



CAROL STREAM DRAFT COMPREHENSIVE PLAN

PRESENTATION TO
LAND USE COMMITTEE

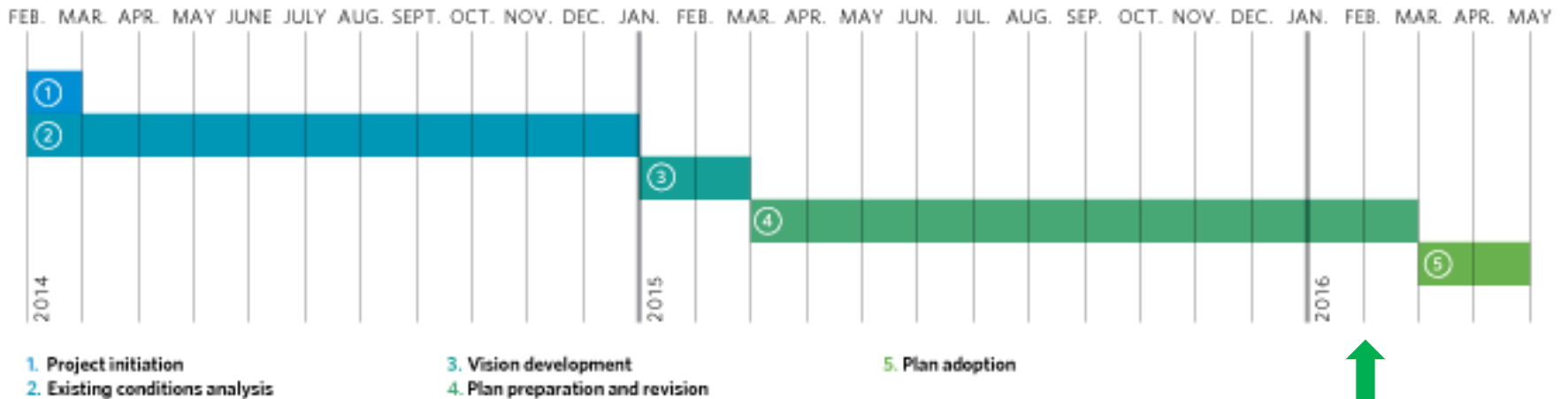
February 17, 2016



PROCESS



A Comprehensive Plan for Carol Stream





KEY FINDINGS - RECAP

Issues

- Visible underutilized sites
- Lack of central place
- Physical barriers and disconnectedness
- Flooding, watershed protection

Themes

- Sense of place
- New commercial as support for new industrial (employment centers) and housing, specifically multifamily
- Sensitivity to natural resources, water



