



Carol Stream

Village of Carol Stream Comprehensive Plan

June 2016



KEY OPPORTUNITY AREA 1 – INFORMATIONAL PACKET

Opportunity Area #1: Town Center Node

Existing conditions

Two vacant sites are located on the east side of Gary Avenue north and south of Lies Road. The parcel on the north side of Lies is 4.14 acres, and the parcel on the south is 5.27 acres. Directly to the east of both sites are high-quality industrial buildings. Several sites are located further north of Lies Road and south of Stark Drive on the west side of Gary Avenue. On the south end is a 3.01-acre site and directly north of that is a 3.76-acre site with frontage and visibility on Gary Avenue. A smaller parcel of 0.8 acres is a currently vacant former fast food restaurant.

Recommendations

The accompanying pages illustrate different conceptual site plans for the parcels within the Town Center Node. The sites on the west side of Gary Avenue at Stark Drive would be most appropriate for retail or service use on the Gary Avenue frontage. The rear parcels are hatched to show either commercial or multifamily residential, with upscale apartments or senior housing envisioned. As indicated in a market analysis conducted in 2015, there is local demand for Class A apartments and housing catering to independent, younger seniors. Several brokers interviewed in the market analysis thought these would be a good addition to the area. Further, housing would bring in more potential patrons to nearby businesses. However, the Village can remain flexible in its vision for the site in the event a commercial development proposal for the entire site emerges.

The Village has a preference for future commercial uses near the intersection of Gary Avenue and Lies Road. The existing retail centers in and just north of the Town Center are attractive but have not been able to attract a strong group of retailers. As such, given the shallow depth of available parcels and the large retail concentration on Army Trail Road, a national brand “big box” store is unlikely.

The frontage of the sites on the east side of Gary Avenue might be able to attract smaller-scale specialty commercial retail, services, and entertainment. Potential uses would include restaurants, a child care facility, dry cleaners, a bank branch, phone store or drug store, or other businesses serving residents’ daily needs. In addition, a bike or outdoor enthusiast sale and repair store could be suitable, especially as area bikeway projects are completed. Set back from the frontage but within a short walk, medical offices (preferably associated with a nearby hospital) or medical clinics are possible. A moderately priced hotel with a banquet or entertainment center may be possible, but this should be the last piece of the development. Other proposed additions would likely be necessary before a hotel, and future growth among industrial corridor businesses, specifically more corporate meetings and business travel, could support the hotel.

Bike and pedestrian consideration is very important to the Town Center Node as improvements would help create the desired character of the area: a more pedestrian-friendly commercial environment, which the Village currently lacks, that draws upon nearby residents, workers, and users of the Town Center.

Key Opportunity Area #1: TOWN CENTER NODE

The first opportunity area is focused upon the Village's existing Town Center near the intersection of Gary Avenue and Lies Road. As mentioned throughout the plan, the Village and others, such as the Carol Stream Park District, have made significant investments in this area. For example the Carol Stream Park District has recently opened its Recreation Center which is located just south of the Village's Ross Ferraro Town Center. In addition to public investment, the private sector has also developed high-quality projects in this area such as the

Fountains at Town Center townhomes and commercial buildings. This analysis focuses upon the underutilized and vacant parcels that area located within the Town Center area. Vacant parcels included in the opportunity area are zoned either B-2 or B-3 and are part of a planned unit development (PUD). Properties designated as PUD have, or will require, approval of a PUD plan through the Village's special use process. In addition, the properties are also within the Gary/North Avenue Corridor Overlay District.

