

# *Village of Carol Stream*

## **AGENDA**

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

**MONDAY, JUNE 24, 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: May 28, 2024
  
- III. Public Hearing  
  
**24-0026 Evergreen Elementary School – 1041 Evergreen Drive**  
*Special Use Permit – Building Addition*
  
- IV. Presentation:  
*Annual Progress Report – Comprehensive Plan Implementation*  
*Informational Only*
  
- 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  
May 28, 2024.***

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

The results of the roll call vote were:

Present: 5 Commissioners Battisto, Petella, Morris, Tucek and Chairman Parisi

Absent: 2 Commissioner Christopher and Meneghini

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

**MINUTES:**

Commissioner Tucek moved and Commissioner Morris seconded the motion to approve the minutes of the Regular Meeting held on April 22, 2024.

The results of the roll call vote were:

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

Nays: 0

Abstain: 0

Absent: 2 Commissioner Christopher and Meneghini

The motion passed by a unanimous vote.

**PUBLIC HEARING:**

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

The results of the roll call vote were:

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

Nays: 0

Abstain: 0

Absent: 2 Commissioner Christopher and Meneghini

The motion passed by unanimous vote.

**Case #24-0019 Safeway Transportation Services Corporation – 250 N. Schmale Rd.**  
*Special use Permits – Outdoor Vehicle Storage and Repair and Service*

Chairman Parisi has Robert McNees- McNees and Associates, LLC 195 Hiawatha Drive; Carol Stream approaches the podium and swears him in. Mr. McNees is there on behalf and representing the applicant and will give a brief background on Safeway Transportation Systems. The applicant is requesting approval for a special use permit for outdoor vehicle storage and repair with services for school busses. Mr. McNees continues that the school districts in the area, Glenbard Township High School 87 and Glen Ellyn School District 41 are requesting for a storage and repair for their buses to be nearby the schools they are providing services. Mr. McNees continues to state that Dynamic Investments currently owns the current property and plan to lease it to Safeway. The property currently has the correct zoning the business needs and requires no changes to the office space, has adequate parking, and the maintenance garage that is desired. Mr. McNees briefly describes the parking will be able to maintain 42 smaller buses and up to 10 larger buses. In addition, the facility will also be able to house 8 employees, 3 mechanics, and all bus drivers on a rotating basis. The building will not require any new wall or monument signs, and will keep all existing landscape. Mr. McNees concludes the applicant would greatly appreciate the Village's approval on this project.

Chairman Parisi asks the audience is there are any questions or comments, there is none.

Chairman Parisi then asks Bravo Berisha, assistant planner to read the staff report.

Mr. Berisha thanks Mr. McNees for an excellent presentation. He states that his staff report gives similar facts and information about the property and history of the company that Mr. McNees has stated.

Chairman Parisi ask the commission if there are any further questions or comments. There are none.

Chairman Parisi asked for a motion to approve. Commissioner Petella moved and Commissioner Morris seconded the motion.

The results of the roll call vote were:

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

Nays: 0

Abstain: 0

Absent: 2 Commissioner Christopher and Meneghini

The motion passed with staff recommendations by unanimous vote.

This case will go before the Village Board on Monday, June 3, 2024, at 6:00 PM for review

**24-0024 – Village of Carol Stream – 500 N. Gary Avenue**  
*Text Amendment – Unified Development Ordinance (UDO)-Miscellaneous Modifications*

Chairman Parisi swore in Mr. Farace.

Mr. Farace stated staff is recommending the following text amendments for miscellaneous modifications to the UDO:

- Outdoor Storage in the Industrial District. The amendment was inadvertently removed from the table 16-3- 11(E) (Permitted and Special Uses) and use-specific standards in Article 4 of the UDO. Staff recommends including “outdoor storage” in Table 16-3-11 (E) and within use –specific standards in Section 16-4-18 of the UDO
- Parking Lot Striping Color. Staff recommends modifying code language for parking lot striping, to align with IDOT and Manual on Uniform Traffic Control Device (MUTCD) standards.
- Fences on lots with Industrial Uses. Staff recommends removing the allowance for a fence in the exterior side yard for industrial uses, and this will match the prohibition for lots with businesses uses to install fences in exterior side yards.
- Solar Panel – Aesthetics. Solar panels have become a common practice in Carol Stream; staff believes it is a good environment practice. Staff recommends adding standards to the UDO that would prohibit installation of electric panels and conduit installed in front of the home or business. It is more common to install in the rear of a building or home but if such circumstance comes up, the Community Development Director will need to approve it to be necessary.

Mr. Farace concludes that staff recommends approval of text amendments for miscellaneous modifications to Article 3 (District Specific Standards), Article 4 (Use Specific Standards), and Article 5 (Development Standards) of the UDO.

Chairman Parisi asks the commission if there are any questions or comments.

Commissioner Battisto has none

Commissioner Tucek comments he also approves that any kind of conduit or electrical panel that is in the front of the home or building should match walls or equipment to be aesthetically pleasing.

Commissioner Morris asks if parking lot striping will have to be white or yellow on personal property parking lots.

Mr. Farace answers yes for all properties with public parking according to IDOT.

Chairman Parisi has a question about the solar panel would be considered equipment.

Mr. Farace stated no the solar panels are not considered equipment. He stated that everything that needs to be installed for the panels, with the exception of actual panels.

Chairman Parisi asked for a motion to approve. Commissioner Petella moved and Commissioner Battisto seconded the motion.

The results of the roll call vote were:

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

Nays: 0

Abstain: 0

Absent: 2 Commissioner Christopher and Meneghini

The motion passed by unanimous vote.

This case will go before the Village Board on Monday, June 3, 2024, at 6:00 PM for review

**PUBLIC HEARING:**

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

The results of the roll call vote were:

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

Nays: 0

Abstain: 0

Absent: 2 Commissioner Christopher and Meneghini

The motion passed by unanimous vote.

**NEW BUSINESS:**

**PRESENTATION:**

**Case #24-0006 – Bridge Street Properties/Villas of Fair Oaks – 1475. W Lies Rd**

*Final Plat of Subdivision*

Chairman Parisi swore in John McHale – Bridge Street Properties, PO Box 5726, Naperville, IL He is there today representing the company and requesting approval of the final plat of subdivision for the Villas of Fair Oaks. Mr. McHale gives a brief description about the property; it will be designated as single family unit attached duplex development which fits with in this designation. He is seeking approval of the final plat that has 32 lots proposed, with two public roadways.

Chairman Parisi has Tom Farace read the staff report. Mr. Farace gives the history of the plat and the changes and updates Bridgestreet has done since November. The Plat has 32 lot spaces and 2 major roadways. Community Development, Engineering, and the Clerk’s office have reviewed the plat find it acceptable and recommend it for approval.

Charmain Parisi then asks the commission if there are any questions or comments

Commissioner Morris asks why the hole for the detention area is so deep.

Mr. McHale states its part of the earthwork that needs to be done and reassures the commission it will be filled back in and landscaped properly.

Commissioner Petella asks exactly how deep the hole is.

Mr. McHale did not have the engineering report so could not give exact depth.

Commissioner Tucek asks about overnight parking for residents or guests  
Mr. McHale states there will be no need for overnight parking there will be enough parking for all units.

Commissioner Battisto asks if this is the same plat from preliminary meetings.

Mr. Farace answered yes

Chairman Parisi asked for a motion to approve. Commissioner Petella moved and Commissioner Morris seconded the motion.

The results of the roll call vote were:

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

Nays: 0

Abstain: 0

Absent: 2 Commissioner Christopher and Meneghini

The motion passed by unanimous vote.