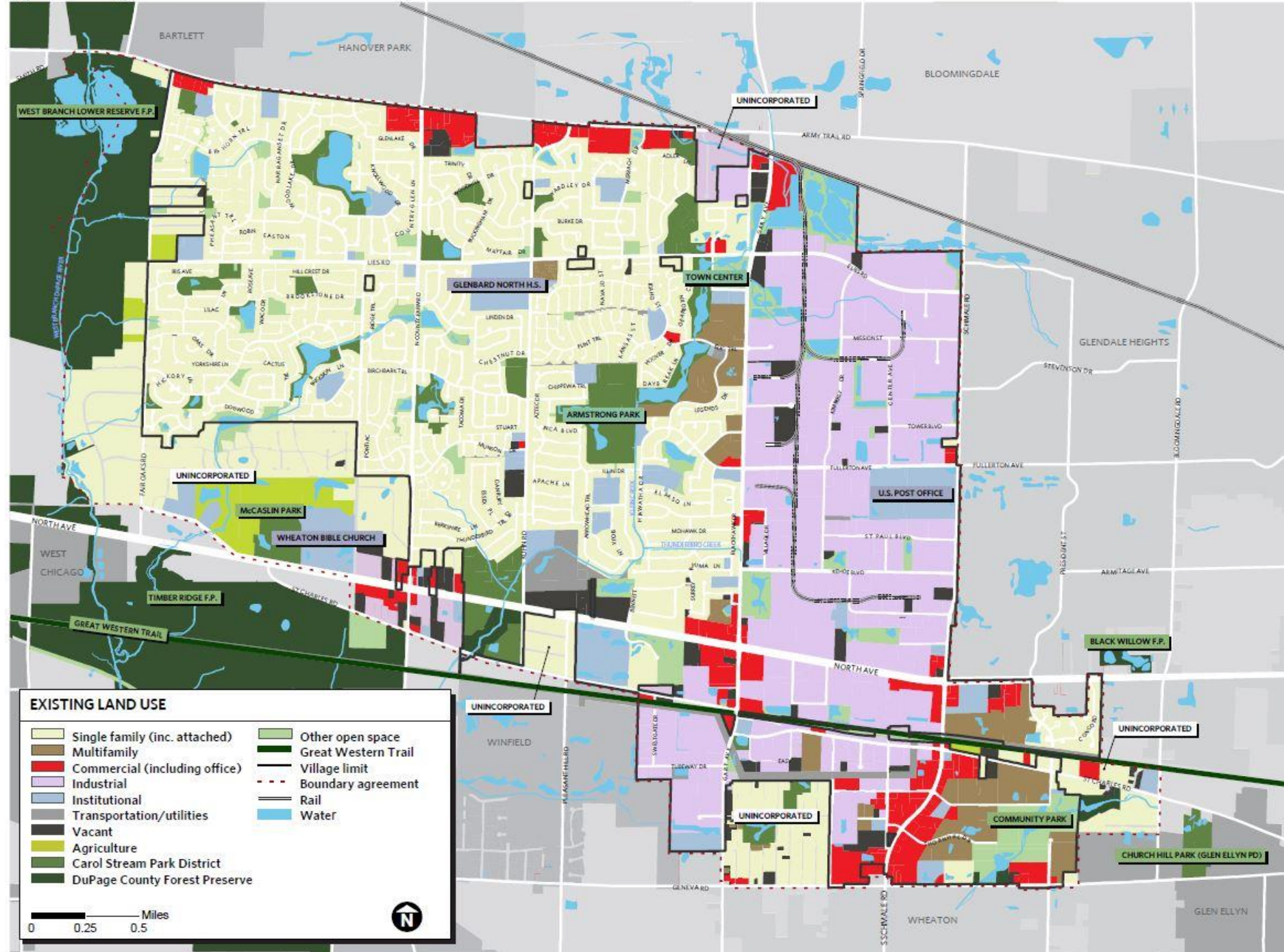


FUTURE LAND USE

- New commercial (retail) supported by new residential or industrial
- New & upgraded existing industrial
- New residential
- Three Opportunity Areas:
 1. Town Center: Gary Ave/Stark Drive; Gary Ave/Lies Road
 2. North Ave/ County Farm Road
 3. North Ave/ Bennett Drive



