

Village of Carol Stream

AGENDA

REGULAR MEETING-PLAN COMMISSION/ZONING BOARD OF APPEALS

MONDAY, JANUARY 22, 2018, AT 7:00 P.M.

ALL MATTERS ON THE AGENDA MAY BE DISCUSSED, AMENDED AND ACTED UPON

- I. Roll Call: Present:
Absent:
- II. Approval of Minutes: November 27, 2017
- III. Public Hearing:
 - A. 17-0047 **Naveeda Athar / Stepping Stones Early Childhood Center – 925 Geneva Road**
Special Use Permit for a Daycare Center
- IV. Presentation:
 - A. 16-2075 **Midwest Sign and Lighting/Northwestern Medicine – 690 E. North Avenue**
North Avenue Corridor Review - Monument sign
- V. Old Business:
- VI. New Business:
- VII. Report of Officers:
- VIII. Adjournment:

**Regular Meeting – Plan Commission/Zoning Board of Appeals
Carol Stream Fire Protection District Station 28, DuPage County,
Carol Stream, Illinois**

***All Matters on the Agenda may be Discussed, Amended and Acted Upon
November 27, 2017.***

Chairman Parisi called the Regular Meeting of the Combined Plan Commission/Zoning Board of Appeals to order at 7:00 p.m. Chairman Parisi directed Jane Lentino, Community Development Secretary, to call the roll.

The results of the roll call were:

Present: Chairman Frank Parisi, Commissioners Angelo Christopher, Dave Creighton, Frank Petella, Dee Spink, Charlie Tucek, John Meneghini

Absent: None

Also Present: Tom Farace, Planning and Economic Development Manager, Jane Lentino, Secretary.

MINUTES:

Commissioner Creighton moved and Commissioner Spink seconded the motion to approve the minutes of the meeting of October 23, 2017.

The results of the roll call vote were:

Ayes: 7 Commissioners Christopher, Creighton, Petella, Spink, Tucek, Meneghini, Chairman Parisi.

Nays: 0

Abstain: 0

Absent: 0

PUBLIC HEARING

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

**Case #17-0044 – Carol Stream Park District/Carolshire Park - 840 N. Gary Avenue
Gary Avenue Corridor Review – Park and Ground Sign
Fence Code Variation**

Chairman Parisi swore in the witnesses, Jim Reuter, Executive Director of the Carol Stream Park District, 849 West Lies Road, Carol Stream, IL, and Lori Vierow, Greenberg Farrow, 21 South Evergreen Avenue, Suite 200, Arlington Heights, IL.

Mr. Reuter referred to a .8 acre vacant site at 840 N Gary Avenue that used to have a house on it and is in a low to moderate income area. He stated that the Park District is planning to put a park on the site and introduced the consultant, Lori Vierow.

Ms. Vierow explained that she is a landscape architect and referred to a slide showing the location of the project, which is between Carolshire Condominiums to the south, Klein Creek Condominiums to the north, and Gary Avenue to the east.

Ms. Vierow stated that the Park will consist of an open play area and a multi-purpose turf field suitable for running and playing, as well as picnicking. She stated that to the west will be a creative play area consisting of two zones, one zone will have a swing set and the larger area will have play apparatus that will be for two to five year old children and five to 12 year old children. She stated that a tricycle track, complete with stop signs proposed, along with a 10 foot x 15 foot steel shelter and picnic tables and grills. Ms. Vierow stated that there would also be an area for pick-up volleyball.

Ms. Vierow stated that they are proposing a 48 inch tall ornamental fence along Gary Avenue and a portion of the north side of the park, to control children, as well as any balls may be kicked, from going onto Gary Avenue.

Ms. Vierow stated that they are proposing a 4 foot x 6.5 foot sign that would be the same as the signs at other Park District sites, which would be set off the property line per ordinance, as well as three pedestrian lights, with banner arms.

Chairman Parisi asked for questions from the audience.

Michele Stachnik, Treasurer for Klein Creek Condominiums, 244 Klein Creek Court, unit 6F, Carol Stream, IL, expressed concern about their parking lot which is to the north of the park. She stated that there is no problem with the park, but that they have an issue with parking, lighting and the possibility of additional traffic.

Mr. Reuter stated that they have proposed a handicapped accessible area to the north into the Klein Creek parking lot which takes up one stall and aligns with the existing sidewalk across the parking lot so it can be accessed from Klein Creek.

Ms. Stachnik asked if it would be a pedestrian area.

Mr. Reuter said that it would. He stated that there was another cut out to the southwest that was put in by the Carolshire Condominium Association. He stated that they have included lighting in the shelter and the pedestrian lights at the entrances to the park. Mr. Reuter stated that they are not looking at this park as a destination type of playground, and that it is to serve an underserved area of the community. He stated that there might be some bike traffic that may use the park, but they don't anticipate community traffic.

Ms. Stachnik stated that there is already a parking issue with the row of parking directly to the north of the park, and that it is designated as resident only parking. She stated that the perimeter parking is normally visitor parking, but that there are eight spots that are resident only due to the problem of people using the lot prior to the proposal of the park.

Mr. Reuter stated that they could post signs stating that those eight spaces are non-park parking, and that they are not anticipating that most of the play at this park will be during the daytime.

Ms. Stachnik stated that parking was a main concern and that the other concern is the fencing and asked if there would be landscaping between the park and Klein Creek property.

Ms. Vierow stated that the fence would not encompass the entire park, and that they are showing some plant material by the proposed park district sign, and adding a few trees, but that it will remain turf to the south.

Ms. Stachnik asked for Mr. Reuter's card to discuss further concerns.

Mr. Reuter gave Ms. Stachnik his card and stated that they are calling the park Carolshire Park at this time, but that this park is not only for the Carolshire Condominium community and that it also serves the Klein Creek Condominium community. He stated that everyone is welcome to use the park. He also stated that they don't like boundaries around the park because it's harder for the police to see within the park, and it would be costly to maintain.

Ms. Stachnik stated that they are very happy with the landscaping on the other side of Klein Creek where the rec center is located.

Chairman Parisi asked for any other comments or questions.

Joanne Mamo, Property Manager, Klein Creek Condominiums, asked if the hours of operation would be stated on a sign.

Mr. Reuter stated that all hours are posted on all of the park district playgrounds and the police know what they are.

Chairman Parisi asked for the Staff Report.

Mr. Farace stated that the Park District is seeking Gary Avenue Corridor review for the proposed park and the associated ground sign, along with approval of a fence code variation.

Mr. Farace stated that the park would be situated between the Klein Creek and Carolshire Condominium developments on the west side of Gary Avenue with a combination of open play area, playground equipment, landscaping, a shelter with picnic tables, grills, volleyball court and a walking path with pedestrian scale lighting and with connections with the condominium developments to the north and the south. Mr. Farace stated that Staff is requesting that if the connections take place, there be written approval provided by both developments prior to the connections being installed.

Mr. Farace stated that landscaping being proposed will meet the point system for the Gary Avenue Corridor.

Mr. Farace stated that the proposed sign is the standard sandblasted wood park district sign and is the same as the ones at the other parks in town. He stated that is approximately four feet high, 15 square feet in area and is on wooden posts. Mr. Farace stated that Staff supports the sign as it is appropriate for this area.

Mr. Farace cited the fence code that stated that fences are not allowed in front yards and that the fence will be along Gary Avenue, which is the front yard for this parcel, but that from a safety perspective, it makes sense to have the fence at this location. He stated that the fence would be a four foot tall aluminum fence.

Mr. Farace stated that Staff is supportive of the fence code variation and the project as a whole.

Chairman Parisi asked for questions from the Commission.

Commissioner Tucek asked Mr. Farace about the agreement between the two properties.

Mr. Farace stated that Staff requests that, prior to any permitted work for the sidewalk connections, there would be written approval provided by both condominium developments.

Commissioner Tucek stated that the park is a great use for the property and is needed. He stated that the area is heavily patrolled by the police and asked if the plans were given to the Police Department for review.

Mr. Farace stated that the plans are provided to the Police Department.

Commissioner Tucek asked if there would be any type of emergency light that could alert the police in case there was any trouble at the park.

Mr. Reuter said there would not because this type of system is not in place in the other parks, and that he would hesitate putting one in this location because it might not look the best.

