

Village of Carol Stream

AGENDA

REGULAR MEETING-PLAN COMMISSION/ZONING BOARD OF APPEALS

MONDAY, OCTOBER 26, 2020, 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: October 12, 2020
- III. Public Hearing:
 - A. **20-0026 – Jet Foods Carol Stream, LLC-998 Army Trail Road** (*continued from October 12, 2020*)
Special Use Permit for a Restaurant with a Bar Area
- IV. Presentation:
- V. Old Business:
- VI. New Business:
- VII. Report of Officers:
- VII. Adjournment:

**Regular Meeting – Plan Commission/Zoning Board of Appeals
Gregory J. Bielawski Municipal Center, DuPage County, Carol Stream, Illinois**

***All Matters on the Agenda may be Discussed, Amended and Acted Upon
October 12, 2020.***

Chairman Parisi called the Regular Meeting of the Combined Plan Commission/Zoning Board of Appeals to order at 7:00pm and directed Jane Lentino, Permit Systems Coordinator, to call the roll.

The results of the roll call vote were:

Present: 4 Commissioners Battisto, Tucek, Morris, and Chairman Parisi

Absent: 3 Commissioners Meneghini, Petella, and Christopher

Also Present: Tom Farace, Planning and Economic Development Manager; Jane Lentino, Permit Systems Coordinator; and a representative from County Court Reporters.

MINUTES:

Commissioner Tucek moved and Commissioner Morris seconded the motion to approve the minutes of the Regular Meeting held on September 14, 2020.

The results of the roll call vote were:

Ayes: 3 Commissioners Battisto, Tucek, and Morris

Nays: 0

Abstain: 1 Chairman Parisi

Absent: 3 Commissioners Meneghini, Petella, and Christopher

The motion passed by majority vote.

PUBLIC HEARING:

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

The results of the roll call vote were:

Ayes: 4 Commissioners Battisto, Tucek, Morris, and Chairman Parisi

Nays: 0

Abstain: 0

Absent: 3 Commissioners Meneghini, Petella, and Christopher

The motion was passed by unanimous vote.

20-0022 – Preston Miller / The Dance Artist, LLC – Special Use Permit for a Dance Studio in the Industrial District

Chairman Parisi swore in Preston Miller from the Dance Artist, 3083 Handley Court, Lisle, IL. Mr. Miller stated that he is requesting approval of a dance studio that focuses on one on one dance training and small groups, and he found a warehouse on Randy Road that fits the criteria for what he is looking for. Mr. Miller indicated that it has one large room with small office or classroom space for individuals where dancers can break out and study. Mr. Miller focuses on dance and performance training, and he is looking forward to getting into the space.

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

Chairman Parisi asked Mr. Farace for the Staff Report.

Mr. Farace stated that the petitioner is seeking approval of a Special Use Permit for a dance studio in one of tenant spaces in the multi-tenant office/warehouse building 456-474 Randy Road, specifically 458 Randy Road. The space is approximately 2,550 square feet, and has a large space for the dance area, along with office space, a lobby area, and restrooms. Mr. Farace stated that when staff reviews non-industrial uses within the industrial park, we look to see if the use will fit in or have any type of negative effects on surrounding uses or businesses. Staff does not believe the proposed dance studio will have negative impacts on surrounding office and lighter industrial uses from a parking or use perspective, and we can recommend approval of the request.

Chairman Parisi asked for questions from the Commission.

Commissioner Morris asked if the layout of the space encompasses the entire width of the building, and how the building tenant spaces are laid out. Mr. Farace clarified how the tenant spaces are laid out in the building, and Mr. Miller reiterated that he will only be occupying the 458 Randy space.

Commissioner Tucek had no questions.

Commissioner Battisto stated that as long as staff felt comfortable with parking for the proposed use, he also had no questions. Chairman Parisi also had no questions.

Chairman Parisi asked for a motion to recommend approval for Case No. 20-0022. Commissioner Battisto moved and Commissioner Tucek seconded the motion.

The results of the roll call vote were:

Ayes: 4 Commissioners Battisto, Tucek, Morris, and Chairman Parisi

Nays: 0

Abstain: 0

Absent: 3 Commissioners Meneghini, Petella, and Christopher

This case will go before the Village Board of Trustees on Monday, October 19, 2020, at 6:00 PM for formal approval.

20-0026 – Jet Foods Carol Stream, LLC / 998 W. Army Trail Road – Special Use Permit for a Restaurant with a Bar Area

Chairman Parisi asked for a continuance to the October 26, 2020 meeting since the petitioner was not in attendance. Commissioner Tucek moved and Commissioner Battisto seconded the motion.

The results of the roll call vote were:

Ayes: 4 Commissioners Battisto, Tucek, Morris, and Chairman Parisi
Nays: 0
Abstain: 0
Absent: 3 Commissioners Meneghini, Petella, and Christopher

The motion was passed by unanimous vote.

Chairman Parisi asked for a motion to close Public Hearing.

Commissioner Tucek moved and Commissioner Battisto seconded the motion.

The results of the roll call vote were:

Ayes: 4 Commissioners Battisto, Tucek, Morris, and Chairman Parisi
Nays: 0
Abstain: 0
Absent: 3 Commissioners Meneghini, Petella, and Christopher

The motion was passed by unanimous vote.

PRESENTATION:

20-0025 – Carol Stream Public Library / 616 Hiawatha Drive – Fence Code Variation

Susan Westgate, Director of the Carol Stream Public Library, explained the fence variation request. Ms. Westgate stated that the existing six-foot fence along the east side of the library property is aging and in despair and needs to be replaced, and they would like to replace it with an eight-foot tall solid wood fence as a courtesy to the residents to the east. Ms. Westgate explained the recent renovations to the library, including the addition of windows along the north wall of the library and outdoor patio area. Ms. Westgate believes the taller fence will help block noise and visibility of this area, and also described the change in elevation, with the library property being lower than the residential properties to the east.

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

Chairman Parisi asked Mr. Farace for the Staff Report.