Figure 3.1: Existing land use



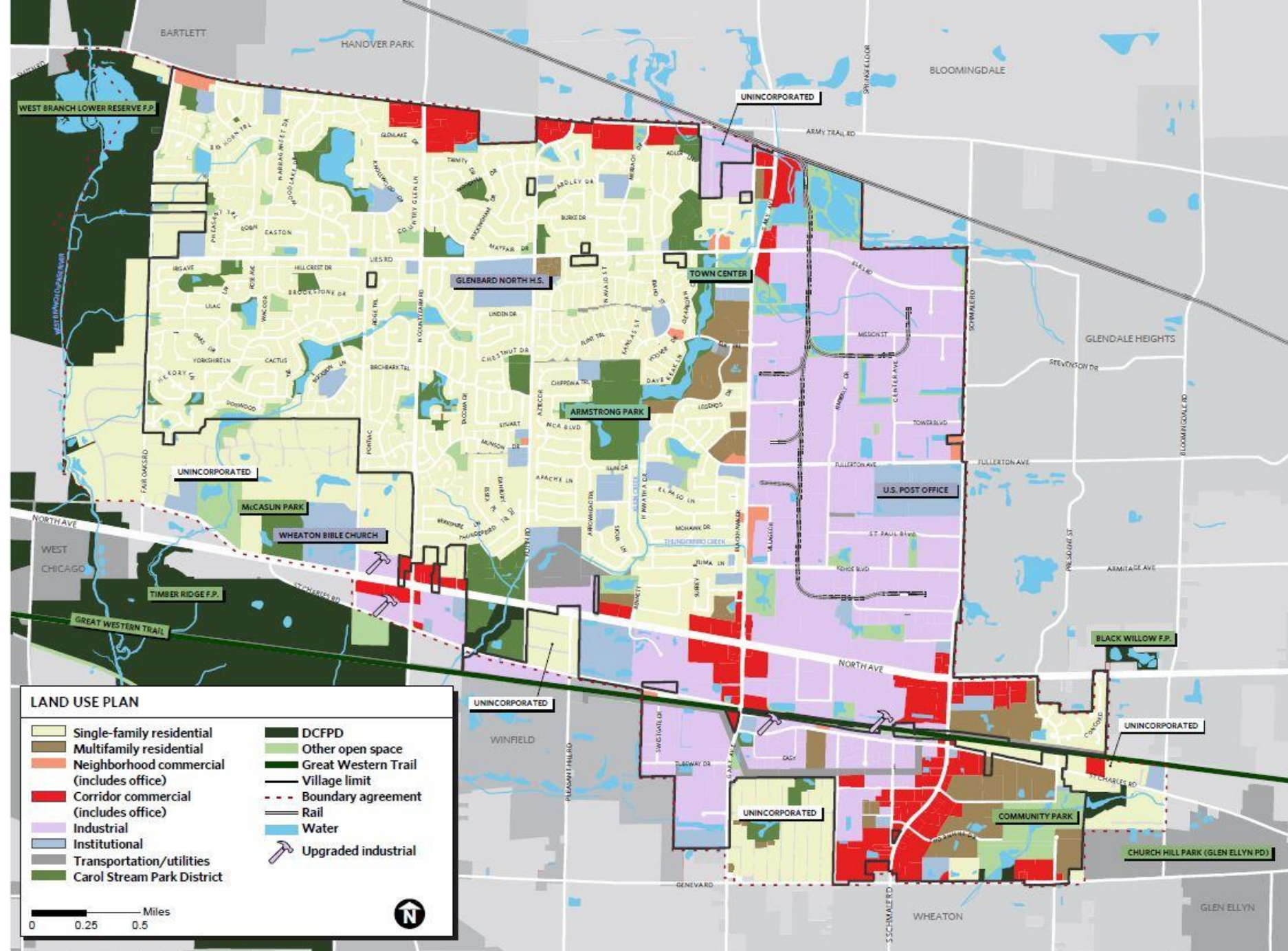
EXISTING LAND USE

- | | |
|--|---|
|  Single family (inc. attached) |  Other open space |
|  Multifamily |  Great Western Trail |
|  Commercial (including office) |  Village limit |
|  Industrial |  Boundary agreement |
|  Institutional |  Rail |
|  Transportation/utilities |  Water |
|  Vacant | |
|  Agriculture | |
|  Carol Stream Park District | |
|  DuPage County Forest Preserve | |