Commissioner Petella asked if the lights in the gazebo would be left on.

Mr. Reuter indicated that the lights would be left on.

Commissioner Spink stated that she is against the park because she doesn't like the name, that there is no landscaping along Gary Avenue, and that the equipment will be too hot for children to play on. Commissioner Spink stated that a four foot fence will not prevent soccer balls from going into Gary Avenue. She stated that she doesn't like the open field along Gary Avenue and that it should be in the back of the property.

Commissioner Spink asked if there would be security cameras or bathrooms on the site, and if this park was going to be a day care center for a child, but her biggest concern is the landscaping.

Commissioner Meneghini stated that he liked the idea of a park and asked if, from a life safety perspective, the plan could be switched around to put the open area in the back, away from Gary Avenue.

Commissioner Creighton asked Mr. Reuter if the Park District planned to use this park for soccer programs and if goals would be provided.

Mr. Reuter said no and stated that kids are already using the field and there is no barrier along Gary Avenue at this time.

Commissioner Creighton stated that he feels that the parking at Klein Creek would not be affected.

Ms. Stachnik stated that if the soccer field were switched that it would be closer to a heavy traffic area in Klein Creek.

Commissioner Creighton stated that he supports the park at this location.

Commissioner Christopher stated that the design is fine and asked what is going to protect the patrons from the cars going over the curbs at a one foot elevation on the north, east, and some of the west sides. He said that the kids have to be protected.

Chairman Parisi stated that the positioning of the park, in relation to Gary Avenue is the better choice, and recommended looking for an opportunity to put berms along Gary Avenue, which would provide safety and still look like a park, but that he doesn't agree with the parking lot area being a concern, and that a car could jump a curb at 25 mph at any of the parks.

Commissioner Petella asked if the exhibit was showing bollards on the north side of the lot.

Ms. Stanchik said that those were visitor parking only signs.

Commissioner Petella stated that calling the field a soccer field was causing unnecessary problems. He stated that he liked the idea of the berms.

Chairman Parisi asked to clarify what the target age range of the play features was.

Ms. Vierow stated that the swings were to include a toddler belt, a standard belt and possibly a molded seat for those with disabilities. She stated that the play features would consist of two different composite structures, one for two to five year old children, and one for five to twelve year old children.

Chairman Parisi asked for a motion to approve the Gary Avenue Corridor Review for Veterans Memorial Park. Commissioner Meneghini moved and Commissioner Tucek seconded the motion to approve the request with Staff recommendations, including the three items on page five.

The results of the roll call vote were:

Ayes: 5 Commissioners Creighton, Petella, Meneghini, Tucek, and Chairman Parisi.

Nays: 2 Commissioners Christopher and Spink

Abstain: 0

Absent: 0

The motion was approved.

Case #17-0044 - Wayne Township – 27W031 North Avenue

North Avenue Corridor Review – Monument Sign
Sign Code Variation

Chairman Parisi swore in the witness, Randy Ramey, Wayne Township Supervisor, 27W031 North Avenue, West Chicago, IL.

Mr. Ramey stated that they are requesting to install an electronic sign in front of their facility. He stated that when he was elected in April, 2017, he asked his directors what their needs were for the facility and its programs, and they desired to have an electronic sign that would advertise the variety of programs offered and help people find where they are located.

Mr. Ramey stated that the bid was won by Signarama, a design proposal was made and presented to Staff. He stated that he would like to respond to Staff requests.

Mr. Ramey reviewed the criteria in the ordinances and it seemed to apply to new businesses, and not pre-existing businesses. He explained that they are a governmental agency and, as such, has minimal funds. He stated that their only revenue stream is property tax.

Mr. Ramey referred to a slide representation of the proposed sign and pointed out that the bottom of the sign reads, "Provided by West Suburban Bank". He stated that that is the bank where the township holds their funds, and that they approached the bank and asked if they would help pay for the sign. They agreed and asked if they could get a designation.

Mr. Ramey stated that the Staff analysis said that it hasn't happened before, but that it doesn't mean that it can't happen, and that he would be happy to use other language if necessary.

Mr. Ramey stated that the code also mentions "off premise business", and that the bank comes to their facility every other month to speak to seniors about banking and financial issues. He stated that the bank does not have regular hours, but that they provide a regular service at the facility.

Mr. Ramey stated that, when the original design was presented, there was a stone/brick outlay around the sign, and that Wayne Township didn't want it because it doesn't match the building or anything else on the property, but it is part of the ordinance and he didn't understand why. He stated that there is an

extra cost to build and maintain the stone structure, and as a government facility, they don't have multiple strains of revenue and they are trying to be efficient. He suggested that the stone structure is unnecessary, but would work on foliage provided that it be done by the end of September, 2018, when the parking lot is being done.

Mr. Ramey stated that the size of the sign falls within the basic requirements of the Village. He stated that they prefer the larger part to be the changeable, electronic portion of the sign because of their location on North Avenue, and there are a lot of fast moving vehicles. He stated that making the non-changeable portion of the sign larger would add to the cost, and asked for deference to the size that they've chosen.

Mr. Ramey stated that Staff recommended that, if this does pass, the sign be five feet off of the property line, which would be in the middle of their parking lot. He asked that the sign be allowed to be placed six inches off the property line.

Mr. Ramey stated that another Staff recommendation was that temporary signage no longer be used. He asked for approval to some of his changes and requests, and would review any recommendations.

Chairman Parisi asked for questions from the audience. There were none.

Chairman Parisi asked Mr. Farace for the Staff report.

Mr. Farace stated that Wayne Township was seeking North Avenue Corridor Review approval for the proposed ground sign, along with a couple sign code variations for the sign. He stated that the Township property was annexed into the Village in early 2016, and it was rezoned and granted Special Use permit, few Zoning Code variations, and a sign code variation for the described temporary banners for special events and activities that take place on the property, and when a permanent sign with an electronic message board was installed, the temporary banners would no longer be used.

Mr. Farace referred to a slide showing the proposed sign, and that it meets the requirements in terms of size, height, and material, and is actually smaller than is allowed per code.

Mr. Farace stated that Staff has some concerns with the variations that are being requested, along with some of the criteria for signage along the North Avenue Corridor. He stated that the Staff report listed some of the provisions and the purpose of the Gary/North Avenue Corridor regulations in terms of creating a unified, harmonious, high quality visual environment for the community, and fostering a distinctive and positive image for the Village and the corridors that function as gateways into the Village.

Mr. Farace stated that Staff understands that there are budgetary constraints, but that there are some things that could be done to dress up the sign and not be overly expensive, and referred to page 4 of the Staff report of other signs along North Avenue that have a simple masonry base with landscaping. He stated that, based on the simple design of the sign, that it doesn't meet the intent of the code. He stated that Staff feels that something else should be done to create visual interest and design quality.

Mr. Farace stated that the off premise advertising, "Provided by West Suburban Bank", could set a precedence for any commercial or non-commercial business to make similar requests that would be difficult for Staff, Plan Commission, and Village Board to deny. He presented the example that a new grocery store would come into a vacant space and have the sign sponsored by Budweiser, for instance, but that is not technically a business on the property. He stated that Staff feels that it could be a slippery slope to have that type of promotion or advertising on the sign, and recommends denial of that request.

Mr. Farace stated that there is a provision in the code that looks at the percentage of permanent copy versus changeable copy where 2/3 of the sign can be changeable copy and 1/3 of the sign needs to be permanent copy, usually on the top of the sign. He stated that this the permanent copy of the sign is less

than 1/3 of the sign. He stated that Staff does not see this as a hardship because the sign is smaller than what is allowed in the code and could be larger.

Mr. Farace stated that Staff is recommending denial of the sign and the associated variations, and that there are conditions of approval listed if the Commission feels it is appropriate to approve the request or portions of the request. He stated that Staff will be willing to work with Wayne Township on a phasing plan since there are other projects that are proposed for the Township property, such as the masonry around the landscape bed of the sign being done once the parking lot work is completed.

Chairman Parisi asked Mr. Farace to reiterate the authority of the Commission, and asked if the case would have to go to Village Board based on the motion carried.

Mr. Farace stated that the Commission is the final stop for the Corridor review and sign code variations, but that there is a provision in the sign code that indicates that the Village Board can go affirm the Plan Commission's recommendation or turn it over.

