

Village of Carol Stream

AGENDA

REGULAR MEETING-PLAN COMMISSION/ZONING BOARD OF APPEALS

Monday, September 9, 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: August 26, 2024

III. Public Hearing

24-0038 – Christ Presbyterian Church–371 S. Schmale Rd.
Special Use Permit For a Place of Worship

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
August 26, 2024.***

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

The results of the roll call vote were:

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

Absent: 2 Commissioners Battisto and Christopher

Also Present: Tom Farace, Planning and Economic Development Manager; Bravo Berisha, Assistant Planner; Sara Van Winkle, Planning and Permitting Assistant, 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 June 24, 2024.

The results of the roll call vote were:

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

Nays: 0

Abstain: 0

Absent: 2 Commissioners Battisto and Christopher

The motion passed by a unanimous vote.

PUBLIC HEARING:

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

The results of the roll call vote were:

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

Nays: 0

Abstain: 0

Absent: 2 Commissioners Battisto and Christopher

The motion passed by unanimous vote.

Case #24-0027– Frain Industries -245 E. North Ave.

Land banked Parking Variation

Chairman Parisi invites the applicants to the podium. He swears in both Jamie Bonnevier, DSI group, 1900 Spring Road Suite 510, Oak Brook, IL 60523 and Dale Hammersmith, Frain Industries, 245 E. North Ave, Carol Stream, IL 60188. Ms. Bonnevier gives a brief history on Frain Industries. The company sells and leases equipment for other businesses and company's production line. They have been in business for the past 40 years and have operated out of Carol Stream for the past 13 years. Ms. Bonnevier continues with more information about their other location and history of the building. Frain Industries is proposing to expand another 200,000 square feet of warehouse space to accommodate their growing business and store additional equipment. The timeline of construction will take about 7-8 months to complete. Ms. Bonnevier continues to discuss the current parking stalls and how once the addition is built it will not change any parking needs. She discusses that there are 235 stalls for 92 employees. The Village code will require the business to have 338 stalls with the addition. She explains with only 92 employees the most and very few visitors, Frain's existing parking provides ample amount of parking. Ms. Bonnevier concludes, if there would be a new owner in the future, 338 parking spots are achievable if they are needed due to how much paved area they will still have after construction. They are asking for relief to parking quantities. Mr. Hammersmith wanted to conclude with in the last 13 years machines and businesses have changed dramatically. They are looking as a business for the expansion to help accommodate size of machines and not necessarily growth of employees.

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

Mr. Farace, Planning and Economic Director, provided a Staff Report by stating that the applicant is requesting approval for a land banked parking variation. Mr. Farace gives a brief description of the proposed warehouse addition where it will be located and gave some history of the company and building usage in the past. He continues to speak about the current parking lot and it consists of 200 or more stalls for a total of 92 employees. He states the board is supportive of a business not needing as much parking as they do and support the variation. In addition, Mr. Farace states that staff recommends that Frain repair existing pavement on the property once construction has been completed. In addition, he states that staff recommends that existing landscaping on the property that is in need of attention to be trimmed. Frain has also agreed to install any new plant material around the addition.

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

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

The results of the roll call vote were:

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

Nays: 0

Abstain: 0

Absent: 2 Commissioners Battisto and Christopher

The motion passed by unanimous vote.

This case will go before the Village Board on Tuesday, September 3, 2024, at 6:00 PM for review.

Case #24-0029 Universal Metro Asian Services (UMAS).

Special Use Permit – Adult Daycare

Chairman Parisi swears in Nick Petrovski, attorney at Grogan Hesse & Uditsky, 2 Mid America, Oak Brook Terrace, IL 60181, representing the petitioner. Mr. Parisi also swore in James Jung Mo, Mode Architects, 343 W. Erie St Suite 410, Chicago, IL 60654. Mr. Petrovski gives a brief background and history for UMAS. They are seeking approval for a special use permit for an adult daycare. He continues by giving information on the company and services they provide for the past 15 years to a mostly elderly population. UMAS provides homecare that encourages independence for the adults and still gives them their privacy. Adult daycare services. This includes a venue for the elderly to get involved in structured fun filled activities that may also include transportation to and from along with meals and snacks. UMAS will also provide care giver opportunities that encourage individuals looking to help in their community. Mr. Petrovski continues to talk about other locations for UMAS which already is in Carol Stream. They are seeking to move across the street from their current location to provide a larger location to support the growing population. Mr. Petrovski turns the presentation over to James Mo to review the architectural renderings. He reviews the space and how it will offer a multipurpose area, offices, and a warming kitchen for food that will be brought in. He reviews the signage plans for a wall and monument signs and proposes all signage will go in the same area as old signage for the previous business.