Mr. Farace stated that staff concurs with the summary provided by Ms. Westgate regarding the variation request, to replace the older six-foot tall fence with an eight-foot tall fence. Mr. Farace stated that based on the Fence Code requirements, normally only a six-foot tall fence would be allowed at this location, but a justification has been met given the drop in elevation by a few feet between the neighboring residential properties to the east and library property, so that an eight-foot tall fence would have an appearance of a six-foot tall fence and not look out of place in the neighborhood. In addition, the Library contacted the five neighbors to the east, and all but one of the neighbors support the taller fence, with the neighbor closer to Hiawatha preferring landscaping instead of a taller fence.

Chairman Parisi asked for questions from the Commission.

Commissioner Battisto wanted to make sure we were not setting precedent by allowing the taller fence, and asked if the taller fence could align with the building line, and not extend past the building line. Commissioner Battisto asked if the 2nd lot in along Sunrise Court had any issues with the taller fence, and Ms. Westgate stated that this property owner is most concerned about getting the taller fence based on the elevation changes between properties. Ms. Westgate also stated that additional landscaping will also be planted along the fence line.

Commissioner Tucek asked for clarification if the proposed fence will meet criteria of the recently passed fence code. Mr. Farace clarified that the fence code changes will be part of the Unified Development Ordinance project and have not passed yet, but will be specifically for properties that back up to major roadways, where those properties will need to meet a specific fence style for consistency.

Commissioner Morris had no questions, nor did Chairman Parisi.

Chairman Parisi asked for a motion to approve Case No. 20-0025. Commissioner Tucek moved and Commissioner Morris seconded the motion.

The results of the roll call vote were:

Ayes: 4 Commissioners Battisto, Tucek, Morris, and Chairman Parisi
Nays: 0
Abstain: 0
Absent: 3 Commissioners Meneghini, Petella, and Christopher

OLD BUSINESS:

OTHER BUSINESS:

ADJOURNMENT:

At 7:17pm Commissioner Battisto moved and Commissioner Morris seconded the motion to adjourn the meeting.

The results of the roll call vote were:

Ayes: 4 Commissioners Battisto, Tucek, Morris, and Chairman Parisi
Nays: 0
Abstain: 0
Absent: 3 Commissioners Meneghini, Petella, and Christopher

The motion was 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

October 26, 2020

TO:
Chairman and Plan
Commissioners

FROM:
Community Development
Department

CASE MANAGER:
Tom Farace, Planning &
Economic Development
Manager

ACTION REQUESTED:
The applicant is requesting
approval of the following:

A Special Use Permit for a
Restaurant with a Bar Area in
accordance with Sections 16-9-4
(C)(1) and 16-9-3 (C)(16) of the
Carol Stream Zoning Code

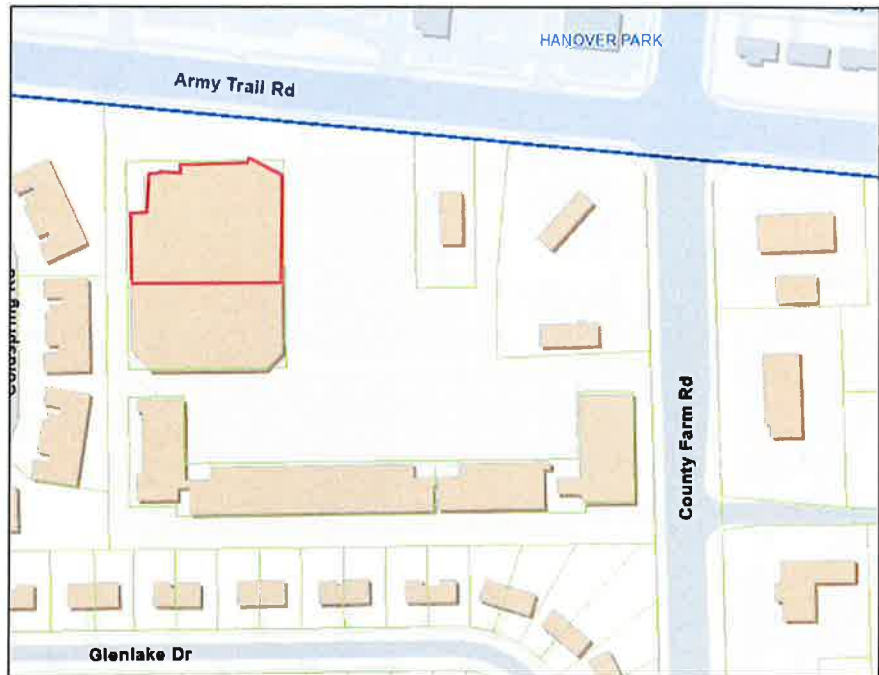
APPLICANT/ CONTACT:
Mr. Daniel Olswang
Jet Foods Carol Stream LLC
910 W. Van Buren, Suite 500
Chicago, IL 60607



CASE #: 20-0026

LOCATION: 998 W. Army Trail Road

PROJECT NAME: Jet Foods Carol Stream LLC



| LOCATION | ZONING DISTRICT | LAND USE | COMPREHENSIVE PLAN DESIGNATION |
|------------------|--|---|--------------------------------|
| Subject Property | B-3 Service District | Corridor Commercial (County Farm Plaza) | Corridor Commercial |
| North | Village of Hanover Park B-2 Local Business District | Commercial (County Trail Center) | Commercial |
| South | R-4 General Residence District | Multi-Family Residential (Country Glen Duplexes) | Multi-Family Residential |
| East | B-3 Service District | Corridor Commercial (Heritage Plaza) | Corridor Commercial |
| West | R-4 General Residence District | Multi-Family Residential (Bennington on the Lake Townhomes) | Multi-Family Residential |

County Farm Plaza, highlighted above, is located at the southwest corner of Army Trail and County Farm Roads.

Site Assessment

COMPREHENSIVE PLAN DESIGNATION:

The subject property is designated for corridor commercial uses according to the Village's 2016 Comprehensive Plan. The restaurant and bar area, proposed within the Jet Foods grocery store, is appropriate and compatible with this designation.