Chairman Parisi asked for questions from the Commission.

Commissioners Christopher and Meneghini had none.

Commissioner Creighton agreed with Staff that the sign does not meet North Avenue Corridor standards. He stated it's important that the sign match the building and the rest of North Avenue. He stated that he also agrees with Staff regarding no off premise advertising and that Wayne Township has plenty of opportunities to point out the bank's generosity.

Commissioner Creighton stated that he might be able to support the changeable percentage copy because, as technology moved forward, they will see more requests for larger changeable copy signs, and doesn't feel that the sign code addresses that.

Commissioner Creighton asked Mr. Ramey if there were other sign designs presented to him, what the different estimates were, and what West Suburban Bank was willing to donate.

Mr. Ramey stated that there was another design that was a V-shape that was denied when presented to Staff because there had never been one like that before, and that there was also a cost factor involved. He stated that there was a \$30,000 estimate, a \$26,000 estimate, and \$15,000 for the Signarama sign. He stated that West Suburban Bank donated \$15,000.

Commissioner Creighton stated that a couple of years ago, there were many changes approved to the building and asked how many changes actually took place.

Mr. Ramey stated that he was aware of a \$3,000,000 proposed project, but were unable to get a loan in that amount. He stated that a \$400,000 loan was procured which brought water in for a future sprinkler system, a pipe room, a dumpster enclosure, and an employee break room.

Commissioner Creighton asked if a cost benefit analysis was done with and without the sign.

Mr. Ramey stated that this is not available because you don't know until it happens. He stated that when any governmental entity has a sign out in front, they are advertising the programs that are going on in the facility, and used the Simkus Center and Hanover Township signs as an example. He stated that the sign would give the help they need showing programs and the facility.

Commissioner Creighton asked if Mr. Ramey could quantify how much help the sign would offer.

Mr. Ramey stated that there are about 40,000 cars that go by each day and they have enhanced their visibility on social media, and they will be putting out two newsletters instead of one, and that it depends on the costs and the budgets. He stated that they are not requesting any increase to their budget.

Commissioner Creighton stated that he has no problem with a sign, but that it doesn't meet standards.

Commissioner Spink stated that she is not against the sign, but she is against the sponsorship advertising.

Commissioner Petella asked how long the messages would be, if they would be up all day, and if they would be rotating.

Mr. Ramey stated that a rotating message that can be set for various times.

Commissioner Petella asked what the optimal time for a message to be read.

Mr. Grochowski, Signarama-Bloomingtondale, stated that there is an equation encompassing the speed of traffic and size of the sign that comes out to about four to five seconds per message.

Mr. Ramey stated that they are close to a signal, which is good.

Commissioner Petella stated that he is not opposed to a sign, but he is opposed to sponsor advertising.

Commissioner Tucek stated that he agreed with Staff regarding the off premise advertising as it is against the code and could be addressed at a later time, but as it is at this time, would be hard to support. He stated that he is agreeable to the smaller permanent sign space allocation.

Commissioner Tucek asked for clarification as to the location of the sign.

Mr. Ramey stated that the planned property line is at the edge of the parking lot, and that five feet from the property line would place the sign in the parking lot.

Mr. Farace referred to the Plat of Survey (Exhibit C) and stated that the proposed location would be ok, and not locate the sign in the parking lot.

Commissioner Creighton asked for the location of the property line.

Mr. Ramey showed that the property line was where the ditch was located.

Commissioner Tucek stated that he agrees with Staff that the sign is a step backward, could do better and proposed a ground sign with a base.

Mr. Ramey stated that there is traffic going both east and west at about 45mph and that there is a hill in the middle of North Avenue that will block a ground sign from one direction and a tree that will block it from the other direction.

Mr. Ramey referred back to off premise advertising and pointed out that the Caputo's sign has two large stone poles, and that their sign advertises what is for sale in the store.

Chairman Parisi asked Mr. Ramey for a final statement.

Mr. Ramey stated that government is under a lot of constraint and that they are trying to do things to enhance their visibility, and try to get grants and donations. He stated that the bank helps facilitate programs at the township and that he felt that the off premise advertising was a way to fill their need.

Chairman Parisi had no comments or questions.

Chairman Parisi asked for a motion. There was none.

Mr. Farace suggested that the motions be split since there are three items.

Commissioner Tucek asked if the case could be postponed to a different date.

Chairman Parisi stated that a motion would have to be made on the proposal that is to date, and that Mr. Ramey can come back with a new proposal, if he chooses.

Mr. Farace stated that the Commission could ask the applicant if he wanted to come back with a different proposal if the consensus was going in a certain direction.

Commissioner Tucek asked Mr. Ramey if he felt more time would allow him to comply with Staff recommendations.

Mr. Ramey stated that he agrees with the previous comment about a future structural enhancement at the base of the sign but, if granted, after the parking lot program, which is planned to start at the beginning of September, 2018, is finished. He stated that the building project is scheduled for May, 2018 to September, 2018. He also stated that it would depend on if there were any funds left over from the building project should it come under budget.

Chairman Parisi clarified that Mr. Ramey is receptive to providing a landscaped stone base to be phased in when the parking lot goes into effect, which would be by the beginning of September, which would be a recommendation made in the motion.

Chairman Parisi stated that the first motion would be to approve the North Avenue Corridor version of the petition that would include the Petitioner's recommendation to include some form of stone base which would be approved by Staff in accordance with the aesthetic requirements for the North Avenue Corridor.

Chairman Parisi stated that the second and third items are approval or denial of the requested sign code variations, which is the purview of the Plan Commission with regards to the off premise advertising and the font on the top.

Commissioner Petella stated that the Petitioner has presented some unusual ideas on the sponsorship that deserves some thought, but that it is not up to the Commission, and asked if part could be approved and the rest go to Village Board.

Mr. Farace explained that the Plan Commission will approve or deny both the Corridor review and the variation, but the variation requests goes to Village Board.

Mr. Farace stated that one of the conditions at the end of the report was that the landscape material would be installed no later than May 31, 2018, but it might make more sense to wait until the parking lot is done, at the end of September, 2018.

Commissioner Petella made a motion to approve the North Avenue Corridor Review with landscaping and stone and/or masonry wall around landscaping to be added at a future date, being no later than September 30, 2018, to be approved at Staff's discretion. Commissioner Tucek seconded the motion.

The results of the roll call vote were:

Ayes: 5 Commissioners Christopher, Petella, Spink, Tucek, and Chairman Parisi.

Nays: 1 Commissioners Creighton.
Abstain: 1 Commissioner Meneghini.
Absent: 0

The motion was approved.

Commissioner Petella motioned to deny the Petitioner's request for both Sign Code Variations. Commissioner Creighton seconded.

The results of the roll call vote were:

Ayes: 5 Commissioners Christopher, Creighton, Meneghini, Petella, Spink, Tucek, and Chairman Parisi.
Nays: 0
Abstain: 0
Absent: 0

The motion was approved.

This case will go before the Village Board of Trustees on Monday, December 4, 2017, at 7:30 PM for formal approval.

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

The motion was passed by unanimous vote.

PRESENTATION:

Chairman Parisi received a request from Tom Farace and asked for a motion to postpone the case to the January 22, 2017, Plan Commission meeting.

OLD BUSINESS:

NEW BUSINESS:

ADJOURNMENT:

At 8:15pm Commissioner Creighton moved and Commissioner Petella seconded the motion to adjourn the meeting.

The motion passed by unanimous vote.

FOR THE COMBINED BOARD

Recorded and transcribed by,

Jane Lentino
Community Development Secretary

Minutes approved by Plan Commission on this ____ day of _____, 20____.

Chairman

Village of Carol Stream Plan Commission/Zoning Board of Appeals

STAFF REPORT

January 22, 2018

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 a Special Use Permit
for a day care center in the B-2
District, in accordance with
Section 16-9-3 (C)(1) and 16-9-2
(C)(4) of the Zoning Code.

