

# *Village of Carol Stream*

## **AGENDA**

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

**Monday, March 09<sup>th</sup>, 2026 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: February 23<sup>rd</sup>, 2026

III. Public Hearing

**26-0005-Village of Carol Stream Public Works -210 Tubeway Dr.**  
*Variations-Accessory Structure Location, Front and Side Yard Setbacks*

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  
February 23<sup>rd</sup>, 2026.***

Chairman Parisi called the Regular Meeting of the Combined Plan Commission/Zoning Board of Appeals to order at 6:00 p.m. and directed Jaimee Wasserstrom, Planning & Permit Assistant, to call the roll.

The results of the roll call vote were:

Present: 6 Commissioners Meneghini, Christopher, Petella, Tucek, Battisto and Chairman Parisi

Absent: 1 Commissioner Morris

Also Present: Tom Farace, Planning and Economic Development Manager, Sarahi Barcenas, Assistant Planner, Jaimee Wasserstrom, Planning and Permitting Assistant and a representative from County Court Reporters.

**MINUTES:**

Commissioner Petella moved and Commissioner Tucek seconded the motion to approve the minutes of the Regular Meeting held on February 09th, 2026.

The results of the roll call vote were:

Ayes: 6 Commissioners Meneghini, Christopher, Petella, Tucek, Battisto and Chairman Parisi

Nays: 0

Abstain: 0

Absent: 1 Commissioner Morris

The motion passed by a unanimous vote.

**PUBLIC HEARING:**

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

The results of the roll call vote were:

Ayes: 6 Commissioners Meneghini, Christopher, Petella, Tucek, Battisto and Chairman Parisi

Nays: 0

Abstain: 0

Absent: 1 Commissioner Morris

The motion passed by a unanimous vote.

Draft

**Case # 26-0002 Concordia Wireless- 205 Alexandra Way.**  
*Special Use Permit-Outdoor Storage*

Chairman Parisi swore in GM Sadat with Concordia Wireless. Mr. Sadat stated his name and address of 365 Randy Rd. Carol Stream, IL.

Chairman Parisi asked for the presentation. Mr. Sadat stated Concordia Wireless is in the process of purchasing 205 Alexandra Way. Concordia Wireless would like to make this Carol Stream location its headquarters for over 200 employees. Mr. Sadat went on to explain the company develops telecom wireless infrastructure and has multiple locations. They would like to move into this location and develop the existing green space as well get approval for outdoor storage and overnight parking. He also explained they would like a secondary access drive to alleviate trucks having to use Alexandra way as a turn around. The storage will be no higher than the recommended 12 feet in height and strictly in the designated area only. Also, this space would be used as a training facility and they would like to install a 50 ft training tower. The tower would only be active when training is being conducted and will be located at the far side of the property line. They are also proposing to install an 8 ft. privacy fence with motion sensors and cameras surrounded by landscaping.

Chairman Parisi asked for the staff report. Ms. Barcenas gave the staff report. She stated all surrounding properties are zoned industrial except for one property to the West which is an Athletic Training Facility. Concordia Wireless's operations are currently located at 361 Randy Rd. In November of 2021 they were granted approval for outdoor activities and zoning for a new building at 265 Gerzevske Ln. They have not built the building as of today but would like to remain within the Carol Stream jurisdiction. Ms. Barcenas briefly explained the outdoor storage would be surrounded by arborvitaes and other landscaping as well as an 8 ft. privacy fence. She also noted they would not need a variation for overnight parking since it is already permitted through the municipal code. To address any safety concerns with the location of the training tower and if it were to fall, the tower will be located 64 feet from the property line and 84 feet from the building and would not fall on surrounding properties. She also noted there was a 90 ft. training tower already approved at the 265 Gerzevske Ln location further supporting the 50 ft. tower as part of the Special Use. To address the parking requirements there is a surplus of 81 spaces with only 79 needed to meet code. The surplus of spaces supports the outdoor storage request. Ms. Barcenas stated Staff does recommend approval of the Special Use Permit for Outdoor Storage with the recommended Findings of Facts located at the end of the Staff Report.

