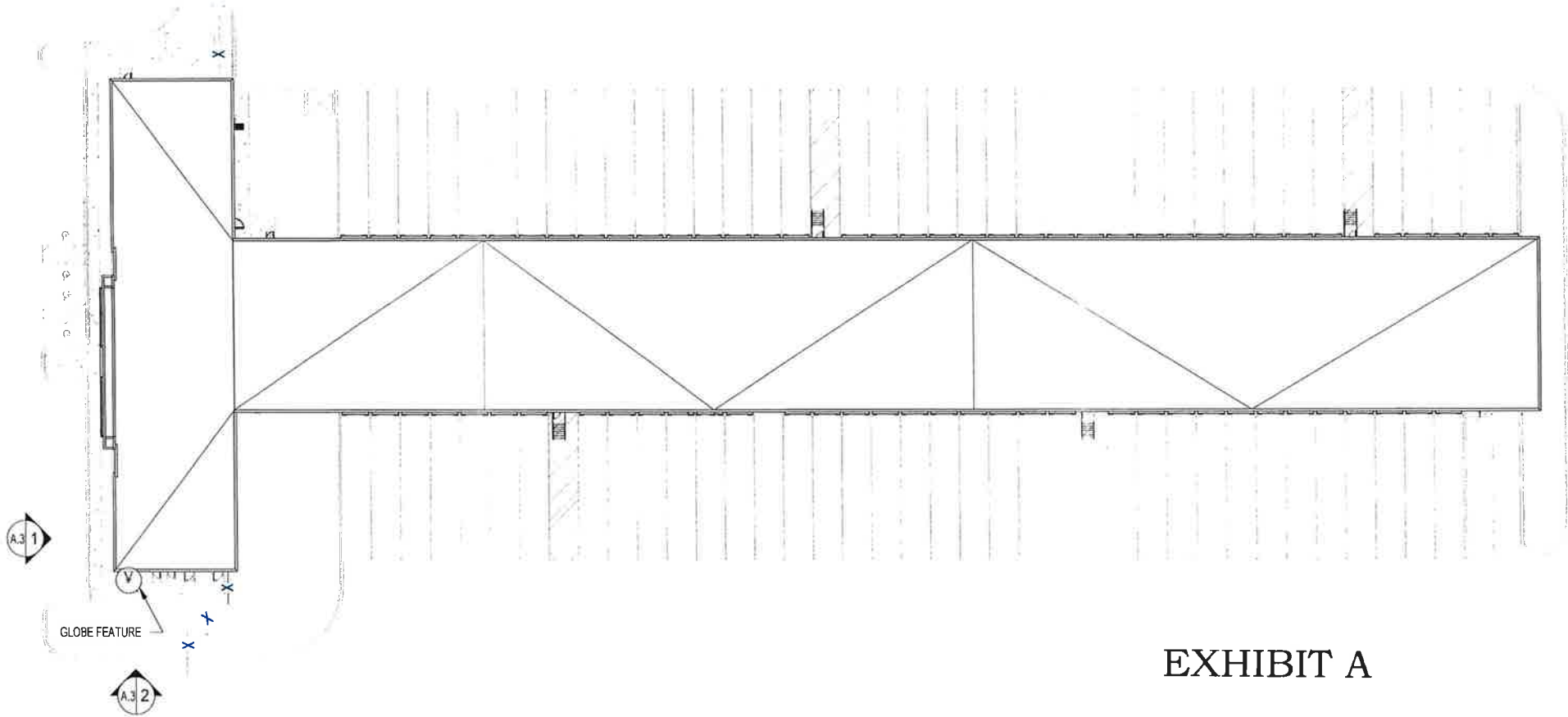


EXHIBIT A



MAINFREIGHT TERMINAL -
CORE AND SHELL
NORTH AVE. & MORTON RD.
Carol Stream, IL 60185

GLOBE CONCEPT - SITE PLAN

SCALE = 1" = 40'-0" (11x17) GA1271A 12.15.2023

A.2

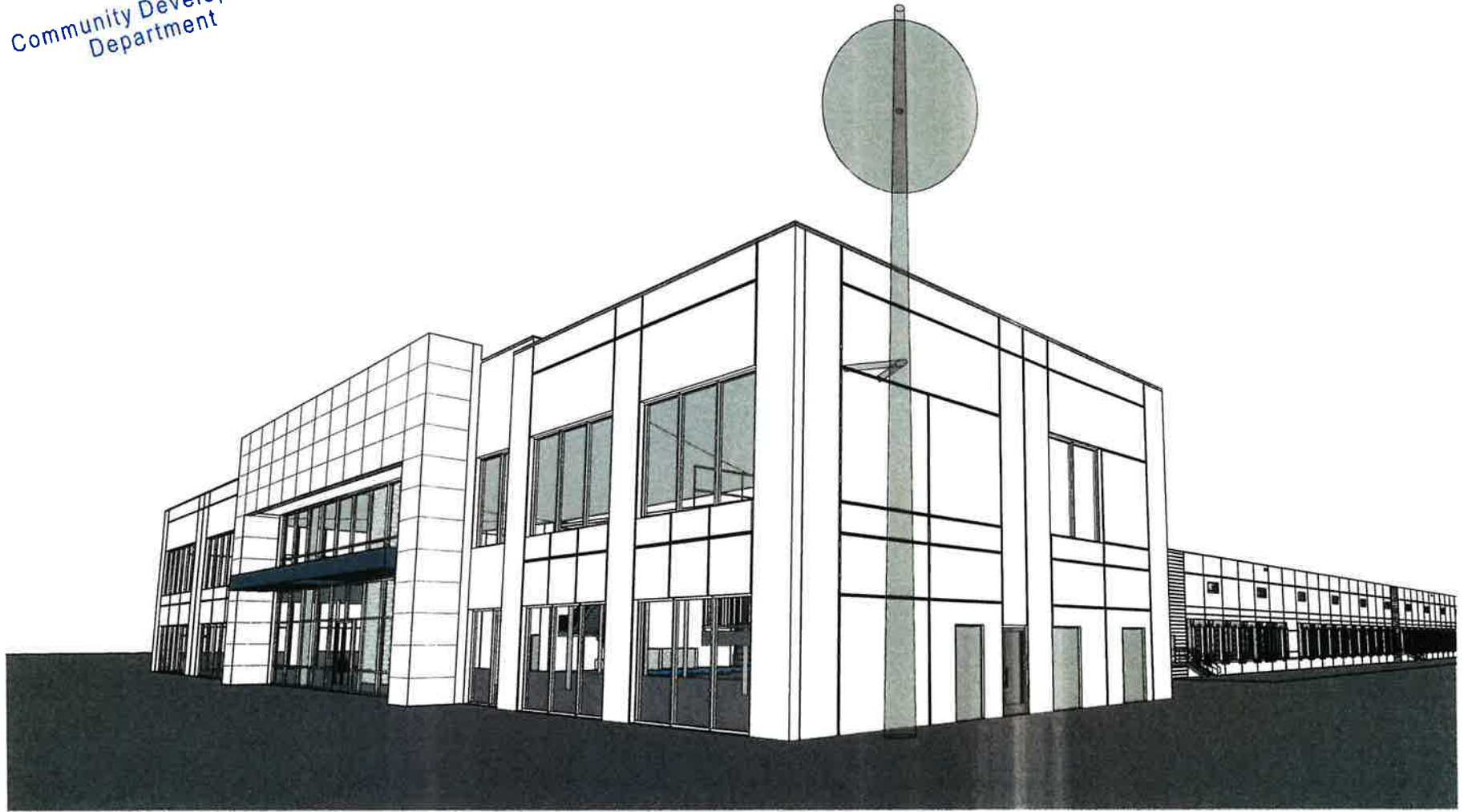


RECEIVED

APR 01 2024

Community Development
Department

EXHIBIT B



MAINFREIGHT TERMINAL -