**OLD BUSINESS:**

**OTHER BUSINESS:**

Mr. Farace asks to cancel the June 10, 2024 PC/ZBA Meeting due to lack of agenda items

Chairman Parisi asked for a motion to cancel the meeting. Commissioner Petella moved and Commissioner Morris seconded the motion.

The results of the roll call vote were:

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

Nays: 0

Abstain: 0

Absent: 2 Commissioner Christopher and Meneghini

The motion passed by unanimous vote.

**ADJOURNMENT:**

At 6:26 p.m. Commissioner Tucek moved and Commissioner Petella seconded the motion to adjourn the meeting.

The results of the roll call vote were:

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

Nays: 0

Abstain: 0

Absent: 2 Commissioner Christopher and Meneghini

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**

June 24, 2024

**TO:**  
Chairman and Plan Commissioners

**FROM:**  
Community Development  
Department

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

**ACTION REQUESTED:**  
The applicant is requesting approval of a Special Use Permit for a building addition to an elementary school in accordance with Section 16-3-11 of the Unified Development Ordinance (UDO).

**APPLICANT/ CONTACT:**

Dan Miletic  
raSmith  
55 Shuman Blvd, Suite 375  
Naperville, IL 60563



**CASE #:** 24-0026  
**LOCATION:** 1041 Evergreen Drive  
**PROJECT NAME:** Evergreen Elementary School



LOCATION	ZONING DISTRICT	LAND USE	COMPREHENSIVE PLAN DESIGNATION
Subject Property	R-1 Estate Residence and Community Facilities District	School (Evergreen Elementary School)	Institutional
North	R-2 Traditional Residence District	Single-Unit Detached Dwellings (Shining Waters Subdivision)	Residential
South	R-2 Traditional Residence District	Single-Unit Detached Dwellings (Shining Waters Subdivision)	Residential
East	R-2 Traditional Residence District	Single-Unit Detached Dwellings (Shining Waters Subdivision)	Residential
West	R-2 Traditional Residence District	Single-Unit Detached Dwellings (Shining Waters Subdivision)	Residential

The approximately 7.9 acre property highlighted above is located on Evergreen Drive.



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## Site Assessment

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### **COMPREHENSIVE PLAN DESIGNATION:**

The subject property is designated for institutional uses according to the Village's 2016 Comprehensive Plan. The proposed addition to the existing elementary school remains compatible with this designation.

### **AERIAL PHOTOGRAPH:**



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## Project Summary

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### **ATTACHMENTS:**

Attached for review is the General Application, Special Use Application, Public Notice, Cover Letter 1 received May 15, 2024, Cover Letter 2 received June 12, 2024, Site Plan (Exhibit A), Floor Plans (Exhibit B1 – B2), Building Elevations (Exhibit C).

### **BACKGROUND:**

The applicant, Dan Miletic with raSmith, on behalf of Benjamin School District 25, requests approval of a Special Use Permit for a classroom building addition to Evergreen Elementary School at 1041 Evergreen Drive. Evergreen Elementary School's most recent demographic report showed an anticipated increase in student enrollment over the next five years. To effectively serve the growing student body, the school is proposing to construct an approximate 8,500 square foot single-story addition at the southwest portion of the existing building. The addition will provide six new classrooms.

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## Staff Analysis

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### **SPECIAL USE PERMIT FOR A BUILDING ADDITION TO A SCHOOL**

As described in the submitted cover letter, Evergreen Elementary School is an existing school at 1041 Evergreen Drive, measuring roughly 67,500 square feet. The school is surrounded by residential properties. The school currently has 395 students and 52 employees. Three buses currently serve the students, with the rest arriving by parent drop-off, biking or walking.

Evergreen Elementary anticipates an increase of 86 to 170 new students over the next five years, along with three to eight new staff members. This substantial increase in enrollment is the reason for the proposed building addition. The addition will be connected to the southwest portion of the existing building and will be roughly 8,500 square feet. Architecturally, it will mimic the existing building and will be constructed with the same materials. The six additional classrooms will be used for Pre-Kindergarten and Kindergarten students and will free up existing classroom spaces for conversion to therapeutic office spaces, professional development spaces, small group spaces and conference room spaces.

Regarding parking and potential student drop-off and pick-up congestion, Superintendent James Woell provided Staff with an additional cover letter that addresses concerns. The school currently splits their grades into class sections that have staggered arrival and departure times. The intent is to continue this practice and carefully monitor the effect of additional sections due to increased enrollment. The Superintendent affirmed that the existing traffic supervision system and the drop-off and pick-up processes in place are well orchestrated and coordinated so that traffic

congestion is minimized. The flexibility with start times should alleviate issues with the increase in enrollment. Staff also conducted a parking study for the school, seen in the table below.

Use	Area of Use (NFA)	Code Requirement (Number of Spaces)	Spaces Required
Elementary School 52 Employees	67,500 sq ft + 8,500 sq ft	1.5 / average number of employees	76
<b>Total Proposed Spaces:</b>			<b>91</b>
<b>Parking Requirement Met</b>			<b>Yes</b>

Finally, the addition will require roughly 5,000 square feet of new paved area near the southwest portion of the property for pedestrian access. The Applicant will continue to work with the Engineering Services Department through final engineering review to ensure compliance with all stormwater regulations.

Staff is supportive of the Special Use request for a building addition and believes the addition will help Evergreen Elementary better serve its student body.

**SPECIAL USE FINDINGS OF FACT**

The Plan Commission’s recommendation regarding the requested Special Use Permit must be based on the evaluation criteria set forth in the UDO. As stated in §16-8-4(L)(3) 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.

Additional learning space at Evergreen Elementary is required based on an anticipated increase in student enrollment over the next five years.

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

The proposed building addition will not be detrimental or endanger the public. The project will expand the existing school while meeting Village required setback and stormwater management requirements.

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

The building addition will increase the capacity of the school attended by the students from the households in the school’s attendance zone.

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

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

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

Adequate utilities, access roads, drainage and other public improvements already exist for the property.

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 proposal is expected to conform to all applicable codes and requirements.

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### **Recommendation**

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Staff has reviewed the applicant's submittal and can support the Special Use request. Therefore, staff recommends approval of a Special Use Permit for a building addition for Evergreen Elementary School at 1041 Evergreen Drive, subject to the following conditions:

1. That the School District agrees to maintain the existing traffic supervision system to alleviate traffic congestion and will continue to work with the Village regarding safe traffic circulation; and
2. That the site and school must be maintained and operated in accordance with all State, County and Village codes and regulations.



<b>Do Not Write in This Space</b>	
Date Submitted:	<u>5/15/24</u>
Fee Submitted:	<u>0.00</u>
File Number:	<u>24-0026</u>
Meeting Date:	<u>6/24/24</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 Dan Miletic, PE - raSmith (Civil Engineer) Phone 630-405-5722  
 Address 55 Shuman Dr, Suite 375, Naperville, IL 60563 Fax N/A  
 E-Mail Address [REDACTED]  
 (required)  
 Name of Attorney N/A Phone N/A  
 (if represented)  
 Address N/A Fax N/A  
 Name of Owner Dr. James Woelt -Superintendent Benjamin SD25 Phone 630-876-7800  
 (required if other than applicant)  
 Address 28W250 St. Charles Rd., West Chicago, IL 60185 Fax N/A  
 Name of Architect V.P. Trinh, ALA - Arcon Associates, Inc. Phone 630-495-1900  
 (if applicable)  
 Address 2050 S. Finley Rd, Suite 40, Lombard, IL 60148 Fax N/A
  
2. \*Common Address/Location of Property 1041 Evergreen Drive, Carol Stream, IL
  
3. Requested Action: (check all that apply)
 

<input type="checkbox"/> Annexation <input type="checkbox"/> Courtesy Review <input type="checkbox"/> Development Staff Review <input type="checkbox"/> Gary/North Avenue Corridor Review <input type="checkbox"/> Planned Development – Final <input type="checkbox"/> Planned Development – Preliminary <input type="checkbox"/> Shared Parking Facility <input type="checkbox"/> Site Plan Review	<input type="checkbox"/> Subdivision – Minor/Major <input type="checkbox"/> Temporary Waiver/Code of Ordinances <input type="checkbox"/> Variation – Zoning (requires Form B-1) <input type="checkbox"/> Variation – Sign (requires Form B-2) <input type="checkbox"/> Variation – Fence (requires Form B-3) <input checked="" type="checkbox"/> Special Use Permit (requires Form C) <input type="checkbox"/> Map Amendment (requires Form D-1) <input type="checkbox"/> Text Amendment (requires Form D2) <input type="checkbox"/> Staff Adjustment (requires Form E)
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Describe requested action Proposed 8,500 SF building addition at the southwest portion of the existing Evergreen Elementary School.