AERIAL PHOTOGRAPH:



Project Summary

ATTACHMENTS:

Attached for review is the General Application, Special Use Application, public hearing notice, cover letter received September 18, 2020, Site Plan (Exhibit A), and Floor Plan (Exhibit B).

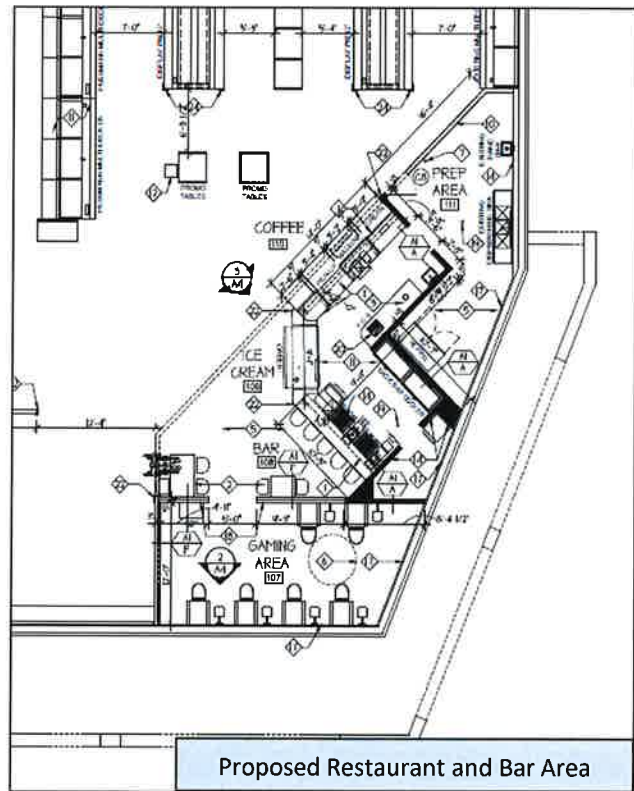
BACKGROUND:

Daniel Olswang, President of Freedom Development Group, requests approval of a Special Use Permit for a restaurant with a bar area inside the proposed Jet Foods grocery store at 998 W. Army Trail Road in the County Farm Plaza. According to the applicant’s executive summary, Jet Foods is entering the Chicagoland market as a new grocery store concept which provides fresh foods and prepared items at competitive prices. Other grocery stores are proposed in Park Forest, Des Plaines, and Rockford. The 42,000 square-foot space at 998 W. Army Trail was the home to several grocery stores in the past, including Cee Bee’s, Family Foods, Piggly Wiggly, and Butera, but has been vacant since 2015.

Staff Analysis

SPECIAL USE FOR A RESTAURANT WITH A BAR AREA

Current Zoning Code regulations only require restaurants to obtain special use approval if they provide drive-through service, have a bar area, or have outdoor seating that does not comply with limited outdoor seating provisions within the Code. The proposed restaurant and bar area will be located near the entrance to the store, and will contain a small café area with a counter and seating, a beer and wine bar, and an area for video gaming. As evident at other locations, it is not uncommon for grocery stores to have small restaurants or cafés and bar areas as an amenity to their customers.



Anticipated hours of operation for the restaurant/bar area will coincide with the grocery store hours of operation, which are proposed to be 7:00am-9:00pm daily. Please note that the approval of a liquor license and gaming license are separate processes that require review and approval by the Mayor and Village Board, and the applicant is solely seeking a recommendation for approval of a Special Use Permit at this point before the Plan Commission.

Parking

During the review of a Special Use Permit application, staff routinely performs a parking analysis of proposed uses to ensure that adequate parking will be provided. Below is a breakdown of parking requirements for County Farm Plaza:

| Use of Space | Area of Use | Code Requirement | Spaces Required |
|---------------------------------|--------------|---|-------------------|
| Shopping Center | 110,759 s.f. | One space per 250 square feet of floor space in centers containing up to 10% of the total floor area devoted to food service. Centers with more than 10% of food service shall provide six additional spaces for each additional 1,000 square feet of food service. | 443 spaces |
| Parking Spaces Required: | | | 443 spaces |
| Parking Spaces Provided: | | | 462 spaces |

A few points regarding parking for the shopping center and the restaurant/bar area proposal are listed below:

- County Farm Plaza contains six restaurants (five in-line restaurants dispersed throughout the center and a Dunkin’ Donuts outlet), with the total restaurant square footage equaling approximately 9,500 square feet. Total restaurant square footage is approximately 8.5% of the total square footage of the shopping center, which is under the 10% threshold as noted in the above parking chart; therefore, additional parking for restaurants per the Zoning Code is not required at this center.
- Staff does not believe that the proposed restaurant and bar area will have a negative impact on parking for the shopping center given the dispersal of other restaurants in the center and existing surplus of parking based on Zoning Code requirements.

SPECIAL USE FINDINGS OF FACT

The Plan Commission’s recommendation regarding the requested Special Use Permit for a restaurant with bar area must be based on the evaluation criteria set forth in the Zoning Code. As stated in §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 restaurant and bar area will provide an amenity for shoppers at the grocery store. In addition, it is not unusual for a grocery store to have a small restaurant and bar area.

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

Provided the bar area is operated in accordance with all rules and conditions applicable to a Village liquor license, 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.

Based on the small size of the proposed restaurant and bar area, the use should not be injurious to the use and enjoyment of other property in the immediate vicinity, nor substantially diminish or impair property values in the neighborhood.

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

The surrounding properties are already developed. The establishment of this restaurant with a bar area within the grocery store should not impede the improvements of surrounding properties.

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

Adequate utilities, roads, drainage and other facilities have already been provided.

