

Village of Carol Stream

AGENDA

REGULAR MEETING-PLAN COMMISSION/ZONING BOARD OF APPEALS

Monday, October 28, 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: September 23, 2024

III. Public Hearing

24-0045 – Omni Cable, LLC–550 Center Ave.

Amendment to a Special Use Permit for Additional Outdoor Storage

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
September 23, 2024.***

Mr. Farace stated since Chairman Parisi was absent an Acting Chairman would need to be nominated. Commissioner Petella made a motion to nominate Commissioner Battisto and Commissioner Meneghini seconded the motion.

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

The results of the roll call vote were:

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

Absent: 3 Commissioner Christopher, Tucek and Chairman Parisi

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

MINUTES:

Commissioner Petella moved and Commissioner Morris seconded the motion to approve the minutes of the Regular Meeting held on September 9, 2024.

The results of the roll call vote were:

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

Nays: 0

Absent: 3 Commissioner Christopher, Tucek and Chairman Parisi

The motion passed by a unanimous vote.

PUBLIC HEARING:

Acting Chairman Battisto 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: 4 Commissioners Meneghini, Petella, Morris, and Acting Chairman Battisto

Nays: 0

Absent: 3 Commissioner Christopher, Tucek and Chairman Parisi

The motion passed by unanimous vote.

Case #23-0009 – GW Property Group, LLC – 114 S. Schmale Rd

Amendment to a Special Use Permit for a Planned Development

Special Use Permit-Drive Through Lane

Acting Chairman Battisto called Mitch Goltz, GW Property Group, 2211 N. Elston, Chicago, IL 60614. Acting Chairman Battisto swears in Mr. Goltz. Mr. Goltz is working on behalf of Caputo's and with the out lots of the property where Caputo's grocery store is located. He states he is there to propose a stand-alone Chipotle restaurant facing Schmale Road with a "Chipotle-Lane" a newer concept in order pick up. Mr. Goltz states it's a concept that will allow more ordering and sales with all the convenience still to the consumer.

Acting Chairman Battisto asked for questions or comments from the audience and there were none

Tom Farace then provided the staff report. Mr. Farace stated that Chipotle is there seeking an amendment to their special use permit for a drive through lane that will be used for online pickup orders only. He gave a description of the location, and gave some general information on how the pick-up lane will be used. The building will be a 2,400 square foot building facing Schmale Road. Mr. Farace gave a brief description of what the exterior building elevations will look like, and how it will closely match the shopping centers décor. In addition, a front patio is also proposed with fencing, and landscaping will be done to complete the project. Mr. Farace concluded that staff has reviewed the project and believe the project is safely designed and will provide additional service amenity to the community. Mr. Farace states staff recommends approval of an Amendment to a Special Use permit for a planned development and for a drive through lane subject to conditions.

Acting Chairman Battisto asked for questions or comments from the Commission

Commissioner Petella asks how many cars can be staged in the pickup lane

Mr. Goltz states it could be as low as 4 and up to 8 cars at a time

Mr. Farace stated in the plans it shows up to 8 cars at a time.

Commissioner Petella asks if they will have a parapet to hide the roofing equipment

Mr. Goltz states yes

Commissioner Petella asks if they are aware of all staff recommendations and will be able to comply

Mr. Goltz states the recommendations will not be an issue to comply with

Commissioner Morris asked if GW Property has been working with Caputo's about the remaining vacant lots

Mr. Goltz stated no they are not currently working with Caputo's with the other vacant lots

There were no further questions from the Commission

Commissioner Petella moved and Commissioner Meneghini seconded the motion to recommend approval of the two special use requests with no further discussion.

The results of the roll call vote were:

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

Nays: 0

Abstain: 0

Absent: 3 Commissioner Christopher, Tucek and Chairman Parisi

The motion passed by unanimous vote.

This case will go before the Village Board on Monday, October 7, 2024, at 6:00 PM for review.

PUBLIC HEARING:

Acting Chairman Battisto 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: 4 Commissioners Meneghini, Morris, Petella, and Acting Chairman Battisto

Nays: 0

Abstain: 0

Absent: 3 Commissioner Christopher, Tucek and Chairman Parisi

The motion passed by unanimous vote.