Current zoning

- B-2 General Retail District
- B-3 Service District

Gary North Avenue corridor overlay district

North
Parcels

South
Parcels



Key uses within the Town Center Node



Carol Stream Park District Recreation Center



The Ross Ferraro Town Center



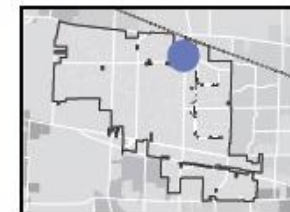
Townhomes and natural landscaped detention pond



The Fountains at Town Center retail development

Legend

- Key opportunity parcel
- Existing rail
- Existing off-street trail
- Existing signaled intersection
- 100 year floodplain that impacts key site
- Village boundary

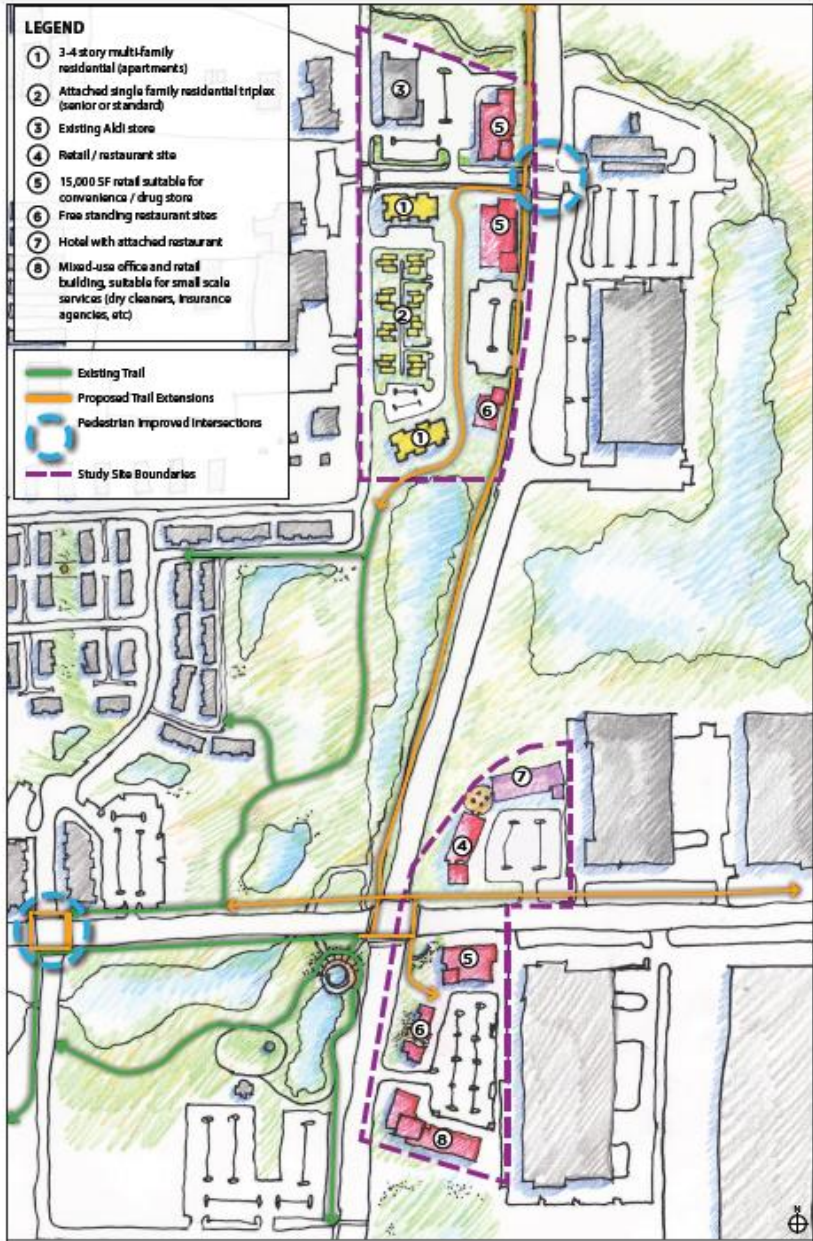


Source: Chicago Metropolitan Agency for Planning, 2016.




CAROL STREAM - GARY AVENUE CORRIDOR CONCEPTS
 Existing Site Aerial
 Source: Solomon Cordwell Buenz.