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

Total Application Fee: \$ 0.00

<b>Annexation approvals:</b>	
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
<b>Gary/North Avenue Corridor Review:</b>	
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
<b>Planned Development:</b>	
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
<b>Special Use:</b>	
First	\$800
Each additional	\$200
Special Use Amendment	\$800
Staff Adjustment	\$240
<b>Subdivision:</b>	
Major	\$700
Minor	\$400
Temporary Building, Structure or Use	\$120
Temporary Waiver to the Code of Ordinances	\$120
<b>Text Amendment:</b>	
Building Codes	\$240
Unified Development Ordinance	\$640
<b>Variation:</b>	
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.

JAMES J. WOELL

Print Name

Signature

Date

4/19/2024



FORM C

# 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)

## SPECIAL USE APPLICATION

Uses designated under the various zoning districts herein as special uses are so classified because they may have site-specific impacts that require the discretionary review of the Plan Commission and Village Board. Each special use request must be reviewed based on its unique character, with consideration being given to the proposals impact upon neighboring properties. (Please address each of the following standards as it relates to your request.)

No special use shall be recommended by the Plan Commission nor approved by the Village Board, unless the special use:

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

Additional learning spaces at Evergreen School are needed based on the findings of the most recent demographic and enrollment report. The report anticipates a 40-170 increase of student population over the next 4 years.

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

The proposed development will not be detrimental or endanger the public. The project will expand the existing school while meeting Village required setback and stormwater management requirements.

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

The project will increase the capabilities of the school attended by students from households in the surrounding neighborhood.

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

The proposed school addition will not impeded improvement of surrounding property.



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

The existing school parking field has enough capacity to serve the proposed addition. Stormwater management facilities and utilities will be constructed to meet Village requirements.

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

The proposed project intends to conform with the applicable regulations of the district and the Village Board.

7. Other pertinent information or reason for request.

None.


# 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 June 5, 2024 and the last publication of the notice was made in the newspaper dated and published on June 5, 2024. This notice was also placed on a statewide public notice website as required by 5 ILCS 5/2.1.

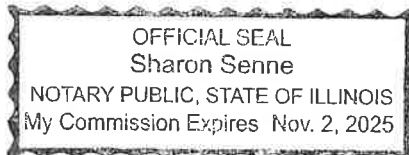
In witness, Examiner Publications, Inc. has signed this certificate by Randall Petrik, its publisher, at The Village of Carol Stream, Illinois, on June 5, 2024.

Examiner Publications, Inc.

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

Subscribed and sworn to before me this 5 day of June, A.D. 2024.

Notary Public



**LEGAL NOTICE  
PUBLIC NOTICE  
FILE #24-0026**

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, June 24, 2024 at 6:00 p.m. to consider an application from Evergreen Elementary School for the following actions:

A Special Use Permit to allow for a school classroom building addition, in accordance with Section 16-3-11 of the Carol Stream Unified Development Ordinance.

For the property located at 1041 Evergreen Drive (PIN 01-25-307-034)

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/https://us02web.zoom.us/webinar/register/WN\\_aeMoW8ZMRSCZqMvMQu2IAQ](https://us02web.zoom.us/join/https://us02web.zoom.us/webinar/register/WN_aeMoW8ZMRSCZqMvMQu2IAQ)

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: 876 9835 7070

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

Those members of the public wishing to be heard with respect to this matter must attend in-person, or complete the public comment form at <http://carolstre.am/pc> by 4:00 p.m. the day of the public hearing. The public may also provide written comments prior to the public hearing by submitting them to 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* June 5, 2024. 0605



**Dr. Jim Woell**, *Superintendent*  
Administration Service Center  
28W250 St. Charles Road  
West Chicago, IL 60185

jwoell@benjamin25.org  
Phone: (630) 876-7800  
Fax: (630) 876-3325  
www.bendist25.org

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May 15, 2024

Mr. Bravo Berisha, MS-GIS  
Village of Carol Stream  
500 N. Gary Avenue  
Carol Stream, Illinois 60188

RE: D25 Evergreen Elementary School – Zoning Submittal Cover Letter  
1041 Evergreen Dr., Carol Stream, IL 60188

Mr. Berisha,

Included with this cover letter are all required Zoning Application items for the proposed Evergreen Elementary School building addition within Benjamin School District 25. As discussed in the April 16 meeting with Village staff, the proposed improvements require zoning approvals to amend a Special Use within the R-1 "Estate Residence and Community Facilities District."

#### Existing Conditions & Demographic Report

Evergreen Elementary School is located at 1041 Evergreen Drive and is surrounded on all sides by single family residential properties and local roads. The existing building is approximately 67,500 square feet and the total property is 7.91 acres. The school provides instruction to students from preschool through grade 4. Current enrollment is 395 students and supported by a staff of 52 employees. The majority of the district boundary falls within Carol Stream, however portions of West Chicago and Unincorporated Wayne Township are also included. Students arrive at school using 3 buses, parent drop-off, and most by foot and bike from the surrounding neighborhood.

Evergreen School's most recent demographic and enrollment report showed an anticipated increase in students & teachers over the next 5 years. We are anticipating at least 86 new students and possibly as many as 170 by the start of the 2027-2028 school year. This will also increase the number of staff by as few as 3 and as many as 8. Therefore, it was determined that constructing a building addition was a necessity to continue to provide the best education opportunities to students in our community.

#### Proposed Improvements

The project proposes an approximately 8,500 square foot building addition connected to the southwest portion of the existing school. The addition will be a single story and will provide 6



new classrooms to accommodate anticipated increase in the student population. The proposed building will be constructed with materials homogenous to the existing Evergreen School façade.

These new classrooms will provide more space for Pre Kindergarten and Kindergarten students and will allow us to free up existing classroom spaces for conversion to therapeutic office spaces, professional development spaces, small group spaces and conference room spaces. The school also houses a community daycare program which utilizes three existing classroom spaces. The new classrooms will allow us to prepare for expanding enrollment while converting older spaces into areas that will better support 21st Century learning and changes to our educational program.

No parking improvements are included in the proposed project. Per the Village Unified Development Ordinance, an elementary school requires that 1.5 parking stalls be provided per average number of employees. The school currently has 91 parking spaces onsite and averages 52 employees.

Additionally, the project will create approximately 5,000 SF of paved area around the proposed building addition for pedestrian access. The project will require improvements to the site grading and utilities in the vicinity of the proposed improvements. Stormwater management is proposed to meet the requirements of the DuPage County Countywide Stormwater & Floodplain Ordinance for the new development area.

