

Village of Carol Stream

AGENDA

REGULAR MEETING-PLAN COMMISSION/ZONING BOARD OF APPEALS

MONDAY, FEBRUARY 26, 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: January 22, 2018
- III. Public Hearing:
 - A. 18-0003 **Shive Hattery/Andigo – 426 W. Army Trail Road**
Sign Code Variations
- IV. Presentation:
 - A. 16-2075 **Midwest Sign and Lighting/Northwestern Medicine – 690 E. North Avenue**
North Avenue Corridor Review - Monument sign
 - B. 18-0004 **Village of Carol Stream – 500 N. Gary Avenue**
2018 Zoning Map
 - C. 18-0005 **Car Wash Development, LLC/Wash U Car Wash - 640 E North Avenue**
North Avenue Corridor Review - Exterior Building Modifications
- 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
January 22, 2018.***

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, and John Meneghini

Absent: None

Also Present: Tom Farace, Planning and Economic Development Manager, Jane Lentino, Secretary, and a representative from the DuPage County Court Reporters.

MINUTES:

Commissioner Spink moved and Commissioner Petella seconded the motion to approve the minutes of the meeting of November 27, 2017, with a correction.

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 Spink moved and Commissioner Tucek seconded the motion.

**Case #17-0047 – Naveeda Athar / Stepping Stones Early Childhood Center – 925 Geneva Road
Special Use for a Daycare Center**

Chairman Parisi swore in the witnesses, Naveeda Athar, 1N330 Farwell Street, Carol Stream, IL, and Christopher Lauriat, Church Building Architects, 1825 College Avenue Suite 130, Wheaton, IL, 60187.

Ms. Athar stated that she is proposing a daycare center at 925 Geneva Road. She stated that the building is about 4,400 square feet. She stated that minus the kitchen, bathrooms, and other rooms, there is 3,400 square feet which, according to the Department of Children and Family Services (DCFS), will allow Ms. Athar to accommodate 35-40 children. She stated that she has not applied to DCFS as of yet because applying for Special Use is the first step.

Ms. Athar stated that she has submitted drawings with the proposed indoor renovations, as well as drawings for the outdoor fenced area.

Mr. Lauriat referred to the plans and stated that they are not proposing any additions or additional buildings on the site, that all renovations will be in the interior of the building, and there are site improvements proposed. He stated that the parking lot would be restriped according to Carol Stream standards, as was suggested by Staff. Mr. Lauriat stated that there were 10 parking spaces to the north of the building and six spaces along the east side of the building, and that one space was lost due to the spacing needed for double loop striping.

Mr. Lauriat stated that a portion of the side and back yards will be fenced off for play areas needed for DCFS daycare facilities. He stated that there were a few existing trees that would be trimmed, that chain link fencing would be installed around mechanical items, and there would be a solid six foot wooden fence with two gates that would enclose the refuse area. Mr. Lauriat stated that the south, east and north perimeters of the play area will have a six foot high solid wood fence similar to the drawing on the plans.

Mr. Lauriat referred to layout of the floor plans. He reiterated that Ms. Athar is looking to have 35-40 children enrolled at the maximum, and that they are looking to divide the floor area into three main pre-school rooms and a before and after school care room. He showed an existing wall that would create a back of house area that would be divided into a kitchen and a nurse's office. He stated that there are two existing toilet rooms and they would create an additional bathroom for children who are still in training. Mr. Lauriat stated that the reception area would be in the front to greet families as they come in to drop off children.

Mr. Lauriat stated that they feel the site and building work well for daycare because it is on a main thoroughfare and close to residential areas.

Mr. Lauriat stated that the row of evergreens would be kept and trimmed to be above children's heads, and it would be level or lower than the fence so the neighbors would not see much visual change.

Ms. Athar stated that the building used to be DeSitter Carpets and will be a good opportunity to have a daycare center at this location as it is near a residential area and schools which might use their services.

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

Chairman Parisi asked that an email from a resident of Timber Ridge be submitted as an addendum to the minutes.

Chairman Parisi asked Mr. Farace for the Staff report.

Mr. Farace stated that the applicant is seeking approval of a Special Use permit for a daycare center to be located at President and Geneva, which is the former DeSitter Carpets building. He stated that the building is about 4,400 square feet and the building would not be expanded or enlarged in any way. He stated that interior modifications are proposed, and the parking lot will be restriped. Mr. Farace stated that there will be a couple of parking spaces and a curb that will be removed to accommodate the outdoor play area, and said that DCFS has regulations in terms of square footage per child for indoor and outdoor spaces.

Mr. Farace stated that Ms. Athar is already working with DCFS to make sure the requirements are met, and that, given by the size of the building, Ms. Athar might start out with about 20 children and could go up to having a license for 50 students, but as indicated, there would be 35-40 children. Mr. Farace asked Ms. Athar to verify the DCFS regulation for an outside play area.

Ms. Athar answered that the requirement is 65 square feet per child, and 25 percent of the school capacity can be outside at one time.

Mr. Farace stated that the DCFS rules and regulations have been taken into consideration when Mr. Lauriat designed the floor plan and outdoor play area.

Mr. Farace stated that parking accommodations meet the Zoning Code requirements, which is one parking space for every 250 square feet of net floor area, and comes out to the 13 spaces required. He stated that the kitchen space, the bathroom space, and the utility rooms are not included when determining the net square footage, and that the classroom space used by teachers and children determine the net floor area.

Mr. Farace stated that Staff felt comfortable that the number of spaces meet the needs of a smaller daycare center that will accommodate both full and part time children, and that pick up and drop off times will be staggered. He noted that Staff looked at the possibility of parents parking along President Street stating that there is signage along the west side of President Street is designated as no parking, and that the east side of the street has not been designated as no parking at this time. Mr. Farace stated that Ms. Athar has stated that she does not want parents and caregivers parking along the street, and that Staff feels the same. Mr. Farace stated that both Ms. Athar and Staff will monitor parking on the street and if there is the issue of parents and/or caregivers beginning to park on the street arises, Staff will move forward to designate that area as a no parking area.

Mr. Farace stated that there were minor property maintenance issues indicated in the Staff report that will be taken care of during the building review process, and that Ms. Athar was in agreement.

Mr. Farace stated that he spoke with Ms. Athar about signage and that, as a condition of approval, channel letters rather than a box sign would be required for this location, and that a sign permit would be required.

Mr. Farace stated that Staff is supportive of the request. He noted that there were 2 residents of Timber Ridge who were concerned about noise and traffic, and it was indicated to them that there would be a six foot solid fence on the north and east sides of the property, and the landscaping on the east side will be maintained. He noted that there were 106 letters sent out and that if it were a concern there might be more individuals at the meeting to respond.

Mr. Farace stated that Staff recommends approval with conditions listed, and adding the channel letter wall sign as a condition of approval.

Chairman Parisi asked for questions from the Commission. Commissioners Tucek, Meneghini, and Christopher had none.

Commissioner Petella asked how big the play area was and if it could accommodate 25 percent of the children if there were 20 children to start out.

Mr. Lauriat stated that they are taking out two parking spaces and the drive aisle, equaling about 800 square feet which is more than enough for five children being that $5(\text{children}) \times 65(\text{sf per child}) = 325$ square feet.

Chairman Petella stated that the back area is on a hill and the trees are over grown, that it doesn't look like a play area, and asked for confirmation about height of the fence being six feet.

Mr. Lauriat stated that the trees need trimming, and stated that the overall area of the back area is about 40 feet by 60 feet. He confirmed that the fence is six feet on two sides, and the fence facing the parking lot would be four feet.

Commissioner Petella asked how many cars could be accommodated during the drop off rush hour.

Mr. Lauriat stated that there are 16 spaces and that drop off isn't 15 minutes, that it happens over the course of about two and a half hours.

Commissioner Spink referred to a letter to the Commission from the petitioner that stated that there would not be more than 50 children enrolled at this facility and asked if there would be another facility.

Ms. Athar stated that there would not be another facility.

Commissioner Spink asked if they would be using the kitchen to provide food for the children according to DCFS requirements and asked what appliances they would have.

Ms. Athar stated that there would be a stove, a refrigerator, and a microwave, and that the meals would be prepared according to DCFS specifications.

Mr. Lauriat stated that it would be a full commercial kitchen with a triple basin wash sink, vegetable prep sink, hand wash sink, grease trap, and it will have to go through the County of DuPage Health Department.

Commissioner Spink asked if the children will eat in the kitchen

Ms. Athar stated that the food will be brought to the children to eat in the classroom, and that infants will eat in their high chairs.

Commissioner Spink asked how many infants the daycare center plans to accommodate and how many people would be available for infant care

Ms. Athar would apply for eight infants based on the space of the specified infant room, and that according to DCFS specifications, there will be two staff members in the infant room, and that also according to DCFS, if there are less than 50 children, the staff can float from room to room.

Commissioner Spink asked if the nurse will be qualified to teach or fill in as a teacher.

Ms. Athar said that the nurse will not teach and, based on DCFS requirements, the nurse will be there once a week for the first three months, and after the first three months the nurse will be there once a month.

Commissioner Spink asked how many teachers and students will be in the infant and toddler area.

Ms. Athar stated that she would have eight infants and about 10 toddlers, and if there is less than 50 children, she can combine the age groups, in which case she would need three staff members.

Commissioner Spink asked if there would be enough staff to accommodate the children who are outside as well as the children who will be inside.

Ms. Athar stated that infants would not go out as much as the pre-school classroom

Commissioner Spink asked how many children would be in the pre-school classroom and asked to clarify if there were also 10 toddlers in the toddler room.

Ms. Athar stated there would be about 10 in the pre-school classroom which includes ages three to five and requires one staff member.

Commissioner Spink asked if there was a certain criteria that the daycare would have to prepare the children for the school district curriculum.

Ms. Athar stated that there will be a pre-school program with qualified teachers, and that she is director qualified and in school to get the credentials for early childhood.

Commissioner Creighton referenced the email about noise concerns, and asked what the earliest time that the children would be let outside to play.

Ms. Athar stated that the children would be outside from 9am to 11am, and that pre-school and toddlers will be outside 20 to 30 minutes. She stated that, after being outside, they will eat, nap, etc., and that in the evening, weather permitting, they will be outside for about another half hour between 3:30pm and 4:30pm.

Commissioner Creighton asked to verify that there will only be five children out at a time.

Ms. Athar stated that maybe five to eight children will be out at a time.

Mr. Lauriat stated that there is enough room to have all the children outside and that DCFS requires that a minimum of 25 percent of the whole facility be able to go outside.

Ms. Athar noted that age groups cannot be combined. She stated that she has to provide a separate time and space for different age groups to play, and that based on Commissioner Creighton's question, not everyone will be outside at once.

Commissioner Creighton asked what the maximum number of children that will be outside at once would be.

Ms. Athar stated not more than 10 if she is lucky enough to have the enrollment.

Commissioner Creighton asked if there was any intent to put a barrier on the west side of the building, where there is parking up to the front doors, to keep cars from jumping the curb, and suggested bollards.

Mr. Lauriat stated that there is currently a five or six inch curb and there is a sidewalk with a curb at the front door to let people know to stop.

Commissioner Creighton recommended parking bollards because six inches won't stop a car from going into the building.

Mr. Lauriat stated that they would be coming in on a curve and not straight, and maybe going 5mph at that point.

Commissioner Creighton stated that he feels that bollards are a lot safer than wheel stops.

Chairman Parisi asked how children will get to the play area from inside the building.

Mr. Lauriat stated that there is a door in the back of the building that is a step and a half above the floor level that will be lowered, and there will be a sidewalk outside to ameliorate any grade change that may happen, therefore the children will be able to walk out the back door into a secured area and not have to enter the parking lot.

Chairman Parisi asked if the area immediately to the east of the entrance is a designated play area, or just the area to the north.

Mr. Lauriat stated that that area to the east could be a play area, as it is fenced in, depending on how DCFS wants to work it, and how Ms. Athar wants to staff it in case of high enrollment.

Commissioner Parisi asked to clarify that the petitioner would like to have the area to the north, where the transformer and the air conditioning unit are, as an additional play area.

Ms. Athar stated that the transformer and air conditioning unit will be fenced in and inaccessible to the children. Mr. Lauriat showed where the proposed fence will be and where the gates will be located.

Chairman Parisi asked if children in the after school program will be bussed in or dropped off.

Ms. Athar stated that she has not worked on that detail as of yet, however in the past, when she had her own daycare, she drove kids to and from school.

Chairman Parisi asked to clarify that Ms. Athar was not going to provide bus service.

Ms. Athar stated that she didn't think that she would have a bus service, but she might have a van to provide service if needed.

Commissioner Petella asked what type of surface would be put on the ground if the area to the north should end up being used as a play area, as it is all mud and no grass.

Ms. Athar stated that DCFS requires some kind of surface be put on top of the mud, that she is looking at using pea gravel, and that three to five inches is required.

Commissioner Petella noted that the area wasn't level and goes uphill toward the condominiums, and asked if the fence would be right up against the condominiums.

Mr. Lauriat stated that the condominiums are set back 20 to 30 feet from the property line.

Mr. Farace stated that it might not be 30 feet, but it's probably 20 feet.

Commissioner Spink suggested installing an electric sign that says whether school is in or out, and not of just the name of the school.

Chairman Parisi asked Commissioner Spink to clarify if she meant the monument sign.

Commissioner Spink said that she meant the monument sign.

Chairman Parisi asked to clarify if the petitioner would have to go before the Plan Commission to change the signs.

Mr. Farace stated that they would only need a sign permit and not have to go before the Plan Commission for the signs.

Chairman Parisi asked for a motion to approve the Special Use for Stepping Stones Daycare Center located at 925 Geneva Road. Commissioner Meneghini moved and Commissioner Christopher seconded the motion to approve the request with Staff recommendations for the sign.

The results of the roll call vote were:

Ayes: 6 Commissioners Creighton, Christopher, Meneghini, Spink, Tucek, and Chairman Parisi.

Nays: 1 Commissioner Petella

Abstain: 0

Absent: 0

The motion was approved.

This case will go before the Village Board of Trustees on Monday, February 5, 2018, at 7:30 PM for formal approval.

Chairman Parisi asked for a motion to close public hearing.

Commissioner Creighton moved and Commissioner Spink seconded the motion to close Public Hearing.

PRESENTATION:

Chairman Parisi received a request from Northwest Medicine and asked for a motion to postpone Case #16-2075, and asked for a motion to continue Case #16-2075 to the February 26, 2018, Plan Commission meeting.

Commissioner Creighton moved and Commissioner Tucek seconded the motion to continue Case# 16-2075 to the February 26, 2018, Plan Commission meeting.

The motion passed unanimously.