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

Mr. Farace, Planning and Economic Director, gives the staff report. He gives a brief history of the property. He reviews some of the changes that will happen to the property that will make it appropriate for what type of business and clientele they will host. He continued that UMAS would like to eventually purchase the building they are currently renting space across the street, and that is why they are seeking a special use for the property. He reviews the layout and points out the multipurpose area, offices and a warming kitchen that will accommodate hot meals and snacks. Mr. Farace concludes that UMAS will provide an adult daycare and provide services to the elderly population. Staff have reviewed it and are supportive of the request.

Chairman Parisi asked for any questions from the Commission

Commissioner Meneghini asked how many employees will be employed at that location on a daily basis

Mr. Petrovski answers that up to 12 depending on amount of people and events happening at the center. 12 employees will support 30-40 people.

Commissioner Meneghini asks where the nearest location the catered food will come from

A representative in the audience answers from their Niles location.

Commissioner Morris asks what happens in the parking lot when more then 40-50 people come in one day what will the parking situation be then, and will they have a plan for additional parking

Mr. Petrovski answers that most of the population will be bussed to the location, parking should not be an issue

Commissioner Petella asked if UMAS was overseen by the county or health department

Mr. Petrovski answered that UMAs in overseen by the Department of Aging

Comissioner Tucek made a comment that it's a nice use of the space and offered suggestions of catering places located in town

Chairman Parisi congratulated UMAS and commented he lives near there and happy to see the property developed

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

The results of the roll call vote were:

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

Nays: 0

Abstain: 0

Absent: 2 Commissioners Battisto and Christopher

The motion passed by unanimous vote.

This case will go before the Village Board on Tuesday, September 3, 2024, at 6:00 PM for review.

Case #24-0033 Carol Stream Public Library – 616 Hiawatha Dr.
Sign Variation

Chairman Parisi swears in Susan Westgate, Library Director, Carol Stream Public Library, 616 Hiawatha Dr, Carol Stream, IL 60188, Ms. Westgate gives a brief introduction of herself and speaks about the most recent project done around the library campus, The Klein Creek Stabilization Project. Prior to the project, there was a large amount of vegetation growing. Since the project has started all of the shrubs and vegetation have been removed and you can see the back of the library building, which has not been visible in the past. Ms. Westgate continues by stating she is at the meeting to request a sign variation to add a sign to the west side of the building so the public utilizing the walking path will know what the building is.

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

Bravo Berisha, Assistant Planner, gives the staff report. Mr. Berisha gives a brief description of the library and its structure. He continued to mention the Klein Creek Stabilization Project and how most vegetation has been removed from the west side of the building, exposing the buildings brick. The library has requested a variation to add 1 wall sign in addition to there already established monument sign. Mr. Berisha discusses the measurements of the sign, 54 feet in width and 24 feet in height, he also includes a description it will be non-illuminating, channel letters with the library logo. Mr. Berisha concludes staff does recommend approval subject to conditions.

Chairman Parisi asked for any questions from the Commission

Commissioner Tucek commend the sign is long overdue and mentions there are old letters used for a water tower located at public works that the library could have access to.

Commissioner Petella no questions

Commissioner Morris no questions

Commissioner Meneghini no questions

Chairman Parisi asked if the library will use the Carol Stream logo or library logo

Ms. Westgate answered instead of using the Carol Stream Library Logo that could be changed in a few years to keep it current, the library has chosen to us the universal public library logo

Ms. Westgate gives additional information of the second phase of the Klein Creek Project. The project will introduce more aesthetic items to the west side of the building like a patio and screen fencing to cover HVAC systems.

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

The results of the roll call vote were:

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

Nays: 0

Abstain: 0

Absent: 2 Commissioners Battisto and Christopher

The motion passed by unanimous vote.

This case will go before the Village Board on Tuesday, September 3, 2024, at 6:00 PM for review.

Case #24-0036 Safeway Transportation Services Corporation – 505 E. North Ave.

Special Use Permit-Outdoor Vehicle Storage for School Buses and Vans

Chairman Parisi swears in Robert McNees, attorney, McNees & Associates, LLC, 195 Hiawatha Drive, Carol Stream, IL 60188 and Sloan Dempsey, fleet manager, Safeway Transportation, 2450 Lunt Ave, Elk Grove, IL 60067. Mr. McNees states he is there on behalf of Safeway Transportation Services. Mr. McNees gives a brief history on the building and information about Safeway as a company. The company currently has been awarded a 5 year contract for bus services for the Glenbard Township High School District 87 and Glen Ellyn School District 41. On June 3, 2024 Safeway received a special use permit for outdoor vehicle storage along with vehicle repair at 250 N Schmale. Since then, the size of their bus and minivan fleet requires additional space. Mr. McNees since then has filed a Special Use application to allow outdoor storage of school buses and minivans at 505 E. North Ave. Mr. McNees describes the parking lot, how many stalls it will have, and what the building at the location could be used for. Mr. McNees concludes all of the conditions will be completed and will comply with staff recommendations.