We request is that the Village review the attached documents and determine when the project can be placed on the agenda for Plan Commission at the earliest possible opportunity.

If you have any additional questions, please email me at [jwoell@benjamin25.org](mailto:jwoell@benjamin25.org), or call me at (630) 876-7800 x. 3205.

Sincerely,

A handwritten signature in black ink, appearing to read "James J. Woell".

James J. Woell, Ed.D  
Superintendent, Benjamin School District 25



Dr. Jim Woell, Superintendent  
Administration Service Center  
28W250 St. Charles Road  
West Chicago, IL 60185

jwoell@benjamin25.org  
Phone: (630) 876-7800  
Fax: (630) 876-3325  
www.bendist25.org

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June 7, 2024

Bravo Berisha, Assistant Planner  
Village of Carol Stream  
500 N. Gary Avenue  
Carol Stream, Illinois 60188-1899

**Re: Plan Commission/Zoning Board of Appeals Case #24-0026  
Evergreen Elementary School – 1041 Evergreen Drive / Special Use Permit**

Mr. Berisha,

Thank you for the opportunity to respond to the Plan Commission/Zoning Board of Appeals recent comments regarding Benjamin 25's application for a special use permit. On behalf of Benjamin 25 I wish to express our appreciation for the provided commentary and allowing us to develop a plan in response to any expressed concerns.

According to comment 1.b.1, there is a question regarding how the school will address traffic pattern planning during arrival and dismissal times if the high series of our recent enrollment and demographic study come to fruition. The excerpt from the comments is below.

*The application indicates that as many as 170 additional students are anticipated to attend the school. This equates to additional school buses and additional vehicles bringing students to and from the school. Additionally, the Village has previously enacted elaborate traffic pattern and parking restrictions for the school's pick up and drop off.*

*Please explain the current drop off and pick up plan and indicate whether revisions to the current plan are necessary. Staggered arrival and dismissal times and an adequate area for buses and passenger cars should be considered.*

According to the commissioned study from Dr. Charles Kofron, we are projected to grow our enrollment incrementally over the next five years. Each year we are projected to increase by one to two grade level sections. We have only two sections of PreK offered with a max of 16 students. We are not a PreSchool-for-all district, which means we can control the number of sections we offer. We do not anticipate offering more sections than what we have currently in PreK. In grades K-3 we seek to cap our class section sizes at 22 students. When we have a 67th student enroll at a grade level before the year starts, we add another section at that grade level. Based on the enrollment projections, we will have four sections of KG in 24-25 and 25-26. We will potentially rise to 5 sections of KG in 26-27 and then drop back to 4 in 27-28 under the

# Benjamin SCHOOL DISTRICT 25

mid series. If the high series comes into play, we will look at 4 sections of KG in 24-25, 4 in 25-26, 4 in 26-27, 5 in 27-28 and 4 in 28-29. We are planning the addition to accommodate the high series rise of two sections each year with a peak in the 2027-2028 school year before enrollments begin to taper off again. It should also be noted that in 2023-2024 we had 4 sections of KG. Due to a drop in enrollment between KG and Grade 1 for 24-25, we will have only three sections of Grade 1.

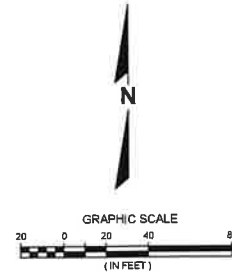
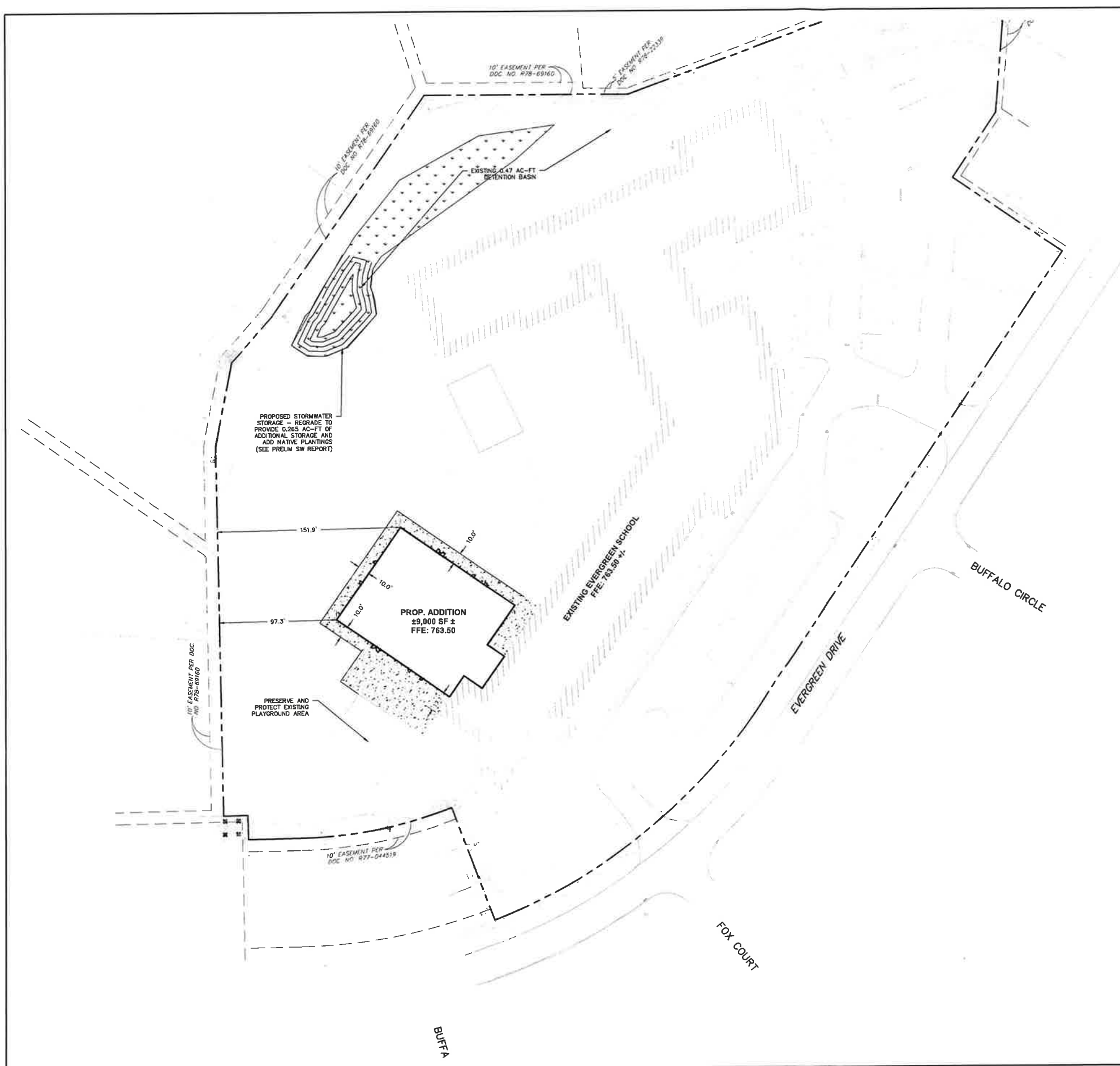
The current drop off of PreK and K-4 students are time staggered in order to alleviate traffic congestion during pick up and drop off times. Our intent will be to continue this practice in order to prevent traffic congestion beyond what we are currently experiencing. The majority of students attending Evergreen are walkers or are dropped off by car by parents. The traffic flow in front of the building allows for the three buses that are currently necessary unimpeded access to the school's parking lot for easy drop off and pick up. The current traffic supervision system and the drop off and pick up processes in place are well orchestrated and coordinated so that traffic congestion can be minimized. We believe that our flexibility with start times will alleviate the concerns expressed regarding our potential increase in enrollment.