OLD BUSINESS:

NEW BUSINESS:

ADJOURNMENT:

At 7:35pm Commissioner Creighton moved and Commissioner Spink 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

ADDENDUM TO PLAN COMMISSION MINUTES 1-22-18 CASE 17-0047

Jane Lentino

From: Village of Carol Stream <donotreply@carolstream.org>
Sent: Monday, January 22, 2018 11:00 AM
To: DPT - Community Development Email Account
Subject: Village of Carol Stream: Opposition to Special Use Permit 17-0047

This is an enquiry email via <http://www.carolstream.org/> from:
John Akmakjian <johnbroker@sbcglobal.net>

As a homeowner at 550 Timber Ridge, Unit 304; I voice my total opposition to the issuance of a special use permit for a daycare center. Our property values have just started to rise after many years of stagnant prices and a daycare center just behind us will take away from this appreciative upward movement.

A daycare center will also create noise; parents parking in our parking spots to drop-off and pickup children.

This will also cause traffic issues as well. A shopping center is more conducive to a daycare center and not behind a 220 residential unit complex. This proposed daycare is not in the best interests of the Timber Ridge Condo Association residents. A daycare of this nature creates a negative stigma to home values. Also, the erection of a fence would be an eyesore.

I speak on behalf of myself; however, I know the majority of residents hold the same concerns I have in this regard.

A professional office like an insurance, real estate or law office would best fit this location and not a daycare center.

We as owners of units at Timber Ridge want our peace and quite not to be disturbed.

Respectfully,

John Akmakjian Unit 304, 550 Timber Ridge, Carol Stream, IL. 60188

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

STAFF REPORT

February 26, 2018

TO:
Chairman and Plan
Commissioners

FROM:
Community Development
Department

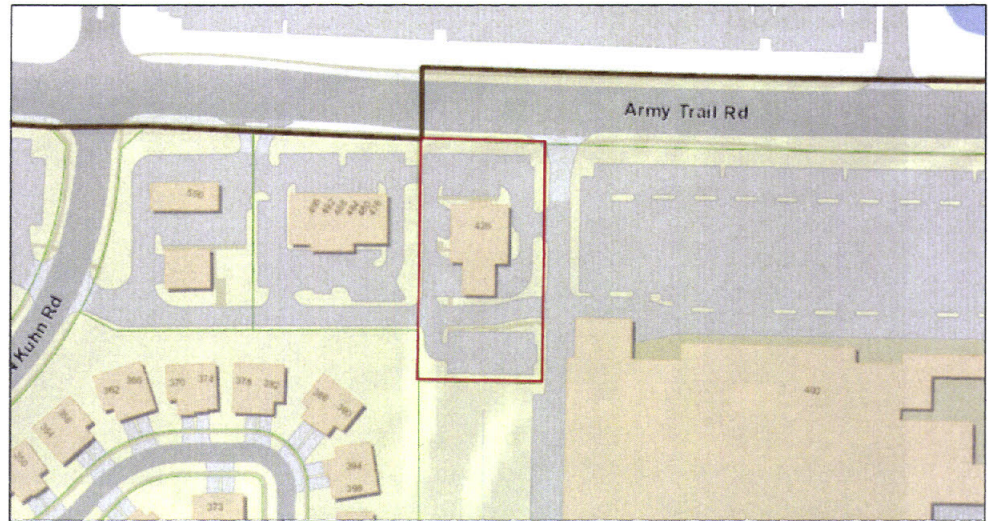
CASE MANAGER:
Tom Farace, Planning &
Economic Development
Manager

ACTION REQUESTED:
The applicant is requesting approval of Sign Code Variations to allow wall signage to extend more than 12 inches from the building wall and to extend more than 20 feet above grade, in accordance with Section 6-11-17 (E)(1) of the Sign Code.

APPLICANT/ CONTACT:
Mr. Nathan Pellizzari
Shive-Hattery
440 N. Wells Street, Suite 320
Chicago, IL 60654



CASE #: 18-0003
LOCATION: 426 W. Army Trail Road
PROJECT NAME: Shive-Hattery / Andigo



LOCATION	ZONING DISTRICT	LAND USE	COMPREHENSIVE PLAN DESIGNATION
Subject Property	B-3 Service District	Corridor Commercial (vacant First State Bank)	Corridor Commercial
North	BP Business Park District (Village of Bloomingdale)	Commercial (Costco, American Mattress, Tom's Price)	Commercial and Office
South	B-3 Service District	Corridor Commercial (Lowe's)	Corridor Commercial
East	B-3 Service District	Corridor Commercial (Lowe's)	Corridor Commercial
West	B-2 General Retail District	Corridor Commercial (Multi-Tenant Commercial Building)	Corridor Commercial

The property outlined above is located on the south side of Army Trail Road and east of Kuhn Road.

Site Assessment

COMPREHENSIVE PLAN DESIGNATION:

The subject property is designated for corridor commercial uses according to the Village's 2016 Comprehensive Plan. The proposed financial institution is compatible with this designation.

AERIAL PHOTOGRAPH:



Project Summary

ATTACHMENTS:

Attached for review is the General Application, Sign Code Variation Application, cover letter dated February 22, 2018, Site Plan (Exhibit A), Building Elevations/Signage Plans (Exhibit B), and Renderings (Exhibit C).

BACKGROUND:

The applicant, Nathan Pellizzari with Shive-Hattery, requests approval of Sign Code Variations to allow wall signage to extend more than 12 inches from the building wall and to extend more than

20 feet above grade for Andigo, proposed to be located at 426 W. Army Trail Road in the former First State Bank building. Andigo is a credit union that will occupy the subject building, and proposes interior and exterior modifications to the building. Proposed exterior modifications include the construction of a new entry storefront system, an orange-colored fascia to emulate the Andigo branding theme, and a decorative feature to screen the existing cupola. Signage is proposed on the decorative feature, and given the location of the feature along the roof of the building, the proposed signage requires approval of Sign Code Variations.

Staff Analysis

SIGN CODE VARIATIONS

According to Section 6-11-17 (E)(1) of the Village Sign Code, the following locational regulations apply to wall signs within Business Districts:

All wall signs must not extend more than 12 inches from the building wall, nor extend above the facade of a flat roof, nor extend more than 20 feet above grade on a hip, gable, gambrel or any undefined roof, provided the sign is below the uppermost portion of the roof top, and below the uppermost portion of a mansard roof, but may be above the deck line.

As previously stated, Andigo proposes to install a decorative feature around the existing cupola on top of the building, with signage proposed on the north, east, and west sides of the feature. As stated in the cover letter submitted by the applicant, Andigo’s brand is more contemporary in nature, and the 426 Army Trail building contains more traditional architectural elements (including the cupola). In order to reflect Andigo’s brand, the decorative feature is proposed to screen the cupola, with illuminated channel letter signs measuring 50 square feet each. The proposed signage will measure 27 feet above grade, and will project approximately four feet, 10 inches from the building wall. As such, variations are required.

While staff would normally have concerns with supporting “roof signs,” we can support the requested variations in this instance for the following reasons. First, the subject property is situated at a lower elevation than Army Trail Road or the adjacent property to the west. Andigo proposes to install a new monument sign in place of the existing sign along the roadway (as depicted in Exhibit C), but the wall signage on the proposed decorative feature will provide a visual identity on the building at an appropriate level for motorists along Army Trail. Signage on the building wall itself would be at a lower level and might not be as visible for motorists. The proposed signage will be seven feet higher on the building and will extend four feet, 10 inches further from the building wall due to its location on the decorative feature rather than the building façade, but staff believes that both the decorative feature and signage have been tastefully designed to emulate Andigo’s contemporary branding identity while at the same time not detracting from the overall building architecture. Staff does not believe that the proposed signage on the decorative feature will appear out of character with signage along the rest of the Army Trail Corridor (given the lower elevation of the property), and should be compatible with

signs on surrounding properties. Therefore, staff can support the variation requests in this instance.



VARIATION FINDINGS OF FACT

When contemplating a decision on any request for a Sign Code variation, the Zoning Board of Appeals shall consider the following criteria, as stated in Section 6-11-21(B) of the Sign Code:

1. Any unique physical features of the land involved.

The elevation of the subject property is lower than Army Trail Road or the adjacent property to the west, and therefore reduces the visibility of the building for motorists. Placement of signage on the proposed decorative feature will allow for better identification of the business and promote a more orderly display of said signage as recommended in the Village Sign Code.

2. The available locations for adequate signage on site.

Andigo proposes a new monument sign along Army Trail Road, and the wall signage proposed on the building's decorative feature will provide additional identification for the building that should not have adverse effects on surrounding properties.

3. The effect of the proposed signage on pedestrian and motor traffic.

Signage proposed on the decorative feature of the building will provide for additional identification for the business at a more functional eye level for motorists along Army Trail Road.

4. The cost to the applicant of complying with the Sign Code as opposed to the detriment, if any, to the public from the granting of the variance.

One of the purposes of the Sign Code is to enhance the economy of the Village by promoting the reasonable, orderly, and effective display of signs and outdoor advertising. The proposed signage on the taller decorative feature of the building should increase visibility of the building, with no apparent detriment accruing to the public if the Sign Code variations are approved.

Recommendation

Staff has reviewed the applicant's request and supports the variations. Therefore, staff recommends approval of Sign Code Variations for Andigo, Case No. 18-0003, subject to the following conditions:

1. That the applicant must obtain the required sign permit prior to the installation of the new signage; and
2. That the signage must otherwise comply with all state, county and Village Codes and requirements.

T:\Planning\Plan Commission\Staff Reports\2018 Staff Reports\18-0003 Andigo 426 Army Trail Sign Var.docx

Do Not Write in This Space
 Date Submitted: 2/5/18
 Fee Submitted: Y
 File Number: 18-0003
 Meeting Date: 2/26/18
 Public Hearing Required: Y

Village of Carol Stream RECEIVED
 500 N. Gary Avenue ▪ Carol Stream, IL 60188
 PHONE 630.871.6230 ▪ FAX 630.665.1064
www.carolstream.org
 FEB 05 2018
 COMMUNITY DEVELOPMENT
 DEPT

FORM A

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

1. Name of Applicant Nathan Pellizzari Phone (312)-324-5552
 Address 440 N. Wells Street, Suite 320, Chicago, IL 60654 Fax (312)-324-5501
 E-Mail Address npellizzari@shive-hattery.com (312)-364-4251 ← 2/7/2018
 (required)
 Name of Attorney _____ Phone _____
 (if represented)
 Address _____ Fax _____
 Name of Owner Matt Hancock Phone (847)-576-2942
 (required if other than applicant)
 Address 1501 E. Woodfield Road, Suite 400W, Schaumburg, IL 60173 Fax (847)-538-1588
 Name of Architect Shive-Hattery Phone (312)-324-5500
 (if applicable)
 Address 440 N. Wells Street, Suite 320 Fax (312)-324-5501

2. *Common Address/Location of Property 426 Army Trail Road, Carol Stream, IL 60188

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 type="checkbox"/> Special Use Permit (requires Form C) | <input checked="" 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 Sign Code Variations

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

<u> X </u>	General Application (Form A)
<u> </u>	General Variation Application (Form B-1)
<u> X </u>	Sign Code Variation Application (Form B-2)
<u> </u>	Fence Code Variation Application (Form B-3)
<u> </u>	Special Use Application (Form C)
<u> </u>	Application for Development Approval (Form D)
<u> </u>	Gary/North Avenue Corridor Application (Form E)
<u> </u>	Plat of Survey with Legal Description
<u> X </u>	Site Plan
<u> </u>	Landscape Plan
<u> </u>	Plat of Annexation
<u> </u>	Preliminary Subdivision Plat
<u> </u>	Final Subdivision Plat
<u> </u>	Preliminary Planned Unit Development Plan
<u> </u>	Final Planned Unit Development Plan
<u> X </u>	Drawings of Proposed Signs
<u> X </u>	Horizontal Building Elevations
<u> X </u>	Floor Plan
<u> X </u>	Proof of Ownership or Written Consent From Property Owner
<u> X </u>	Project Narrative/Cover Letter
<u> X </u>	Application Fee \$ <u>840.00</u>

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.

Nathan Pellizzari

Print Name

Signature

02/04/2018

Date

FORM B-2

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

SIGN CODE VARIATION

Variances to the requirements of the Sign Code may be granted by the Zoning Board of Appeals subject to the right of the Village Board to reverse such a decision within 21 days after approval by the Zoning Board of Appeals.

In considering the application for variances, the Zoning Board of Appeals and the Village Board shall make findings based upon the following: (Please respond to each of the following as it relates to your request.)

1. Are there any unique physical features to the land involved?

A unique physical feature to the land, 426 Army Trail Road, includes the existing grade elevation,
which is sunk significantly below Army Trail Road, to the north, and the closest adjacent building, to
the west. Due to the sunken nature of the site, a visual viewpoint to this building off of Army Trail
Road is naturally above the main roofline, which is where our signage is being proposed.

2. The available locations for adequate signage on site.

Adequate locations for signage on the land include the existing monument sign pedestal just off of
Army Trail Road and along the building facade. A monument sign is being proposed however our
client is proposing to add signage to the building. Due to the sunken nature of the site, signage along
the building façade would be out of sight from the main thoroughfare of Army Trail Road.

3. The effect of the proposed signage on pedestrian and motor traffic.

The proposed signage will be visible along the north, east and west facades. Each one of the proposed
signs will be front-lit, which will allow for a soft glow to lessen the impact to drivers and pedestrians,
providing a subtle, yet attractive quality. Although it may not be a significant improvement, we feel that
with the proposed signage in place, there will be enhanced visibility for vehicle access to and from the
building. The proposed signage will allow for building exposure, which should prep vehicle traffic that is
approaching the site

4. The cost to the applicant of complying with the Sign Code as opposed to the detriment, if any, to the public from the granting of the variance.

Not having signage where signage is being proposed would be a disadvantage to the owner occupying the building.

The reasoning behind the decorative feature around the existing cupola is to provide a modern approach to a traditional building while also integrating building signage. The building owner has contemporary views and their brand very much reflects this. The existing cupola is a traditional building element. The decorative feature hides the view of the cupola, while also providing a surface for signage at an appropriate eye level from Army Trail Road.

5. Other pertinent information or reason for request.

RECEIVED
FEB 22 2018
COMMUNITY DEVELOPMENT
DEPT

February 22, 2018

Tom Farace
Planning & Economic Development Manager
500 N. Gary Avenue
Carol Stream, IL 60188

RE: Signage Variance for 426 Army Trail Road

Dear Mr. Farace:

Thank you for your time and consideration on this matter. I am applying for two (2) signage variances for 426 Army Trail Road from the following section of the Village of Carol Stream signage code:

6-11-17 Signs in the Business Zones (B-1, B-2, B-3)

(E) *Wall signs.* All shall be considered permanent and are permitted as follows.

(1) All wall signs must not extend more than 12 inches from the building wall, nor extend above the facade of a flat roof, nor extend more than 20 feet above grade on a hip, gable, gambrel or any undefined roof, provided the sign is below the uppermost portion of the roof top, and below the uppermost portion of a mansard roof, but may be above the deck line.