0 0.25 0.5 Miles



Figure 3.2: Future land use



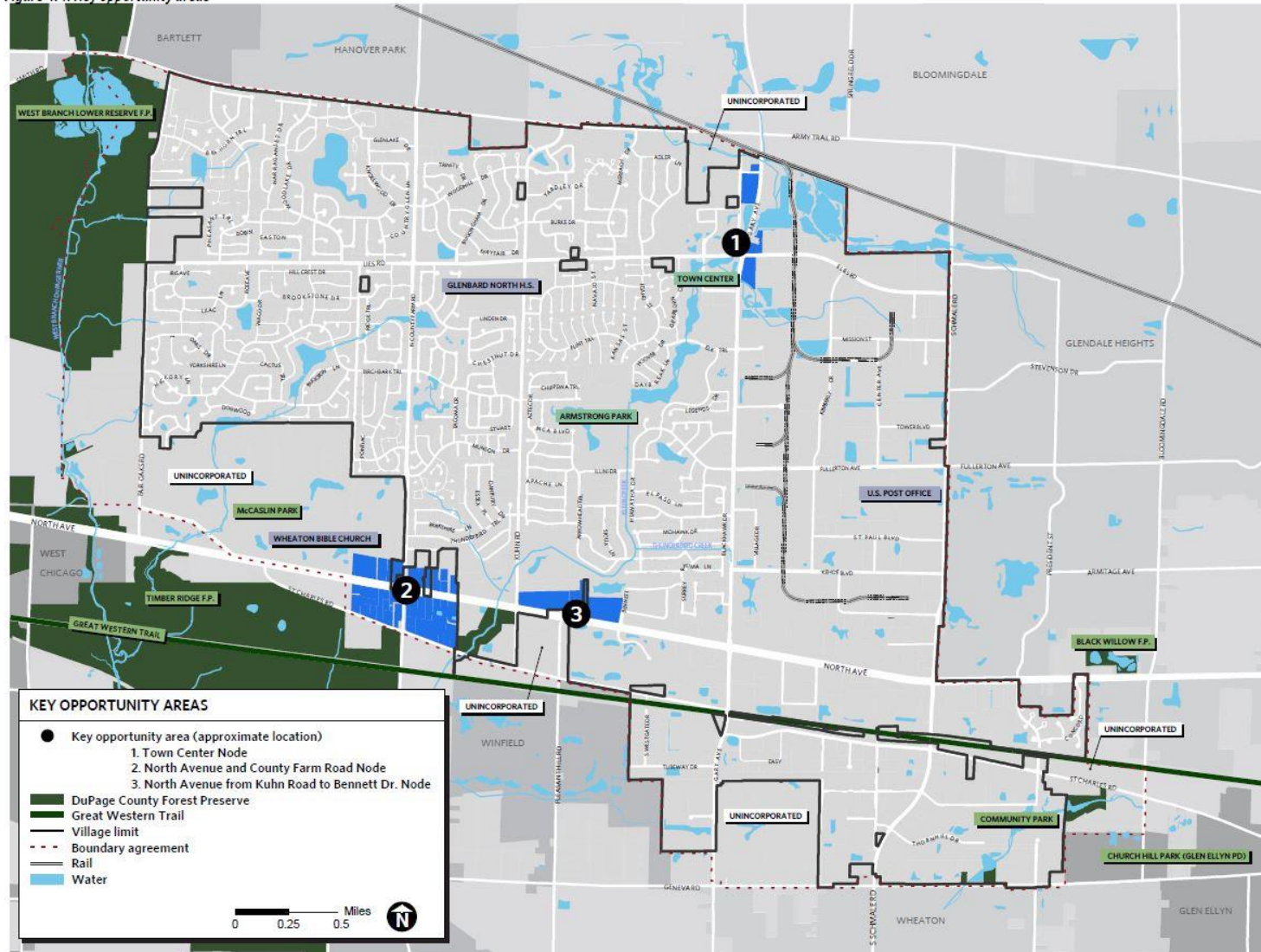
Source: Chicago Metropolitan Agency for Planning, 2015.

KEY OPPORTUNITY AREAS



1. Town Center
2. North Ave/
County Farm
Road
3. North Ave/
Bennett
Drive

Figure 4.4: Key opportunity areas



OPPORTUNITY AREA #1: TOWN CENTER



Legend

- New commercial uses in this subarea can include retail, office and hotels.
- New multi-family residential housing south of the existing Aldi that should be designed for senior housing.
- The Village's existing trail network. Refer to the previous illustrations for proposed new trail connections.
- Existing signalized intersections
- Improved intersections with more visible pedestrian crossings, signage, and lighting.
- Existing Village boundary
- Existing Rail

Gary Avenue and Stark Drive



LEGEND


- Multifamily Residential
- Attached Single-Family Residential
- Retail / Restaurants
- Mixed Use
- Hotel


Gary Avenue and Lies Road


OPPORTUNITY AREA #2: NORTH & COUNTY FARM




Legend


 Corridor commercial /retail is illustrated to show the approximate area that retail is appropriate, however, this can change based upon developer proposals and parcel consolidation. Although specific parcels are identified, the circle represents how the amount of retail can change based upon market feasibility.