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 submittal and can support the Special Use request. Therefore, staff recommends approval of a Special Use Permit for a restaurant with a bar area for Jet Foods Carol Stream LLC, at 998 W. Army Trail Road, Case No. 20-0026, subject to the following conditions:

1. That the required Village liquor license and gaming license must be obtained, and all terms of such licenses must be complied with, prior to the sale of alcoholic beverages and installation of gaming devices at Jet Foods; and
2. 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: 9/18/2020
 Fee Submitted: \$ 800
 File Number: 20-0026
 Meeting Date: 12/12/20
 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 Jet Foods Carol Stream LLC Phone 847-514-5018
 Address 910 W Van Buren Suite 500 Chicago IL 60607 Fax _____
 E-Mail Address Dan@FDG7.com
 (required)
 Name of Attorney Daniel Olswang Phone 847-224-1169
 (if represented)
 Address 1016 W Jackson Chicago IL 60607 Fax _____
 Name of Owner Daniel Olswang Phone _____
 (required if other than applicant)
 Address _____ Fax _____
 Name of Architect Arc America Phone 847-336-6600
 (if applicable)
 Address 34121 N US 45 Suite 213 Greys Lake IL 60030 Fax _____

2. *Common Address/Location of Property 998 Army Trail Rd, 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 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 Adding a restaurant/ bar to grocery store

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> X </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> </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> </u> | Drawings of Proposed Signs |
| <u> </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> </u> | Total Application Fee \$ <u>800</u> |

Please submit three (3) full size drawings and one legible 11 by 17 inch reduced reproducible copy of full size drawings, along with a USB flash drive with plans and associated documents saved as pdf or zip files. 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 reviewed 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. I also understand that, per § 6-13-6 of the Municipal Code, the Village's costs of legal reviews, structural engineering review, and other special reviews determined to be necessary by the Community Development Director, performed by means of consultant services, shall be paid at the billed rate to the Village by the applicant.

Print Name

Signature

Date

Daniel Olszewski

[Handwritten Signature]

9/8/2020



FORM C

Village of Carol Stream

500 N. Gary Avenue • Carol Stream, IL 60188
630.871.6230 • FAX 630.665.1064

e-mail: communitydevelopment@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.

Jet Foods Restaurant and Bar is deemed necessary for public convenience at this location.

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

Jet Foods Restaurant and Bar will not be unreasonably detrimental to or endanger the public healthy, 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.

Jet Foods Restaurant and Bar will not be injurious to the use and enjoyment of the other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.

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

Jet Foods Restaurant and Bar will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.

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

Jet Foods Restaurant and Bar will provide adequate utilities, access roads, drainage and other important and 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.

Jet Foods Restaurant and Bar 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.

7. Other pertinent information or reason for request.
-
-

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 September 23, 2020 and the last publication of the notice was made in the newspaper dated and published on September 23, 2020. 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 September 23, 2020.

Examiner Publications, Inc.

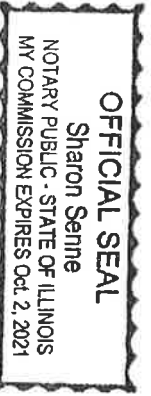
By: Publisher



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

Subscribed and sworn to before me this 23 day of September, A.D. 2020.

Notary Public



PUBLIC NOTICE
FILE # 20-0026

Notice is hereby given that the Carol Stream Plan Commission/Zoning Board of Appeals will hold a Public Hearing at the Carol Stream Gregory J. Belawski Municipal Center, 500 N. Gary Avenue, Carol Stream, Illinois, on Monday, October 12, 2020, at 7:00 p.m. to consider an application from Jet Foods Carol Stream LLC for the following action:

A Special Use Permit for a Restaurant with a Bar Area in accordance with Sections 16-9-4 (C)(1) and 16-9-3 (C)(1b) of the Carol Stream Zoning Code. For the parcel at 998 W. Army Trail Road, PIN: 01-24-201-061.

A copy of the Special Use application is available for public inspection on the Village's website at www.carolstream.org. The public may provide written comments prior to the public hearing by submitting them to Tom Farace, Planning & Economic Development Manager, 500 N. Gary Ave., Carol Stream, IL 60188, or may provide email comments by sending them to tfarace@carolstream.org. Individuals with disabilities who plan to attend the hearing and who require certain accommodations in order to allow them to observe and participate, or who have questions regarding the accessibility of the meeting, are requested to contact the ADA Coordinator at 630-871-6250.

By order of the Combined Plan Commission/Zoning Board of Appeals, Village of Carol Stream, Illinois, Published in The Examiner on Wednesday, September 23, 2020.

As published in The Examiner Sept. 23, 2020 0923

RECEIVED
SEP 18 2020
COMMUNITY DEVELOPMENT
DEPT

JET FOODS

EXECUTIVE SUMMARY

Jet Foods is entering the grocery store marketplace in the greater Chicagoland area to provide local communities with essential fresh foods, prepared hot meals, quality grocery items to our customers. We believe we can offer competitive pricing which will help us compete in the markets we serve.

We will strive to narrow the price gap between our prices and that of many other large grocery chains. As few low-cost grocery options exist in the Chicago area, we believe we have the advantage of competing on price because of our experienced management team, our developing grocery distribution network, and the strategic relationship we maintain in the real estate we occupy.

Jet Foods will make a difference in the communities it serves. We believe in contributing positively to the neighborhoods and towns that support our business and will remain committed to providing local support to keep us actively engaged with community groups and non-profit organizations through a variety of activities.

The Carol Stream Location will be the first of many stores opened by Jet Foods in the next few years. We will be offering a extensive food service department and offerings with a restaurant. This location will also offer a beer and wine bar, a Café, and 6 gaming stations located by the seating area. We will maintain growth plans based on the opportunities provided by our parent company, which owns the real estate we occupy.

Our experienced management team consists of a former store director and owner operators with a combined retail experience of 100 years, a technology and financial expert, a strategic lawyer, and extensive real estate expertise.