Should you have any further questions, please do not hesitate to reach out to me.

With thanks and sincere appreciation,



James J. Woell, Ed.D  
Superintendent



**SITE & PAVING LEGEND**

- PROPERTY LINE
- [Stippled Area] PROPOSED CONCRETE SIDEWALK

**SITE & PAVING NOTES**

1. THE EXISTING TOPOGRAPHY SHOWN WAS OBTAINED BY GENTILE AND ASSOCIATES, INC. ON 03/31/2023
2. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS, DOOR LOCATION, AND BUILDING UTILITY ENTRANCE LOCATIONS, ETC.
3. ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED PARALLEL AND PERPENDICULAR TO THE FACE OF THE EXISTING BUILDING.
4. ALL DIMENSIONS AND CORRESPONDING HORIZONTAL CONTROL RELATED TO PAVING REPRESENT FACE OF CURB. BUILDINGS ARE DIMENSIONED TO FACE OF BUILDING.
5. ALL IMPROVEMENTS ARE TO BE MADE IN COMPLIANCE WITH 2018 ILLINOIS ADA STANDARDS.

**PARKING CALCULATIONS**

PARKING REQUIRED: 1.5 STALLS PER AVERAGE STAFF COUNT  
 AVERAGE STAFF: 52  
 PARKING REQUIRED: 76  
 STANDARD SPACES PROVIDED: 88  
 ACCESSIBLE SPACES PROVIDED: 3  
 TOTAL PARKING PROVIDED: 91



**EXHIBIT A**

DESCRIPTION	
DATE	
 <small>55 Shuman Boulevard, Suite 375          Naperville, IL 60563-8447          (630) 405-5722          rasmith.com</small> <small>CREATIVITY BEYOND ENGINEERING</small> <small>Brookfield, WI   Milwaukee, WI   Appleton, WI   Madison, WI          Cedarburg, WI   Naperville, IL   Irvine, CA</small>	
<b>D25 EVERGREEN SCHOOL ADDITION          CAROL STREAM, IL</b>	<b>SITE PLAN</b>
<small>© COPYRIGHT 2024          R.A. Smith, Inc.          DATE: 05/15/2024          SCALE: 1" = 40'          JOB NO. 3240081          PROJECT MANAGER:          DANIEL MILETIC, P.E.          DESIGNED BY: NPC          CHECKED BY: RJY</small>	
<b>SHEET NUMBER</b> C2.0	



**Classroom Addition**

at  
**EVERGREEN ELEMENTARY SCHOOL**  
 1041 Evergreen Dr.  
 Carol Stream, IL 60188

for the  
**BOARD of EDUCATION**  
 Benjamin School  
 District 25  
 28W250 St. Charles Rd.  
 West Chicago, IL 60185



**PROGRESS DRAWING -  
 NOT FOR CONSTRUCTION**

**REVISIONS**

No.	Date

Project Number:  
 24053

Issue Date:  
 May 15, 2024

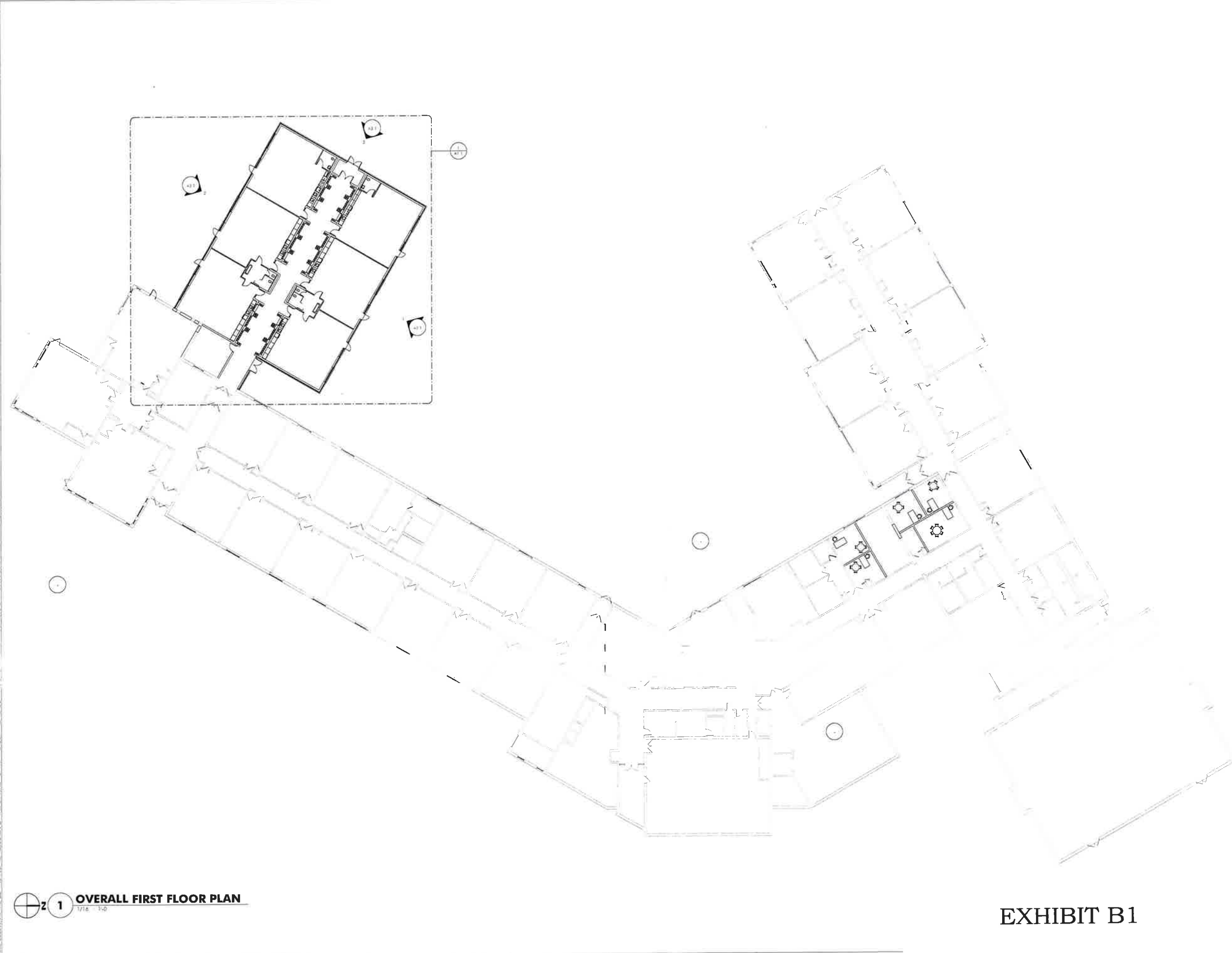
Drawn by:  
 Author

Sheet Title:  
 OVERALL FIRST FLOOR PLAN

Sketch Number:

Sheet Number:

**R1.1**



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**1 OVERALL FIRST FLOOR PLAN**  
 1/16" = 1'-0"