 Active industrial uses can include light industrial, or office headquarters for an industrial business.

 Single family uses include townhomes, duplex, and triplex.

 Improved intersection to include more highly visible pedestrian crossings and refuge area within the North Avenue median.


 Existing community facility

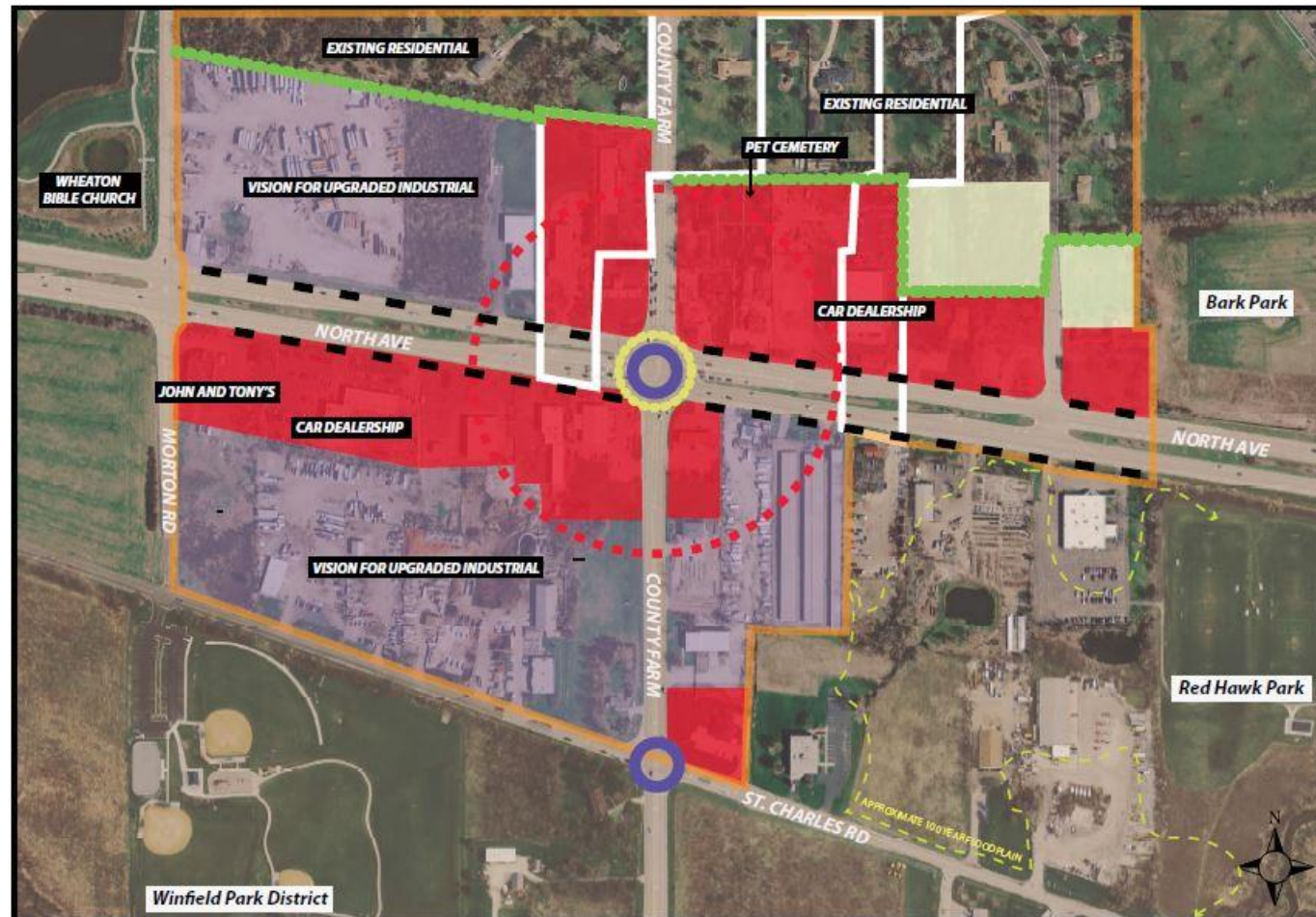
 Existing signaled intersections

 Improved buffering

 Minimize curbcuts

 Study area

 Current Village boundary shows most of the area as being unincorporated.