NEW BUSINESS:

PRESENTATION:

OLD BUSINESS:

OTHER BUSINESS:

Mr. Farace stated the Commission can vote on canceling the October 14, 2024, meeting due to the lack of agenda items.

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

A brief discussion about the vacant lots continued between the commission and Mr. Farace

ADJOURNMENT:

At 6:15 p.m. Commissioner Petella moved and Commissioner Morris seconded the motion to adjourn the meeting.

The results of the roll call vote were:

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

Nays: 0

Abstain: 0

Absent: 3 Commissioner Christopher, Tucek and Chairman Parisi

The motion passed by unanimous vote.

FOR THE COMBINED BOARD

Recorded and transcribed by,

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

Acting Chairman

Village of Carol Stream Plan Commission/Zoning Board of Appeals

STAFF REPORT

October 28, 2024

TO:
Chairman and Plan
Commissioners

FROM:
Community Development
Department

CASE MANAGER:
Tom Farace, Planning &
Economic Development
Manager

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

- An amendment to a Special Use Permit for outdoor storage, in accordance with Sections 16-3-11 and 16-4-18 of the Unified Development Ordinance (UDO).

APPLICANT/ CONTACT:

Ms. Mattie Siegfried
Omni Cable
2 Hagerty Blvd
Westchester, PA 19382



CASE #: 24-0045
LOCATION: 550 Center Avenue
PROJECT NAME: Omni Cable



LOCATION	ZONING DISTRICT	LAND USE	COMPREHENSIVE PLAN DESIGNATION
Subject Property	I Industrial District	Industrial (Omni Cable)	Industrial
North	I Industrial District	Industrial (M-81 Truck and Trailer Repair, Village Water Tank, Biehl & Biehl)	Industrial
South	I Industrial District	Industrial (US Postal Service, Grunt Style)	Industrial
East	I Industrial District	Industrial (Glen Ellyn Storage Corporation)	Industrial
West	R-1: Estate Residence and Community Facilities District	Flood Brothers Disposal	Industrial

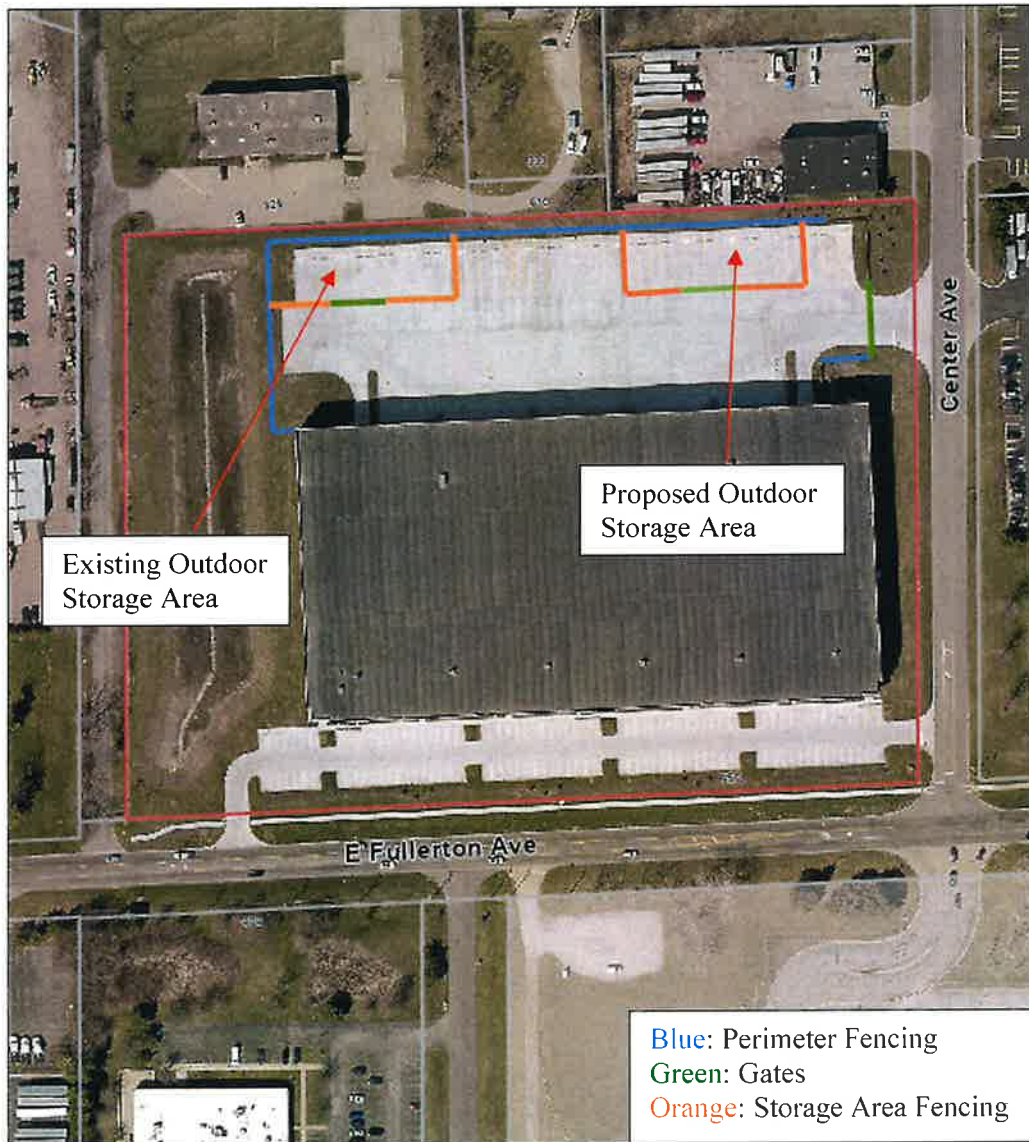
The area outlined above is located at the northwest corner of Center Avenue and Fullerton Avenue.