**EXHIBIT B1**



### SCOPE OF WORK - NEW WORK

- 01 GREEN SCREEN: INSTALL GREEN SCREEN 12'-0" x 8'-0" HI.
- 02 FLOORING: FURNISH & INSTALL NEW FLOORING PER FINISH SCHEDULE.
- 03 CEILING: FURNISH & INSTALL ALL CEILING LIGHT FIXTURES, DIFFUSERS, ETC. REFER TO REFLECTED CEILING PLAN A-1 FOR DEETS.
- 04 FINISHING WALLS: FURNISH & INSTALL PRIMER AND TWO COATS OF FINISH PAINT ON EXISTING WALLS. FILL IN PATCHES FROM PREVIOUS WORK. PATCH TO MATCH EXISTING WALL. COORDINATE WITH OTHER CONTRACTORS FOR ANY WALLS TO BE PATCHED.
- 05 FINISHING PARTITIONS: FURNISH & INSTALL PRIMER AND TWO COATS OF FINISH PAINT ON EXISTING PARTITIONS. FILL IN PATCHES FROM PREVIOUS WORK. PATCH TO MATCH EXISTING PARTITION. COORDINATE WITH OTHER CONTRACTORS FOR ANY PARTITIONS TO BE PATCHED.
- 06 FLOORING PATCHWORK: PATCH EXISTING FLOORING AS NECESSARY DUE TO DAMAGE OR DEFECTS. MATCH EXISTING FLOORING COLOR & TYPE.
- 07 CONCRETE SLAB: SEE CONCRETE SLAB AT FINISHING. SEE PLUMBING & STRUCTURAL DEETS FOR MORE INFORMATION.
- 08 LIGHTING: FURNISH & INSTALL ALL LIGHT FIXTURES. SEE ELECTRICAL DEETS.
- 09 CHANGING PARTITIONS: FILL OPENINGS OF CHANGING PARTITIONS WITH BRICK & BLOCK CONSTRUCTION TO MATCH EXISTING CONSTRUCTION. REFER TO MATCH EXISTING CONSTRUCTION.
- 10 WINDOW SHADING: REFER TO REFLECTED CEILING PLAN FOR WINDOW SHADING. REFER TO ARCHITECTURAL DEETS FOR ADDITIONAL CHANGES TO WINDOW SHADING.

### GENERAL NOTES

- 1 FURNISH & INSTALL ALL PARTITIONS AND SOFFITS AS SHOWN ON FLOOR PLAN WITH REFLECTED CEILING PLAN. SEE PARTITION TYPE SCHEDULE FOR MORE INFORMATION.
- 2 CONTRACTOR SHALL RECEIVE CLARIFICATION FROM ARCHITECT PRIOR TO BIDDING FOR ANY ITEM CONSTRUCTION THAT IS NOT NOTED ON THE DRAWINGS.
- 3 REFER TO ARCHITECTURAL DEETS FOR PARTITION TYPES AND COORDINATE WITH MECHANICAL, PLUMBING AND ELECTRICAL CONTRACTORS FOR ANY ADDITIONAL REQUIREMENTS.
- 4 CONTRACTOR SHALL REINFORCE AND BRACE ALL PARTITIONS AND SOFFITS AS NECESSARY TO STABILIZE THE SAME. ALL PARTITIONS THROUGH FIRE RATED WALL ASSEMBLIES MUST MEET THE FIRE RATING REQUIREMENTS.
- 5 PATCH ALL EXISTING WALLS TO MATCH FINISH LEVEL OF NEW WALLS BY AREA OF FINISH.
- 6 FURNISH & INSTALL ALL PARTITION MATERIALS AS SPECIFIED ON DRAWINGS AND SCHEDULE.
- 7 AT ALL TIMES CONTRACTOR SHALL FURNISH ALL PARTITION MATERIALS FOR ALL PARTITIONS TO BE CONSTRUCTED. ALL PARTITIONS SHALL BE CONSTRUCTED TO MEET ALL CODES AND REGULATIONS. ALL PARTITIONS SHALL BE CONSTRUCTED TO MEET ALL CODES AND REGULATIONS. ALL PARTITIONS SHALL BE CONSTRUCTED TO MEET ALL CODES AND REGULATIONS.
- 8 REFER TO ARCHITECTURAL DEETS FOR PARTITION TYPES AND COORDINATE WITH MECHANICAL, PLUMBING AND ELECTRICAL CONTRACTORS FOR ANY ADDITIONAL REQUIREMENTS.
- 9 REFER TO ARCHITECTURAL DEETS FOR PARTITION TYPES AND COORDINATE WITH MECHANICAL, PLUMBING AND ELECTRICAL CONTRACTORS FOR ANY ADDITIONAL REQUIREMENTS.
- 10 REFER TO ARCHITECTURAL DEETS FOR PARTITION TYPES AND COORDINATE WITH MECHANICAL, PLUMBING AND ELECTRICAL CONTRACTORS FOR ANY ADDITIONAL REQUIREMENTS.
- 11 REFER TO ARCHITECTURAL DEETS FOR PARTITION TYPES AND COORDINATE WITH MECHANICAL, PLUMBING AND ELECTRICAL CONTRACTORS FOR ANY ADDITIONAL REQUIREMENTS.
- 12 REFER TO ARCHITECTURAL DEETS FOR PARTITION TYPES AND COORDINATE WITH MECHANICAL, PLUMBING AND ELECTRICAL CONTRACTORS FOR ANY ADDITIONAL REQUIREMENTS.

### PARTITION NOTES

- 1 ALL METAL FRAMED PARTITIONS TO BE PARTITION TYPE 500 - U-110.
- 2 ALL METAL FRAMED PARTITIONS TO BE CS - U-110.
- 3 ALL PARTITIONS TO RECEIVE A 1/2" GYPSUM BOARD U-110.
- 4 ALL PARTITIONS TO GO TO UNDERSIDE OF STRUCTURE ABOVE (INCLUDING GYPSUM BOARD U-110).
- 5 FILL ALL METAL STUD PARTITION STUD CAVITIES WITH SOLID BATT INSULATION U-110.
- 6 ALL GYPSUM BOARD TO BE 5/8" THICK PERISHAL TYPE GYPSUM BOARD FLOOR TO FLOOR U-110.
- 7 SPALL PARTITIONS JOINTS, SIDES, TOP AND BOTTOM OF PARTITIONS WITH ACOUSTIC SEALANT OR WITH FIRE RATED SEALANT AND FIRE RATED WATER-RESISTANT JOINT COMPOUND.
- 8 FLOOR JOINTS TO BE BUILT UP WITH AN ADDITIONAL LAYER OF 5/8" TYPE-X GYPSUM BOARD INSTALLED BEHIND THE BOARDS. BOARDS ON OPPOSITE SIDES OF JOINT SHALL BE OFFSET BY SEPARATE STUD CAVITIES (NOT TO EXCEED 1/8").
- 9 PROVIDE BLOCKING AT WALLS PER ALL CODES AND REGULATIONS. ALL BLOCKING LOCATED AT EXPOSED CORNERS OF CONCRETE BLOCK SHALL BE BUILT UP UNLESS NOTED OTHERWISE.
- 10 ALL TYPE-X GYPSUM BOARD JOINTS ARE DIVISIONED UNLESS NOTED OTHERWISE. ALL DIVISIONS ARE TO FACE OF GYPSUM BOARD. COORDINATE CLEAR DIVISIONS AS SUCH.
- 11 REFER TO SPECIFICATION FOR TYPES OF GYPSUM BOARD TO BE USED IN DIFFERENT CONDITIONS.