Chairman Parisi asked for the email correspondence received from Christopher King owner of 115 Alexandra Way be noted as received by the Commission. Attached for reference.

Chairman Parisi asked if there were any questions from the audience. There were none.

Chairman Parisi asked if there were any questions from the Commission.

Commissioner Tucek asked what color the training tower would be painted. Mr. Sadat answered a light grey color.

Commissioner Petella asked how the training tower would be anchored. Mr. Sadat answered that there will be foundation drawings with the final engineering drawings.

Chairman Parisi asked where the 12 ft high storage area would be located. Ms. Barcenas answered all storage would be located in the green and purple area on the map and noted overall it is not at maximum height.

Chairman Parisi asked for clarification on the height of the arborvitaes they are planting. Mr. Sadat answered 8 feet.

There were no further questions from the Commission.

Commissioner Meneghini moved and Commissioner Tucek seconded the motion to recommend approval of the Special Use Request with no further discussion.

The results of the roll call vote were:

Ayes: 6 Commissioners Meneghini, Christopher, Petella, Tucek, Battisto and Chairman Parisi  
Nays: 0  
Abstain: 0  
Absent: 1 Commissioner Morris

The motion passed by a unanimous vote.

This case will go before the Village Board on Monday, March 02,2026, at 6:00 PM for review.

**PUBLIC HEARING:**

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

The results of the roll call vote were:

Ayes: 6 Commissioners Meneghini, Christopher, Petella, Tucek, Battisto and Chairman Parisi  
Nays: 0  
Abstain: 0  
Absent: 1 Commissioner Morris

The motion passed by a unanimous vote.

**OTHER BUSINESS:**

Mr. Farace confirmed there will be a meeting on March 09<sup>th</sup> for Public Works. They are asking for a variation for an accessory structure located at 210 Tubeway Dr. We anticipate Townhome Projects or Lies Road to be reviewed at upcoming meetings .

**ADJOURNMENT:**

At 6:32 p.m. Commissioner Christopher moved and Commissioner Petella seconded the motion to adjourn the meeting.

The results of the roll call vote were:

Ayes: 6 Commissioners Meneghini, Christopher, Petella, Tucek, Battisto and Chairman Parisi  
Nays: 0  
Abstain: 0  
Absent: 1 Commissioner Morris

The motion passed by unanimous vote.

FOR THE COMBINED BOARD

Recorded and transcribed by,

\_\_\_\_\_  
Jaimee Wasserstrom  
Planning & Permit Assistant

Minutes approved by Plan Commission on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Chairman

## Sarahi Barcenas

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**From:** CK <CK@kingbrook.com>  
**Sent:** Monday, February 23, 2026 1:01 PM  
**To:** Sarahi Barcenas  
**Subject:** Public Hear Case #26-0002, Concordia Wireless - 205 Alexandra Way, Carol Stream, IL  
**Attachments:** 2026\_02\_23\_12\_39\_56.pdf

Dear Sarahi Barcenas,

We own the property to the north of the proposed outside storage area and proposed tower.

Our address is 115 Alexandra Way, Carol Stream, IL.

Please provide this email and attachments to the board members.

Please have it read and reviewed. And please call or text or email me with any questions, etc.

Here are the items we DO NOT approve:

- A. Proposed Tower – DO NOT approve.
  - 1. Appears the proposed 50' tower is only about 69' from the north property line.
  - 2. Should it fall north with or without a person on it and/or equipment on it, the impact will likely blast into our property to the north.
  - 3. Issues include, but are not limited to, possible injury to people, property, building, loss of business and dealing with related lawsuits.
  - 4. Suggestion = maybe install near 205 building and maybe install a shorter tower there, and absorption berms, – providing if it falls, no part of it falls onto our property.
  