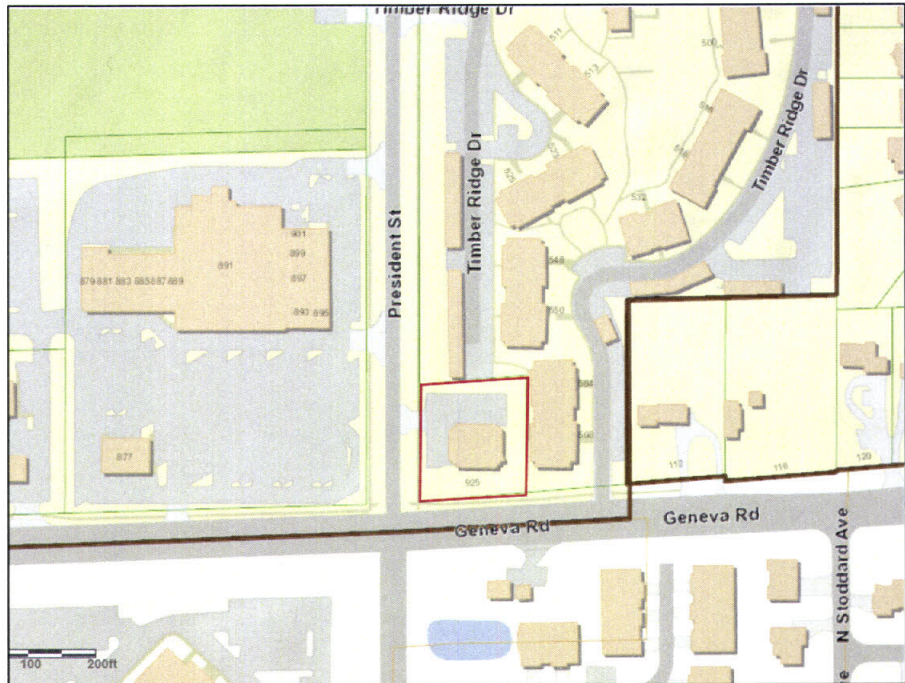
APPLICANT/ CONTACT:
Ms. Naveeda Athar
1N330 Farwell Street
Carol Stream, IL 60188



CASE #: 17-0047

LOCATION: 925 E. Geneva Road

PROJECT NAME: Athar / Stepping Stones Early Childhood
Center



LOCATION	ZONING DISTRICT	LAND USE	COMPREHENSIVE PLAN DESIGNATION
Subject Property	B-2 General Retail District	Corridor Commercial (vacant DeSitter Carpets)	Corridor Commercial
North	R-4 General Residence District	Multi-family residential (Timber Ridge Condos)	Multi-family residential
South	R-5 Residence District (City of Wheaton)	Multi-family residential	Multi-family residential
East	R-4 General Residence District	Multi-family residential (Timber Ridge Condos)	Multi-family residential
West	B-2 General Retail District	Corridor Commercial (Geneva Plaza)	Corridor Commercial

The property outlined above is located at the northeast corner of Geneva Road and President Street.

Site Assessment

COMPREHENSIVE PLAN DESIGNATION:

The subject property is designated for commercial and office uses according to the Village's 2016 Comprehensive Plan. The proposed day care center is compatible with this designation.

AERIAL PHOTOGRAPH:



Project Summary

ATTACHMENTS:

Attached for review is the General Application, Special Use Application, cover letter and business plan dated December 22, 2017, Public Notice, Site Plan (Exhibit A), and Floor Plan (Exhibit B).

BACKGROUND:

The applicant, Naveeda Athar, requests approval of a Special Use Permit for a Day Care Center for the Stepping Stones Early Childhood Center, proposed to be located at 925 E. Geneva Road in the former DeSitter Carpets building.

Staff Analysis

SPECIAL USE FOR A DAYCARE CENTER

Stepping Stones Early Childhood Center is proposed to provide child care services for up to approximately 50 children. Hours of operation will be 6:30am to 6:30pm during the week. The applicant proposes to remodel the 4,400 square foot former carpet store, and the interior space will include classrooms, an office and nursing area, kitchen space, and bathrooms. In the northeast corner of the property, an outdoor play area is proposed for the children. The outdoor play area will be secured by solid wood fencing. In addition, a privacy fence is proposed to be installed along the north and east sides of the property for additional screening for the adjacent multi-family residential buildings and for security measures. Existing landscaping on the north and east sides of the property will remain for additional screening as well, but will be trimmed. Other proposed improvements to the property include the restriping of the parking lot with the Village's looped striping design and the installation of a dumpster enclosure in the rear of the property.

In regards to parking for the proposed day care center, there will be adequate parking based on requirements of the Zoning Code as depicted in the chart below:

Use of Space	Area of Use	Code Requirement	Spaces Required
Proposed Day Care Center	4,400 s.f.	One space per 250 square feet of floor area*	13
Parking Spaces Required:			13 spaces
Parking Spaces Provided:			16 spaces

*Excludes bathrooms, kitchen, vestibules, corridors, and utility room spaces.

Staff believes that there will be adequate parking for the proposed day care center. The facility will initially have five employees for an original enrollment of 20 children per week, and potentially increase the number of teachers as enrollment increases. Enrollment will include both full-time and part-time children, and parents/care-givers will park and bring the child into the facility. With both teaching and administrative staff, and the estimated number of vehicles proposed for pick-up/drop-off, 16 on-site parking spaces should meet parking demand for the facility.

Staff is supportive of the Special Use Permit, but also recommends that other property maintenance issues be taken care of during building permit review. These items include the installation of signage for the accessible parking space in front of the building, and the replacement of the broken light fixture located on the rear of the building. In addition, staff recommends adding a condition of approval to prohibit any day care activities take place within lawn area along Geneva Road. Staff believes any activities taking place adjacent to the roadway would be dangerous, and an exclusion would be similar to a condition applied to DeSitter Carpets which prohibited parking or other uses along Geneva Road (the area is the designated building setback along the roadway).

SPECIAL USE FINDINGS OF FACT

The Plan Commission’s recommendation regarding the requested Special Use Permit must be based on the evaluation criteria set forth in the Zoning Code. As stated in Section 16-15-8(E) of the Zoning Code, 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.

The proposed facility will provide another day care option for area residents.

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

Provided the day care is operated in accordance with all Village and DCFS regulations, the use should not be detrimental to or endanger 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.

Other day care centers have received Special Use approval which are adjacent to residential properties, including the Kindercare on Army Trail Road, and have provided screening in the form of solid fencing and landscaping to screen the facility and its outdoor play area from said adjacent properties. Staff is not aware of any apparent injury to the

use or enjoyment of properties in the immediate vicinity or diminution or impairment to property values within the neighborhood with other day care centers, and does not believe any issues will occur at the subject property.

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 in the immediate vicinity.

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 supports the request. Therefore, staff recommends approval of a Special Use Permit for the Stepping Stones Early Childhood Center, Case No. 17-0047, subject to the following conditions:

1. That the entire parking lot shall be striped in accordance with the Village's looped parking lot stall striping requirements, and a permit shall be required for said work to be completed by June 1, 2018;
2. That a building permit shall be required for any new fencing and the new dumpster enclosure;
3. That no outdoor activities associated with the day care center shall be permitted in the south 50 feet of the property which shall be retained as open space;
4. That all landscape materials shall be maintained in a neat and healthy manner, with dead or dying materials replaced on an annual basis; and
5. That the business must operate in accordance with all applicable state, county and Village Codes and requirements.