Site Assessment

COMPREHENSIVE PLAN DESIGNATION:

The subject property is designated for industrial uses according to the Village's 2016 Comprehensive Plan. The proposed outdoor storage will alleviate storage issues within the building and is compatible with this designation.

AERIAL PHOTOGRAPH:



Project Summary

ATTACHMENTS:

Attached for review is the General Application, Special Use Application, Cover Letter received by the Community Development Department September 23, 2024, Public Notice, and the Site Project Markup (Exhibit A).

BACKGROUND:

Located at 550 Center Avenue, Omni Cable is a redistributor of wire and cable and electrical products and is located in the northeast quadrant of Carol Stream. The subject property originally received a Special Use Permit for outdoor storage of trucks and trailers in August 2019, and Omni Cable moved into the 186,000 square-foot building in 2022. In February 2023, Omni Cable received approval of a Special Use Amendment for outdoor storage, to store spools, reels, and pallets in a fenced-in area in the north truck and loading dock area. Omni Cable is now requesting a second Special Use Amendment, due to an increase in the need to store products and materials onsite, and wishes to install a second fenced-in storage area on the north side of the building.

Staff Analysis

SPECIAL USE AMENDMENT

The proposed storage area will be similar to the existing storage area. The proposed area will encompass 15 trailer parking spaces and will be located east of the existing storage area. As mentioned, similar products of reels, spools, and pallets will be stored in the area, and the area will be enclosed with a slotted chain link fence that will be of the same height as the existing perimeter fence around the north area of the property.

Section 16-3-11 of the Village's Unified Development Ordinance states the following:

No building or premise shall hereafter be used or occupied, and no building or structure, or part thereof, shall hereafter be erected, raised, moved, reconstructed, extended, enlarged or altered, except in conformity with the regulations herein specified for the district in which it is located.

Since an additional outdoor storage area is proposed, a Special Use Amendment is being requested. Staff believes the storage area fencing, along with the existing perimeter fencing, provides a functional security barrier, does not hinder circulation around the building, and provides adequate screening. In addition, Omni Cable does not utilize the majority of the trailer parking spaces on the north side of the property, given the limited number of trailers stored on the property. Staff can support the Special Use Amendment for the additional outdoor storage area. It should be noted that the outdoor storage areas are not proposed to be combined, since there is an area in the central portion of the trailer parking spaces that is delineated with striping for future access to the Village-owned water tank property to the north.