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CAROL STREAM - GARY AVENUE CORRIDOR CONCEPT

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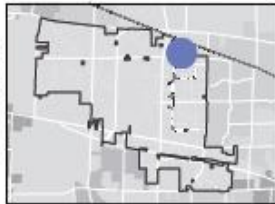




Legend

- New commercial uses in this subarea can include retail, office and hotels.
- ▨ Corridor commercial or multifamily residential
- 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.
- Improved buffering
- Existing Village boundary
- Existing Rail

Location



Key Recommendations

One of the goals of the Comprehensive Plan is to continue to strengthen this area as the Village's "Town Center." Currently, many community events are held at the Town Center, and the Plan supports those events continuing. In fact, the Village should work with the Park District to inspire more events and festivals.

This figure illustrates the future land use recommendations that are based on the market analysis conducted by Valerie Kretchmer Associates during the planning process. Future commercial should be developed fronting Gary Avenue as illustrated. As discussed in the market analysis, appropriate uses in this area include retail, restaurants, office, and hotels.

Off of Gary Avenue, where visibility is not as well-suited for commercial or retail, the plan recommends flexibility and openness to mixed use. Near Stark Drive and Old Gary Avenue, multifamily housing, with a specific vision for senior housing, is one option. The type and number of units would depend on developer proposals and Village approval; however, an appropriate unit mix could include multifamily structures, attached townhomes, and/or triplexes. If development interest occurs, another option is for the entire site to be used for commercial. The Village should be judicious in site design and provide an adequate but not abundant amount of parking for whichever uses are selected.

The Fountains at Town Center is a unique retail environment within Carol Stream. Its design promotes walkability and creates a strong street wall. This type of development should be encouraged within the Town Center Node when feasible.



The Ross Ferraro Town Center is the community gathering location for Carol Stream. The Village should continue to work with the Park District and others to host events throughout the year at this location.



Source: Chicago Metropolitan Agency for Planning, 2016.



LEGEND

- Multifamily Residential
- Attached Single-Family Residential
- Retail / Restaurants

Subarea 1

Image Key	Use	Gross Square Footage Range	Residential Unit Range	Required Parking Range
1	Multifamily Residential - 3-4 Story (apartments average size 1,000SF)	30,000 - 40,000	20-30	45-65*
2	Attached Single-Family Residential Triplex (senior or standard)	28,000 - 48,000	24	-
3	Multifamily Residential - 3-4 Story (apartments average size 1,000SF)	30,000 - 40,000	20-30	45-65*
4	Restaurant (space for 1 or 2)	5,000 - 7,000	-	40-56
5	Retail	10,000 - 15,000	-	40-60
6	Retail (multiple stores possible)	10,000 - 15,000	-	40-60
Total Residential:		88,000 - 128,000	64 - 84	90 - 130
Total Retail / Restaurant:		25,000 - 37,000		120 - 176
Total Subarea 1		113,000 - 165,000	64 - 84	210 - 306*

* Indoor parking on the ground level of the multifamily residential buildings is assumed (to accommodate a portion of the total parking need)

CAROL STREAM - GARY AVENUE CORRIDOR CONCEPT - SUBAREA 1 BIRD'S EYE VIEW



Source: Solomon Cordwell Buenz.



Subarea 2

Image Key	Use	Gross Square Footage Range	Hotel Unit Range	Required Parking Range
7	Hotel and Entertainment Center*	70,000 - 100,000	80 - 110	80 - 110
8	Retail	10,000 - 15,000	-	40 - 60
9	Retail (multiple stores possible)	10,000 - 15,000	-	40 - 60
10	Restaurant	2,000 - 4,000	-	16 - 32
11	Restaurant	2,000 - 4,000	-	16 - 32
12	Mixed Use:			
	-Office	12,000 - 15,000	-	48 - 60
	-Retail (multiple stores possible)	10,000 - 15,000	-	40 - 60
Total Subarea 2		116,000 - 168,000	80 - 110	280 - 414

*Last phase of development

LEGEND

- Retail / Restaurants
- Mixed Use
- Hotel & Entertainment Center

CAROL STREAM - GARY AVENUE CORRIDOR CONCEPT - SUBAREA 2 BIRD'S EYE VIEW



Source: Solomon Cordwell Buenz.

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. 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.