- B. Proposed west side curb cut and entrance – DO NOT Approve:
  - 1. 205 occupants will have hard time monitoring, even with cameras.
  - 2. Village may mis-identify trash/stuff outside by tenants, subcontractors using the yard as belonging to occupant in 115. Causing village to send letter to 115 occupant, and 115 occupant to investigate, report and loose time and money resolving.
  - 3. Concerns include trash, safety and attracting persons to steal, image if tenants, subcontractors start storing in driveway , view of stuff stored in yard if gate not closing, etc.
  - 4. On page 5 of the declaration of protective covenants for DuPage Central Park for Business, paragraph G = outside storage is to be “screened from view of any one within any street right-of-way”... ( no gate, no curb cut)
  
- C. Proposed West side height of fence and trees = the proposed 8' – MAY NOT be tall enough – thus, cannot approve at this point:
  - 1. The west side proposed improvement is titled “Combined Dual Use Outside Storage & Overnight Parking”
  - 2. On page 5 of the declaration of protective covenants for DuPage Central Park for Business, paragraph G = Outside Storage and Displays requires:
    - a. If in the rear ½ of building site (which the subject land behind our building at 115 Alexandra may be), it is to be”
      - i. “Screened from view of any one within any street right-of-way” ... (no gate, no curb cut)
    - b. Height of fence, trees, berm is to be:

- i. "Equal in height to the materials being stored"
- 3. Page 9, paragraph 5 of the covenants requires:
  - a. Layout, location, identification, and size of items being stored outside.

- D. Proposed Distance outside storage fence is to be from road – Not Sure – need more information:
  - a. Based on height of items being stored outside, may need to be further from road.

Thank you for your time.

Best Regards,

Christopher King  
President

**KINGBRIDGE 10, INC.**

821 E. North Ave.  
Glendale Hts., IL 60139  
Fax = 224-386-1083  
Cell: 708-826-5464  
Email = [ck@kingbrook.com](mailto:ck@kingbrook.com)





# Village of Carol Stream Plan Commission/Zoning Board of Appeals

**STAFF REPORT**

March 9, 2026

**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:

- Variation to allow an accessory structure to be located in the front yard, and to extend into the front and side yard setbacks of a property in the Industrial District, in accordance with Sections 16-3-6 (C)(2)(B)(1), 16-3-6 (C)(2)(B)(3) and 16-4-15 (B)(4) of the Unified Development Ordinance

**APPLICANT/ CONTACT:**  
Mr. Hank Schmalen  
Village of Carol Stream Public  
Works Department  
124 Gerzevske Lane  
Carol Stream, IL 60188



**CASE #:** 26-0005

**LOCATION:** 210 Tubeway Drive

**PROJECT NAME:** Village of Carol Stream Public Works  
Department



LOCATION	ZONING DISTRICT	LAND USE	COMPREHENSIVE PLAN DESIGNATION
Subject Property	I Industrial	Utilities (Detention Basin)	Industrial
North	I Industrial	Industrial	Industrial
South	I Industrial	Industrial	Industrial
East	I Industrial	Industrial	Industrial
West	I Industrial	Industrial	Industrial

The property, outlined in red in the above map, is located on the south side of Tubeway Drive and west of Gary Avenue.

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## Site Assessment

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### COMPREHENSIVE PLAN DESIGNATION:

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

### AERIAL PHOTOGRAPH:



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## Project Summary

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### ATTACHMENTS:

Attached for review is the General Application, Special Use Application, Cover Letter, Notice of Public Hearing, and Site Improvement Proposal (Exhibit A).

### BACKGROUND:

The Village of Carol Stream's Public Works Department requests approval of variations associated with the construction of a storage shed at 210 Tubeway Drive. The subject property contains a detention basin, along with a lift station near the Tubeway Drive property frontage. The Public Works Department proposes to install a 192 square-foot storage shed near the existing lift

station, to store equipment associated with the lift station. The exterior of the proposed shed will be constructed of LP lap siding, with architectural shingles on the roof. Due to the sloping topography of the property, limited flat space to install the shed, and need to have the equipment in close proximity to the lift station, the proposed shed will be located in the front yard of the property and will encroach into the front and side yard setbacks. Variations from Carol Stream's Unified Development (UDO) are being requested for the shed's placement.