SPECIAL USE FINDINGS OF FACT

The Plan Commission's recommendation regarding the requested Special Use Amendment must be based on the evaluation criteria set forth in 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.

Omni Cable is requesting the outdoor storage to alleviate storage issues inside the building.

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

Provided the storage is properly screened, this outdoor activity should not 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.

Omni Cable previously received an Amendment to a Special Use Permit for outdoor storage, with no apparent injury to the use or enjoyment of properties in the immediate vicinity, or diminution or impairment to property values within the neighborhood. The additional storage area should function in a similar manner.

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

Recommendation

Staff has reviewed the applicant's request and recommends approval for the Special Use Amendment for Omni Cable at 550 Center Avenue, Case No. 24-0045, subject to the following conditions:

1. That the applicant shall obtain the required permits prior to the installation of the fence and gate;
2. That all improvements concerning fencing upgrades must be built, installed, and maintained in accordance with the attached plans and exhibits;
3. That the outdoor storage area will only consist of spools, reels, and pallets and they shall not be taller than the existing perimeter fence; and
4. That the project shall otherwise comply with all state, county and Village codes and requirements.



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SEP 23 2024

Community Development Department

Village of Carol Stream

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

www.carolstream.org

Do Not Write in This Space	
Date Submitted:	9.23.24
Fee Submitted:	\$200.00
File Number:	24-0045
Meeting Date:	10/28/24
Public Hearing Required:	Y

FORM A

GENERAL APPLICATION PUBLIC HEARINGS AND DEVELOPMENT APPROVAL REQUESTS

1. Name of Applicant Omni Cable, LLC Phone 610-701-0100
 Address 2 Hagerty Boulevard, West Chester, PA 19382 Fax _____
 E-Mail Address ap@omnicable.com; msiegfried@omnicable.com
 (required)
 Name of Attorney _____ Phone _____
 (if represented)
 Address _____ Fax _____
 Name of Owner Prologis-Exchange IL 2003 LLC Phone 847-292-3858
 (required if other than applicant)
 Address 6250 North River Road, Suite 1100, Rosemont, IL 60018 Fax _____
 Name of Architect _____ Phone _____
 (if applicable)
 Address _____ Fax _____

2. *Common Address/Location of Property 550 Center Avenue, Carol Stream, IL 60188

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

Describe requested action Please see sheet attached.

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

Total Application Fee: \$ 800

Annexation approvals:		
	New development	\$2,000
	Other	\$800
	Annexation Agreement Amendment	\$800
	Appearance fee for approvals required by the UDO but not listed herein	\$500
	Courtesy Review	\$240
	Development Staff Review	\$640
	Easement Encroachment	\$300
Gary/North Avenue Corridor Review:		
	New or replacement monument sign	\$500
	One discipline (site design, architecture or landscaping)	\$500
	Two disciplines	\$1,000
	Three disciplines	\$1,500
	New development	\$1,500
	Outdoor Dining Permit	\$120
Planned Development:		
	Existing Planned Development, minor change	\$500
	Existing Planned Development, major change	\$1,000
	New Planned Development	\$1,500
	Rezoning (Zoning Map Amendment)	\$640
	Shared Parking Facility Permit	\$500
	Site Plan Review	\$640
Special Use:		
	First	\$800
	Each additional	\$200
✓	Special Use Amendment	\$800
	Staff Adjustment	\$240
Subdivision:		
	Major	\$700
	Minor	\$400
	Temporary Building, Structure or Use	\$120
	Temporary Waiver to the Code of Ordinances	\$120
Text Amendment:		
	Building Codes	\$240
	Unified Development Ordinance	\$640
Variation:		
	First	\$640
	Each additional	\$200
	Zoning verification letter	\$80

5. Applicant Certification

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

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

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

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

Mattie Siegfried

Print Name

Mattie Siegfried

Signature

9/10/2024

Date

Revised 11/23



FORM C

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SEP 23 2024

Village of Carol Stream

Community Development
Department

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

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

No - OmniCable will use the secured fenced in area for additional outside storage of wooden reels and pallets for the business' use.