A unique physical feature to the land, 426 Army Trail Road, includes the existing grade elevation, which is sunk significantly below Army Trail Road, to the north, and the closest adjacent building, to the west. Due to the sunken nature of the site, a visual viewpoint to this building off of Army Trail Road is naturally above the main roofline, which is where our signage is being proposed.

Adequate locations for signage on the land include the existing monument sign pedestal just off of Army Trail Road and along the building facade. A monument sign is being proposed however our client is proposing to add signage to the building. Due to the sunken nature of the site, signage along the building façade would be out of sight from the main thoroughfare of Army Trail Road.

The proposed signage will be visible along the north, east and west facades. Each one of the proposed signs will be front-lit, which will allow for a soft glow to lessen the impact to drivers and pedestrians, providing a subtle, yet attractive quality. Although it may not be a significant improvement, we feel that with the proposed signage in place, there will be enhanced visibility for vehicle access to and from the building. The proposed signage will allow for building exposure, which should prep vehicle traffic that is approaching the site.

Not having signage where signage is being proposed would be a disadvantage to the owner occupying the building. The reasoning behind the decorative feature around the existing cupola is to provide a modern approach to a traditional building while also integrating building signage. The building owner has contemporary views and their brand very much reflects this. The existing cupola is a traditional building element. The decorative feature hides the view of the cupola, while also providing a surface for signage at an appropriate eye level from Army Trail Road.

Project #7173780

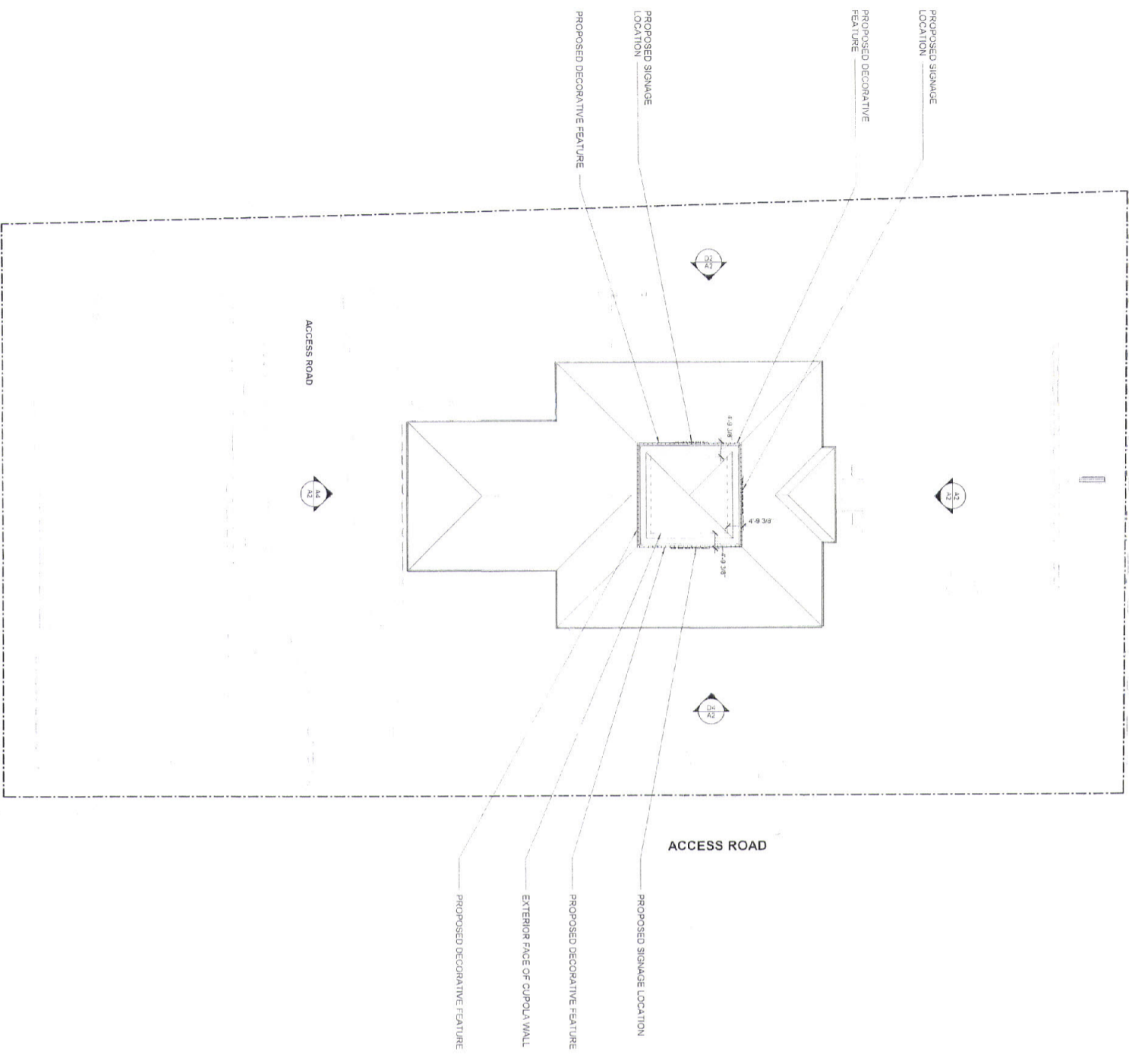


Sincerely,

SHIVE-HATTERY, INC.

Nathan F. Pellizzari
Architectural Designer

/NFP
Enc.



ARMY TRAIL ROAD

ACCESS ROAD

ACCESS ROAD



BB SITE PLAN
1/16" = 1'-0"

RECEIVED
FEB 22 2018
COMMUNITY DEVELOPMENT
DEPT

EXHIBIT A

SITE PLAN

DRAWN	
APPROVED	
ISSUED FOR: SIGNAGE VARIANCE	
DATE: 02/22/2018	
PROJECT NO: 1173750	
FIELD BOOK	

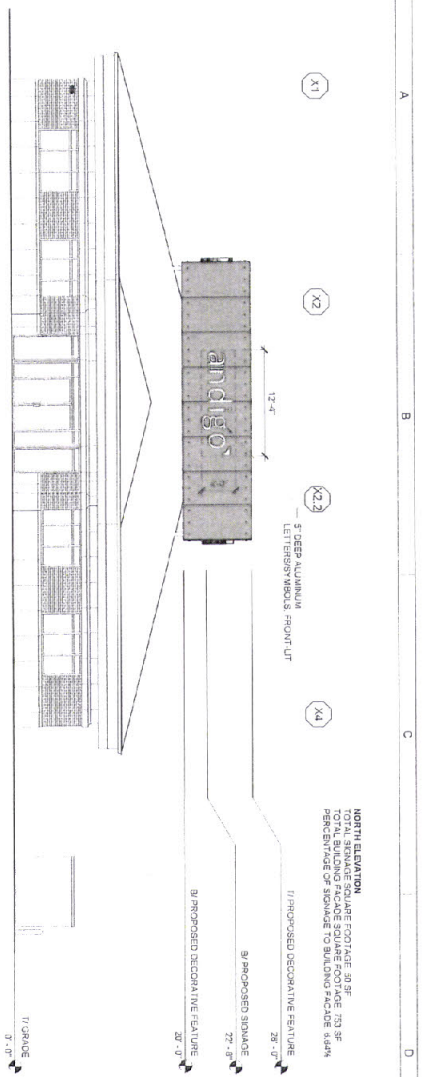
**PRELIMINARY
- NOT FOR
CONSTRUCTION**

Andigo Credit Union - Signage Variance

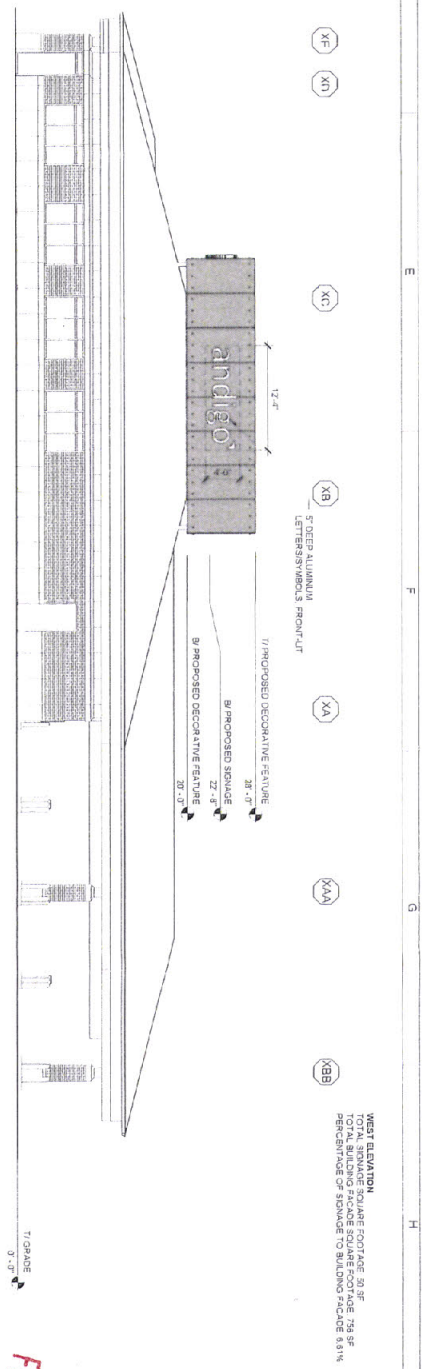
ANDIGO
426 Army Trail Road
Carol Stream, IL 60188

SHIVE-HATTERY
ARCHITECTURE • ENGINEERING
440 North Wells Street, Suite 320 • Chicago, Illinois 60654
312.294.5500 | FAX: 312.334.5501 | www.shive-hattery.com
Iowa | Illinois | Indiana

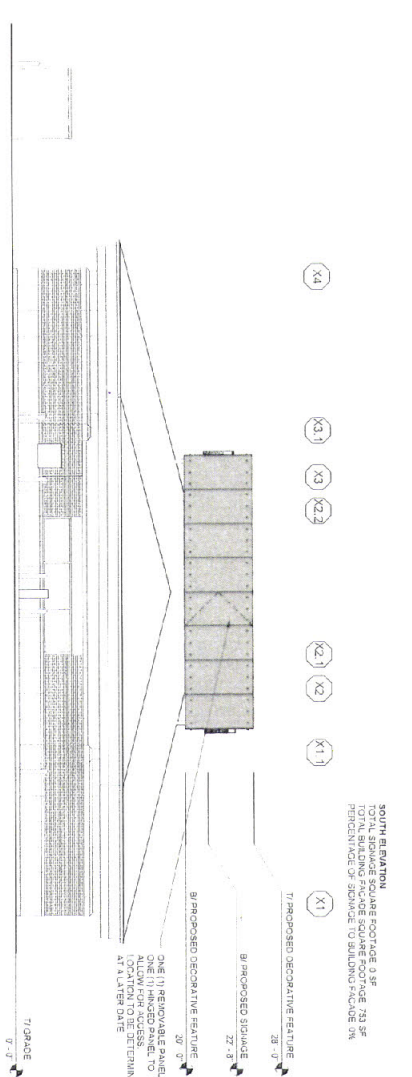
A1



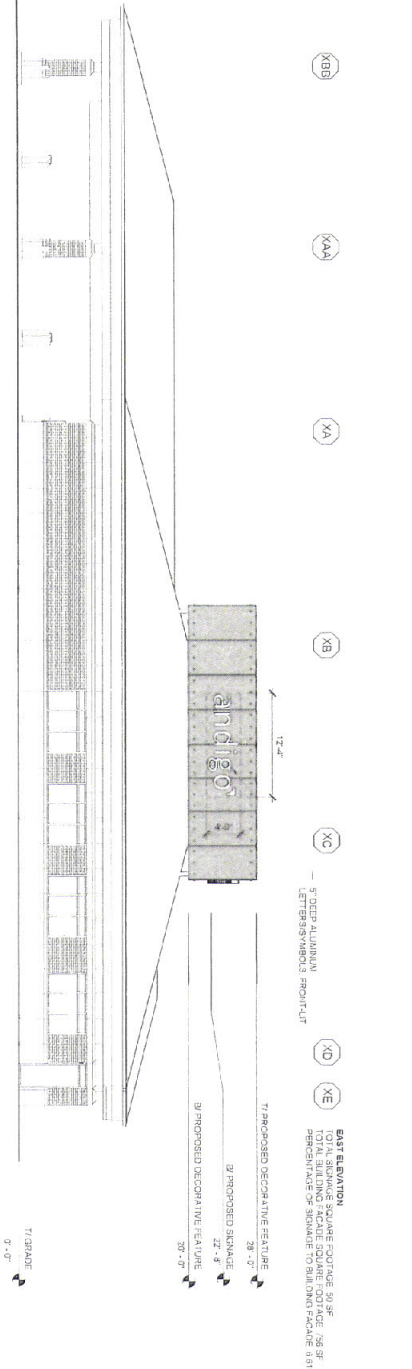
A2 EXTERIOR ELEVATION - NORTH



D2 EXTERIOR ELEVATION - WEST



A4 EXTERIOR ELEVATION - SOUTH



D4 EXTERIOR ELEVATION - EAST

RECEIVED
 FEB 22 2018
 COMMUNITY DEVELOPMENT
 DEPT

SHVEHATTERY
 ARCHITECTURE + ENGINEERING
 440 North Wabash Street, Suite 200 | Chicago, Illinois 60654
 312.324.5582 | FAX: 312.324.5581 | www.shvehattery.com
 Royal | Illinois | Indiana

Andigo Credit Union - Signage Variance
 AND/GO
 426 Army Trail Road
 Carol Stream, IL 60188

**PRELIMINARY
 - NOT FOR
 CONSTRUCTION**

DRAWN: [Name]
 APPROVED: [Name]
 ISSUED FOR SIGNAGE VARIANCE
 DATE: 02/22/2018
 PROJECT NO: 1717260
 FIELD BOOK

BUILDING ELEVATIONS, SIGNAGE PLANS

EXHIBIT B

A2



11
NOT TO SCALE
RENDERING LOOKING SOUTH



12
NOT TO SCALE
RENDERING LOOKING SOUTHWEST

SHIVEHATTERY
ARCHITECTURE + ENGINEERING

440 North Wells Street, Suite 320 | Chicago, Illinois 60654
312.204.5500 | FAX: 312.204.9501 | www.shivehattery.com

lora | blissa | insana

RECEIVED
FEB 05 2018
COMMUNITY DEVELOPMENT
DEPT

Andigo Credit Union - Renovations

ANDIGO
426 Army Trail Road
Carol Stream, IL 60188

**PRELIMINARY
- NOT FOR
CONSTRUCTION**

DRAWN	AutNo:
APPROVED	Approver
ISSUED FOR: DESIGN DEVELOPMENT	
DATE	Issue Date
PROJECT NO: 7173722	
FIELD BOOK	

RENDERINGS

A3

EXHIBIT C

Village of Carol Stream Plan Commission/Zoning Board of Appeals

STAFF REPORT

February 26, 2018

TO:
Chairman and Plan
Commissioners

FROM:
Community Development
Department

CASE MANAGER:
Tom Farace, Planning &
Economic Development
Manager

ACTION REQUESTED:
The applicant is requesting
North Avenue Corridor Review
for a new monument sign in
accordance with Section 16-5-6
of the Carol Stream Zoning Code.