OPPORTUNITY AREA #3: NORTH & KUHN/BENNETT



Legend

- Corridor commercial use can include retail, office, and commercial service
- Industrial uses can include light industrial, office, warehousing. Commercial and retail would also be appropriate at this location
- Multifamily residential use including housing that complements character of development to the east
- Existing signaled intersection
- Improved buffering either through landscaping, fencing, or a combination
- Minimize curb cuts
- Existing off-street trail
- New off-street trail
- Current Village boundary

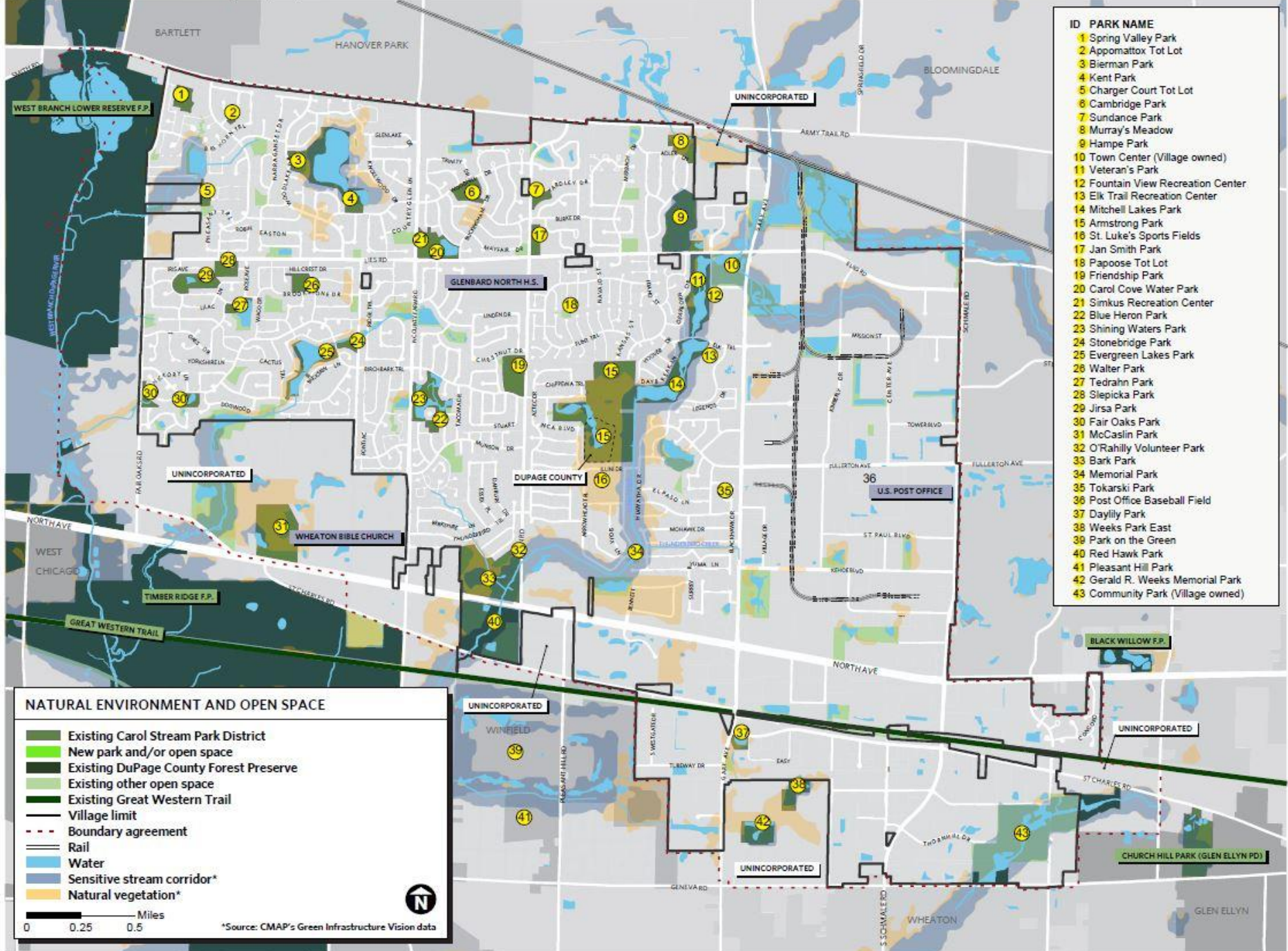


WATER, NATURAL RESOURCE MANAGEMENT



- Continue partnership with DuPage County, Park District on Klein Creek Flood Mitigation Project (complete Spring 2015)
- Study site-scale improvements and green infrastructure; coordinate investment with other infrastructure projects (streets)
- Review current development ordinances for watershed protection; consider riparian buffer
- Consider conservation design for future housing near McCaslin Park

Figure 7.1: Natural environment and open space plan



- | ID | PARK NAME |
|----|---------------------------------|
| 1 | Spring Valley Park |
| 2 | Appomattox Tot Lot |
| 3 | Bierman Park |
| 4 | Kent Park |
| 5 | Charger Court Tot Lot |
| 6 | Cambridge Park |
| 7 | Sundance Park |
| 8 | Murray's Meadow |
| 9 | Hampe Park |
| 10 | Town Center (Village owned) |
| 11 | Veteran's Park |
| 12 | Fountain View Recreation Center |
| 13 | Elk Trail Recreation Center |
| 14 | Mitchell Lakes Park |
| 15 | Armstrong Park |
| 16 | St. Luke's Sports Fields |
| 17 | Jan Smith Park |
| 18 | Papoose Tot Lot |