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### Staff Analysis

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#### VARIATION REQUESTS

According to Section 16-4-15 (B)(4) of the UDO "no accessory building or structure or portion thereof shall be located in the required front yard, exterior side yard, or interior side yard." The proposed storage shed will be located in the front yard of the subject property, which contains a detention basin owned and maintained by the Village of Carol Stream. As previously stated, there is limited flat land on the subject property, and there is an existing lift station with paved driveway along the Tubeway Drive frontage. The shed is proposed adjacent to the lift station, and will store large hoses used for emergency pumping and other pieces of equipment including backup pumps, couplers, and other tools to be used in emergency scenarios.



In addition, Sections 16-3-6 (C)(2)(B)(1) and 16-3-6 (C)(2)(B)(3) of the UDO state that structures in the Industrial District shall maintain a front yard setback of 40 feet and side yard setback of 10 feet. The proposed storage shed will encroach approximately 21 feet into the front yard (19-foot front yard setback), and encroach approximately four feet into the side yard (6-foot side yard setback). The Public Works Department has indicated that it is important to construct the

storage shed in close proximity to the existing pump station. In addition, due to topographic constraints and limited flat land, an encroachment is necessary within the front and side yards.

While staff would normally have concerns with a structure to be located in a front yard, and encroach into front yard and side yard setbacks, we can support the request in this instance. As previously stated, there is limited flat space to locate the storage shed, and having it in close proximity to the existing pump station is a logical placement. The shed will be relatively small in size, and should not impact adjacent properties from a visibility or usability perspective.

#### VARIATION FINDINGS OF FACT

With regard to any variation, the Zoning Board of Appeals shall not recommend a variation unless it shall make findings based upon the evidence presented to it in the following case, as per Section 16-8-4 (K)(5) of the UDO:

1. The requested variation arises from conditions that are unique to the subject property, that are not ordinarily found in the same zoning district and that are not a result of the owner's intentional action. *The subject property is a detention basin and has limited flat space to locate the storage shed. In addition, the storage will be placed in close proximity to the existing pump station, which is located along the Tubeway Drive frontage.*
2. The variation to be granted will not alter the essential character of the neighborhood in which the subject property is located, nor substantially or permanently impair use or development of adjacent property. *The proposed storage shed is relatively small in size, and should not have a negative impact or alter the essential character of adjacent properties.*
3. The strict application of the applicable standards will constitute an unnecessary physical hardship (not economic hardship) because the property cannot be used for an otherwise allowed use without coming into conflict with applicable site development standards. *If the proposed storage shed were to be constructed outside of the front yard and side yard setbacks, it would be placed in sloped areas within the detention basin, which is not a practical option.*
4. The variation is the minimum action necessary to alleviate the hardship and observes the spirit of this UDO. *The proposed storage shed has been situated in close proximity to the existing pump station, and meets to the intent of the UDO to allow for accessory structures on properties with a minimal impact on existing structures and adjacent properties.*
5. The variation desired will not adversely affect the public health, safety, or general welfare or impair the purposes or intent of this UDO or the comprehensive plan. *Staff does not believe the proposed storage shed shall adversely affect the public health, safety, or general welfare, and its proposed location on the subject property does not contradict provisions in the UDO or Comprehensive Plan.*

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## Recommendation

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Staff recommends approval of the variations associated with the storage shed proposed by the Village of Carol Stream's Public Works Department at 210 Tubeway Drive, Case No. 26-0005, subject to the following conditions:

1. That no equipment or materials shall be stored outside of the storage shed; and
2. That the site must be maintained and operated in accordance with all State, County and Village codes and regulations.

T:\Planning New\Planning\Plan Commission\Staff Reports\2026 Staff Reports\26-0005 VOCS Public Works VAR 210 Tubeway.docx



Hello, and welcome to the Village of Carol Stream Planning and Development Review Application Portal. This application allows zoning or development requests to be submitted online. Community Development staff will review the information submitted and an email will be sent to the applicant identifying any missing information and requesting payment of the application fee due. The application fee is payable online. Please note that the review of the application will not begin until payment has been received, and that application fees are non-refundable once a public hearing has been scheduled. Partial refunds for application fees may be possible if a case is withdrawn prior to a public hearing being scheduled.