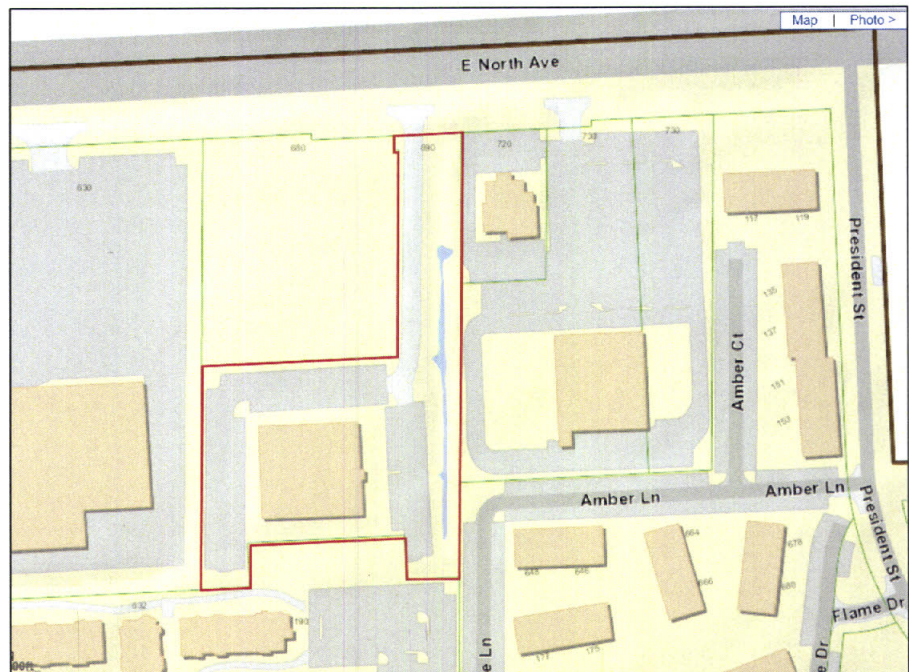
APPLICANT/ CONTACT:
Ms. Cindy Scripser
Midwest Sign & Lighting
4910 W. Wilshire Blvd.
Country Club Hills, IL 60478



CASE #: 16-2075

LOCATION: 690 E. North Avenue

PROJECT NAME: Midwest Sign & Lighting / Northwestern
Medicine



LOCATION	ZONING DISTRICT	LAND USE	COMPREHENSIVE PLAN DESIGNATION
Subject Property	B-4 Office, Research, & Institutional Building District	Commercial (Northwestern Medicine)	Corridor Commercial (includes office)
North	Village of Glendale Heights I Industrial District	Industrial (Spraying Systems)	Industrial
South	R-4 General Residence District	Multi-Family Residential (Covered Bridges Apartments)	Multi-Family Residential
East	B-2 General Retail District	Corridor Commercial (Jubilee Furniture, Playoff's)	Corridor Commercial
West	B-4 Office, Research, & Institutional Building District	Commercial (Wheaton Christian Center, Amita)	Corridor Commercial

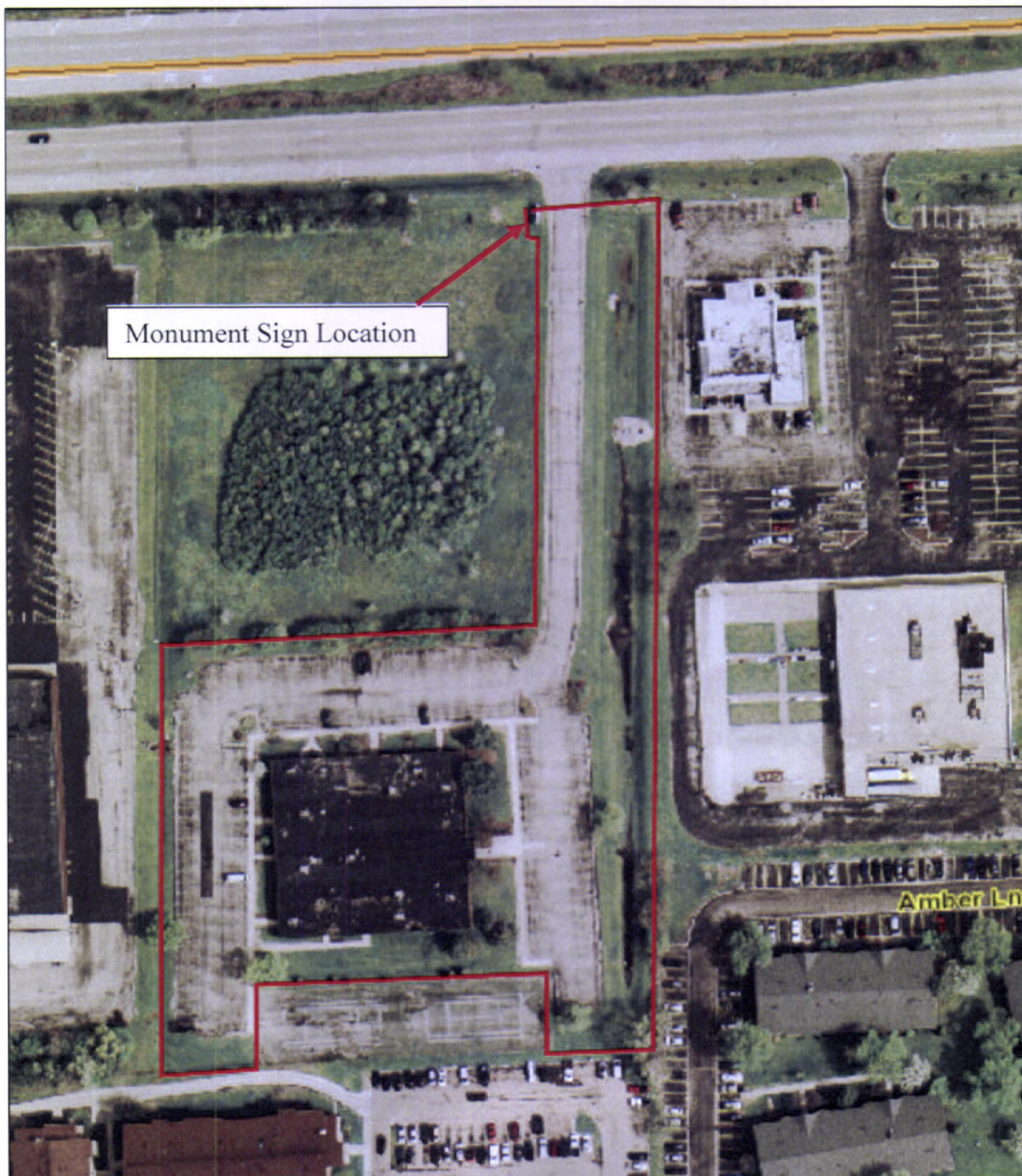
The property outlined above is located south of North Avenue and west of President Street.

Site Assessment

COMPREHENSIVE PLAN DESIGNATION:

The subject property is designated for corridor commercial uses, including office uses, according to the Village's 2016 Comprehensive Plan. The existing medical office use is fully compatible with this designation.

AERIAL PHOTOGRAPH:



Project Summary

ATTACHMENTS:

Attached for review is the General Application, Gary/North Avenue Corridor Review Application, Authorization and Consent Form from Northwestern Medicine, Sign Locations Plan (Exhibit A), Monument Sign Plan (Exhibit B), and Landscape Plan (Exhibit C).

BACKGROUND:

Midwest Sign & Lighting requests North Avenue Corridor (NAC) Review on behalf of Northwestern Medicine for a new monument sign for their property at 690 E. North Avenue. The case was originally scheduled for review by the Plan Commission at their October 23, 2017, November 27, 2017 and January 22, 2018 meetings, but the applicant has requested continuances while an easement encroachment is under review for the subject sign.

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. In 2008, a Plat of Subdivision was approved which re-subdivided the 680 and 690 E. North Avenue properties. As illustrated on the map on the first page of the staff report, 680 E. North Avenue is a vacant lot that is directly north of the 690 building. Originally landlocked, the 2008 re-subdivision allowed the 690 property to have North Avenue frontage by creating a flag lot along the roadway. The re-subdivision also allowed both lots to have separate ground signs, since the existing sign was originally located in an easement on the 680 property and approved via a Sign Code variation for an off-premise sign in 1992. With its location along the North Avenue Corridor, the new monument sign requires NAC Review.

Staff Analysis

NORTH AVENUE CORRIDOR REVIEW

As illustrated in Exhibit A, the proposed sign will be located in approximately the same location as the existing sign. The proposed sign will be a double-sided, monument-style sign, and will measure six feet in height and approximately 52 square feet in area. The proposed height and area will comply with requirements of the Village Sign Code. In addition, the sign will be fabricated out of aluminum with push-through acrylic lettering, and will feature Northwestern Medicine's signature purple color scheme with white letters, with black lettering proposed for leasing information on a white background in the central portion of the sign. Landscaping in the form of Boxwood shrubs, grasses, and daylilies, along with stone outcroppings, will help to

beautify and define the area around the sign. With the proposed landscape enhancements, staff believes the monument sign will comply with the intent of the NAC regulations.

Staff wishes to point out three additional items regarding the proposed sign:

- Northwestern Medicine has submitted a request for approval of an easement encroachment. The existing sign is currently located over a watermain that was installed in 1994, after the sign was installed. The applicant has obtained signoffs from all other applicable utility companies for the encroachment, and the Village Board will review the encroachment request at an upcoming Board meeting. A permit for the sign cannot be issued until the Village Board has approved said easement encroachment.
- Last fall, the applicant installed a temporary cover over the existing sign to provide identification for Northwestern Medicine while they were going through the easement encroachment process. The submitted drawings depict the existing sign with the identification for the previous tenant (CNS Home Health and Hospice).
- The submitted drawings also illustrate a directional sign that is internal to the site and is proposed near the entrance to the 690 building. While the sign needs to meet Sign Code requirements, it does not require NAC Review approval.

Recommendation

Staff has reviewed the request and recommends North Avenue Corridor Review approval for the proposed monument sign for Northwestern Medicine, Case No. 16-2075, subject to the following conditions:

1. That the applicant shall obtain approval of an easement encroachment prior to the issuance of a sign permit;
2. That the ground sign must be constructed in accordance with the Monument Sign Plan (Exhibit B);
3. That the landscape materials must be installed as shown on the Landscape Plan (Exhibit C), and that all materials shall be maintained in a neat and healthy condition, with dead or dying materials being replaced in accordance with the approved plan on an annual basis; and
4. That the sign shall otherwise comply with all state, county and Village Codes and requirements.

RECEIVED
OCT 28 2016
COMMUNITY DEVELOPMENT
DEPT

Do Not Write in This Space
Date Submitted: 10/24/16
Fee Submitted: 500.00
File Number: 16-2075
Meeting Date: 10/23/17
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 Midwest Sign & Lighting, Inc. Phone 708-365-5555
Address 4910 W Wilshire Blvd. Country Club Hills, IL. 60478 Fax 708-365-5555

E-Mail Address cindy@midsign.com
(required)

Name of Attorney _____ Phone _____
(if represented)
Address _____ Fax _____

Name of Owner Karoun Holdings, LLC. c/o Alter Assesst Management Phone 630-693-1216
(required if other than applicant)
Address 1980 Springer Dr. Lombard, IL. 60188 Fax _____

Name of Architect _____ Phone _____
(if applicable)
Address _____ Fax _____

2. *Common Address/Location of Property 690 East North Avenue

3. Requested Action (check all that apply)
- | | |
|---|---|
| <input type="checkbox"/> Annexation | <input checked="" 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 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 Install (1) monument sign and (1) directional at the location listed above

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

- | | |
|---------------|---|
| <u> X </u> | General Application (Form A) |
| <u> </u> | General Variation Application (Form B-1) |
| <u> </u> | Sign Code Variation Application (Form B-2) |
| <u> </u> | Fence Code Variation Application (Form B-3) |
| <u> </u> | Special Use Application (Form C) |
| <u> </u> | Application for Development Approval (Form D) |
| <u> X </u> | Gary/North Avenue Corridor Application (Form E) |
| <u> </u> | Plat of Survey with Legal Description |
| <u> X </u> | Site Plan |
| <u> X </u> | Landscape Plan |
| <u> </u> | Plat of Annexation |
| <u> </u> | Preliminary Subdivision Plat |
| <u> </u> | Final Subdivision Plat |
| <u> </u> | Preliminary Planned Unit Development Plan |
| <u> </u> | Final Planned Unit Development Plan |
| <u> X </u> | Drawings of Proposed Signs |
| <u> </u> | Horizontal Building Elevations |
| <u> </u> | Floor Plan |
| <u> </u> | Proof of Ownership or Written Consent From Property Owner |
| <u> </u> | Project Narrative/Cover Letter |
| <u> X </u> | Application Fee \$ <u>500.00</u> |

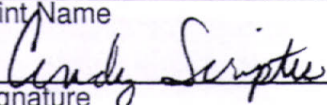
Please submit eight (8) full size drawings and one legible 11 by 17 inch reduced reproducible copy of full size drawings. Additional sets of plans may be required for certain applications. Please contact Village staff with any questions concerning the submittal requirements. **Full size drawings should 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.

Cindy Scripser
 Print Name _____

 Signature _____
 10/14/2015
 Date _____

FORM E

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

RECEIVED

COMMUNITY DEVELOPMENT
DEPT

APPLICATION FOR GARY/NORTH AVENUE CORRIDOR REVIEW

Date: 10/14/2016

Property Address 890 East North Avenue

Applicant: Midwest Sign & Lighting, Inc.

Name 4910 W Wilshire Blvd Corporation

Street Address Country Club Hills Partnership

City IL State 60478 Zip Code

Contact Person Cindy Scripter Area Code / Telephone 708-365-5555

Relationship of the applicant to the property herein described:

- Owner Professional Consultant
- Tenant Other Sign Installer
- Lessee

Owner: Karoun Holdings, LLC, c/o Alter Asset Management

Name 1980 Springer Dr.