**Classroom Addition**  
of EVERGREEN ELEMENTARY SCHOOL  
1041 Evergreen Dr.  
Carol Stream, IL 60188

for the BOARD OF EDUCATION  
Benjamin School District 25  
28W250 St. Charles Rd.  
West Chicago, IL 60185



**PROGRESS DRAWING - NOT FOR CONSTRUCTION**

**REVISIONS**

No.	Date

**Project Number:**  
24053

**Issue Date:**  
May 15, 2024

**Drawn by:**  
Author

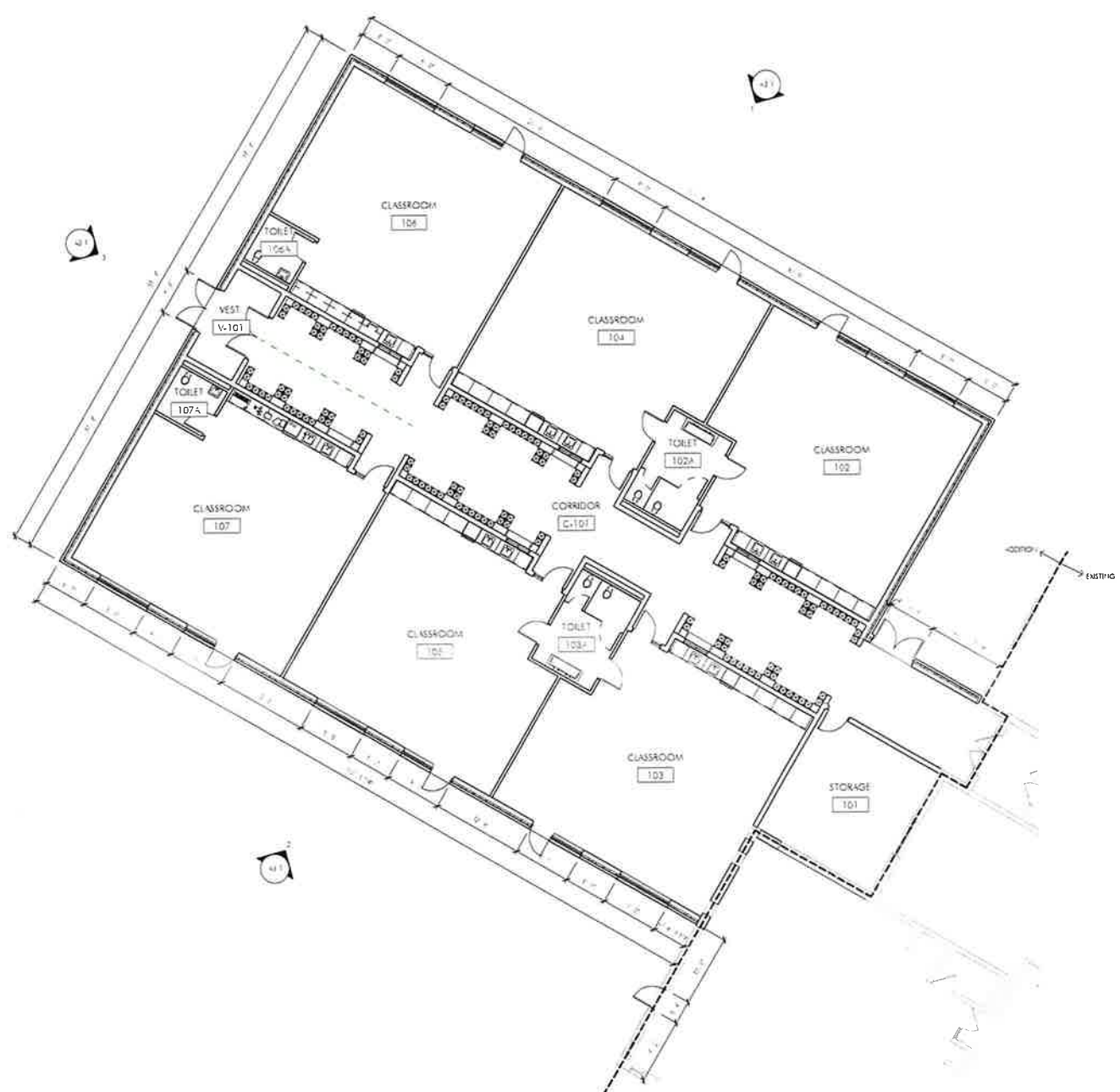
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PARTIAL FIRST FLOOR PLAN

**Sketch Number:**

**Sheet Number:**

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**PARTIAL FIRST FLOOR PLAN**  
1/8" = 1'-0"



**Classroom Addition**

at  
**EVERGREEN**  
 ELEMENTARY SCHOOL  
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for the  
**BOARD of EDUCATION**  
 Benjamin School  
 District 25  
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**PROGRESS DRAWING - NOT FOR CONSTRUCTION**

**REVISIONS**

No.	Date	

**Project Number:** 24053

**Issue Date:** May 15, 2024

**Drawn by:**

**Author:**

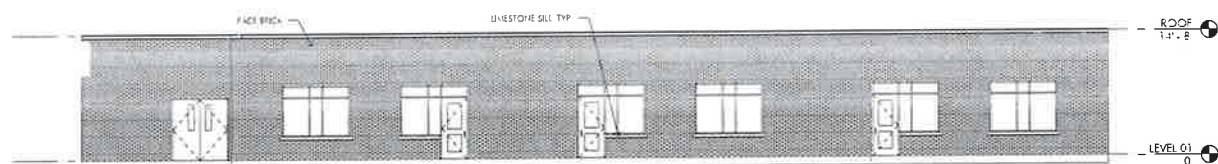
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**Sketch Number:**

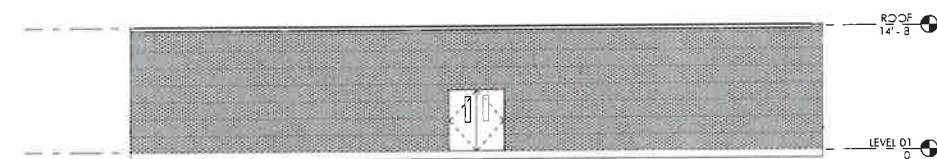
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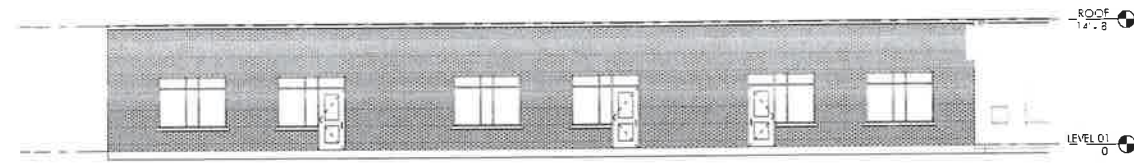
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**1 EXTERIOR ELEVATION - NORTH**  
1/8 1-0



**3 EXTERIOR ELEVATION - WEST**  
1/8 1-0



**2 EXTERIOR ELEVATION - SOUTH**  
1/8 1-0

**EXHIBIT C**

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

**TO:** Plan Commission/Zoning Board of Appeals Members

**FROM:** Bravo Berisha, Assistant Planner

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

**DATE:** June 24, 2024

**RE:** Village of Carol Stream Comprehensive Plan – Implementation Progress Update

---

In June 2016, the Village Board adopted the updated Comprehensive Plan for Carol Stream. The plan recommends that an annual update be provided summarizing implementation activities that have occurred to date as well as future planned activities. Specific implementation tasks from the Comprehensive Plan are shown in underlined text below, with our update provided thereafter.

**Land Use/Development Recommendations**

- Focus on Infill Development/Redevelopment: The Village has approved several projects this past year that qualify as infill or redevelopment projects, including the following:
  - Mainfreight, a global logistics company based out of New Zealand, is relocating their North American headquarters to Carol Stream at 27W364 North Avenue, and is constructing a brand new 57,000 square foot terminal, which will feature a loading area with 81 dock doors and a two-story office space.
  - 1475 W. Lies Road, which consists of approximately nine acres of vacant land at the corner of Lies Road and Fair Oaks Road, was annexed into the Village and Bridge Street Properties is developing a 32-unit luxury, low-maintenance duplex neighborhood called the Villas of Fair Oaks.
  - CIE Transport, a trucking company, is relocating from Itasca to Carol Stream and is constructing an office and truck repair facility, along with a 47-stall truck parking lot at 2N275 Morton Road.
  - Bartel's Auto Clinic constructed an 8,481 square foot facility at 160 S. Gary Avenue with 10 service bays and 50 additional parking spaces to accommodate the growing needs of the business and to better serve customers.
  - Oppidan Holdings will be constructing a 90,301 square-foot data center at 245 Kehoe Boulevard (former Henkel Property).