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

Yes - there will be no impact to 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.

Yes - the fence and outside storage will not affect any nearby properties. The fencing and outside storage will be maintained within the OmniCable property only.

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

Yes - the fence and outside storage will not affect any nearby properties. The fencing and outside storage will be maintained within the OmniCable property only.

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

The fence and outside storage will not require any additional utilities, access roads, drainage, or any other important and necessary community facilities.

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.

Yes - OmniCable plans to follow regulations set by the Village Board.

7. Other pertinent information or reason for request.

OmniCable takes pride in the appearance of its property as a whole, both interior and exterior, and plans to take the proper precautions to make sure the fence and outside storage do not create a negative effect on the appearance of the neighborhood. The proposed fenced area is behind the building and is already relatively obscured from the view from Fullerton Ave. and Center Ave. OmniCable plans to match the new fencing materials and finishes exactly to the previously installed secured fence area.

2 Hagerty Blvd.
West Chester, PA 19382
phone: 800-292-OMNI



September 10, 2024

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

RECEIVED

SEP 23 2024

Community Development
Department

RE: 550 Center Avenue – Special Use Permit Amendment

To Whom It May Concern,

Omni Cable Introduction

Founded in 1977, Omni Cable, LLC is a premier redistributor of wire and cable, electrical products, and value-added services with 20 locations throughout North America. OmniCable empowers our industry to be successful by providing an exceptional experience through operation excellence, accuracy and precision, and a partnership approach. Because of OmniCable's dedication to our mission of empowering shared success by being the best vendors to our customers, the best customers to our vendors and the best employer to our employees through innovation and collaboration, we are constantly looking for opportunities to grow and improve. In 2022, OmniCable selected Carol Stream as the location for its first "Super Center" and expanded its footprint into a 180,000 square foot building located at 550 Center Avenue.

Description of Operations

As stated above, Omni Cable, LLC is a redistributor of wire and cable, electrical products, and value-added services. A standard branch location for OmniCable consists of a sales office staffed with a sales team and management and a distribution center that houses a large inventory of specialty reels of wire and cable and equipment to support the sales orders coming out of the office. Our sales and distribution center teams work together daily to meet the specific and sometimes unique needs of our customers. Based on the requirements of the order processed by the sales team, OmniCable's distribution center team will cut, stripe, or twist the requested wire, re-spool it onto a new reel, and ship it out either as a standalone reel or on a wooden pallet.

Special Use Permit Amendment Request

Omni Cable, LLC is requesting a Special Use Permit Amendment to allow for the creation of an additional secured fence area in the back lot of the building located at 550 Center Avenue. The area would be created by installing a portion of chain link fence within the walls of the building's existing perimeter fencing to form a secured rectangular area of asphalt. The fenced area will be used to store reels, pallets, and outdoor-rated products and will be accessed daily, when needed, by a forklift through a cantilever gate.

2 Hagerty Blvd.
West Chester, PA 19382
phone: 800-292-OMNI



In 2023, OmniCable was approved for this same request and already has an existing secured fenced area encompassing 15 parking spots in the back lot of the building. Due to the nature of the business, OmniCable requires an additional secured fence area. This fence will match the height, layout, material, and finish of the previous fence exactly and OmniCable plans to contract with the same vendor for this install work.

OmniCable takes pride in all aspects of its operations, including the storage of all products and materials, and the outdoor storage area will be no exception. The reels and pallets will be kept organized and will not be stored higher than the height of the existing 8' perimeter fence.

Amendment Request Explanation

Secured outdoor storage is a common feature found at most OmniCable branches and is pertinent to the business and operations of OmniCable. Our current business climate has created an immediate need for an additional outdoor storage area. With additional outdoor storage available, OmniCable will be able to create more room for product that is required to be kept inside the building.

Per the requirements of the application process set by the Village of Carol Stream, enclosed please find the following documents from Omni Cable, LLC.

