



*Carol Stream*

# Village of Carol Stream Comprehensive Plan

June 2016



*KEY OPPORTUNITY AREA 3 – INFORMATIONAL PACKET*

### **Opportunity Area #3: North Avenue: Kuhn Road to Bennett Drive Node**

#### Existing conditions

This area is located on the north side of North Avenue and includes a total of 40.8 acres across five sites ranging from 0.69 to 12.2 acres. It is directly west of the newer townhome development, Easton Park, which is now owned by MI Homes and expected to be fully built-out in 2016. Across North Avenue from Easton Park is Windsor Park, a very large market-rate continuing care retirement community for seniors. To the north of the site at the west end is the Thomas R. Vinson Water Reclamation Center, which may pose limitations for additional townhouses or multifamily development in close proximity to the facility. Four of the sites have frontage on North Avenue, and both Bennett Drive and Kuhn Road have traffic signals. Nearly 10 acres on the northeast portion of this area are used primarily for a retention pond. Single-family detached homes are north and east of these sites.

#### Recommendations

The accompanying pages illustrate a future land use plan and recommendations for this area. As with Key Opportunity Area #2, the relative lack of housing and businesses to the west may make it more challenging to attract traditional retailers. Therefore, for the western portion of this area, light industrial is currently the strongest opportunity. The Thomas R. Vinson Water Reclamation Center to the north would have the least effect on light industrial, but all development would need to be appropriately buffered from existing or new nearby residential uses. Another viable option that blends industrial and commercial are home improvement and construction businesses such as tile, granite, and flooring companies. These could have both a retail and wholesale operation, and generate sales tax revenue. Auto-related retail such as vehicle sales may be appropriate. Any outdoor storage areas should be located toward the rear of the property and should be fully screened from view by motorists on adjacent streets.

The eastern acreage has the potential to attract convenience retail at the intersection of North Avenue and Bennett Drive. Possible uses are a drug store, small grocery or convenience store, phone store, or dry cleaners. An ethnic or specialty grocer is another potential retailer to serve the diverse population in and near Carol Stream. An attractive multifamily development could be built on the northern acreage, with careful site planning to ensure landscape buffering and building footprints close to Bennett Drive to minimize the effect of the water reclamation center. If market interest occurs, the entire acreage could be used for commercial, but new residential units would be helpful in supporting new retail. The following recommendations page shows this area as hatched to show flexibility between multifamily residential and commercial for the rear half of this site.

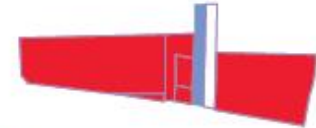


## Key Opportunity Area #3: NORTH AVENUE FROM KUHN ROAD TO BENNETT DRIVE

Two property owners control approximately 30.7-acres of vacant land, most of which is zoned B-2 General Retail District on the north side of North Avenue. At the east end (Bennett) and the west end (Kuhn) of the site are fully signalized intersections at North Avenue. With signalized intersections bookending this area, access to the site should be viewed to be attractive by future users.

**Current zoning**

- B-2 General Retail District
- B-4 Office, Research, and Institutional
- Gary North Avenue corridor overlay district
- Unincorporated



### Existing uses



Source: Chicago Metropolitan Agency for Planning, 2016.



## Key Recommendations

This figure illustrates future land use recommendations based on market analysis conducted by Valerie Kretchmer Associates. South of the Thomas R. Vinson Water Reclamation Center, approximately 13 acres of land are recommended for light industrial use. Appropriate uses are light industrial, distribution, showroom, and industrial-supporting office. Secondary options are home improvement wholesale/retail, and vehicle sales.

Approximately 11 acres are illustrated in the eastern portion of this area. With careful site planning for building footprints near Bennett Drive and sufficient buffering, future multifamily residential is recommended for approximately the northern half of this area, adjacent to the water reclamation facility. However, this can change based on developer proposals and market feasibility. Commercial uses may also be appropriate.

Future commercial is recommended along 5 acres of the North Avenue frontage. New retailers would likely need to be supported by additional residences or workplaces in the area. An ethnic-focused grocer may be a possible anchor store. Any future development along the frontage should be designed with minimal curb cuts to maintain traffic flow along North Avenue.



Source: Chicago Metropolitan Agency for Planning, 2016.

It is important to note that these illustrations are only concepts and do not commit the Village or developers to this future reality. In addition, the numerical ranges of physical dimensions, building footprints, facades, parking design, and all other details should be decided upon at the time of development. Though these illustrations can be a guide and reflect the desired character of the subareas, they are subject to change.

Please visit the Village’s website at [www.carolstream.org](http://www.carolstream.org). to view the 2016 Comprehensive Plan in its entirety. For further information, contact the Community Development Department at 630.871.6230 or [communitydevelopment@carolstream.org](mailto:communitydevelopment@carolstream.org).