General Notes

DO NOT SCALE THE DRAWINGS

CODE COMPLIANCE
 ALL WORK SHALL COMPLY WITH THE FOLLOWING CODES AND RELATED LOCAL MUNICIPALITY AMENDMENTS:
 2018 INTERNATIONAL BUILDING CODE (IBC) AMENDMENTS
 2018 INTERNATIONAL MECHANICAL CODE (IMC) AMENDMENTS
 2018 INTERNATIONAL EXISTING BUILDINGS CODE
 2018 INTERNATIONAL ENERGY CONSERVATION CODE
 2017 NATIONAL ELECTRIC CODE AMENDMENTS
 2014 ILLINOIS PLUMBING CODE (IPC) AMENDMENTS
 2018 INTERNATIONAL FIRE CODE
 2018 INTERNATIONAL FUEL GAS CODE

USE OF THESE DRAWINGS FOR CONSTRUCTION
 THE ARCHITECTURAL DRAWINGS AND/OR STRUCTURAL DRAWINGS FOR THIS PROJECT SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS THE DRAWINGS ARE SPECIFICALLY DATED FOR CONSTRUCTION IN THE DATE BOX SHOWN AT THE LOWER RIGHT HAND CORNER OF THE DRAWING SHEETS.

RESPONSIBILITIES OF ALL CONTRACTORS
 THE DRAWINGS ARE PREPARED FOR INFORMATION PURPOSES ONLY. THE RESPONSIBILITY OF ALL DIMENSIONS & CONDITIONS SHALL BE THE RESPONSIBILITY OF ALL SUB-CONTRACTORS. THE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES OR QUESTIONS ARISING FROM FIELD CONDITIONS OR THESE DRAWINGS.

THE ARCHITECT AND HIS CONSULTANTS DO NOT WARRANT OR GUARANTEE THE ACCURACY & COMPLETENESS OF THE WORK PRODUCT HEREIN & A REASONABLE DILIGENCE. IF ANY DISCREPANCIES OR OMISSIONS ARE FOUND TO EXIST IN THE WORK PRODUCT, THE ARCHITECT SHALL BE PROMPTLY NOTIFIED SO THAT HE MAY MAKE THE APPROPRIATE CORRECTIONS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR SUCH CONDITIONS UNLESS THE ARCHITECT FREELY AND KNOWINGLY ACCEPTS SUCH CONDITIONS. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE CONTENT OF THE DRAWINGS. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE PARTS RESPONSIBLE FOR THE WORK SHOWN.

THE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS SHALL HOLD HERSELF, HE, THE ARCHITECT AND HIS ADVISORS AGAINST LOSS DAMAGE LIABILITY OR ANY EXPENSE ARISING IN ANY MANNER FROM UNLAWFUL NEGLECT OF THE GENERAL CONTRACTOR OR SUB-CONTRACTORS OR THEIR RESPECTIVE EMPLOYEES.

THE ARCHITECT SHALL NOT BE LIABLE, NOR RESPONSIBLE FOR THE QUALITY OF WORK OR THE PROJECT OR SELECTION OF MATERIALS TO BE USED ON THE PROJECT.

MATERIALS & INSTALLATION
 ALL WORK, MATERIALS & INSTALLATION SHALL COMPLY WITH ALL APPLICABLE LOCAL, STATE & FEDERAL CODES & STANDARDS. IF AN INSPECTING AUTHORITY FROM ANY JURISDICTION HAS ANY COMMENTS, THE SUB-CONTRACTOR SHALL CORRECT SUCH WORK TO THE SATISFACTION OF THE INSPECTING AUTHORITY AT NO EXPENSE TO THE OWNER.

ALL MATERIALS AND APPLIED FINISHES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

WARRANTY
 ALL MATERIALS INSTALLED AND WORK PERFORMED SHALL BE GUARANTEED AGAINST DEFECTS IN MATERIALS AND/OR WORKMANSHIP FOR A PERIOD OF ONE (1) YEAR AFTER DATE OF FINAL ACCEPTANCE BY OWNER. EACH SUB-CONTRACTOR SHALL REMEDY SUCH DEFECTS IN A TIMELY MANNER AT NO ADDITIONAL COST TO THE OWNER.

SUB-CONTRACTOR RESPONSIBILITIES
 EACH SUB-CONTRACTOR SHALL OBTAIN WORKERS COMPENSATION INSURANCE FOR THE ARCHITECT AND OWNER.

THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE QUALITY OF WORK OR THE PROJECT OR SELECTION OF MATERIALS TO BE USED ON THE PROJECT.

REMOVED CONCRETE OR PAVERMENT SHALL BE NEARLY SHUT-CUT
 REMOVED MATERIALS SHALL BE PACKED TO BLEND WITH ADJACENT SURFACES. GRANULAR BACK FILL SHALL BE USED FOR BACK FILLING TRENCHES BELOW OR WITHIN TWO (2) FEET OF NEW OR EXISTING PAVEMENT OR CONCRETE.

INTERIOR SIGNAGE
 APPROPRIATE IDENTIFICATION, DIRECTIONAL AND EGRESS SIGNAGE SHALL BE INSTALLED IN INTERIOR COMMON AREAS AS REQUIRED BY APPLICABLE FEDERAL AND STATE ACCESSIBILITY GUIDELINES.

FIRESTOPPING
 ALL PENETRATIONS THROUGH FIRE RATED FLOOR, WALL & ROOF ASSEMBLIES BY MECHANICAL, ELECTRICAL AND PLUMBING PIPES, CONDUITS, ETC. SHALL BE FIRESTOPPED TO COMPLY WITH APPLICABLE ASH1 EIR REQUIREMENTS.

HVAC
 INSULATE ALL DUCTWORK IN UNHEATED SPACES.
 WHERE DUCTWORK PENETRATES INTO AN UNHEATED SPACE, THE AIRLEAK SPACE AROUND THE DUCT AT THE PENETRATION SHALL BE PACKED AIRTIGHT WITH FIRESTOPPING MATERIAL.

PLUMBING
 INSULATE ALL SUPPLY WATER PIPING IN UNHEATED SPACES.
 WHERE A PIPE PENETRATES INTO AN UNHEATED SPACE, THE ANNULAR SPACE AROUND THE PIPE AT THE PENETRATION SHALL BE PACKED AIRTIGHT WITH FIRESTOPPING MATERIAL.

PROVIDE 1/2" X 1/2" AIR DAMPERS AT ALL VALVES.