- Cover Letter
- Signed and Dated General Application (Form A)
- Completed Special Use Application (Form C)
- Original Land Title Survey with Legal Description
- (4) 11" x 17" Copies of Site Plan with Proposed Fenced Area shown
- Special Use Amendment Application Fee - Check #379112 dated 9/18/2024 for \$800.00 made out to Village of Carol Stream
- Notarized Consent Letter from Property Owner
- Original Site Plan
- All documents noted above will be uploaded to the Village of Carol Stream's file sharing system.

I will be your main point of contact for Omni Cable, LLC during the application process. My contact information is msiegfried@omnicable.com or 610-235-2760.

Please do not hesitate to reach out to me should you have any further requirements or questions.

Sincerely,

A handwritten signature in cursive script that reads "Mattie Siegfried".

Mattie Siegfried, Real Estate Manager
OmniCable

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SEP 28 2024

Describe requested action:

Community Development
Department

Omni Cable, LLC is requesting an Amendment to the Special Use Permit at 550 Center Avenue to include additional outdoor storage for reels, pallets, and outdoor-rated products in the back lot and the creation of an additional secured fence area by erecting a portion of fence in addition to the existing storage area and perimeter fencing. OmniCable proposes to create another small secured rectangular area using 8' chain link fence privacy slats, and a cantilever sliding gate. The new fenced area will match the layout, materials, and finishes of the existing fenced area and OmniCable plans to work with the same vendor for this project.

The fenced area will be remotely monitored, and the gate will be closed and secured each evening for safety and security purposes. The fenced area will be accessed daily, when needed, by a forklift through the cantilever gate.

OmniCable takes pride in all aspects of its operations, including the storage of all products and materials, and the outdoor storage area is no exception. The storage area will be kept organized and easily accessible. Outdoor storage is a common feature found at most OmniCable branches and is pertinent to the business and operations of OmniCable.

Certificate of the Publisher

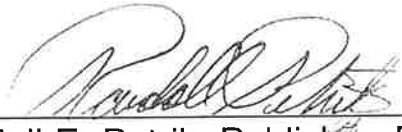
Examiner Publications, Inc. certifies that it is the publisher of The Examiner of Carol Stream. The Examiner of Carol Stream is a secular newspaper, has been continuously published weekly for more than fifty (50) weeks prior to the first publication of the attached notice, is published in the Village 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 October 9, 2024 and the last publication of the notice was made in the newspaper dated and published on October 9, 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 October 9, 2024.

Examiner Publications, Inc.

By: Publisher



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

Subscribed and sworn to before me this 9 day of October, A.D. 2024.

Notary Public



LEGAL NOTICE PUBLIC NOTICE FILE #24-0045

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, October 28, 2024 at 6:00 p.m. to consider an application from Omni Cable for the following actions:

An Amendment to a Special Use Permit for Outdoor Storage, in accordance with Section 16-3-11 of the Carol Stream Unified Development Ordinance

For the property located at 550 Center Avenue (PIN 02-28-300-039)

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/join/register/WN_u77J5U15RD6BSEpAk6EISQ

Or join by phone: Dial (for higher quality, dial a number based on your current location):