Street Address Lombard IL. 60188

City 630-693-1216 State 60188 Zip Code

Area Code / Telephone

Signature of Owner:

*Darius Wachowski, Alter Asset Mgmt, LLC
as Agent for Karoun Holdings, LLC*

WHAT OTHER DEVELOPMENT REVIEWS, IF ANY, ARE REQUIRED FOR THE PROPERTY?
 (Check and complete applicable section)

2.1 List of Possible Development Reviews

2.11 P.U.D. Zoning District _____

 (Describe proposed land use activity)

2.12 Subdivision The applicant hereby requests the Plan Commission and the Village Trustees' approval of preliminary plat dated _____

2.14 Rezoning The applicant hereby requests the following rezoning: _____

2.15 Zoning Variation - Specify: _____

2.16 Special Use - Specify: _____

2.17 Other - Specify: _____

Parking:

Parking Lot	Parking Lot Area (square footage)	Interior Landscaping Area (square footage)	Greenspace (Percentage)
Within Corridor			
Outside of Corridor			

Landscape Design and Site Furnishings:

Landscape Areas	Area (square footage)	Points Required	Points Provided
Open Space			
Landscape Setback			
Landscape Screen			
Landscape Islands (Parking lot)			
Landscape Buffer *			
Totals			

- If applicable, see definition section of Gary Avenue Corridor requirements, Section 16-5-6.M for description of landscape buffer area

Architectural and Site Design:

AUTHORIZATION AND CONSENT FORM
FOR NORTHWESTERN MEDICINE SIGNAGE

To Whom It May Concern:

I am a duly authorized representative of Northwestern Medicine, for the referenced leased/owned premises located below. In my capacity of official representative, I Michael V. C. PRESIDENT (Name, Title) do hereby authorize Poblocki Sign Company/or its agents to apply for and retain sign permits, perform site surveys, and to remove, modify and/or erect signs, and obtain building and electrical permits as requested by state and local laws. All work will meet or exceed code requirements.

2001 S. Weisbrook, Wheaton IL 60189
2001 S. Gary Ave, Wheaton IL 60187
1800 N. Main St, Wheaton IL 60187
690 E North Ave., Carol Stream IL 60188 (HHH)
27W353 Jewell Road, Winfield, IL 60190 (Synder Building)
304 Randall Road, Geneva, IL 60134 (Geneva Cancer Center)
4525 Weaver Parkway, Warrenville IL 60555 (Warrenville Keystone Adm Bldg)
2900 Foxfield Road, St. Charles IL 60174 (St. Charles Convenient Care)
7 Blanchard Circle, Wheaton IL 60189 (Wheaton Convenient Care)
4405, 4455 Weaver Parkway, Warrenville IL 60555(Warrenville Cancer Center
/Chicago Proton)

AUTHORIZATION AND CONSENT FORM
FOR NORTHWESTERN MEDICINE SIGNAGE

[Handwritten Signature]

Signature

8-1-16

Date

Address

Notary:

Acknowledged before me this 1st day of August 2016

NOTARY PUBLIC, STATE OF Illinois

Commission Expires: 3/14/20

Kathleen L. Kregul



KIKU OBATA

Kiku Obata & Company
 685 Dulma Blvd, Suite 200
 St. Louis, MO 63112
 Office 314.361.3110
 Fax 314.361.7716
 www.kikuoobata.com

Owner:
 Northwestern Medicine
 251 East Huron St.
 Chicago, IL 60611

Authorized Use:

Bid

Issue Date: July 11, 2016

Revisions:	No.	Date	Description	Drawn By
	1	09/09/16		
	2			
	3			
	4			
	5			
	6			
	7			
	8			
	9			
	10			

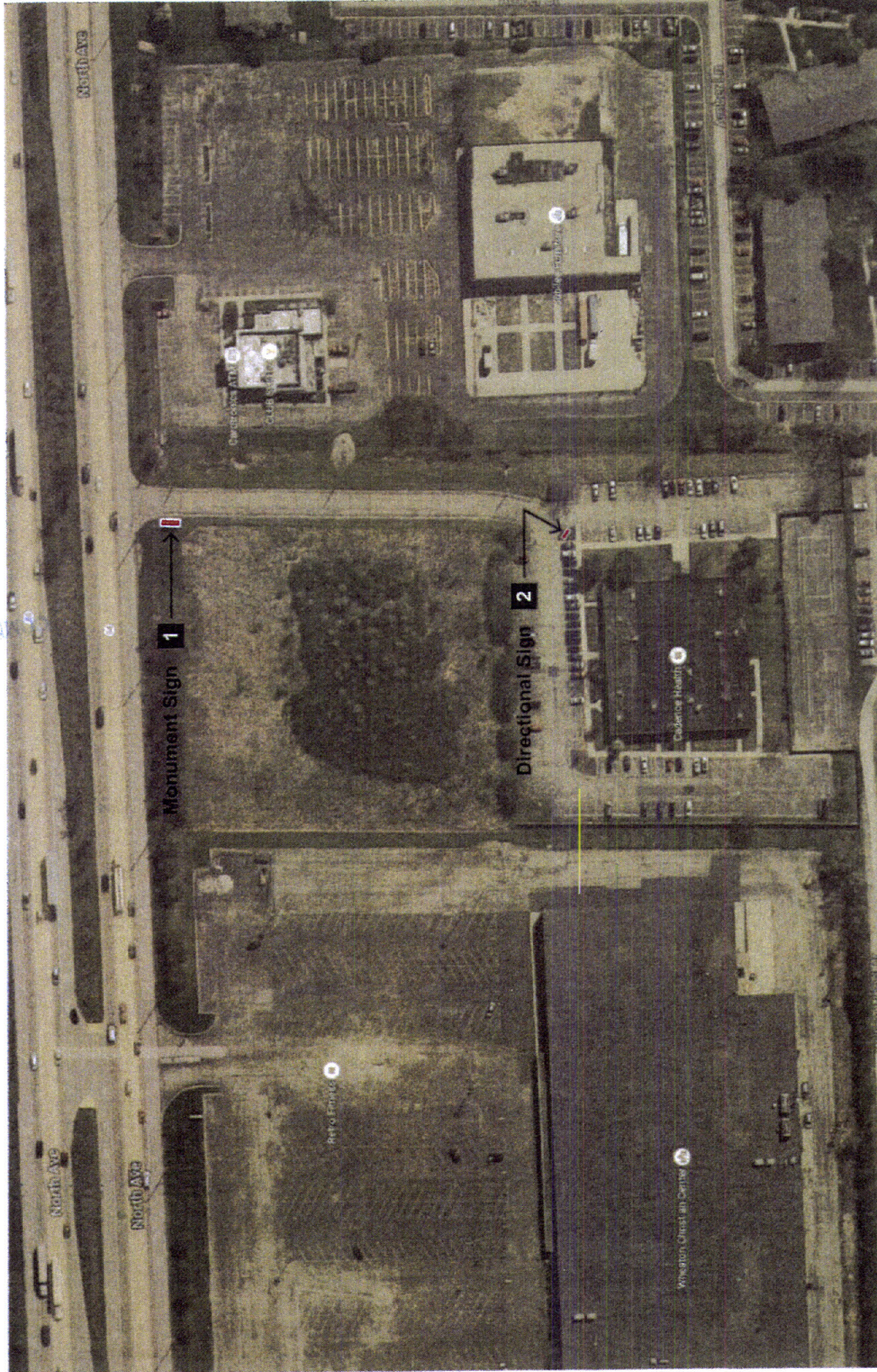
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 property reserved by Kiku Obata & Company
 © 2016 Kiku Obata & Company

NM West Region Signage

Carol Stream
 690 E North
 Carol Stream, IL
 Project Number: 201601300

Sign Locations

Drawn by: JR
 Checked by: DL
G1-01



RECEIVED
 COMMUNITY DEVELOPMENT
 DEPT

KIKU OBATA

Kiku Obata & Company
 610 Delaware Blvd., Suite 200
 Chicago, IL 60602
 Office: 314.391.3100
 Fax: 314.391.4716
 www.kikubobata.com

Owner:
 Northwestern Medicine
 251 East Huron St
 Chicago, IL 60611

Authorized Use:

Bid

Issue Date: July 11, 2016

Revisions:	No.	Date	Description	Drawn By
	1	08/09/16	Landscape	BLZ/RK
	2	10/05/16	Landscape	
	3			
	4			
	5			
	6			
	7			
	8			
	9			
	10			

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NM West Region Signage

Carol Stream
 690 E. North
 Carol Stream, IL

Project Number: 2016013.00

1 - Monument Sign

Drawn by: JFR
 Checked by: DL
G1-02



1 Monument Sign Landscaping shown per Sebert Landscape drawings 10/21/2016.

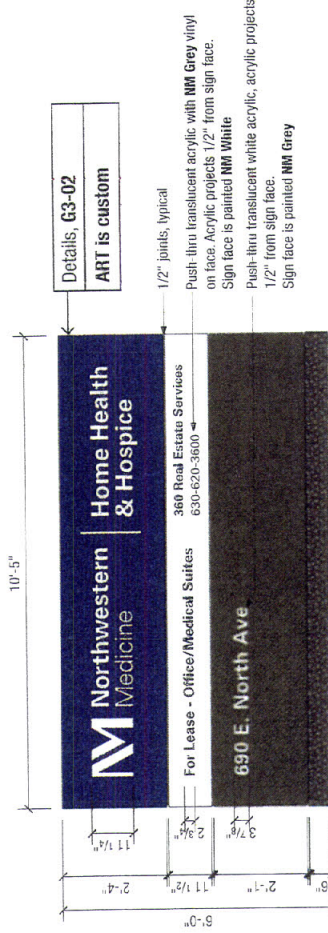


Existing

Sign Removal / Patch & Repair Note:

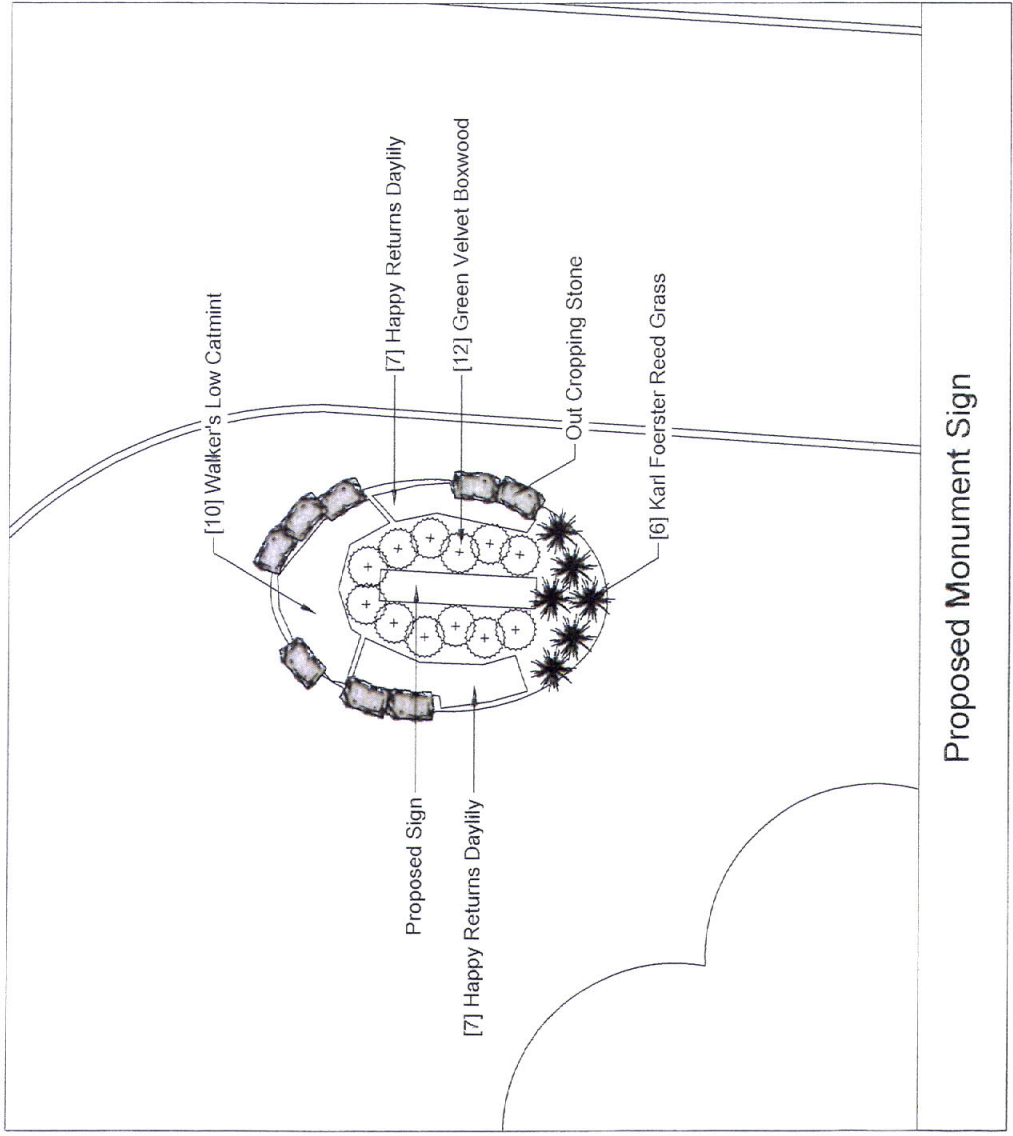
Remove existing sign. Prior to installing new sign, determine if existing sign foundation can be used for new sign. If existing foundation can be used, clean and prep for new sign. See page G2-03

This is a 2-sided sign

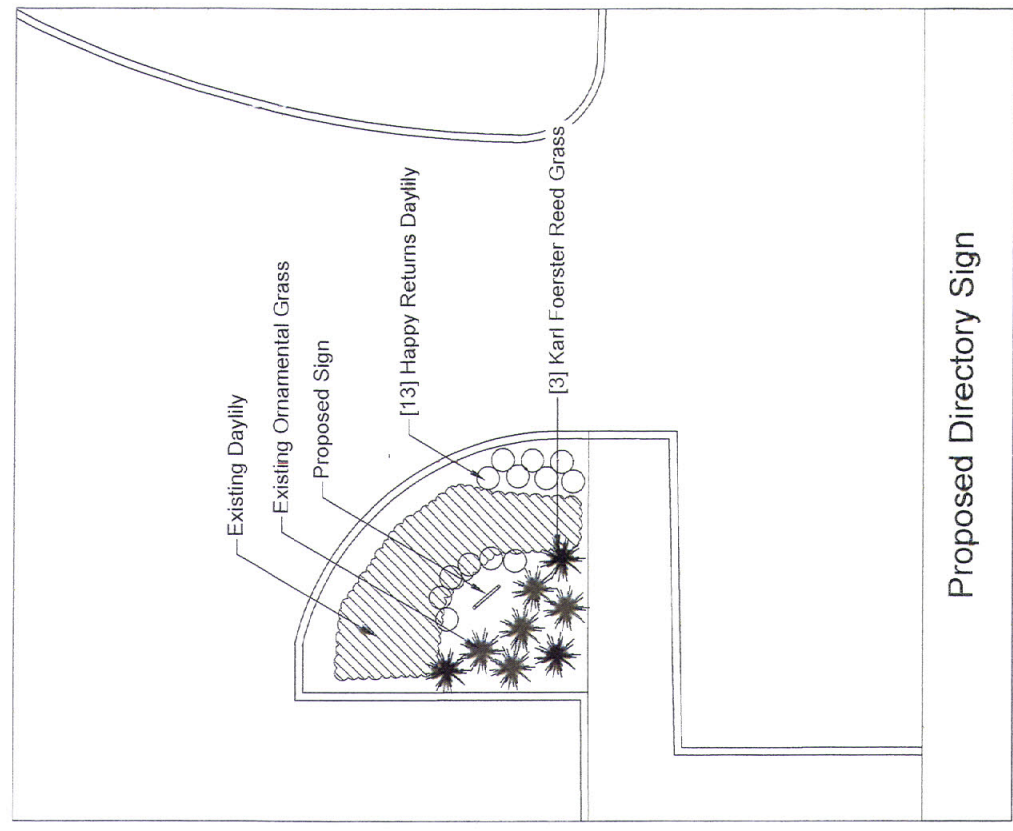


ELEVATION
 SCALE: 3/8"=1'-0"