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

Bravo Berisha will read the staff report. Mr. Berisha gives a brief background on the property. He states the property is 6.7-acre site and contains a 60,000 square foot building. With in the building 29,000 square feet is warehouse space and 30,000 square feet is office space. Roughly 148,000 square feet of the property is paved surface parking. The property will be storing 79 large buses and 20 small buses or vans. Mr. Berisha states in addition to the parking stalls, the ordinance is also asking for old deceased landscaping be removed and replaced with new. Mr. Berisha discusses the staff also conducted a parking study in order to calculate the number of spaces to vehicles. Mr. Berisha concluded the staff has reviewed the submittal and supports the special use request and recommends approval subject to conditions.

Chairman Parisi asked for any questions from the Commission

Commissioner Meneghini has no questions

Commissioner Morris had a question about the number of parking spots and employees entering the lot to pick up their bus and route, they will drop their car off in the spot the bus is located, how will the flow happen if everyone is coming in at the same time.

Ms. Dempsey answers and calls the procedure everyday a "dance." She stated employees and routes are staggered. It becomes a routine that only some of the buses and employees coming in daily end up not there all at the same time so everyone has enough room to move buses and cars without interrupting traffic on the surrounding roads

Mr. Farace states when the previous bus company Hopewell was there, they also had a similar business and schedule and also did not interrupt traffic on surrounding roads and staggered all drivers and buses. Mr. Farace is confident Safeway can do the same.

Commissioner Petella has no questions

Commissioner Tucek has no questions

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

The results of the roll call vote were:

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

Nays: 0

Abstain: 0

Absent: 2 Commissioners Battisto and Christopher

The motion passed by unanimous vote.

This case will go before the Village Board on Tuesday, September 3, 2024, at 6:00 PM for review.

PUBLIC HEARING:

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

The results of the roll call vote were:

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

Nays: 0

Abstain: 0

Absent: 2 Commissioners Battisto and Christopher

The motion passed by unanimous vote.

PRESENTATION:

NEW BUSINESS:

OLD BUSINESS:

OTHER BUSINESS:

Mr. Farace wanted to inform the board the next meeting will be on Monday, September 9, 2024

ADJOURNMENT:

At 6:52 p.m. Commissioner Petella moved and Commissioner Meneghini seconded the motion to adjourn the meeting.

The results of the roll call vote were:

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

Nays: 0

Abstain: 0

Absent: 2 Commissioners Battisto and Christopher

The motion passed by unanimous vote.

FOR THE COMBINED BOARD

Recorded and transcribed by,

Sara Van Winkle
Planning and Permitting Assistant
Minutes approved by Plan Commission on this ____ day of _____, 20____.

Chairman

Village of Carol Stream Plan Commission/Zoning Board of Appeals

STAFF REPORT

September 9, 2024

TO:
Chairperson and Plan
Commissioners

FROM:
Community Development
Department

CASE MANAGER:
Bravo Berisha, Assistant Planner

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

- A Special Use Permit for a Place of Worship in accordance with Section 16-3-11 of the UDO

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



CASE #: 24-0038

LOCATION: 371 S Schmale Road

PROJECT NAME: Christ Presbyterian Church



LOCATION	ZONING DISTRICT	LAND USE	COMPREHENSIVE PLAN DESIGNATION
Subject Property	O-S Office and Service District	Vacant (Former Northwestern Memorial Hospital office building)	Corridor Commercial (includes office)
North	R-4 Multiunit Residence District	Residential (West Haven Apartments)	Multifamily Residential
South	O-S Office and Service District	Medical offices (Mona Kea Professional Park)	Corridor Commercial (includes office)
East	B-3 General Business District	Indoor Sports Facility (Carol Stream Ice Rink)	Corridor Commercial (includes office)
West	B-3 General Business District, O-S Office and Service District	Restaurants and Social Services Organization (McDonald's, Denny's, Outreach Central Office)	Corridor Commercial (includes office)

The 2.5-acre property highlighted above is located near the southeast corner of E Gundersen Drive and S Schmale Road.

Site Assessment

COMPREHENSIVE PLAN DESIGNATION:

The subject property is designated for future commercial (including office) uses. The proposed Christ Presbyterian Church would fit within the proposed designation.