Do Not Write in This Space
 Date Submitted: 12/21/17
 Fee Submitted: \$ 800
 File Number: 17-0047
 Meeting Date: 1/22/18
 Public Hearing Required: Y

Village of Carol Stream

500 N. Gary Avenue • Carol Stream, IL 60188
 PHONE 630.871.6230 • FAX 630.665.1064
www.carolstream.org

FORM A

**GENERAL APPLICATION
 PUBLIC HEARINGS AND DEVELOPMENT APPROVAL REQUESTS**

1. Name of Applicant NAVEEDA ATHAR Phone (630) 842 2729
 Address 1 N 330 FARWELL ST. Carol Stream IL - 60188 Fax (630) 933-9056
 E-Mail Address naveeda2004@yahoo.com
 (required)
 Name of Attorney _____ Phone _____
 (if represented)
 Address _____ Fax _____
 Name of Owner see contract of Purchase Phone _____
 (required if other than applicant)
 Address _____ Fax _____
 Name of Architect CHURCH BUILDING ARCHITECTS, INC. Phone 630-329-1163
 (if applicable)
 Address 1825 COLLEGE AVE. STE 130 WHEATON, IL 60187 Fax _____

2. *Common Address/Location of Property 925 E. Geneva Rd. Carol Stream -

3. Requested Action (check all that apply)
- | | |
|--|---|
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Gary/North Avenue Corridor Review |
| <input type="checkbox"/> Planned Unit Development – Preliminary | <input type="checkbox"/> Text Amendment |
| <input type="checkbox"/> Planned Unit Development – Final | <input type="checkbox"/> Variation – Zoning (requires Form B-1) |
| <input checked="" type="checkbox"/> Special Use Permit (requires Form C) | <input type="checkbox"/> Variation – Sign (requires Form B-2) |
| <input type="checkbox"/> Subdivision – Preliminary | <input type="checkbox"/> Variation – Fence (requires Form B-3) |
| <input type="checkbox"/> Subdivision – Final | <input type="checkbox"/> Zoning Change |
| | <input type="checkbox"/> Other |

Describe requested action Requesting special use for daycare in an existing building zoned B.

4. After referring to the specific process handout(s) relevant to this application, please indicate below the items that are included with the submittal.

- General Application (Form A)
- General Variation Application (Form B-1)
- Sign Code Variation Application (Form B-2)
- Fence Code Variation Application (Form B-3)
- Special Use Application (Form C)
- Application for Development Approval (Form D)
- Gary/North Avenue Corridor Application (Form E)
- Plat of Survey with Legal Description
- Site Plan
- Landscape Plan
- Plat of Annexation
- Preliminary Subdivision Plat
- Final Subdivision Plat
- Preliminary Planned Unit Development Plan
- Final Planned Unit Development Plan
- Drawings of Proposed Signs
- Horizontal Building Elevations
- Floor Plan
- Proof of Ownership or Written Consent From Property Owner
- Project Narrative/Cover Letter
- Application Fee \$ 800.00

Please submit eight (8) full size drawings and one legible 11 by 17 inch reduced reproducible copy of full size drawings. Additional sets of plans may be required for certain applications. Please contact Village staff with any questions concerning the submittal requirements. **Full size drawings should be folded not rolled.**

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 the purpose of notifying the public of the upcoming public hearing, once the hearing has been scheduled.

I have received 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 which 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.

NAVEEDA ATHAR
Print Name
Naveeda Athar
Signature
12/22/2017
Date

FORM C

Village of Carol Stream

500 N. Gary Avenue • Carol Stream, IL 60188
630/871-6230 • FAX 630/665-1064

e-mail: comdevelop@carolstream.org • website: www.carolstream.org

SPECIAL USE APPLICATION

The Zoning Code is based upon the division of the Village into different districts. Within these districts, certain uses are permitted outright and certain uses are special uses which must be approved by the Village Board after a recommendation is made by the Plan Commission. 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.

A day care would be an appropriate buffer use between the residential uses to the east and south and the commercial uses to the west.

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

A day care facility would be an amenity to the surrounding community.

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.

A day care would add vitality to the commercial uses to the west, while reinforcing family-friendly activities for the residential neighborhood.

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

The proposed project, being a renovation of an existing building, will not impede any other development.

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

The day care, and the existing building it will occupy, does or will provide
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.

The proposed project will conform to applicable regulations.

7. Other pertinent information or reason for request.

Naveeda Athar 1 N 330 Farwell Street, Carol Stream, Illinois 60188 (630) 842-2729 Fax (630) 933-9056
naveeda2004@yahoo.com

December 22, 2017

Re: 925 E. Geneva Road
Carol Stream, Illinois 60188

To
The Village of Carol Stream
Planning Commission

Dear members of the Commission

I am a current resident of Carol Stream since 1992. I have established personal and professional relationships and ties within this community for past 25 years. I have served the community of Carol Stream as a Day Care provider for almost 14+ years. I also have daycare experience from my days in Houston Texas.

I am currently planning to start a daycare facility in the above mentioned property located in Carol Stream. Therefore, I am requesting a special use permission regarding this property. As I said earlier, I am a resident here in Carol Stream and would like to promote the economy of the community. A daycare in this location will be a service to the surrounding community. I am very confident that this location of daycare will enhance aesthetic appeal of the area.

There are no daycares in this area within a mile east, west, or north of the property. It will be an amenity to the surrounding neighborhood. Research also indicates that most parents (with young children) work outside of home and it is a must for them to have a daycare. People do not want to travel far to drop off their child/ren. This location will be ideal for the nearby residential areas as well as businesses (sometimes people want to visit with their children while they are at a lunch break). This facility will provide the service right in the neighborhood. This daycare, even though it is a center will be operated like a family style daycare. There will not be more than 50 children enrolled in this facility.

This daycare will invite new people in the area, thereby enhancing the current demographic of the area.

I humbly request the members of the board to consider this special use for this property. I know this cover letter is a bit of a simple explanation. I will be able to explain this in the meeting in January 2018.

Please review the Business Plan for the Stepping Stones Early Childhood Center.

Sincerely



Naveeda Athar

BUSINESS PLAN STEPPING STONES EARLY CHILDHOOD CENTER 2018

Executive Summary

Stepping Stones Early Childhood Center (SSECC) is a start-up organization that provides day care services to Carol Stream, a suburb of Chicago, Illinois. This mid-sized child care facility serves children from three months to 12 years of age. Their services are safe and secure, providing the parents with an excellent place where their children can be taken care of.

The Market

The child care market is quite competitive in the DuPage County area. There are over 300 different facilities. There are two general types of facilities. The larger style is commercially run, typically a corporate franchise center. These facilities are both regional and national. Currently, the four largest child care facilities in the USA account for 29% of the market. There are also many different smaller locally run and owned facilities. While the largest facilities can host between 20-100 children, the locally run centers typically have a maximum capacity of 125 children.

As mentioned earlier, the market is quite competitive. SSECC will employ two strategies to differentiate themselves. The first is a pricing structure where our services will be priced at 5%-10% less than the larger commercial run facilities. The second differentiating effort will be benchmarked customer service. A customer-centric philosophy will be infused within the entire organization. SSECC will spend extra money to attract and train the best employees. This is especially important because it is the employees that interact with both the children and parents and will have the best chance to impress them enough to turn them into a loyal customer as well as to be vocal in telling their friends about their positive child care experience.

The Customers

SSECC will be concentrating on two different target customer segments. The first is full-time working couples. This group is forecasted to account for 80% of SSECC's business. This group is growing at a rate of 25% and there are over 100 potential customers in a 10 mile radius. The second group of customers are drop in, customers who will use SSECC sporadically, whenever the need arises. This group is growing at 20% and there are 50 potential families.

The Management Team

SSECC will be lead by two child care industry veterans, Drs. Naveeda and Tayyabba Athar. Both have 20, 10 years of experience in starting and running a daycare. During her tenure at previous daycare, Naveeda helped grow the business from \$20,000 in yearly revenue to over \$100,00.

SSECC is an exciting opportunity that provides safe and secure child care to the Carol Stream, IL neighborhood. SSECC will reach sustainable profitability over the next three years, with \$674,000 in sales by year three. Through a combination of well-priced services, outstanding

Services

SSECC offers child care services for ages from six weeks infants to 12 years old. Hours of operation are from 6:30 A.M. to 6:30 P.M., Monday through Friday.

3.1 Company Locations and Facilities

SSECC will base its' operations in Carol Stream, IL. The facility will originally consist of a 4400 sq. ft standalone building located on the corner of Geneva Road and President Street. The yard (in the back) will be fully fenced in, to ensure no one can either come in or wander away. The yard will be furnished with safe, entertaining toys, as well as a sandbox.

Indoors will be divided according to the DCFS specification per age group (please refer to 407 rule in Appendix B).

Market Analysis Summary

SSECC is a business that has become necessary in today's fast-paced world. There are an increasing amount of families who have become dependent on two incomes, which has created the necessity of the child care industry. Indeed, it has. There are many facilities in the area that provide similar services to SSECC, each of these has a large client base, and a lucrative business. There is no doubt that there is room in the market for a high-quality child care facility.