This application has been designed to provide general information to assist applicants through the public hearing and development review processes of the Village of Carol Stream. To avoid delays during the development review and public hearing processes, it is suggested that applicants closely read [process guides](#) pertaining to their request and contact the Community Development Department with any questions.

In addition to completing General Application Information, additional application form(s) may need to be submitted that are specific to the request(s). The process guides provide detailed information regarding the application submittal requirements; the staff review process; and the Plan Commission/Zoning Board of Appeals and Village Board approval process.

Applicants are encouraged to review the sections of the [Unified Development Ordinance \(UDO\)](#) applicable to their application. The UDO contains detailed information that is useful and often necessary to formulate a complete and successful application. In addition, the UDO indicates the public improvements that may be required.

Applicants with questions about the procedures, ordinances or requirements of the Village of Carol Stream may contact the Community Development Department at [zoning@carolstream.org](mailto:zoning@carolstream.org) or at (630) 871-6230.

### FORM A

### GENERAL APPLICATION PUBLIC HEARINGS AND DEVELOPMENT APPROVAL REQUESTS

#### Applicant

<b>Applicant Name *</b>	<b>Phone *</b>	<b>E-mail *</b>	
Village of Carol Stream Public Works	630-391-8717	hschmalen@carolstream.org	
<b>Address *</b>	<b>City *</b>	<b>State *</b>	<b>Zip *</b>
124 gerzevske ln	Carol Stream, IL	Illinois	60188

#### Owner

<b>Same As Applicant</b>	<b>Owner Name *</b>	<b>Owner Phone *</b>	<b>Owner E-mail *</b>
<input checked="" type="checkbox"/> Yes	Village of Carol Stream Public Works	630-391-8717	hschmalen@carolstream.org
<b>Address *</b>	<b>City *</b>	<b>State *</b>	<b>Zip *</b>
124 gerzevske ln	Carol Stream, IL	Illinois	60188

#### Attorney (if represented)

<b>Name of Attorney</b>	<b>Phone</b>	<b>E-mail</b>
<b>Address</b>		

#### Architect (if applicable)

Architect Name

Phone

E-mail

Address

### Property Address

Street Number\*

Street Name\*

Unit Number\*

#### Requested Action (check all that apply)\*

- Annexation Agreement Amendment
- Appearance Approval For UDO - Not Listed
- Gary/North Ave Corridor Review Architecture Design
- Gary/North Ave Corridor Review Site Design
- Planned Development Existing - Major
- Site Plan Review
- Subdivision – Major
- Temporary Waiver to Code of Ordinances
- Variation - Fence
- Zoning Verification Letter
- Annexation Approvals - New Development
- Courtesy Review
- Gary/North Ave Corridor Review Landscape Design
- Outdoor Seating
- Planned Development Existing - Minor
- Special Use Permit
- Subdivision – Minor
- Text Amendment - Building Codes
- Variation - Sign
- Zoning Map Amendment
- Annexation Approvals - Other
- Development Staff Review
- Gary/North Ave Corridor Review Monument Sign
- Planned Development - NEW
- Shared Parking Facility
- Special Use Amendment
- Temporary Building, Structure, or Use
- Text Amendment- UDO
- Variation - Zoning

#### File Upload

Drag and drop up to 10 files here to upload or [Choose files](#)

Files (4 uploaded)

<input checked="" type="checkbox"/>	<a href="#">Intro Letter Tubeway.pdf</a>	43.76KB	<a href="#">Remove</a>
<input checked="" type="checkbox"/>	<a href="#">Tubeway Drive .pdf</a>	435.21KB	<a href="#">Remove</a>
<input checked="" type="checkbox"/>	<a href="#">R1983-001497 tubeway drive.pdf</a>	603.57KB	<a href="#">Remove</a>
<input checked="" type="checkbox"/>	<a href="#">S-SA-F tubey tax map.pdf</a>	756.83KB	<a href="#">Remove</a>

### Form B-1

Please see Section 16-8-4(K) of the Unified Development Ordinance (UDO) to learn more about Variations.

In accordance with the applicable statutes of the State of Illinois, no variation shall be made by the Village Board except after a Public Hearing is held before the Zoning Board of Appeals.