AERIAL PHOTOGRAPH:



Project Summary

ATTACHMENTS:

Attached for review is the General Application, Special Use Application, Cover Letter dated July 24, 2024, Letter of Support from Outreach dated September 3, 2024, Public Notice, Site Plan (Exhibit A), Floor Plans (Exhibit B1-B2).

BACKGROUND:

Reverend Jon Nielson of Christ Presbyterian Church in Wheaton requests approval of a Special Use Permit for Place of Worship to relocate his Church from Wheaton to 371 S Schmale Road. Christ Presbyterian Church previously received approvals for a Special Use Permit for Place of Worship, Rezoning, and a Plat of Consolidation at 805 and 845 E Geneva Road, but did not move forward with that project. They decided to pursue this property as their new Church location instead. The subject property contains a vacant 39,000 square foot office building, currently owned by Northwestern Memorial Hospital. As stated in the submitted cover letter, the Church plans on remodeling the building to contain a 570-seat sanctuary, along with classroom spaces for adults and children. Much of the renovations will take place on the first floor, with the second floor remaining as office and storage space for the Church. The entire building will be used solely for Christ Presbyterian Church's ministry and will not be leased out to other tenants. The Church plans on holding weekly Sunday service and Sunday school for all ages. Small gatherings for adults and children will also take place on Tuesday and Wednesday nights. There will be three full-time ministers and four part-time ministry workers serving the Church.

Staff Analysis

SPECIAL USE PERMIT – PLACE OF WORSHIP

The Applicant's submitted narrative, site plan, and floor plans provide an overview of the requests from the Church:

- The interior building space will be renovated to include a 570-seat sanctuary, along with classroom spaces for adults and children. As aforementioned, Christ Presbyterian Church holds weekly worship service on Sundays, provides Sunday school for all ages, and holds smaller gatherings for adults and youth throughout the week.
- The Church will have three full-time ministers and four part-time ministry workers. Small group meetings on Tuesday nights will consists of 15 to 20 people and youth group and adult education gatherings on Wednesday nights will consist of 50 to 100 people.
- Exterior renovations will not be required.
- Parking for the proposed use is calculated as follows:

Use	Area of Use (NFA)	Code Requirement (Number of Spaces)	Spaces Required
Place of Worship 570 seats	39,000 s.f.	1/3 seats	190
Total Proposed Spaces:			190 existing spaces
Parking Requirement Met			Yes

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

It should be noted that demand for office uses and space is low and not expected to increase in the foreseeable future. Staff believes Christ Presbyterian Church will provide a service to the community and should not have an adverse effect on surrounding uses or change the character of the area. Therefore, staff supports the Special Use request.

SPECIAL USE FINDINGS OF FACT

The Plan Commission’s recommendation regarding the requested Special Use request must be based on the evaluation criteria set forth in the UDO. As stated in §16-8-4 (L) of the UDO, no Special Use shall be recommended by the Plan Commission nor approved by the Village Board unless the Special Use:

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

The proposed location will provide a permanent home for the Church and will serve as a local place of worship for Village residents and residents of nearby communities.

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

The proposed Church will be compatible with the surrounding area. Likewise, staff does not believe church and community activities will be detrimental to or endanger the public health, safety, morals, comfort, or general welfare.

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

Given the surrounding zoning and uses, a place of worship at this location will not be injurious to the use and enjoyment of other properties in the immediate vicinity for the

purposes already permitted, nor substantially diminish and impair property values within the neighborhood.

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

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

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

Adequate utilities, access roads, drainage and other public improvements are in place.

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

The project is expected to conform to all applicable codes and requirements.

RECOMMENDATION

Staff has reviewed the proposed requests, and is supportive of the project. Therefore, Staff recommends approval of the Special Use Permit for a Place of Worship for Christ Presbyterian Church at 371 S Schmale Road, Case No. 24-0038, subject to the following conditions:

1. That all improvements must be built, installed, and maintained in accordance with the attached plans and exhibits;
2. That if any new ground-mounted or roof mounted mechanical and utility equipment is installed, said equipment shall be screened per requirements of the UDO;
3. That the site shall only be used by Christ Presbyterian Church for Church purposes and no portion of the building shall be leased out to any other party or business without review by the Village;
4. That the handicapped accessible parking stall signs shall be updated to reflect the correct fine amount of \$350 prior to the Church opening for service;
5. That any future signage must comply with Section 16-6-4 of the UDO concerning Sign Standards; and
6. That the site and business must be maintained and operated in accordance with all State, County and Village codes and regulations.