| 19 | Friendship Park |
| 20 | Carol Cove Water Park |
| 21 | Simkus Recreation Center |
| 22 | Blue Heron Park |
| 23 | Shining Waters Park |
| 24 | Stonebridge Park |
| 25 | Evergreen Lakes Park |
| 26 | Walter Park |
| 27 | Tedrahn Park |
| 28 | Slepicka Park |
| 29 | Jirsa Park |
| 30 | Fair Oaks Park |
| 31 | McCasin Park |
| 32 | O'Rahilly Volunteer Park |
| 33 | Bark Park |
| 34 | Memorial Park |
| 35 | Tokarski Park |
| 36 | Post Office Baseball Field |
| 37 | Daylily Park |
| 38 | Weeks Park East |
| 39 | Park on the Green |
| 40 | Red Hawk Park |
| 41 | Pleasant Hill Park |
| 42 | Gerald R. Weeks Memorial Park |
| 43 | Community Park (Village owned) |

NATURAL ENVIRONMENT AND OPEN SPACE

- Existing Carol Stream Park District
- New park and/or open space
- Existing DuPage County Forest Preserve
- Existing other open space
- Existing Great Western Trail
- Village limit
- Boundary agreement
- Rail
- Water
- Sensitive stream corridor*
- Natural vegetation*

0 0.25 0.5 Miles

*Source: CMAP's Green Infrastructure Vision data

Source: Chicago Metropolitan Agency for Planning, 2015.



KEY STRATEGIES

- Developer panel after adoption of plan: CMAP, Choose DuPage
- Support new walkable nodes with pedestrian, bike improvements
- Development ordinances audit and revision
 - Allow mixed use in a zoning district (PUD only currently)
 - Align zoning districts to future land use map
 - Protect stream corridors in planning jurisdiction



NEXT STEPS & QUESTIONS

- Public comment and open house
 - Wednesday, March 16
Carol Stream Fire Protection District
365 N Kuhn Road, Carol Stream
- Target of May for Village Board adoption
- Questions?