4.1 Market Segmentation

SSECC has a focus on meeting the local need for child care services within the 10-mile radius of Carol Stream. Children are taken in flexibly on either a full-time or part-time basis.

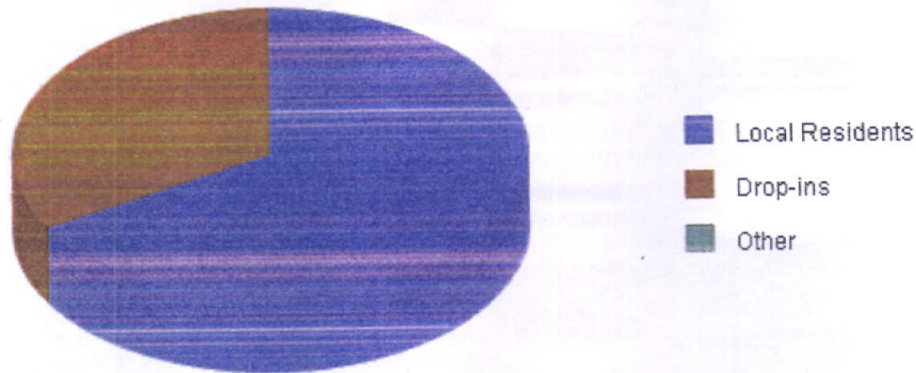
Full-Time Working Couples

The company wants to establish a significantly large full-time regular client base in order to establish a healthy, consistent revenue base to ensure stability of the business. Customer relations are extremely important, as it is imperative to keep the parents pleased in order to keep their children in the daycare center.

Part-Time Workers / Drop-Ins

Part-time workers and drop-ins comprise approximately 20% of revenues. While this market is not the primary focus, sufficient flexibility to handle this secondary market is important to producing supplemental revenues.

Market Analysis (Pie)



Market Analysis

		Year 1	Year 2	Year 3	Year 4	Year 5	
Potential Customers	Growth						CAGR
Local Residents	25%	100	125	156	195	244	24.98%
Drop-ins	20%	50	60	72	86	103	19.80%
Other	0%	0	0	0	0	0	0.00%
Total	23.33%	150	185	228	281	347	23.33%

4.2 Target Market Segment Strategy

The target market for SSECC is full-time working couples. Referral marketing is the key type of marketing strategy utilized. Maintaining and further enhancing its reputation in the community is crucial to gaining additional market share of this target market.

4.3 Market Needs

With inflation continuing to increase every year, it has become necessary for more families to rely on two incomes to survive. In turn, this increases the demand for child care facilities. We do not foresee this trend turning in the near future, and intend to capture a share of this market.

4.4 Service Business Analysis

The child care business is lucrative, as mentioned before. As a result, there are many centers that provide quality care for children in the same area as SSECC. The child care industry is split between large, commercially-run centers and smaller, locally-owned centers. SSECC will compete with the small care centers, this is where the main competition lies. The company is

confident that this will be a successful venture because of the quality of its managers and the capability of its Care Staff, which is mentioned in more detail in the Personnel section.

4.5 Competition and Buying Patterns

There are many child care providers in the local area. The larger commercial chain child care centers, such as KinderCare, have a majority of the market share. These larger chains compete well because of a good reputation among the consumer market. SSECC offers a lower staff to child ratio, which is appealing to most parents. Additionally, the company maintains child care fee levels that are 5-10% below the average of that of the large commercial chain child care fees.

Strategy and Implementation Summary

SSECC will succeed by offering its clients' children a safe and secure care environment, and close personal attention. The goals of the center are dual-sided: to help parents feel good about the care of their children, and to make it a safe, educational, and fun experience for the child.

5.1 Competitive Edge

Child care competitive edge is the facility's efforts in obtaining all appropriate licensing and certifications. Additionally, thorough pre-hire background screenings are performed on all individuals before hired for employment.

5.2 Sales Strategy

SSECC will make a significant profit through the excellent care of children. Even though SSECC charges less, the company will see profit within the first year due to beneficial word-of-mouth advertising as well as an active website. The company expects to double its' clientele every six months, for the first 18 months.

5.2.1 Sales Forecast

The company plans to deliver sales of approximately \$266,000 in the first year, \$500,000 in the second year, and \$528,000.00 in the third year plan implementation. These estimates are based on very conservative scale of average cost per child.

Personnel Plan

As the Personnel Plan shows, the company expects to make gradual investments in care personnel over the next three years, always keeping in mind the number of children in need of care at the center.

Table: Personnel

<i>Personnel Plan</i>	Year 1	Year 2	Year 3
Directors (2)	\$30,000	\$40,000	\$45,000
Teachers (2)	\$20,000	\$40,000	\$60,000
Other	\$10,000	\$10,000	\$15,000
Total People	5	6	8
Total Payroll	\$60,000	\$90,000	\$120,000

Financial Plan

SSECC expects to raise \$60,000 as its own capital, for personnel for year one.

Break-even Analysis

The Break-even Analysis is based on the average of the first-year figures for total sales by units, and by operating expenses. These are presented as per-unit revenue, per-unit cost, and fixed costs. These conservative assumptions make for a more accurate estimate of real risk.

Projected Profit and Loss

As the business grows, it will generate more capital and profit. Therefore, the owners/directors will be able to hire more care staff and teachers. The company expects to continue its steady growth in profitability over the next three years of operations.

We expect to start roughly with 20 children a week and increase gradually by year two to full capacity.

STEPPING STONES EARLY CHILDHOOD CENTER (SSECC)

INCOME PROJECTION FOR SSECC YEAR ONE JULY2018-JUNE2019

INCOME ESTIMATE IS BASED ON AVERAGE PAYMENT OF \$200.00/ WEEK/CHILD RECEIVED BY FAMILIES

MONTH AV. 4WEEK/MONTH	TOTAL NUMBER OF CHILDREN SERVED	INCOME
JULY	80	16,000
AUGUST	80	16,000
SEPTEMBER	90	18,000
OCTOBER	90	18,000
NOVEMBER	100	20,000

DECEMBER	120	24,000.
JANUARY	90	18,000
FEBRUARY	120	24,000
MARCH	140	28,000
APRIL	140	28,000
MAY	150	28,000
JUNE	150	28,000

BY SECOND YEAR OF ITS OPERATION, IT IS EXPECTED THAT SSECC WILL BE OPERATING IN FULL CAPACITY

CHILD	#	WEEKLY TUITION/CHILD
INFANTS	8	270.00/FIVE FULL DAYS
TODDLERS AND TWO YEAR OLDS	16	230.00/FIVE FULL DAYS
PRESCHOOL (3-4)	10	225.00/FIVE FULL DAYS
FIVE YEARS	10	225.00/FIVE FULL DAYS
BEFORE AND AFTER SCHOOL	10	150.00/FIVE DAYS

PROJECTED INCOME YEAR JULY 2019-JUNE2020, 48 WEEKS TOTAL AVERAGE

MONTH	NUMBER OF CHILDREN	INCOME/AV.	EXPENSES
JULY	200	44,000.00	20,000.00
AUGUST	200	44,000.00	20,000.00
SEPTEMBER	200	44,000.00	20,000.00
OCTOBER	200	44,000.00	20,000.00
NOVEMBER	200	44,000.00	24,000.00
DECEMBER	200	44,000.00	24,000.00
JANUARY	200	44,000.00	20,000.00
FEBRUARY	200	44,000.00	20,000.00
MARCH	200	44,000.00	20,000.00
APRIL	200	44,000.00	20,000.00
MAY	200	44,000.00	20,000.00
JUNE	200	44,000.00	20,000.00

INCOME PROJECTION FOR YEAR JULY 2020-JUNE 2021

MONTH	NUMBER OF CHILDREN	INCOME/AV.	EXPENSES
JULY	200	44,000.00	20,000.00
AUGUST	200	44,000.00	20,000.00
SEPTEMBER	200	44,000.00	20,000.00
OCTOBER	200	44,000.00	20,000.00

NOVEMBER	200	44,000.00	24,000.00
DECEMBER	200	44,000.00	24,000.00
JANUARY	200	44,000.00	20,000.00
FEBRUARY	200	44,000.00	20,000.00
MARCH	200	44,000.00	20,000.00
APRIL	200	44,000.00	20,000.00
MAY	200	44,000.00	20,000.00
JUNE	200	44,000.00	20,000.00

SSECC will be able to maximize its income by year 2021. The average projected income for year three of its operation will be roughly around, \$528,000.00. average expenses for the year 2021 will be around 250,000.00 (including mortgage, property taxes and insurance). This estimate will yield a net profit of \$278,000.00.