Do Not Write in This Space	
Date Submitted:	<u>7-24-24</u>
Fee Submitted:	<u>800.00</u>
File Number:	<u>24-0038</u>
Meeting Date:	<u>9/9/24</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

FORM A

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

1. Name of Applicant Christ Presbyterian Church of Wheaton Phone _____
 Address 933 College Avenue, Wheaton, IL Fax _____
 E-Mail Address jon.nielson@CPCWheaton.com
(required)
 Name of Attorney Tracy D. Kasson; Rathje Woodward LLC Phone 630-510-4920
(if represented)
 Address _____ Fax _____
 Name of Owner Northwestern Memorial Healthcare Phone _____
(required if other than applicant)
 Address _____ Fax _____
 Name of Architect Joe Buehler; Present Future Architects Phone _____
(if applicable)
 Address joe@pfa.work Fax _____

2. *Common Address/Location of Property 371 S. Schmale, Carol Stream, IL

3. Requested Action: *(check all that apply)*

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

Describe requested action Special Use Application for a Place of Worship

4. Fee Schedule: <i>(Check all that apply)</i>		Total Application Fee: \$ <u>800</u>
	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:	
X	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.

Jon Nielson

Print Name
Jon Nielson

Signature
7/24/24

Date

Revised 11-23

RECEIVED

JUN 24 2024

SPECIAL USE APPLICATION – Form C

Community Development
Department

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

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

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

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

Properties to the East and West are zoned B-3 for commercial uses. To the South is zoned O-S, like the Subject Property, for office uses. To the North, across the street from Gunderson Drive is zoned R-4 for multi-family use and B-3 for commercial uses.

The proposed Place of Worship use is compatible with the surrounding area, being surrounded predominantly by commercial and office uses with a multi-family development across the street.

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

As noted in no. 2 above, given the surrounding zoning and uses, a Place of Worship at this location will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.

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

The surrounding property is all already developed. In addition, the Subject Property has already been developed and used for an office.

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

The Subject Property has already been developed. The Applicant is merely changing the use on the interior of the building. Stormwater has already been installed for the site. No new means of ingress-egress on Schmale Road or Gunderson Drive will be provided.

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

It will conform to applicable regulations.

7. Other pertinent information or reason for request.

None

July 24, 2024

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

RECEIVED

JUN 24 2024

Community Development
Department

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

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

APPLICATION

Christ Presbyterian Church of Wheaton ("Applicant") submits the following application to the Village of Carol Stream ("Village") for the property located at 371 S. Schmale Road in Carol Stream ("Property"):

Special Use Application for a Place of Worship ("Entitlement Application")

Any approvals of the Entitlement Application granted by the Village cannot be effective until after the Applicant has purchased the Property from the current landowner.

CHURCH HISTORY

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

PROPOSED DEVELOPMENT OF 371 Schmale Road

The Property is currently owned by Northwestern Memorial Healthcare, an Illinois Not for Profit Corporation. It contains a two-story office building containing approximately 39,000 square feet. Applicant desires to convert the office building for its church use. The church plans on remodeling the building to contain a 570-seat sanctuary together with classroom spaces for adults and children, for primary use on Sunday mornings. Applicant has provided a floor plan of its proposed use of the building with its Entitlement Application. The floor plan provided in the Entitlement Application is preliminary in nature and may be changed in the future. For instance, i) the ceiling above the worship space (and second story floor) may remain in place; ii) the seating orientation may rotate (however the seating capacity shall not exceed 570 chairs); iii) the second floor may be renovated in the future to accommodate ministry needs.

Applicant has confirmed with staff that these revisions would not require an amendment to the special use. The current building contains 190 parking spaces, which are enough parking spaces to meet the Village's requirement for a Place of Worship.

COMPATIBILITY WITH SURROUNDING AREA

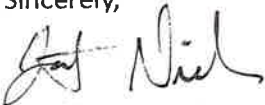
The proposed change of use on the Property will be compatible with the surrounding area and trend of development in the area.

Properties to the East and West are zoned B-3 for commercial uses. To the South is zoned O-S, like the Property, for office uses. To the North, across the street from Gunderson Drive is zoned R-4 for multi-family use and B-3 for commercial uses.

The proposed Place of Worship use is compatible with the surrounding area, being surrounded predominantly by commercial and office uses with a multi-family development across the street.

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

Sincerely,



Rev. Dr. Jon Nielson

Senior Pastor, Christ Presbyterian Church of Wheaton



September 3, 2024

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

Dear Members of the Zoning Board,

I am writing on behalf of Outreach, located at 373 S. Schmale Rd., to express our support for the relocation of Christ Presbyterian Church to 371 S. Schmale Road, which is adjacent to our facility.