EXHIBIT B



Proposed Monument Sign



Proposed Directory Sign



Northwestern Medicine - Home Health & Hospice

690 North Ave.
 Carol Stream, IL
 Proposed new Signs - Landscape Plan



Date: 10-3-2016
 Scale: 1/8" = 1'
 Design By: J. Czaja

EXHIBIT C

Village of Carol Stream Plan Commission/Zoning Board of Appeals

STAFF REPORT

February 26, 2018

TO:
Chairman and Plan
Commissioners

FROM:
Community Development
Department

CASE MANAGER:
Tom Farace, Planning & Economic
Development Manager

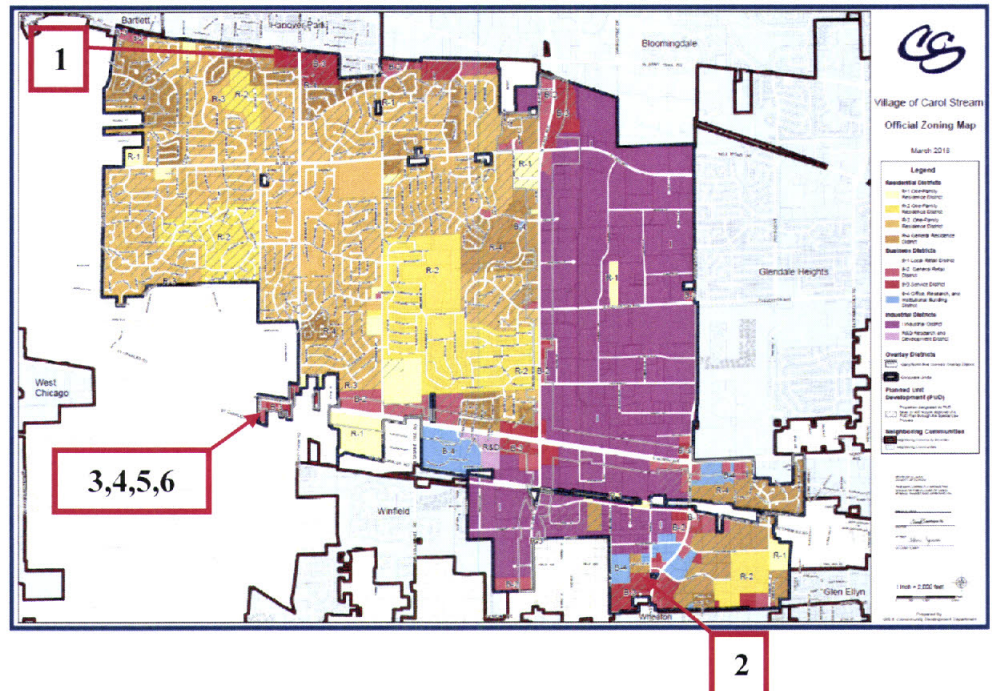
ACTION REQUESTED:
As required by state statute, the Village must publish a current zoning map by March 31 of each year. For your review and reference, staff has prepared the attached Village of Carol Stream Official Zoning Map for 2018. The proposed 2018 Map includes all zoning map amendments approved by the Village Board between January 1, 2017, and December 31, 2017. Below is information regarding the changes that have been incorporated into the 2018 Zoning Map.

APPLICANT/ CONTACT:
Village of Carol Stream
500 N. Gary Avenue
Carol Stream, IL 60188



CASE #: 18-0004

PROJECT NAME: Village of Carol Stream – Official 2018
Zoning Map



1. **An Amendment to a PUD, Special Use Permits, Sign Code Variations, and a Plat of Consolidation for 870 W. Army Trail and 1340 N. County Farm Roads** – Buchanan Energy was granted approval of a Plat of Consolidation and associated zoning approvals for a Bucky's Express automobile service station, convenience store, and car wash (PIN will be assigned when the Plat is finalized and recorded).
2. **An Amendment to a PUD, Special Use Permit for a Day Care Center, and a Plat of Subdivision for 2442 N. Main Place** – Geneva Crossing Phase II was granted approval of a PUD Amendment, Special Use Permit for the Goddard School Day Care, and a three-lot subdivision (PINs 05-04-304-079, 05-04-304-080, and 05-04-304-081).
3. **Annexation and Zoning for 27W261 and 27W301 North Avenue** – St. Charles Investments LLC/Pre-Owned of St. Charles was annexed into the Village, and upon annexation, was rezoned to B-3 Service District (PINs 01-36-400-013 and 01-36-400-011).
4. **Annexation and Zoning for 27W333 North Avenue** – Chicago Motor Cars was annexed into the Village, and upon annexation, was rezoned to B-3 Service District (PIN 01-36-400-015).
5. **Annexation and Zoning for 27W271 North Avenue** – John & Tony's was annexed into the Village, and upon annexation, was rezoned to B-3 Service District (PIN 01-36-400-026).
6. **Annexation and Zoning for the northeast corner of Morton and St. Charles Roads** – This vacant parcel was annexed into the Village, and upon annexation, was rezoned to B-2 General Retail District (PIN 01-36-400-027).

Staff recommends approval of the Village of Carol Stream 2018 Official Zoning Map.

Village of Carol Stream Plan Commission/Zoning Board of Appeals

STAFF REPORT

February 26, 2018

TO:
Chairman and Plan
Commissioners

FROM:
Community Development
Department

CASE MANAGER:
Tom Farace, Planning &
Economic Development
Manager

ACTION REQUESTED:
The applicant is requesting
North Avenue Corridor Review
Approval for building
modifications in accordance
with Section 16-5-6 of the
Zoning Code.

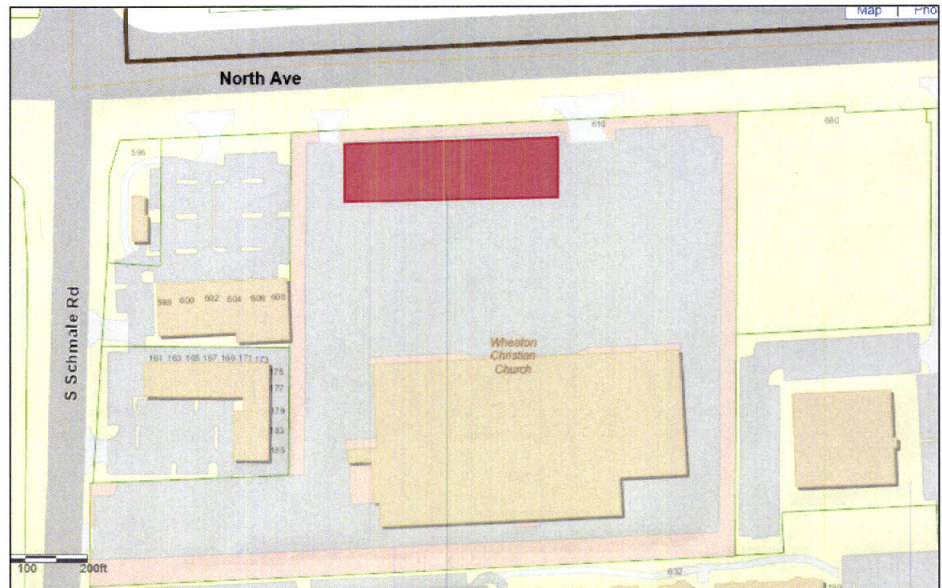
APPLICANT/ CONTACT:
Stephen Timmer
Car Wash Development, LLC
P.O. Box 1364
Elmhurst, IL 60126



CASE #: 18-0005

LOCATION: 640 E. North Avenue

PROJECT NAME: Car Wash Development, LLC /Wash U Car Wash



LOCATION	ZONING DISTRICT	LAND USE	COMPREHENSIVE PLAN DESIGNATION
Subject Property	B-4 Office, Research, & Institutional Building District	Institutional (Wheaton Christian Center Church)	Institutional/Corridor Commercial
North	Glendale Heights I Industrial District	Industrial	Industrial
South	R-4 General Residence District	Multi-Family Residential (Covered Bridges Apartments)	Multi-Family Residential
East	B-4 Office, Research, & Institutional Building District	Corridor Commercial (Northwestern Medicine)	Corridor Commercial
West	B-2 General Retail District	Vacant	
	B-2 General Retail District	Corridor Commercial (Carol Plaza, Shoppes at Carol Stream)	Corridor Commercial

The outlot outlined in red above is located in Grace Plaza near the southeast corner of North Avenue and Schmale Road.

Site Assessment

COMPREHENSIVE PLAN DESIGNATION:

The subject property is designated for corridor commercial uses according to the Village's 2016 Comprehensive Plan. The proposed automobile laundry is compatible with this designation.

AERIAL PHOTOGRAPH:



Project Summary

ATTACHMENTS:

Attached for review is the General Application, Cover Letter dated February 20, 2018, Letter from AMITA dated February 12, 2018, Proposed Building Elevations (Exhibit A), Previously Approved Building Elevations (Exhibit B), Site Plan (Exhibit C), and Color Rendering (Exhibit D).

BACKGROUND:

In June 2017, the Plan Commission recommended approval, and the Village Board subsequently approved, plans for an auto laundry (Wash U Car Wash) on the west outlot of Grace Plaza at 640 E. North Avenue. Wash U received approval for an Amendment to a Special Use for a PUD, a Special Use Permit for an Auto Laundry, Final PUD Approval, a Zoning Map Amendment (Rezoning) from B-4 Office, Research, and Institutional District to B-3 Service District, a Sign Code Variation for a Menu Board, and Plat of Subdivision. In addition, the Plan Commission granted North Avenue Corridor Review approval for the project from an architectural, site planning, and landscaping perspective. The applicant proposes modifications to the exterior of the building by reducing the overall building height to meet restrictions as stipulated in the lease agreement for AMITA Health, which is located in the southeast quadrant of Grace Plaza.

NORTH AVENUE CORRIDOR REVIEW

According to AMITA’s lease, there are maximum building height and sight line restrictions for outlot properties along North Avenue; however, Wash U’s proposed building originally contained two tower features and a parapet above the maximum allowable height. Exhibit B illustrates the previously approved building elevations for Wash U, with a 27-foot tall tower on the west end of the building, 21-foot tall tower on the east end of the building, and a 16-foot, six inch tall parapet wall on the north and south sides of the building. Exhibit A illustrates the revised building elevations with 18-foot tall towers on the east and west ends of the building, and a 15-foot tall parapet wall. The building modifications and reduction in building height have been approved by AMITA, and will still maintain the overall architectural appearance of the building from Wash U’s perspective. In addition, the applicant has stated that rooftop mechanical equipment will still be screened from view with the building and parapet reduction.

No other building features will be altered, and the same building materials of stacked stone, metal panels, and multi-colored fiber cement panels will be utilized on the building. While staff preferred the taller tower features on the building in order to provide a stronger visual presence along the North Avenue Corridor, staff believes that the varied roofline at the east and west ends of the building will still provide visual interest to the building and meet the intent of the NAC regulations for high-quality building design.

Recommendation

Staff has reviewed the revised building elevations and can support the proposed modifications. Therefore, staff recommends North Avenue Corridor Review approval for Wash U Car Wash, Case No. 18-0005, subject to the following conditions:

1. That all terms and conditions of previously approved Ordinance Nos. 2017-06-27 and 2017-06-28 not specifically revised herein shall remain in full force and effect;
2. That rooftop mounted mechanical equipment shall be screened from view; and
3. That the site must be maintained and the business must be operated in accordance with all State, County and Village codes and regulations.

Do Not Write in This Space

Date Submitted: 2/20/18
Fee Submitted: \$500
File Number: 18-0005
Meeting Date: 2/26/18
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 Stephen Timmer Phone ^{c)} 630-742-2851
 Address 3220 Lapp Ln, Naperville Fax _____
 E-Mail Address stevet@carwashpartners.com
 (required)
 Name of Attorney N/A Phone _____
 (if represented)
 Address _____ Fax _____
 Name of Owner Car Wash Development, LLC Phone ^{c)} 630-742-2851
 (required if other than applicant)
 Address P.O. Box 1364, ELMHURST 60126 Fax _____
 Name of Architect MADISON INDUSTRIES / CRAIG MILLER Phone 770-483-4401
 (if applicable) 1035 IRIS DR., CONYERS, GA 30094 Fax x3268

2. *Common Address/Location of Property 640 E. NORTH AVE, CAROL STREAM

3. Requested Action (check all that apply)
- | | |
|---|---|
| <input type="checkbox"/> Annexation | <input checked="" 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 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 ORIGINALLY APPROVED BUILDING - REVISIONS REQUIRED BY AMITA DEVELOPMENT LEASE. TOWERS LOWERED FROM 27' & 21' to BOTM @ 18'. SIDE PARAPETS LOWERED FROM 16'6" to 15'.

ALL ELSE REMAINS SAME AS ORIGINALLY APPROVED.

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 \$ 500

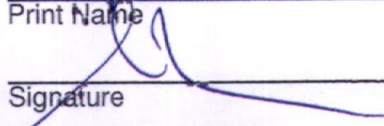
Please submit eight (8) full size drawings and one legible 11 by 17 inch reduced reproducible copy of full size drawings. Additional sets of plans may be required for certain applications. Please contact Village staff with any questions concerning the submittal requirements. **Full size drawings should 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.

Stephen Timmer
Print Name

Signature
2.15.18
Date

CAR WASH DEVELOPMENT, LLC

P.O. Box 1364 • Elmhurst, IL 60126-1364 • (630) 333-7298 • www.washucarwash.com

February 20, 2018

Village of Carol Stream Planning Commission:

Reason for modifications:

- Upon finalizing our lease with Wheaton Christian Center Church, WCCC realized and notified us of a 14' maximum building height and site line restriction that Amita has in their lease.
- We've been working diligently with Amita and have come to an agreement so that our building structure will still be able to have a brand personality without becoming a 14' rectangular box.
- Amita is in the process of getting all the formal approval sign offs. They have told us to go ahead with the agreed upon modifications and to proceed with any Village approval process requirements.