Both the Zoning Board of Appeals and Village Board must decide if the requested variation is in harmony with the general purpose and intent of the Unified Development Ordinance (UDO) and if there is a practical difficulty of hardship in carrying out the strict letter of the regulations of the UDO.

The Zoning Board of Appeals shall make findings based upon evidence presented on the following conditions: (Please respond to each of these standards in writing below as it relates to your request.)

**PLEASE NOTE: Simple "Yes" and "No" answers are not acceptable. Applications that do not contain detailed answers to ALL questions will not be scheduled for a public hearing until the questions have been answered sufficiently.**

The requested Variation arises from conditions that are unique to the subject property, that are not ordinarily found in the same zoning district and that are not a result of the owner's intentional actions.

The subject village owned property is a retention pond lot. On this property are two lift stations. The useable flat surface area is very limited. We would like to erect this shed in the most suitable location for construction and our future uses moving forward.

That the Variation to be granted will not alter the essential character of the neighborhood in which the subject property is located, nor substantially or permanently impair use or development of adjacent property.

The variance will allow us to construct and install a very nice looking shed. This will improve the aesthetics of the site. This proposal will have no affect on the neighboring business.

That the conditions of a Variation will constitute of an unnecessary physical hardship (not economic hardship), in which the property cannot be used for an otherwise allowed use without coming into conflict with applicable site development standards.

This variance will simply allow us to construct the shed on usable flat ground within our property limits. Due to the grading of the retention pond, without this variance the shed can not be placed in a suitable location. This shed will have no future impact on the functionality of the village property or neighboring properties.

The Variation is the minimum action necessary to alleviate the hardship and observes the spirit of this UDO. \*

We have proposed placement of the shed to minimize the encroachment to the property lines while maintaining a flat enough surface to build on.

The Variation desired will not adversely affect the public health, safety, or general welfare or impair the purposes or intent of this UDO or the Comprehensive Plan.

There will be no affects to public health, safety, or general welfare. The acceptance of this variance and construction of the shed in the desired location will not impair the purposes of the UDO or Comprehensive plan.

Other pertinent information or reason for the request. \*

The village would like to maintain a strategic and effective approach to emergency situations. By installing this shed at the Tubeway Drive site, the village will be able to store needed emergency operational supplies directly on site. We have chosen a shed that will provide both aesthetics and functionality.

## Finalize

A 2.9% non-refundable credit/debit convenience fee will be applied when payment is made for this application. This fee is non-refundable should the application be withdrawn or not approved.

Signature

*Hank Schmalen*

Date Time

2026-02-03

## Community Development Review

Fee Schedule: (Check All That Apply) \*

Annexation Approvals: New development \$2000

Annexation Approvals: 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

Gary/North Avenue Corridor Review: One discipline (site design, architecture or landscaping) \$500

Gary/North Avenue Corridor Review: Two disciplines \$1000

Gary/North Avenue Corridor Review: Three disciplines \$1500

New development \$1500

Outdoor Dining Permit \$120

Planned Development: Existing Planned Development, major change \$1000

Rezoning (Zoning Map Amendment) \$640

Site Plan Review \$640

Special Use: Each additional \$200

Staff Adjustment \$240

Subdivision: Minor \$400

Temporary Waiver to the Code of Ordinances \$120

Text Amendment: Unified Development Ordinance \$640

Variation: Each additional \$200

DO NOT SEND FEES

Planned Development: Existing Planned Development, minor change \$500

Planned Development: New Planned Development \$1500

Shared Parking Facility Permit \$500

Special Use: First \$800

Special Use Amendment \$800

Subdivision: Major \$700

Temporary Building, Structure or Use \$120

Text Amendment: Building Codes \$240

Variation: First \$640

Zoning verification letter \$80

**Subtotal**

\$ 0.00

**Credit Card Fee**

\$ 0.00

**Total**

\$ 0.00

**More Info Required from Applicant**

Fees have been waived for a Village request.

Tom Farace

Get More Info

Approve: Send Fees

To the Members of the Zoning and Planning Board,

I am writing to formally request approval for a setback variance for the property located at 210 Tubeway Drive, Carol Stream, Illinois 60188.