As a local nonprofit organization deeply committed to serving the community, we have long appreciated Christ Presbyterian Church's work in communities that Outreach serves. Their commitment to community service, spiritual development, and social outreach aligns closely with our mission at Outreach, and we have been privileged to partner with them in various capacities over the years.

We believe Christ Presbyterian Church's presence in Carol Stream will be a positive addition to the neighborhood, bringing a sense of community and a commitment to serving the residents. We anticipate their move will foster even greater collaboration and community spirit among local organizations, and we look forward to continuing our partnership with them in this new chapter.

Thank you for considering this letter as part of your decision-making process. We fully support Christ Presbyterian Church's efforts to establish their new home at 371 S. Schmale Road and look forward to their continued positive impact on the community.

Sincerely,

Nate Kaunley, MBA
Outreach



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 August 21, 2024 and the last publication of the notice was made in the newspaper dated and published on August 21, 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 August 21, 2024.

Examiner Publications, Inc.

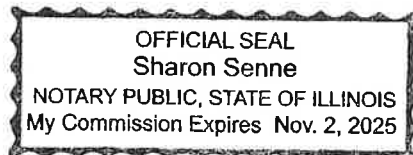
By: Publisher



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

Subscribed and sworn to before me this 21 day of August, A.D. 2024.

Notary Public



LEGAL NOTICE PUBLIC NOTICE FILE #24-0038

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, September 9, 2024 at 6:00 p.m. to consider an application from Rev. Jon Nielson for the following actions:

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

For the property located at 371 S Schmale Road (PIN 05-04-306-011)

The hearing will be held in-person and via a web conference meeting. The web conference will allow the public to view the meeting online or listen to the meeting.

Join from a PC, Mac, iPad, iPhone or Android device by using the following URL:

https://us02web.zoom.us/j/zoom/register/WN_t3z7ivqPS0KjNR4xs1LYqQ

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: 842 0047 8251

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.amvpc> 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. Comments must be provided by 4:00 p.m. the day of the public hearing. The application is available for public inspection on the Village's website at www.carolstream.org, and under the "Development Projects" button. Individuals with disabilities who plan to attend the hearing and who require certain accommodations in order to allow them to observe and participate, or who have questions regarding the accessibility of the meeting, are requested to contact the ADA Coordinator at 630-871-6250.

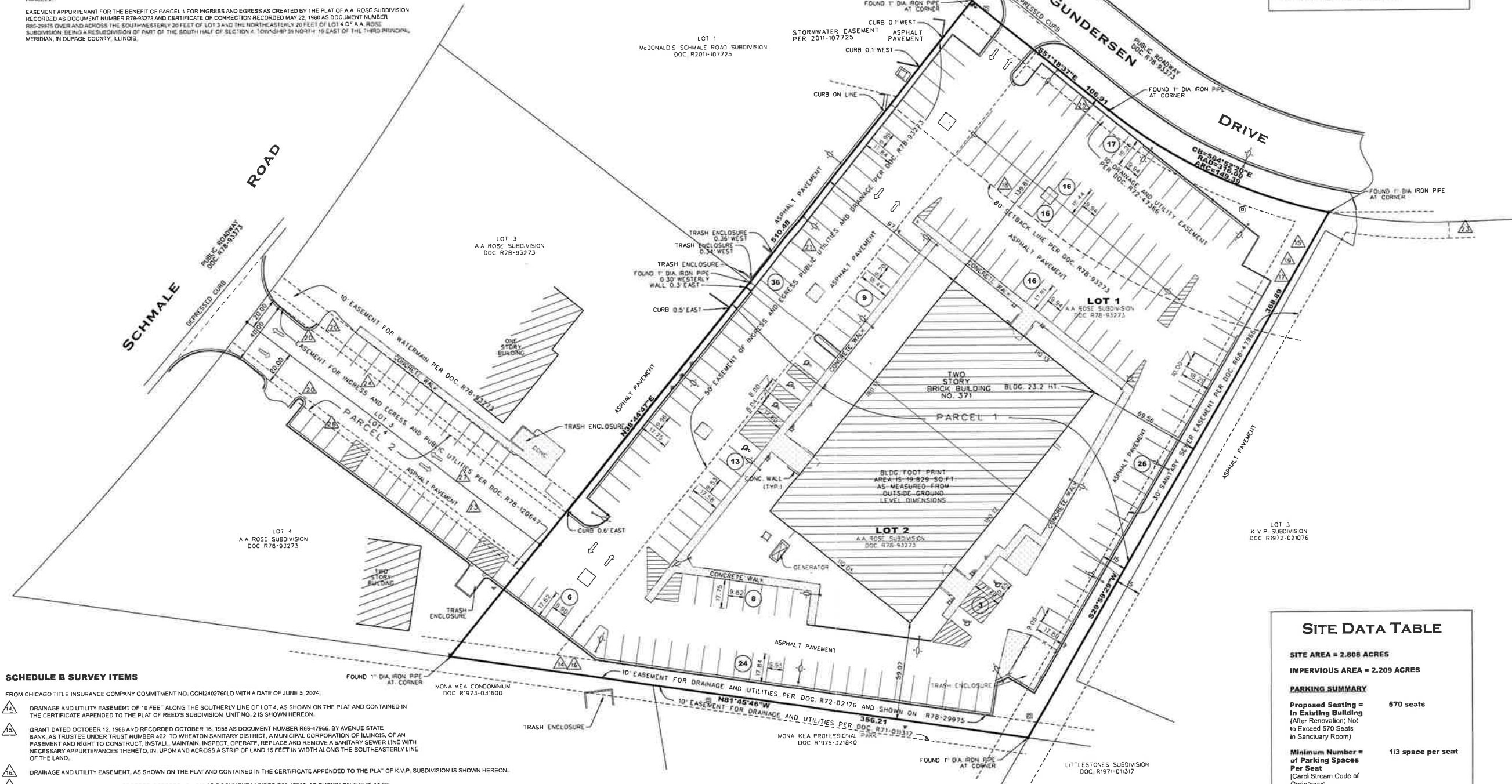
As published in *The Examiner* August 21, 2024. 0821