Modifications:

- Western and eastern towers must be lowered to a maximum of 18'.
 - Western reduction from 27' to 18'
 - Eastern reduction from 21' to 18'
- Northern and southern parapet's reduced from 16'6" to 15'.

With these modifications our structure will still have an inviting presence and a brand personality that meets our standards.

We are hopeful the Planning Commission is of the same opinion with a favorable vote enabling us to break ground this coming May.

Thank you for your support and consideration.

Sincerely,



Steve Timmer
Car Wash Development, LLC

February 12, 2018

Wheaton Christian Church
d/b/a Grace Plaza
610 E. North Avenue
Carol Stream, IL 60188
Attn: Lawrence Nyong

Re: *Limited Waiver of Line of Site Covenant*

To Whom It May Concern:

Wheaton Christian Church Center, an Illinois not-for-profit corporation ("Landlord"), and Savelli Properties, Inc., an Illinois not-for-profit corporation ("Tenant"), entered into a Commercial Lease dated March 10, 2017 (the "Lease"), wherein Tenant leased from Landlord approximately 21,750 rentable square feet in the building containing 120,758 rentable square feet (the "Building") at Graze Plaza – 610 E. North Avenue, Carol Stream, Illinois (the "Property").

Pursuant to Section 20, Line of Site, of the Lease, Landlord is required to maintain Tenant's partial line of sight from North Avenue by limiting any development of the outlots on the Property between the Building and North Avenue to one-story buildings in accordance with the site plan depicted on Exhibit D of the Lease, not to exceed 14 feet in height from grade. Landlord has requested a waiver to the requirements set forth in Section 20 of the Lease to allow for the development of a car wash by Car Wash Development LLC (or its affiliated entities) in the outlet identified on the site plan set forth in Attachment A, attached hereto and incorporated herein by reference, with an elevation of 15 feet from grade for the largest expanse of the building with west and east end towers having an elevation of 18 feet from grade (the "Development").

With the understanding that the Development will not materially impact Tenant's partial line of site to North Avenue, Tenant is willing to grant a one-time waiver to Section 20 of the Lease for the Development in accordance with the limitations set forth herein. This waiver is limited to the Development identified herein and shall not operate as, nor be construed to be, a waiver to Section 20 of any subsequent development of the outlots or the relinquishment of any other rights granted to Tenant under the Lease.

Sincerely,



Paul Belter
Chief Financial Officer, AMITA Health

MAIN PARKING LOT			
TOTAL LOT AREA	139,478	% SECURED	2.1 PROPOSED
PARKING LOT LANDSCAPE AREA	16,282		10.00
			10.00

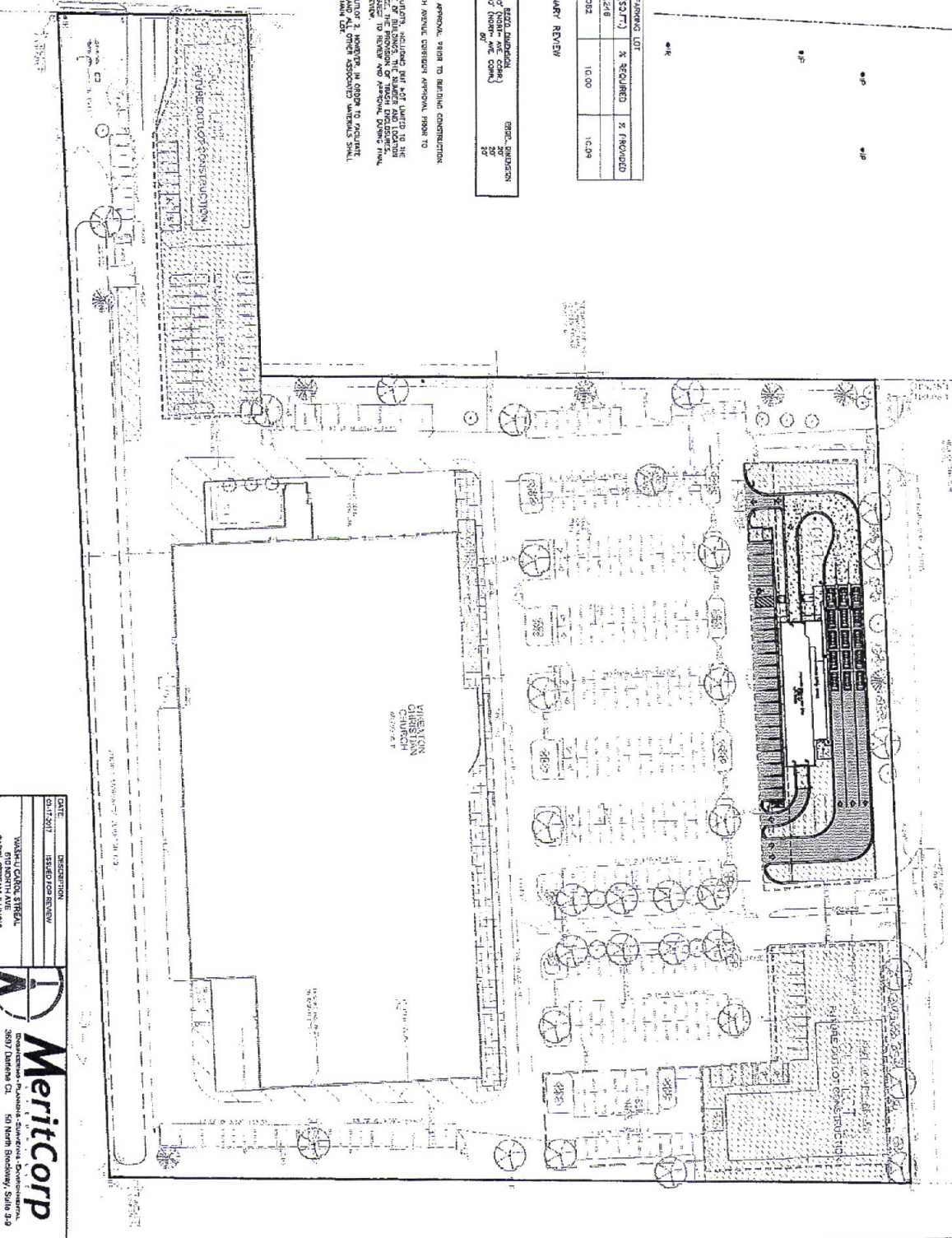
AREAS OF PRELIMINARY REVIEW

TABLE OF EXEMPTIONS	EXEMPT FROM THE CODE	EXEMPT FROM THE CODE
TRUCK STORAGE	100' (FROM THE CORNER)	EXEMPT FROM THE CODE
TRUCK STORAGE	100' (FROM THE CORNER)	EXEMPT FROM THE CODE
TRUCK STORAGE	100' (FROM THE CORNER)	EXEMPT FROM THE CODE

PLANS EXAM NOTES:

1. ALL ORDINANCES MUST BE REVIEWED FROM THE PRELIMINARY REVIEW TO THE FINAL REVIEW.
2. ALL ORDINANCES MUST BE REVIEWED FROM THE PRELIMINARY REVIEW TO THE FINAL REVIEW.
3. ALL ORDINANCES MUST BE REVIEWED FROM THE PRELIMINARY REVIEW TO THE FINAL REVIEW.

1 SITE PLAN
SCALE: 1" = 40'



DATE	DESCRIPTION
01/17/2017	ISSUED FOR REVIEW

MeritCorp
 3807 Danena Ct.
 Palatine, IL 60067
 Office 830.554.6585
 Fax 830.554.6585
 www.meritcorp.com

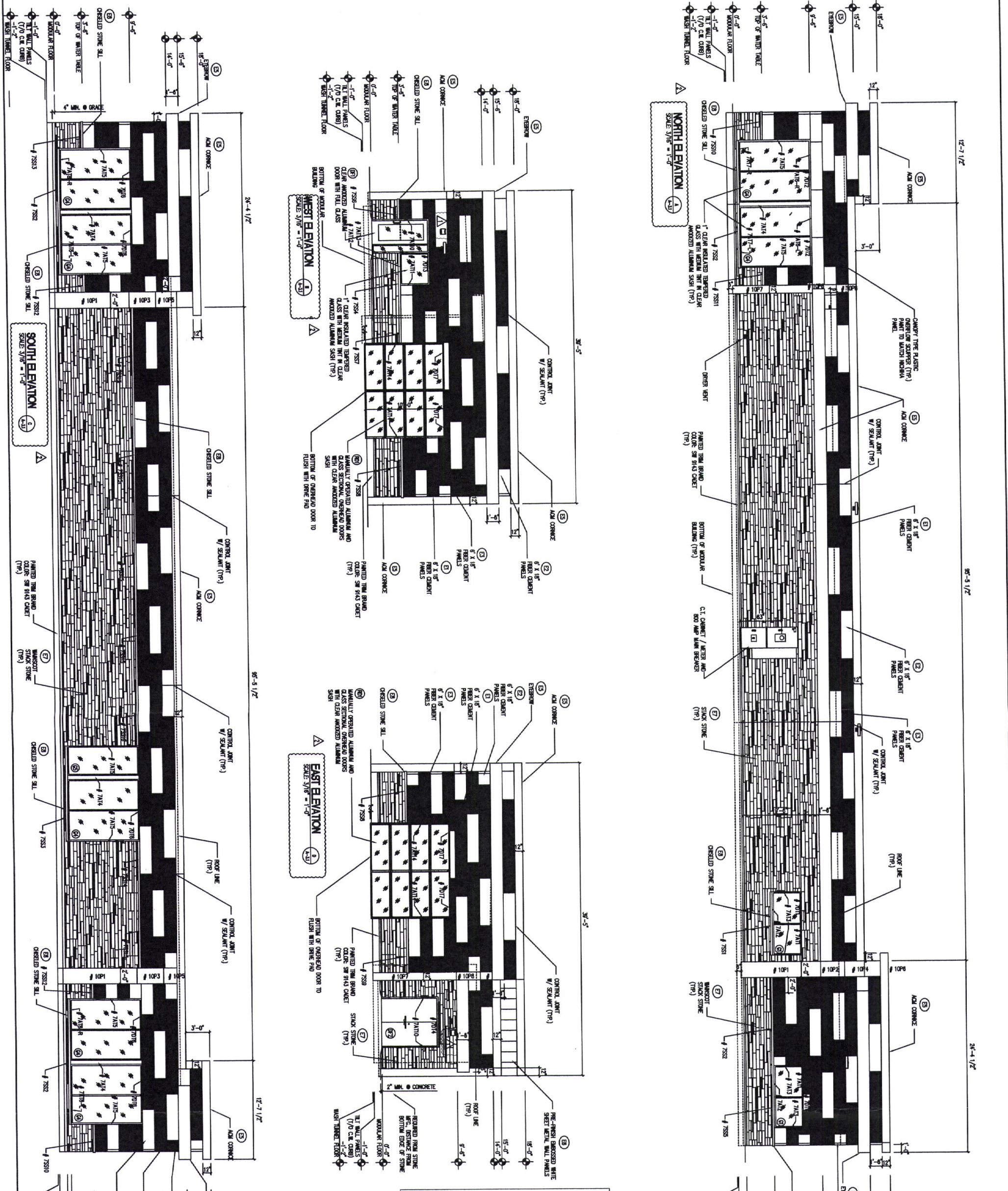
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1.0

WHEATON CHRISTIAN CHURCH CENTER
 610 E. NORTH AVE,
 CAROL STREAM, ILLINOIS

Rev	Description	Date	By
1	NEW COMMENTS	01/17/17	
2	TRUCK STORAGE	01/17/17	
3	TRUCK STORAGE	01/17/17	
4	TRUCK STORAGE	01/17/17	
5	TRUCK STORAGE	01/17/17	
6	TRUCK STORAGE	01/17/17	

nia
 1111 North LaSalle Ave.
 Chicago, IL 60610
 (312) 467-1111
 www.nia.com

SHMS
 1111 North LaSalle Ave.
 Chicago, IL 60610
 (312) 467-1111
 www.shms.com



EXTERIOR COMPONENT COLOR SCHEDULE

(1)	BEER CEMENT PANELS	COLOR: SW 6001 DAMASK
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EXHIBIT A

RECEIVED
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COMMUNITY DEVELOPMENT
DEPT