CORE AND SHELL
NORTH AVE. & MORTON RD.
Carol Stream, IL 60185

GLOBE CONCEPT - STRAIGHT

SCALE = (11x17) GA1271A 12.15.2023

A.1

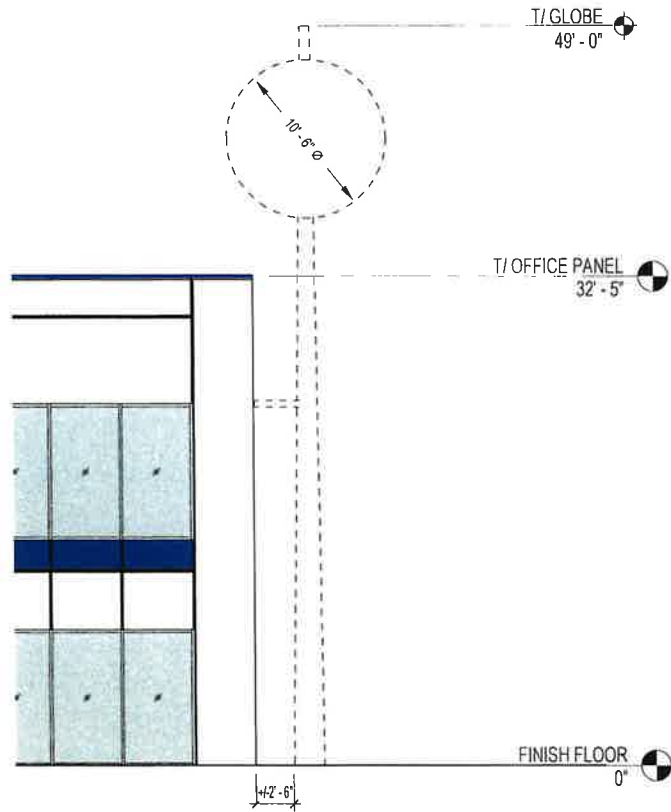


RECEIVED

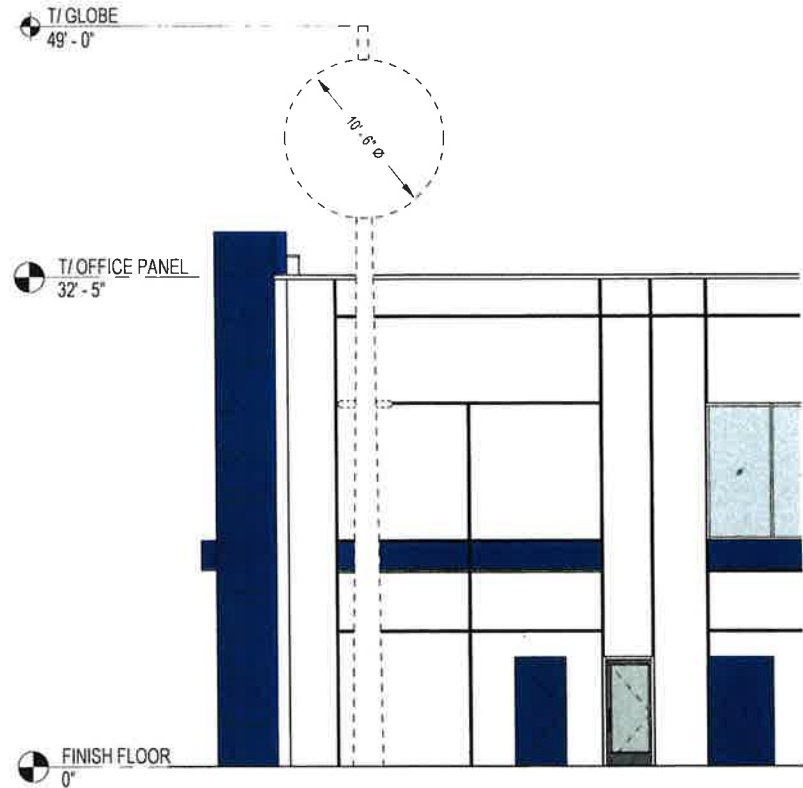
APR 01 2024

Community Development
Department

EXHIBIT C



1 GLOBE CONCEPT - WEST ELEVATION
A.3 1/8" = 1'-0"