SITE PLAN

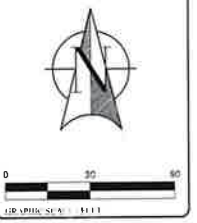
LEGAL DESCRIPTION

PARCEL 1:
 LOTS 1 AND 2 IN A.A. ROSE SUBDIVISION OF PART OF LOT 2 K.V.P. SUBDIVISION OF LOT 4 IN REED'S SUBDIVISION UNIT NO. 2 A SUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 4 TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT OF SAID A.A. ROSE SUBDIVISION RECORDED SEPTEMBER 28, 1978 AS DOCUMENT NUMBER R78-93273, AND CERTIFICATE OF CORRECTION RECORDED MAY 22, 1980 AS DOCUMENT NUMBER R80-29975 IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2:
 EASEMENT APPURTENANT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS AS CREATED BY THE PLAT OF A.A. ROSE SUBDIVISION RECORDED AS DOCUMENT NUMBER R78-93273 AND CERTIFICATE OF CORRECTION RECORDED MAY 22, 1980 AS DOCUMENT NUMBER R80-29975 OVER AND ACROSS THE SOUTH-WESTERLY 20 FEET OF LOT 3 AND THE NORTH-EASTERLY 20 FEET OF LOT 4 OF A.A. ROSE SUBDIVISION BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 4 TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.



NOTE:
 ALL IMPROVEMENTS AND STRIPING SHOWN ARE EXISTING AND TO REMAIN.



Prepared For
CHRIST PRESBYTERIAN CHURCH
 371 S. SCHMALE ROAD

CHRIST PRESBYTERIAN CHURCH
 5024 College Avenue
 Naperville, IL 60563
 Phone: 708.736.1644

SCHEDULE B SURVEY ITEMS

FROM CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. CCH2402760LD WITH A DATE OF JUNE 5, 2024.