ALL PLUMBING MATERIALS SHALL COMPLY WITH THE ILLINOIS STATE PLUMBING CODE AND ALL LOCAL CODE REQUIREMENTS.

DRAIN LINES
 DRAIN LINES FROM EQUIPMENT SHALL NOT DISCHARGE WASTE WATER IN SUCH A MANNER AS WILL PERMIT THE FLOODING OF FLOORS OR CABINETS UNLESS MAINTAINABLE AT LEAST ONE (1) INCH GAP. RECEIVERS RECEIVING WASTE WATER SHALL BE INSTALLED IN ACCESSIBLE AND VENTILATED AREAS AND DESIGNED AND SIZED TO PREVENT OVERFLOW AND SPILLING. WHEN INSTALLED INSIDE CABINETS, THE DRAIN HAS RECEIVING WASTE FULS BE DETACHED THROUGH THE BASE OF THE CABINET AND THE BASE SEALED AROUND THE DRAIN.

DRAIN LINE FOR THE FOLLOWING EQUIPMENT WHERE IT IS APPLICABLE: (1) COIN-OPERATED VENDING MACHINES; (2) ICE BIN; (3) COMPARTMENT BINS; AND (4) OTHER EQUIPMENT FROM THE FLOOR MUST BE ADDED TO THE DRAIN SYSTEM. THE AIR GAP BETWEEN THE RECEIVING WASTE AND THE BUILDING DRAINAGE SYSTEM SHALL BE AT LEAST TWICE THE EFFECTIVE DIAMETER OF THE DRAIN SERVICE BUT NOT LESS THAN ONE (1) INCH.

SANITIZING
 WHEN CHEMICALS ARE UTILIZED FOR SANITIZING OPERATIONS, THEY SHALL FOLLOW THE APPROVED CONCENTRATION PROVIDED BY THE MANUFACTURER AND PROVIDE AN ACCURATE, APPROPRIATE TEST KIT AND THE SANITIZING SOLUTION MUST BE AT LEAST 20% MORE CONCENTRATED THAN THE MANUFACTURER'S RECOMMENDATION. THE SOLUTION TO BE TESTED MUST BE TESTED TO 10% AND SANITIZER DISPENSING MACHINE IS INSTALLED, THE OPERATOR MUST BE ABLE TO ADJUST THE WATER TEMPERATURE OR PROVIDE A THERMOSTAT VALVE. SANITIZER DISPENSING MACHINE SHOULD NOT BE CONNECTED ONLY TO HOT WATER AT THE FLOOR COMPARTMENT JAC.

PROVIDE APPROVED SANITIZER AND TEST KIT DURING PRELIMINARY INSPECTION.

ELECTRICAL
 ELECTRICAL CONTRACTOR SHALL VERIFY MANUFACTURER'S RECOMMENDATIONS FOR OUTLET LOCATIONS FOR ALL EQUIPMENT PRIOR TO CONSTRUCTION.

ELECTRICAL CONTROLS - COMMON AREAS & CHILLING UNITS
 ALL ELECTRICAL CONTROLS, SUCH AS CONVENIENCE OUTLETS, SWITCHES, INTERMEDIATE ETC. SHALL BE PROVIDED BETWEEN 4' & 4'8" ABOVE FINISHED FLOOR.

FIRE DEPARTMENT REQUIREMENTS
 THE GENERAL CONTRACTOR SHALL CONTACT THE VILLAGE FIRE DEPARTMENT TO SCHEDULE AN INSPECTION UPON COMPLETION OF THE FIRE ALARM SYSTEM.

ADDITIONAL FIRE ALARM SYSTEM PLAN & CUT SHEETS SHALL BE SUBMITTED TO THE VILLAGE FIRE DEPARTMENT FOR REVIEW & APPROVAL.

CONSTRUCTION OPERATIONS AND SITE MUST COMPLY WITH NFPA 1 & NFPA 24 BEYOND TO THE BUILDING SPRINKLER SYSTEM SHALL MEET THE REQUIREMENTS OF NFPA 1. SPRINKLER CONTRACTOR SHALL SUBMIT DETAILED SPRINKLER PLANS FOR REVIEW AND APPROVAL OF ALL TESTATIONS.

EXIT AND EMERGENCY LIGHTING
 EXIT LIGHTS AND EMERGENCY LIGHTING SHALL BE PROVIDED AND INSTALLED IN ACCORDANCE WITH APPLICABLE EFC. REQUIREMENTS, REGULATIONS AND SHALL COMPLY WITH ALL STATE, LOCAL, AND ALL OTHER APPLICABLE GOVERNING CODES AND ORDINANCES.

COMPLETE EXIT & EMERGENCY LIGHTING PLANS SHALL BE SUBMITTED TO THE LOCAL CODE ENFORCEMENT DEPARTMENT FOR REVIEW & APPROVAL.

FIRE EXTINGUISHERS
 FIRE EXTINGUISHERS SHALL BE PROVIDED AND INSTALLED ON EACH FLOOR LOCATED EVERY 75 FEET IN ACCORDANCE WITH NFPA 10 STANDARDS. QUANTITY AND LOCATION OF EXTINGUISHERS SHALL BE REVIEWED AND APPROVED BY THE LOCAL FIRE PREVENTION OFFICIAL.

FIRE EXTINGUISHERS SHALL NOT PROJECT MORE THAN 4" OUT FROM THE WALLS WHEN LOCATED IN THE PATH OF CIRCULATION.

SEALANTS
 CAULK ALL GAPS TO THE WALL, SEALANTS AND CHANGING USED TO CLOSE EQUIPMENT JOINTS AND LACUNAS WITH THE WALLS OR OTHER EQUIPMENT WHICH COME IN CONTACT WITH FOOD, DRINK OR FOOD DEBRIS SHALL BE SAFE, NON-TOXIC, AND OF FOOD GRADE QUALITY.