2 GLOBE CONCEPT - SOUTH ELEVATION
A.3 1/8" = 1'-0"



MAINFREIGHT TERMINAL -
CORE AND SHELL
NORTH AVE. & MORTON RD.
Carol Stream, IL 60185

GLOBE CONCEPT - ELEVATIONS

SCALE = 1/8" = 1'-0" (11x17) GA1271A 12.15.2023

A.3

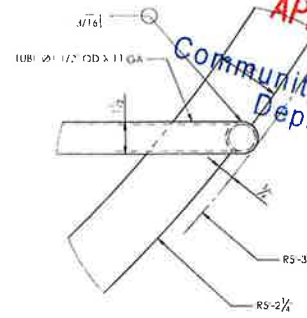
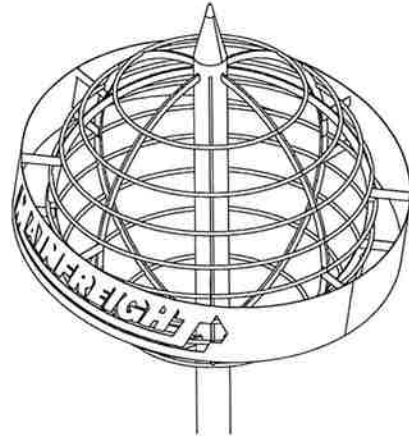
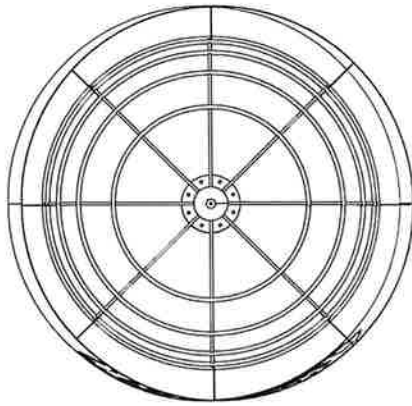