This application seeks approval for a front yard setback variance and a side yard setback variance to allow for the placement of a shed on the property, as shown on the submitted plans.

The need for this variance is due to existing site conditions that limit the ability to place the shed in full compliance with the current setback requirements while still maintaining reasonable use of the property. The proposed shed location has been selected to minimize impact on adjacent properties and to maintain safe access and functionality of the lot.

The proposed shed is consistent with the character of the surrounding neighborhood and will not negatively affect nearby properties. The placement and size of the shed comply with all other applicable zoning, building, and safety regulations, aside from the requested setback relief.

I respectfully request the board's consideration and approval of this variance. All required application materials and supporting documentation have been submitted for review. I am available to provide any additional information or to address any questions the Board may have.

Thank you for your time and consideration.

Sincerely,

**Hank Schmalen**  
**Village of Carol Stream Public Works**  
**Facilities Operations Coordinator**  
**124 Gerzevske Ln**  
**Carol Stream, IL 60188**  
**630-391-8717**  
**hschmalen@carolstream.org**

**PUBLIC NOTICE**  
**FILE #26-0005**

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, March 9, 2026 at 6:00 p.m. to consider an application from the Village of Carol Stream for the following actions:  
A Variation to allow an accessory structure to be located in the front yard, and to extend into the front and side yard setbacks of a property in the Industrial District, in accordance with Sections 16-3-6 (C)(2)(B) (1), 16-3-6 (C)(2)(B)(3) and 16-4-15 (B)(4) of the Carol Stream Unified Development Ordinance.  
For the property located at 210 Tubeway Drive (PIN 05-05-103-012)

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

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

[https://us02web.zoom.us/join/register/WN\\_P6-dm-fjQrOAI5LIYXfcQA](https://us02web.zoom.us/join/register/WN_P6-dm-fjQrOAI5LIYXfcQA)

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: 874 1265 4220

International numbers available:

<https://zoom.us/j/87412654220>

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://carolstream.org> 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 [Farace@carolstream.org](mailto:Farace@carolstream.org) 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.  
Published in Daily Herald Feb. 20, 2026 (322279)

## CERTIFICATE OF PUBLICATION

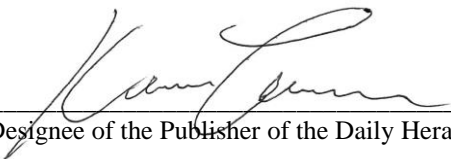
Paddock Publications, Inc.

### DuPage County Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **DuPage County DAILY HERALD**. That said **DuPage County DAILY HERALD** is a secular newspaper, published in Naperville, DuPage County, State of Illinois, and has been in general circulation daily throughout DuPage County, continuously for more than 50 weeks prior to the first Publication of the attached notice, and a newspaper as defined by 715 ILCS 5/5.

I further certify that the **DuPage County DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 02/20/2026 in said **DuPage County DAILY HERALD**. This notice was also placed on a statewide public notice website as required by 5 ILCS 5/2.1.

BY

  
\_\_\_\_\_  
Designee of the Publisher of the Daily Herald


Control # 322279 \*DUPAGE\*





# TUBEWAY DRIVE

Site Improvement Proposal



# 210 Tubeway Drive Lift Station

- We would like to place a 12' x 16' shed on the property to house equipment for the lift stations on site.
- This equipment would be used in emergency situations related to sanitary and storm pumping

# Requesting front and side setback variance

- We are asking for a variance to 16-3-6 in the UDO (**§ 16-3-6 OFFICE, SERVICE, AND INDUSTRIAL DISTRICTS**)
- This property is a retention pond and has very little flat working surface
- Due to constraints of grading issues we are asking for a front and side yard setback variance
- We would like to place the shed 19 feet off of the front property line and 6 feet off of the side/back property line

# Shed location

19 feet off of the front property line

6 feet off of the side/back property line corner

26 feet off of side property line



For Reference Only  
Not To Scale  
Does Not Represent Actual Pavement On Site



-Shed will have LP 4" lap siding  
-The finished roof will be architectural shingles