This project will be a positive influence on the community around and will provide a safe space for young children.

Children will be able to develop socially, emotionally, cognitively and intellectually in a safe environment while playing with children of their own age group.

Certificate of the Publisher

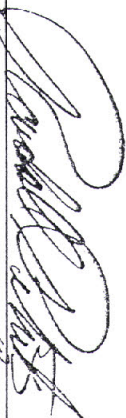
Examiner Publications, Inc. certifies that it is the publisher of The Examiner of Carol Stream. The Examiner of Carol Stream is a secular newspaper, has been continuously published weekly for more than fifty (50) weeks prior to the first publication of the attached notice, is published in the Village 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 January 3, 2018 and the last publication of the notice was made in the newspaper dated and published on January 3, 2018. 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 January 3, 2018.

Examiner Publications, Inc.

By: Publisher



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

Subscribed and sworn to before me this 3 day of January, A.D. 2018.

Notary Public



PUBLIC NOTICE FILE # 170047

Notice is hereby given that the Carol Stream Plan Commission/Zoning Board of Appeals will hold a Public Hearing at the Carol Stream Fire District - Station 28, 365 N. Kuhn Road, Carol Stream, Illinois on Monday, January 22, 2018 at 7:00 p.m. to consider an application from Navenda Athar for Stepping Stones Early Childhood Center for the following actions:

A Special Use Permit for a Day Care Center in accordance with Sections 16-9-3 (C)(1) and 16-9-2 (C)(4) of the Carol Stream Zoning Code

For the property located at 925 Geneva Road, P.I.N. 05-03-303-013.

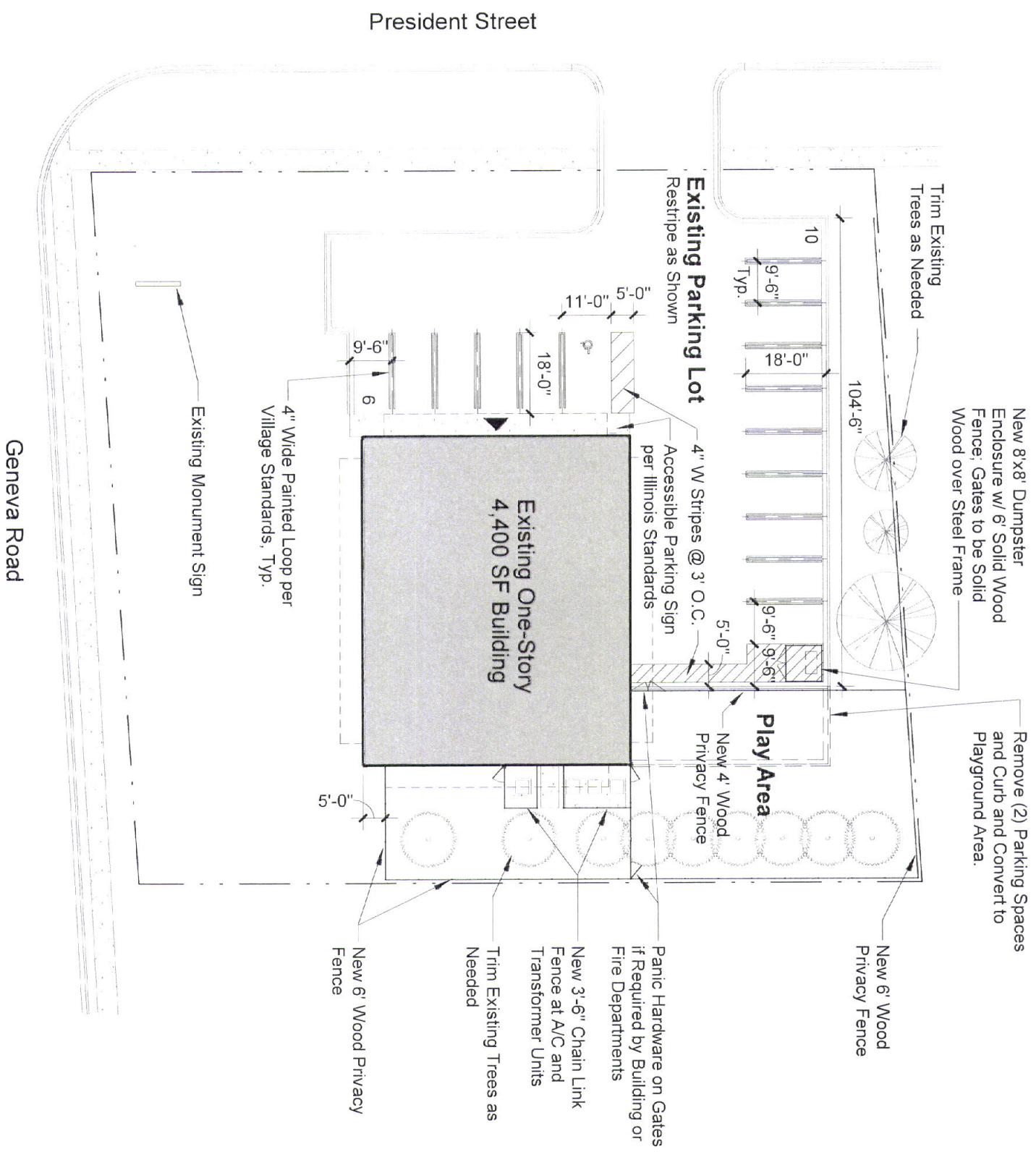
A copy of the Special Use Permit application is on file with the Community Development Department. All interested parties will be given an opportunity to be heard.

By order of the Combined Plan Commission/Zoning Board of Appeals, Village of Carol Stream, Illinois: Published in The Examiner on Wednesday, January 3, 2018.

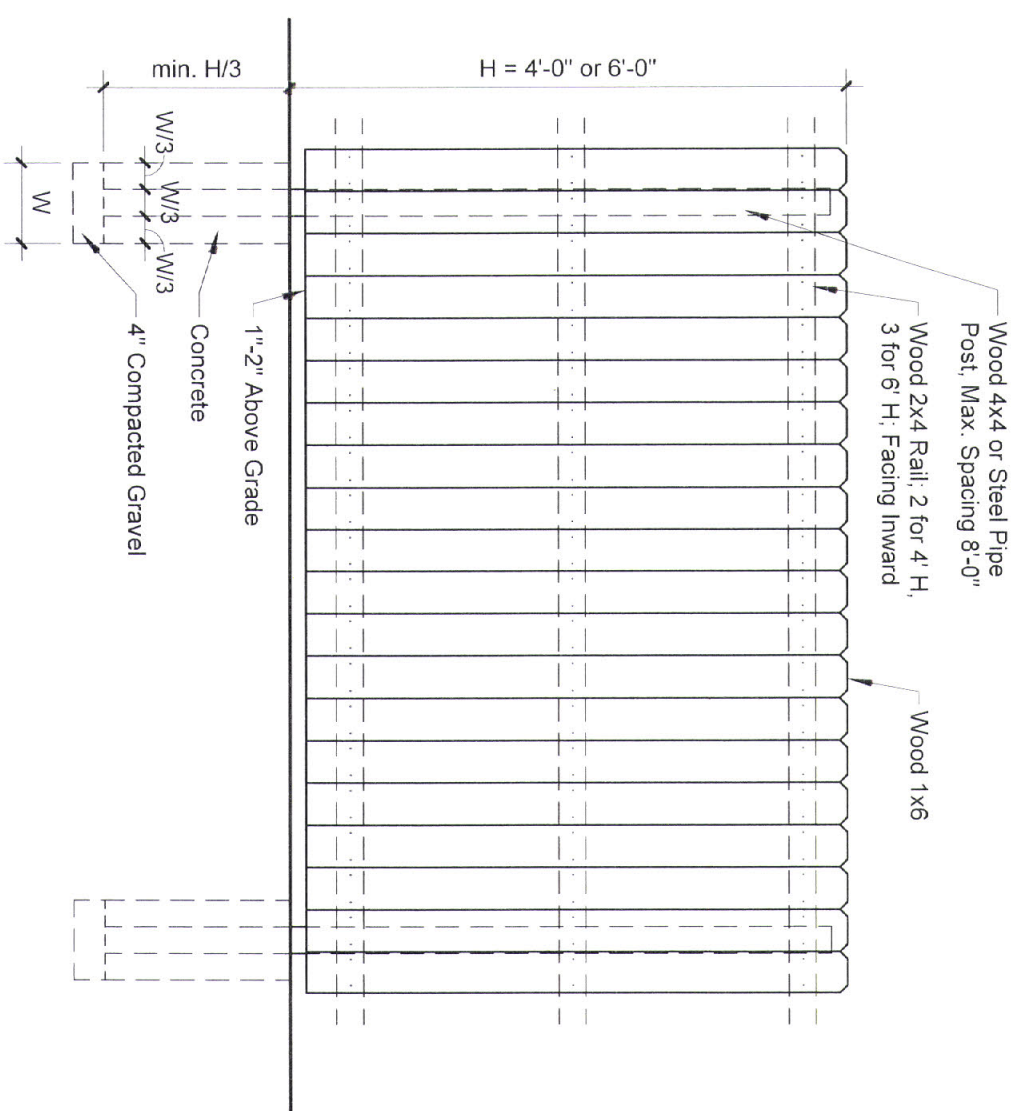
Individuals with disabilities who plan to attend the hearing and who require certain accommodations in order to allow them to observe and participate, or who have questions regarding the accessibility of the meeting or facilities are requested to contact the ADA Coordinator at 630-871-6250.