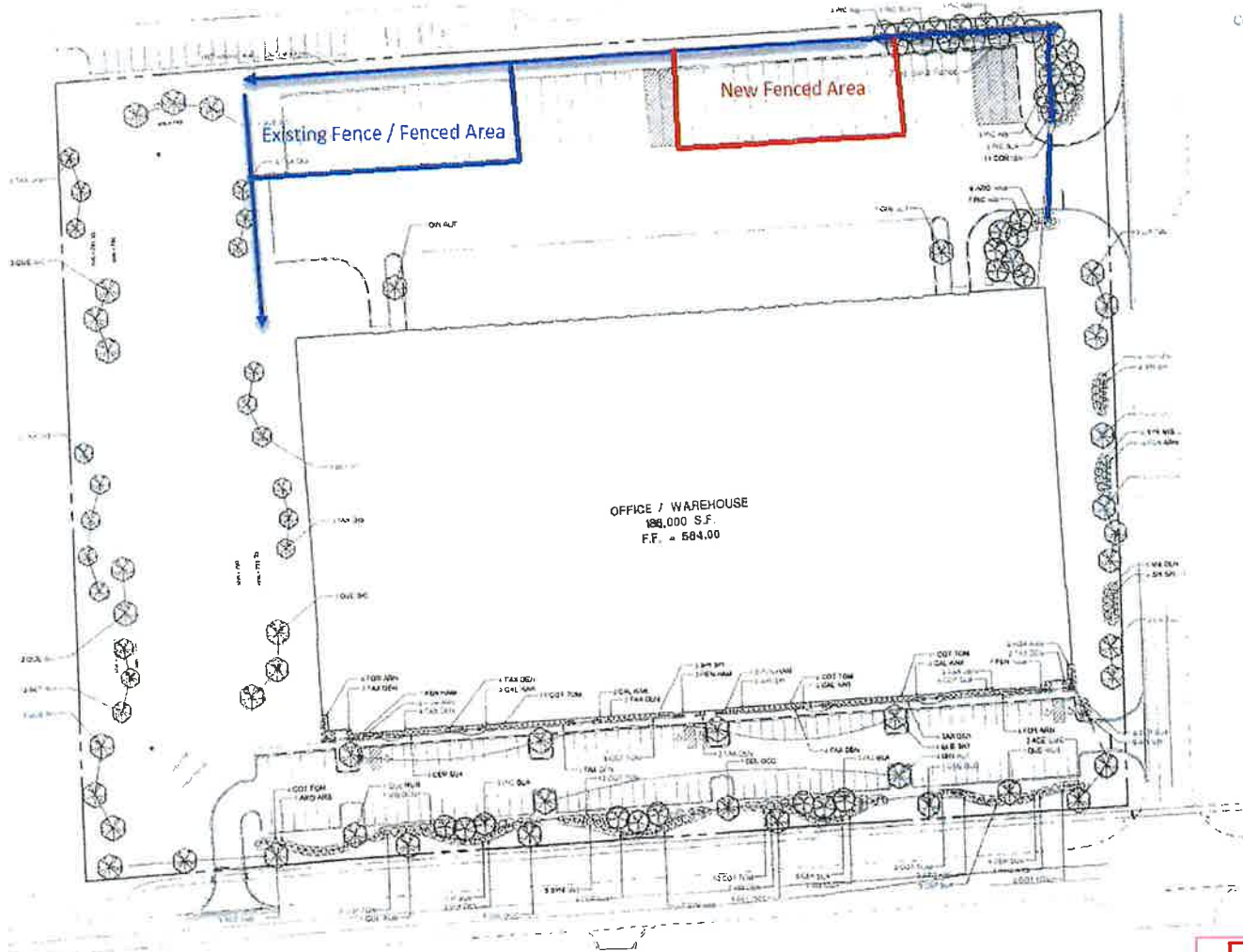
+1 312 626 6799 or +1 301 715 8592 or +1 646 558 8656

Webinar ID: 838 6481 7442

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

Those members of the public wishing to be heard with respect to this matter must attend in-person, or complete the public comment form at <http://carolstre.am/pc> by 4:00 p.m. the day of the public hearing. The public may also provide written comments prior to the public hearing by submitting them to Tom Farace, AICP, Planning & Economic Development Manager, 500 N. Gary Ave., Carol Stream, IL 60188, or may provide email comments by sending them to tfarace@carolstream.org. Comments must be provided by 4:00 p.m. the day of the public hearing. The application is available for public inspection on the Village's website at www.carolstream.org, and under the "Development Projects" button. Individuals with disabilities who plan to attend the hearing and who require certain accommodations in order to allow them to observe and participate, or who have questions regarding the accessibility of the meeting, are requested to contact the ADA Coordinator at 630-871-6250.

As published in *The Examiner* October 9, 2024. 1009



RECEIVED
 JUL 08 2018
 COMMUNITY DEVELOPMENT DEPT

Manhard

188,100 S.F. OFFICE/WAREHOUSE BUILDING
 650 POLYMER AUGUSTE PERINI STREET, SUITE 101, MOBILE, AL

RECEIVED
 JUL 08 2018
 COMMUNITY DEVELOPMENT DEPARTMENT

Exhibit A

- Seed Mix Legend**
- Storm Basin and Floodplain Seed Mix
 - Slope Stabilization Seed Mix



L2