Interior Tenant Space Buildout

998 Army Trail

Carol Stream, Illinois

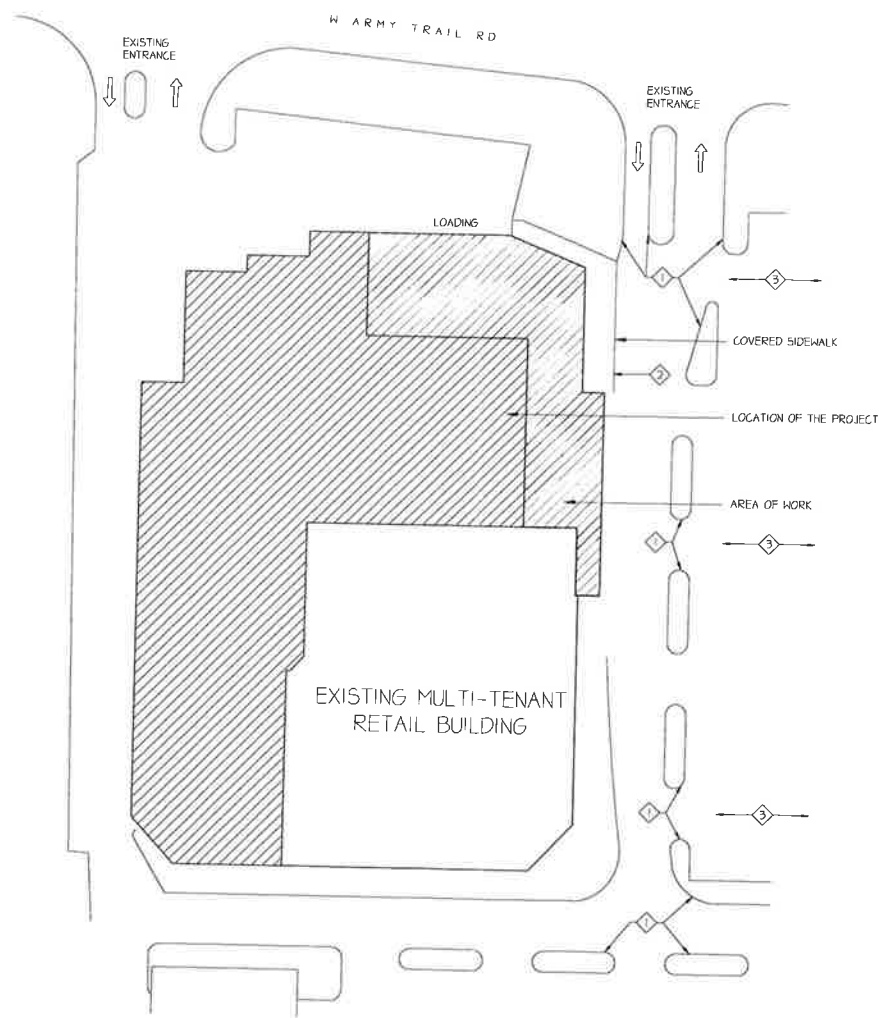


EXHIBIT A

SITE PLAN
 SCALE: 1" = 30'-0"

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Index to Drawings

Architectural

- A1.1 SITE PLAN & GENERAL NOTES
- A1.2 DEMOLITION PLAN & NOTES
- A1.3 FIXTURE PLAN
- A1.4 FLOOR PLAN REFLECTED CEILING PLAN & NOTES
- A1.5 ENLARGED PLAN & NOTES
- A1.6 INTERIOR ELEVATIONS
- A1.7 DOOR SCHEDULE, WINDOW SCHEDULE, PARTITION & WALL DETAILS
- A1.8 LIGHT FIXTURES SCHEDULE, ROOM FINISH SCHEDULE & DETAILS
- A1.9 DETAILS
- A1.10 FINISH DETAILS
- A1.11 SPECIFICATION
- M1.1 HVAC PLAN SCHEDULE & NOTES
- E1.1 ELECTRICAL POWER PLAN & NOTES
- P1.1 PLUMBING PLAN NOTES, SCHEDULES & RISER DIAGRAMS

Site Plan Notes

GENERAL

- ◇ EXISTING GREEN SPACE
- ◇ EXISTING ACCESSIBLE EXPOSED CURB PATCH AND REPAIR AS REQUIRED
- ◇ EXISTING PARKING LOT

Project Data

PROJECT DESCRIPTION
 ALTERATION TO 3-STORY EXISTING RETAIL BUILDING

| BUILDING | OCCUP CLASS | CONSTR TYPE | FLOOR AREA |
|---------------------|-------------|-------------|------------|
| TEENANT SPACE | 310 | 3-A | 181,000 SF |
| AREA OF WORK | 310 | 3-A | 18,400 SF |
| TOTAL BUILDING AREA | 310 | 3-A | 199,400 SF |

Egress Requirements

HORIZONTAL EGRESS
 REQUIRED EXITS - 2 FROM UP 500 OCCUPANTS
 EXIT WIDTH - 0.2 LINES EXIT WIDTH PER OCCUPANT
 30' DOORS - 60 PERSONS PER DOOR

MAXIMUM TRAVEL DISTANCE
 PRESENTABLE UNIT WITH SPINNAKERS
 MAX TRAVEL DIST WITH ONE EXIT - 75 FT
 MAX TRAVEL DIST - 100 FT
 MAX DISTANCE TO END OF CORRIDOR - 50 FT

Occupancy Calculations

| AREA NAME | AREA (SQ-F) | AREA PER PERSON | OCCUPANTS |
|---------------|-------------|-----------------|-----------|
| OFFICE AREAS | 950 | 950 | 1 |
| SALES AREAS | 31,500 | 60 | 442 |
| PREP AREAS | 2,000 | 200 | 10 |
| STORAGE AREAS | 1,000 | 500 | 2 |
| TOTAL | 40,000 | | 452 |



Jet Foods - Carol Stream
 998 ARMY TRAIL, CAROL STREAM, ILLINOIS

Jet Foods LLC
 901 W. VAN BUREN STREET, CHICAGO, ILLINOIS

SITE PLAN & GENERAL NOTES

DATE

FOR PERMIT 8-12-2020

20046

A1.1

I HEREBY CERTIFY THAT THESE DRAWINGS HAVE BEEN PREPARED UNDER MY DIRECT SUPERVISION AND THAT THEY COMPLY TO THE BEST OF MY KNOWLEDGE WITH THE CODES AND ORDINANCES OF CAROL STREAM, ILLINOIS.