- Update Key Sections of the Zoning Code: After a two-year process, the Unified Development Ordinance (UDO) was approved in May 2021, and went into effect on July 1, 2021. The UDO combined zoning, sign, fence, and subdivision regulations into one user-friendly document.
  - Over the past year, modifications have been made to the UDO to provide clarity and correct minor omissions. The PC/ZBA has reviewed two sets of modifications and revisions, including the addition of Section 16-4-29 concerning EV charging stations, to the UDO in the past year. Additional modifications and revisions to the UDO may be reviewed in the future as staff continues to fine-tune code sections.
- Plan for Annexation of Unincorporated Parcels: The Village continued to work with unincorporated property owners who were interested in annexing into the Village.

### **Economic Development**

- Maintain and Enhance Industrial Areas: Our Industrial sector remains extremely attractive for new buildings, expansions, interior renovations, and redevelopment, as evidenced by the following projects:
  - Mainfreight's new 57,000 square foot terminal headquarters at 27W364 North Avenue.
  - CIE Transport's new office and repair facility and truck parking lot at 2N275 Morton Road.
  - Oppidan's new 90,301 square foot data center at 245 Kehoe Boulevard.
  - Ion Exhibit's 37,350 square foot building addition.
  - TW Metal's 25,000 square foot building expansion and racking system.
- Encourage Businesses to attend Economic Development events: Village businesses were encouraged to participate in the following programs:
  - Choose DuPage regional events and webinars, including a Regional Business Outlook program.
  - Illinois Department of Commerce and Economic Opportunity's grant program informational sessions.
  - The Carol Stream Chamber of Commerce.
  - The Village invited shopping center owners, brokers, and retail property owners to the Retail Marketplace Trends Workshop to participate in an informative and interactive discussion on current trends impacting shopping centers and the retail marketplace
- Support Existing and Attract New Commercial Development: Carol Stream continued to support existing commercial businesses in the community and worked to attract restaurant, retail, and service uses to enhance the Village's tax base.

- Encourage existing businesses to apply for grants and loans through ILDCEO and business grants through ComEd.
- The Village adopted an updated retail market strategy study completed by Melaniphy and Associates in Spring of 2023, and continues to review proposals in conjunction with the study.
- New commercial businesses which opened in Carol Stream in the past year include:
  - Hawk Ford at 175 North Avenue
  - Bisa Lina at 720 E. North Avenue
  - Gosa Tea at 724 W. Army Trail Road
  - Legend’s Pizza at 158 N. Gary Avenue
  - Midwest Express at 865 E Geneva Road
- Activity in Three “Key Opportunity” Areas: The following actions occurred in the Village’s three Key Opportunity Areas:
  - Town Center Node, North/County Farm Node, North Avenue between Kuhn & Bennett: Continued discussions with developers interested in developing properties in all three key areas.

## Housing

- Enforce Existing Codes to bring about Improved Property Maintenance: The Village continued to provide high-quality housing for Carol Stream’s residents into the future while also making the Village attractive to new residents, including the following endeavors:
  - Seasonal Code Enforcement program targeting tall grass and weed growth, removal of dead trees on private property, and other common property maintenance issues.
  - Work with multifamily housing owners to maintain high-quality properties, including the repaving of parking lots, updating trash enclosures, and replacing code deficient structures such as balconies and decks.

## Transportation

- Enhance Accessibility by Improving Bus Shelters and Pedestrian Infrastructure:
  - The following enhancements received grant funding:
    - Surface Transportation grant funding was obtained for Morton Road Paving and Bike Path Extension (Lies Road to North Avenue).
    - Surface Transportation grant funding was obtained for St. Charles Road Sidewalk Extension (Gary Avenue to President Street).
  - The following enhancements are currently in the design phase:
    - Southeast Bike Path from the Great Western Trail along President Street and within Community Park.
    - Fullerton Avenue Paving Project with New Sidewalk
  - The following enhancements were recently completed:

- North side of Lies Road from Gary Avenue to Schmale Road.
- Kuhn Road from Lies Road to Army Trail Road.
- Klein Creek Trail from Kuhn Road to Thunderbird Trail.
- Morton Road south of North Avenue was reconstructed to meet industrial standards in 2023.
- Rehabilitation of Kuhn Road adjacent to Army Trail Road.

## Engineering

- Explore Opportunities for Community Park:
  - Removed 7 acres of invasive tree undergrowth within the passive portions of Community Park.
  - Received \$15,000 TreesForever grant to plant approximately 75 native trees using volunteers.
  - Actively managed the native vegetation in order to improve the likelihood that the Forest Preserve District accepts a transfer of ownership.
- Continue Flood Mitigation Projects and Efforts:
  - Constructed Klein Creek Streambank Stabilization – Section III (Armstrong Park), which is estimated to also include a significant amount of floodplain storage in addition to its water quality and habitat improvements.
  - Was offered a \$1,000,000 IEPA 319h grant for construction of Klein Creek Streambank Stabilization – Section II (Illini Drive to Thunderbird Trail).
  - In partnership with The Conservation Foundation, the Village held its third annual rain barrel sale that distributed 13 barrels to 9 properties.
- Support Watershed Planning Efforts:
  - Continued providing technical assistance to the DuPage County Stormwater Department in their update to the Klein Creek floodplain model towards the goal of more accurately reflecting the extent of flood storage within the existing public and privately-owned stormwater management systems.
  - Start post-construction monitoring of Section I & III projects along Klein Creek. The results are expected to show significant improvement in the diversity of fish and macroinvertebrate species, thus increasing the likelihood that the IEPA can remove Klein Creek from the 303(d) list of the EPA’s Clean Water Act.
- Promote Energy-Efficient Practices:
  - Continued participating in The Conservation Foundation’s “Conservation in your Community” program.

## Image and Identity

- Continue to Provide and Maintain the Ross Ferraro Town Center: As the Village's focal point, we continue to maintain a high-quality facility and attract residents and other visitors.
  - Held a full slate of concerts and other events in 2023 and will hold another slate in 2024 (spring, summer, and fall).
  
- Strengthen Code Enforcement/Property Maintenance (commercial properties): Heightened code enforcement for business and commercial property owners encourages reinvestment and improvements within our business sector.
  - Program seeking removal of dead trees from private properties and parking lot maintenance continued in 2023/2024.
  
- Continually Improve Village Communication: Ensuring businesses and visitors feel connected to the community is key to strengthening the image and identity of the Village.
  - The Village continues to focus on the use of various social media tools, and provide better communication and resources with residents and businesses including several online tools. Additionally, the Village provided many resources to the public through our website to bolster local business activity, and continued to promote businesses in the community with weekly "Business Buzz" social media posts.
  
- Hold and Support Community Festivals and Events:
  - Expanded Village-organized events at the Town Center, including the second annual Geek Fest, and Taste of Carol Stream and Fall Fest.
  - Attended and supported community events, such as the annual Charity Dog Show organized by Carol Stream Animal Hospital.

Please do not hesitate to contact us with any questions about the Comprehensive Plan's implementation tasks or our progress to date.

cc: Mayor and Board of Trustees  
Bill Holmer, Village Manager