- 14. DRAINAGE AND UTILITY EASEMENT OF 10 FEET ALONG THE SOUTHERLY LINE OF LOT 4, AS SHOWN ON THE PLAT AND CONTAINED IN THE CERTIFICATE APPENDED TO THE PLAT OF REED'S SUBDIVISION UNIT NO. 2 IS SHOWN HEREON.
- 15. GRANT DATED OCTOBER 12, 1968 AND RECORDED OCTOBER 16, 1968 AS DOCUMENT NUMBER R68-47966, BY AVENUE STATE BANK, AS TRUSTEE UNDER TRUST NUMBER 402, TO WHEATON SANITARY DISTRICT, A MUNICIPAL CORPORATION OF ILLINOIS, OF AN EASEMENT AND RIGHT TO CONSTRUCT, INSTALL, MAINTAIN, INSPECT, OPERATE, REPLACE AND REMOVE A SANITARY SEWER LINE WITH NECESSARY APPURTENANCES THEREON, IN, UPON AND ACROSS A STRIP OF LAND 15 FEET IN WIDTH ALONG THE SOUTHEASTERLY LINE OF THE LAND.
- 16. DRAINAGE AND UTILITY EASEMENT, AS SHOWN ON THE PLAT AND CONTAINED IN THE CERTIFICATE APPENDED TO THE PLAT OF K.V.P. SUBDIVISION IS SHOWN HEREON.
- 17. SANITARY SEWER EASEMENT, RECORDED OCTOBER 16, 1968 AS DOCUMENT NUMBER R68-47966, AS SHOWN ON THE PLAT OF K.V.P. SUBDIVISION IS SHOWN HEREON.
- 18. SETBACK LINE, AS SHOWN ON THE PLAT OF A.A. ROSE SUBDIVISION, AFORESAID IS SHOWN HEREON.
- 19. SANITARY SEWER EASEMENT, AS SHOWN ON THE PLAT AND CONTAINED IN THE CERTIFICATE APPENDED TO THE PLAT OF A.A. ROSE SUBDIVISION IS SHOWN HEREON.
- 20. DRAINAGE AND UTILITY EASEMENTS, AS SHOWN ON THE PLAT AND CONTAINED IN THE CERTIFICATE APPENDED TO THE PLAT OF A.A. ROSE SUBDIVISION ARE SHOWN HEREON.
- 21. EASEMENT FOR INGRESS, EGRESS AND UTILITIES, AS SHOWN ON THE PLAT AND CONTAINED IN THE CERTIFICATE APPENDED TO THE PLAT OF A.A. ROSE SUBDIVISION IS SHOWN HEREON.
- 22. UTILITY EASEMENT OF 10 FEET ALONG THE NORTH-WESTERLY LINE OF LOT 4 AS SHOWN ON THE PLAT AND CONTAINED IN THE CERTIFICATE APPENDED TO THE PLAT OF REED'S SUBDIVISION UNIT NO. 2.
- 23. RECIPROCAL GRANT OF EASEMENT DATED NOVEMBER 21, 1976 AND RECORDED DECEMBER 15, 1976 AS DOCUMENT NUMBER R78-126647 FOR THE PURPOSE OF INGRESS AND EGRESS FOR THE PASSAGE AND ACCOMMODATION OF VEHICLES AND PEDESTRIANS OVER AND ACROSS THE NORTHEASTERLY 20 FEET OF LOT 4 IS SHOWN HEREON.
- 24. GRANT OF EASEMENT DATED AUGUST 7, 1972 AND RECORDED AUGUST 11, 1972 AS DOCUMENT NUMBER R72-47386 FOR DRAINAGE AND UTILITY EASEMENT IS SHOWN HEREON.
- 25. ADDENDUM TO EASEMENT DOCUMENT NUMBER R78-126647 AND PLAT OF A.A. ROSE SUBDIVISION DATED OCTOBER 13, 1980 AND RECORDED JANUARY 12, 1981 AS DOCUMENT R81-01916 AND SECOND ADDENDUM RECORDED AUGUST 28, 1981 AS DOCUMENT NUMBER R81-47039 IS SHOWN HEREON.
- 26. (A) TERMS, PROVISIONS, AND CONDITIONS RELATING TO THE EASEMENT DESCRIBED AS PARCEL 2 CONTAINED IN THE INSTRUMENT CREATING SAID EASEMENT. (B) RIGHTS OF THE ADJOINING OWNER OR OWNERS TO THE CONCURRENT USE OF SAID EASEMENT.

SITE DATA TABLE

SITE AREA = 2.808 ACRES	
IMPERVIOUS AREA = 2.209 ACRES	
PARKING SUMMARY	
Proposed Seating = In Existing Building (After Renovation; Not to Exceed 570 Seats in Sanctuary Room)	570 seats
Minimum Number = of Parking Spaces Per Seat (Carol Stream Code of Ordinances, Table 16-5-2(C), Places of Worship)	1/3 space per seat
Required Parking = Spaces (Total)	190 spaces
Required ADA = Parking Spaces (2018 Illinois Accessibility Code, Table 208.2)	6 ADA spaces
Provided Parking = Spaces (Total)	190 spaces
Provided ADA = Parking Spaces	6 ADA spaces

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 2100 Main Street, Suite 400, Suite 203
 Naperville, IL 60563
 Phone: 630.206.7993
 Website: www.wma-llc.com
 DRAINAGE PLAN LICENSE NO. BR4002101

BY	
DATE	04/30/24
SCALE	AS SHOWN
PROJECT	CHRIST PRESBYTERIAN CHURCH
DATE	04/30/24
SCALE	AS SHOWN
PROJECT	CHRIST PRESBYTERIAN CHURCH
DATE	04/30/24
SCALE	AS SHOWN
PROJECT	CHRIST PRESBYTERIAN CHURCH

SITE PLAN