As published in The Examiner Jan. 3, 2018 0103

RECEIVED
 BY: **JAN 15 2018**



1 Site Plan with Proposed Improvements
 1" = 30'-0"



2 Wood Fence Detail
 1/2" = 1'-0"

Day Care Renovation

925 E Geneva Road
 Carol Stream, IL 60188
Naveda Athar
 OWNER



1825 College Avenue, Suite 130 Wheaton, IL 60187
 630.260.1177 t 630.690.9473 f churchbuilding.com

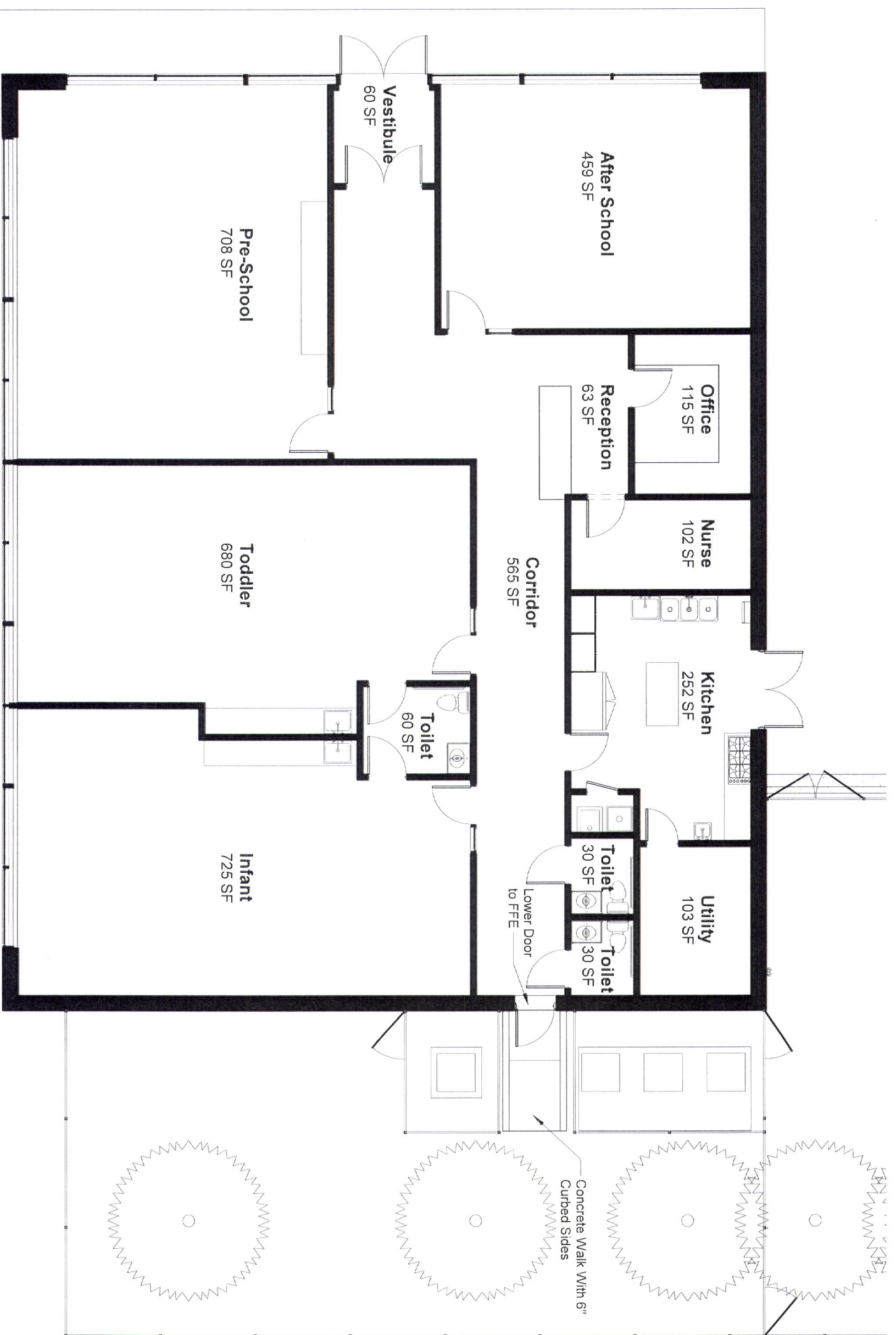
EXHIBIT A



© Copyright Church Building Architects, Inc. 2017
 DATE: 12 January 2018
 PROJECT NUMBER: 539

Site Plan
SD 01

RECEIVED
JAN 15 2018
BY:



1 Floor Plan
1/8" = 1'-0"

Day Care Renovation

925 E Geneva Road
Carol Stream, IL 60188
OWNER
Naveeda Athar



1825 College Avenue, Suite 130 Wheaton, IL 60187
630.260.1177 t 630.690.9473 f churchbuilding.com

EXHIBIT B



© Copyright Church Building Architects, Inc. 2017
DATE: 12 January 2018
PROJECT NUMBER: 539

Floor Plan
SD 02



Village of Carol Stream

FRANK SAVERINO, SR., MAYOR • LAURA CZARNECKI, CLERK • JOSEPH E. BREINIG, MANAGER
500 N. Gary Avenue • Carol Stream, Illinois 60188-1899
(630) 665-7050 • FAX (630) 665-1064
www.carolstream.org

MEMORANDUM

TO: Chairman and Commissioners, Plan Commission

FROM: Tom Farace, Planning & Economic Development Manager

THROUGH: Donald T. Bastian, Community Development Director

DATE: January 18, 2018

RE: PC/ZBA Case 16-2075, Midwest Sign & Lighting / Northwestern Medicine
690 E. North Avenue, North Avenue Corridor Review – Monument Sign

As the members are aware, a case was initially scheduled for the October 23, 2017 and November 27, 2017 PC/ZBA meetings to review a proposed monument sign for Northwestern Medicine at 690 E. North Avenue. The existing ground sign on the subject property has been in its current location since 1992, and Northwestern Medicine, who began occupying the building in early 2016, proposes to replace the sign with a new monument-style sign in approximately the same location.

The existing sign is currently located over a watermain that was installed after the sign was installed, and Northwestern Medicine is currently working with the Village on an easement encroachment request for the sign. The Village Attorney is currently finalizing an easement encroachment agreement for the placement of the new sign, and the applicant has requested that the North Avenue Corridor Review for the proposed sign be postponed until the agreement has been reviewed. Therefore, the applicant requests that Case 16-2075 be continued to the February 26, 2018 PC/ZBA meeting.