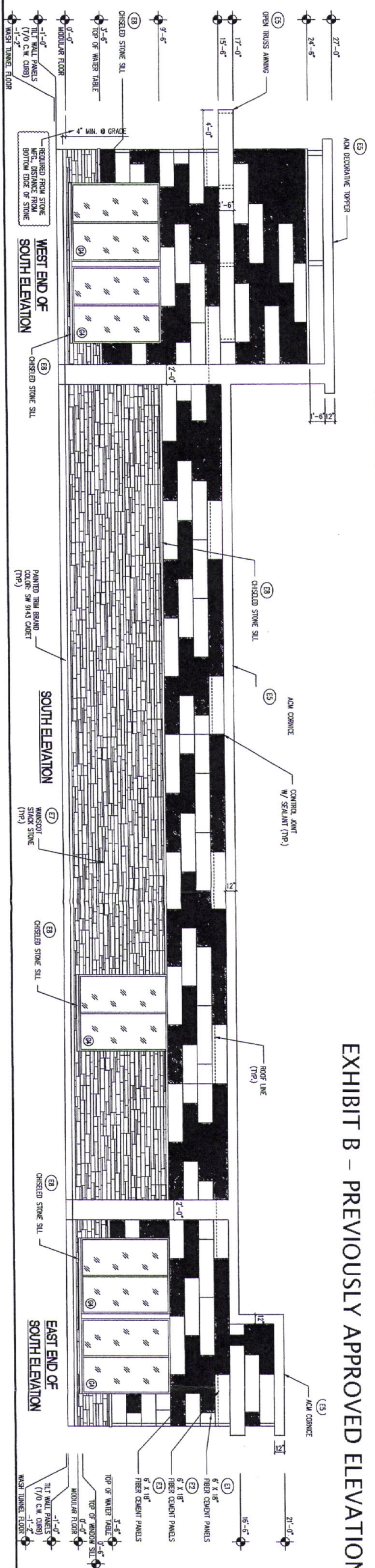
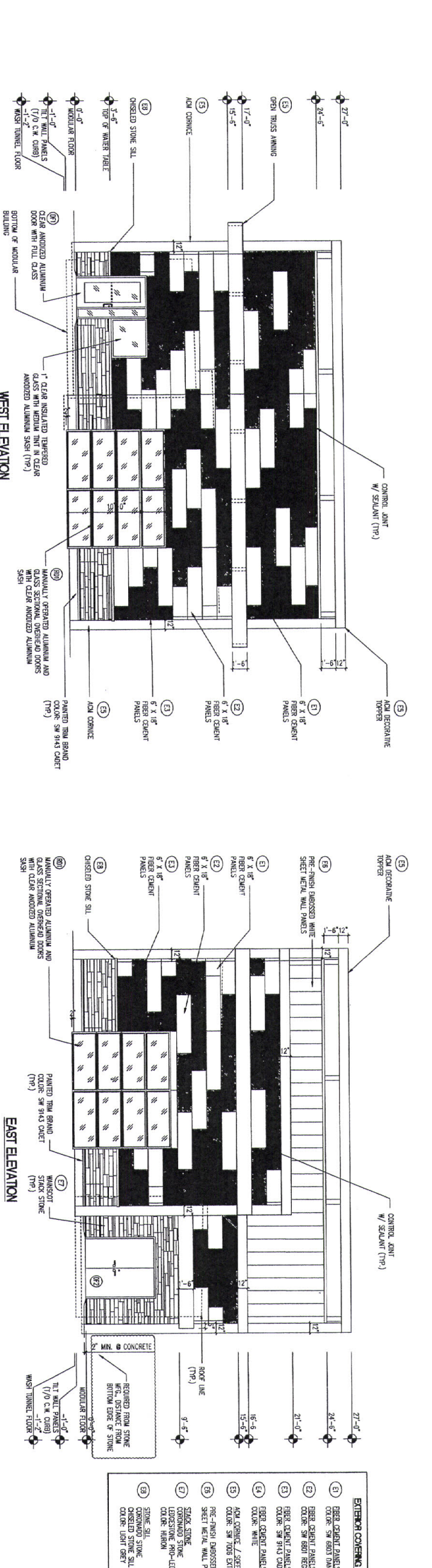
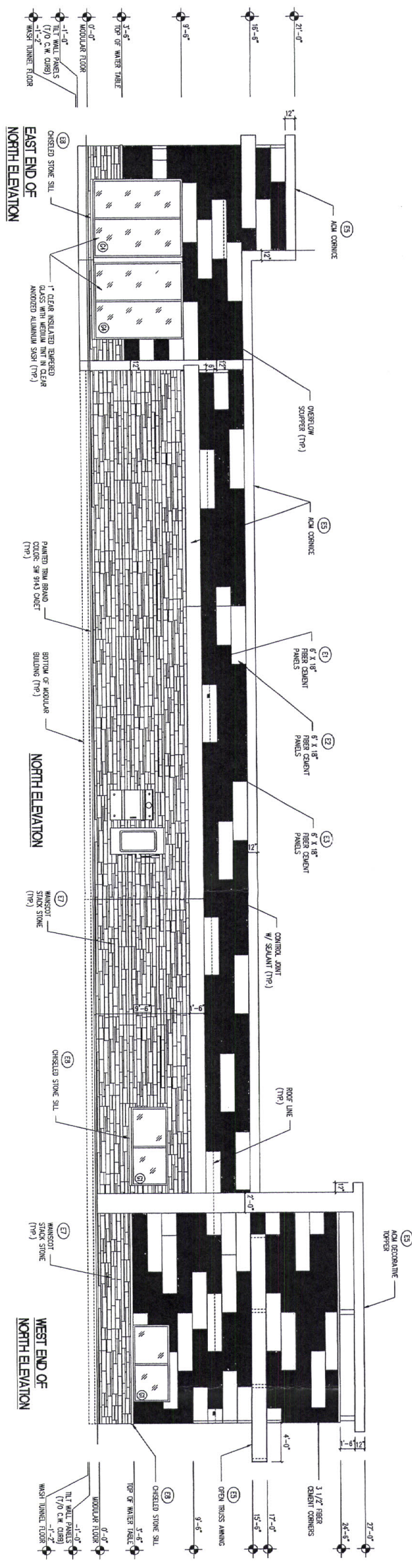
PROJECT	CARWASH DEVELOPMENT, LLC		DESCRIPTION	BY
LOCATION	36'-9" x 130'-8" MODULAR CARWASH WITH TILT-WALL WASH TUNNEL EXTERIOR ELEVATIONS		REVISED EXTERIOR EMERGENCY LIGHT PER PLAN REVIEW COMMENT	WSP
	610 E. NORTH STREET CAROL STREAM, IL		REMOVED PER C.S. PLAN REVIEW No.2 ELEVATIONS LABELED	BB
REV.	DATE			
1	9-22-17			
2	10-19-17			
<p>32</p> <p>A-41</p> <p>WCK90909-1</p>				

MADISON INDUSTRIES
MADISONIND.COM

CALIFORNIA 1900 East 64th Street Los Angeles, CA 90001 323.582.5828 FAX 323.582.1015

GEORGIA 1035 Iris Drive Conyers, GA 30604 770.780.1916 FAX 770.785.7967

OKLAHOMA 8500 New Supalupa Road Tulsa, OK 74131 918.242.2126 FAX 918.242.2126



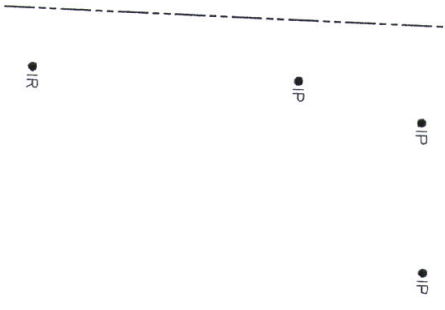
EXTERIOR COVERING COLOR SCHEDULE

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12	FIBER CEMENT PANELS	COLOR: SM 8801 ROYAL BLUE
13	FIBER CEMENT PANELS	COLOR: SM 9143 CHALET
14	FIBER CEMENT PANELS	COLOR: WHITE
15	ACM CORNICE / SCUPPER / TRIM	COLOR: SM 7008 EXTRA WHITE
16	PRE-FINISH EXPOSED WHITE SHEET METAL WALL PANELS	
17	STACK STONE	COLOR: HOBAS
18	CONCRETE PRO-FINISH	COLOR: HOBAS
19	STONE SILL	COLOR: LIGHT GREY
20	CONCRETE PRO-FINISH	COLOR: LIGHT GREY

EXHIBIT B - PREVIOUSLY APPROVED ELEVATIONS

RECEIVED
 FEB 20 2018
 COMMUNITY DEVELOPMENT
 DEPT

<p>DATE: 04/18/2017 CHECKED BY: [Signature] DATE: [Signature]</p>	<p>PROJECT: CARWASH DEVELOPMENT, LLC 36'-9" x 130'-8" MODULAR CARWASH WITH TILT-WALL WASH TUNNEL EXTERIOR ELEVATIONS</p>	<p>LOCATION: 610 E. NORTH ST. CAROL STREAM, IL</p>	<p>REVISIONS:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>REV.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	REV.	DATE	DESCRIPTION							<p>PROFESSIONAL ENGINEER:</p> <p style="text-align: center;"> MADISON INDUSTRIES MADISONIND.COM CALIFORNIA: 1900 East 64th Street, Los Angeles, CA 90001 GEORGIA: 10325 Iris Drive, Kennesaw, GA 30144 OKLAHOMA: 8500 New Sepulpa Road, Tulsa, OK 74124 TEL: 323.583.4001 / 770.785.7967 / 918.224.6990 FAX: 323.582.1015 / 770.785.7967 / 918.224.8850 </p>
REV.	DATE	DESCRIPTION											
<p>SHEET: A-4.1 OF: 2</p>	<p>SCALE: 3/16" = 1'-0"</p> <p>MODEL NO.: CD-4500CM-02-18</p>												



MAIN PARKING LOT		
AREA (SQ. FT.)	% REQUIRED	% PROVIDED
TOTAL LOT AREA	159,246	
PARKING LOT LANDSCAPE AREA	16,062	10.00
		10.09

--- AREAS OF PRELIMINARY REVIEW

TABLE OF EXEMPTIONS		
BULK STANDARD	REQ'D DIMENSION	PROP. DIMENSION
FRONT SETBACK (OUTLOT 1)	100' (NORTH AVE. CORR.)	20'
FRONT SETBACK (OUTLOT 2)	100' (NORTH AVE. CORR.)	20'
FRONT SETBACK (OUTLOT 3)	80'	20'

P.U.D. PLAN NOTES:

1. ALL OUTLOTS MUST RECEIVE FINAL PUD APPROVAL PRIOR TO BUILDING CONSTRUCTION.
2. OUTLOTS 1 AND 2 MUST RECEIVE NORTH AVENUE CORRIDOR APPROVAL PRIOR TO BUILDING CONSTRUCTION.
3. THE SITE AND BUILDING DETAILS FOR OUTLOTS, INCLUDING BUT NOT LIMITED TO THE MATERIALS, SIZE, CONFIGURATION, AND USE OF BUILDINGS, THE NUMBER AND LOCATION OF PARKING SPACES, LANDSCAPING, SIGNAGE, THE PROVISION OF TRASH ENCLOSURES, AND EQUIPMENT SCREENING SHALL BE SUBJECT TO REVIEW AND APPROVAL DURING FINAL PUD AND/OR NORTH AVENUE CORRIDOR REVIEW.
4. PARKING IN THIS AREA SHALL SERVE OUTLOT 2 HOWEVER, IN ORDER TO FACILITATE CONSTRUCTION, PARKING OUTLOTS SHALL BE INSTALLED AS THE MAIN LOT.

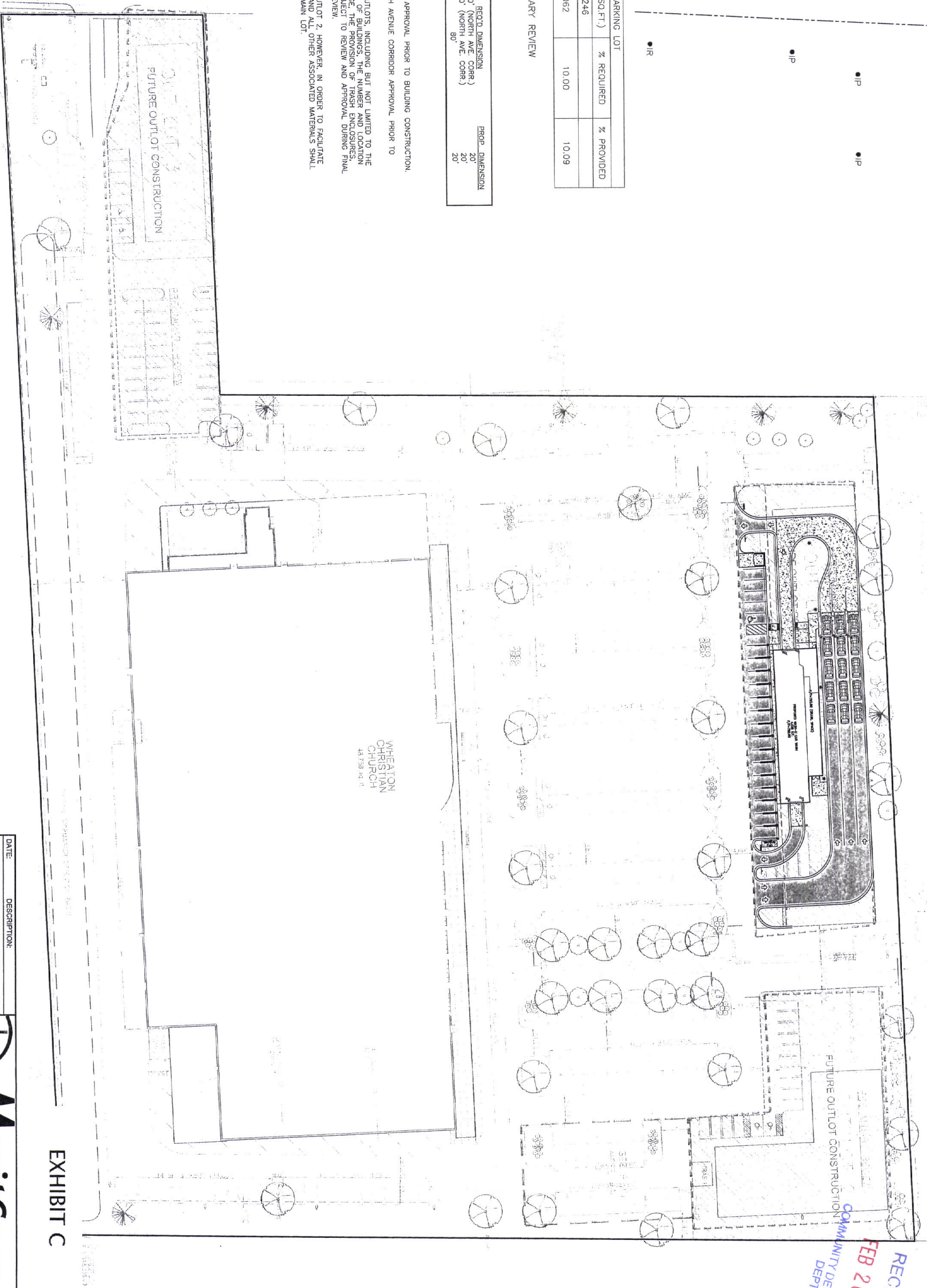


EXHIBIT C

DATE:	DESCRIPTION:
08-17-2017	ISSUED FOR REVIEW

WASHU CAROL STREAL
810 NORTH AVE
CAROL STREAM, ILLINOIS
PUD PLAN

PROJECT No.: M16122
DRAWN BY: DMV
CHECKED BY: CS

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ENGINEERING - PLANNING - SURVEYING - ENVIRONMENTAL

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<p>Project Title: WHEATON CHRISTIAN CHURCH CENTER 610 E. NORTH AVE, CAROL STREAM, ILLINOIS</p>	<p>Project Number: Drawing File: Date: Scale:</p>	<p>Revision</p> <table border="1"> <thead> <tr> <th>Rev</th> <th>Descriptions</th> <th>Date</th> <th>By</th> </tr> </thead> <tbody> <tr> <td>2.</td> <td>REVIEW COMMENTS</td> <td>09/11/13</td> <td></td> </tr> <tr> <td>3.</td> <td>REVIEW COMMENTS</td> <td>09/27/13</td> <td></td> </tr> <tr> <td>4.</td> <td>ISSUED FOR REVIEW</td> <td>03/07/14</td> <td></td> </tr> <tr> <td>5.</td> <td>ISSUED FOR PERMIT</td> <td>08/25/14</td> <td></td> </tr> <tr> <td>6.</td> <td>ISSUED FOR PERMIT</td> <td>09/22/14</td> <td></td> </tr> </tbody> </table>	Rev	Descriptions	Date	By	2.	REVIEW COMMENTS	09/11/13		3.	REVIEW COMMENTS	09/27/13		4.	ISSUED FOR REVIEW	03/07/14		5.	ISSUED FOR PERMIT	08/25/14		6.	ISSUED FOR PERMIT	09/22/14		<p>dbHMS ARCHITECTS INC. 550 W. JACKSON BLD. SUITE 500 CHICAGO, IL 60607 P 312.431.9515 F 312.431.9518 www.nbarct.com</p>	<p>PLANNING RESOURCES INC. 1000 N. WILSON AVE. CHICAGO, IL 60642 P 773.399.7500 F 773.399.7501 www.planningresources.com</p>
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CAROL STREAM, ILLINOIS
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RENDERING

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