RECEIVED

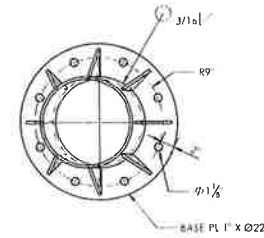
APR 01 2024

Community Development
Department

2126 W. Fulton St.
Chicago, IL 60617
Tel. 312.421.2983
Fax 312.421.2983
vectorfabricating.com
info@vectorfabricating.com

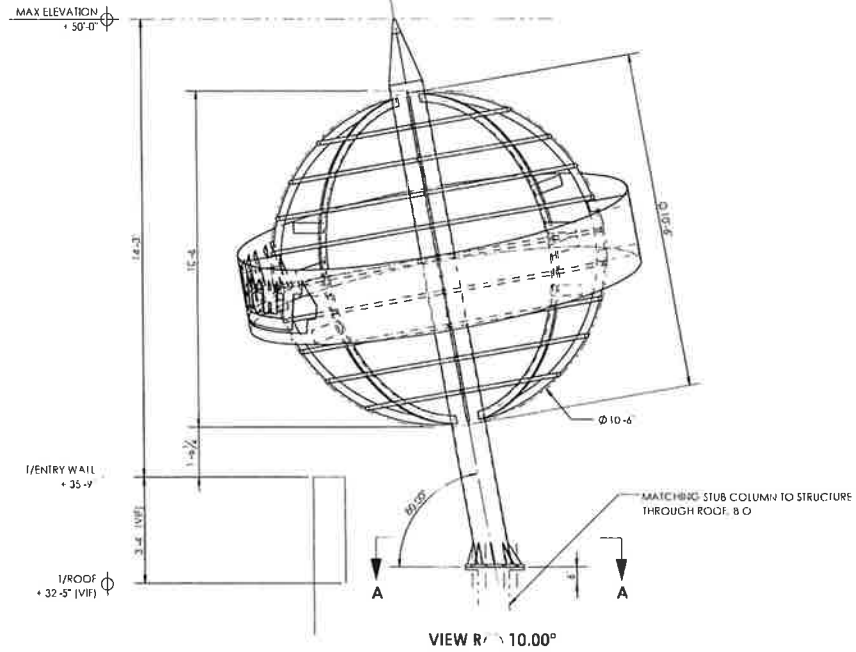
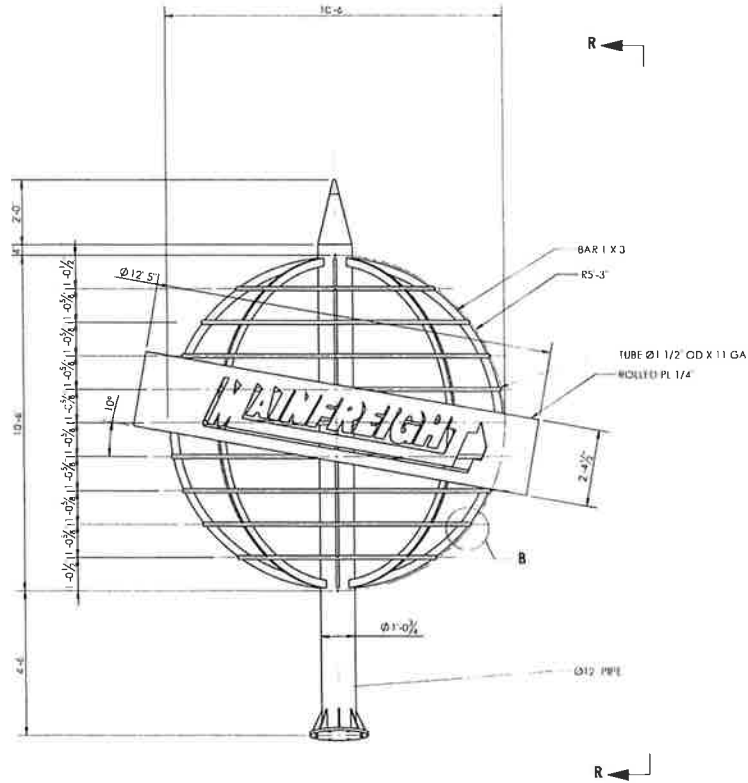


DETAIL B
SCALE 1 : 4



SECTION A-A
SCALE 1 : 12

EXHIBIT D



VIEW R7 @ 10.00°

Vector
custom fabricating

REF	DESCRIPTION	QTY	UNIT	WEIGHT	FOR APPROVAL
1	UFCO				
2	CHECKED B				
3	MAT.	316			
4	W/HT				

JOB # 11345

1