Edward F. Knappe
 LICENSE NO. 081-019268 EXPIRES 11-30-2020
 PROFESSIONAL DESIGN FIRM - ARCHITECT CORPORATION
 LICENSE NO. 181-081932

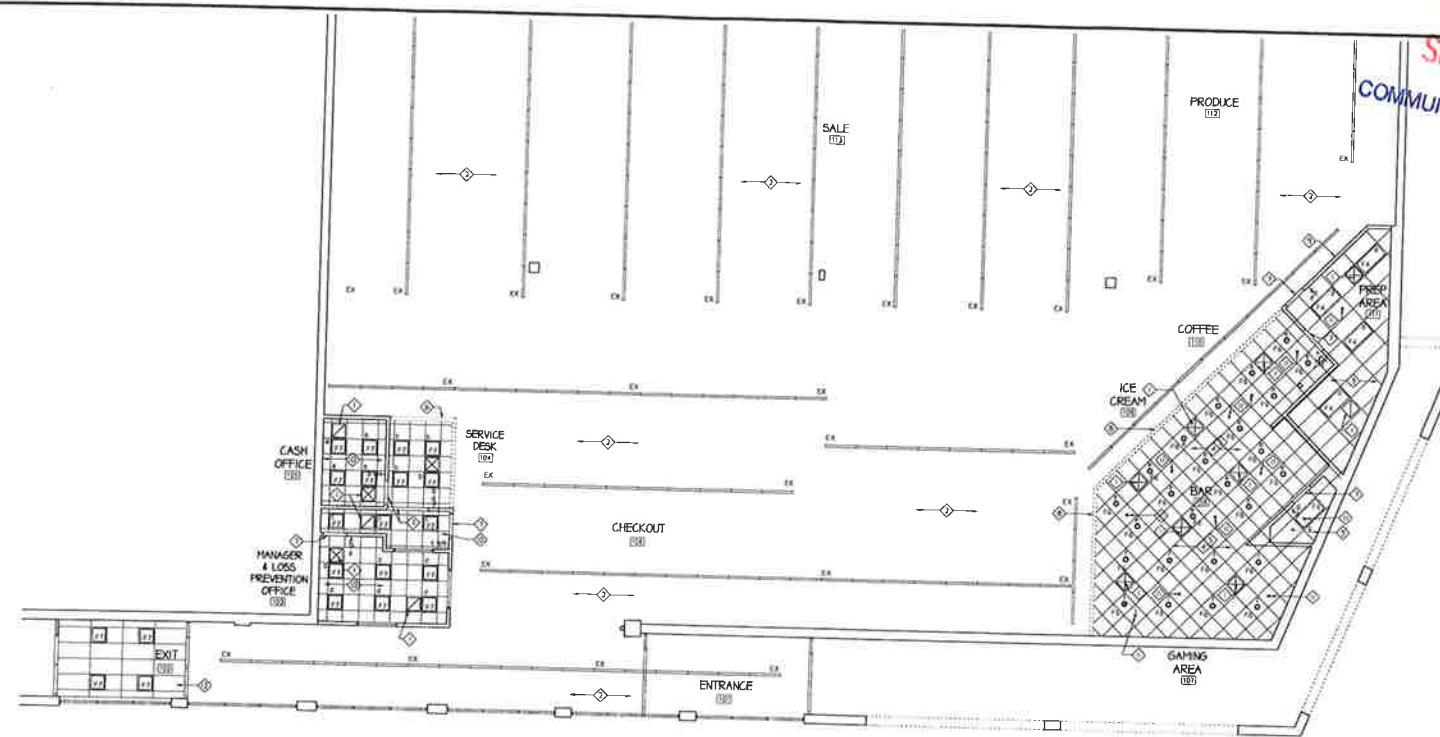
Reflected Ceiling Plan Notes

- ⊕ MECHANICAL SUPPLY / RETURN TO REMAIN UNLESS NOTED OTHERWISE
- ⊕ EXPOSED ROOF STRUCTURE COORDINATE FINISH & CLEANING WITH JET FOODS
- ⊕ 24" VINYL COMB GIRDERS IN EXISTING METAL GRID SYSTEM @ 9'-0" AFF. REFER TO ROOM FINISH SCHEDULE SHEET AB-2
- ⊕ REPAIR THE EXISTING GRID TO 24" MODULES. REFER TO ROOM FINISH SCHEDULE SHEET AB-1
- ⊕ 24" VINYL TILES IN EXISTING GRID SYSTEM @ 9'-0" AFF. REFER TO ROOM FINISH SCHEDULE SHEET AB-2
- ⊕ GYP-SUM BOARD SOFFIT REFER TO DETAIL D-1-E ON SHEET A-1
- ⊕ GYP-SUM BOARD HEADERS OVER DOOR/ STOREFRONT REFER TO DOOR SCHEDULE
- ⊕ PATCH & REPAIR EXISTING GYP-SUM BOARD SOFFIT / SUSPENDED HALL PREPARE FOR NEW FINISH
- ⊕ ALIGN NEW HALL WITH EXISTING SOFFIT
- ⊕ 24" ACOUSTIC CEILING TILES IN SUSPENDED METAL GRID SYSTEM @ 10'-0" AFF. REFER TO ROOM FINISH SCHEDULE SHEET AB-2
- ⊕ EXISTING SPRINKLER HEADS TO REMAIN. ADJUST LOCATION AND ELEVATION AS REQUIRED. VERIFY THE LOCATION IN FIELD. PROTECT DURING CONSTRUCTION. (TYPICAL)
- ⊕ 24" ACOUSTIC CEILING TILES IN SUSPENDED METAL GRID SYSTEM REFER TO ROOM FINISH SCHEDULE SHEET AB-2

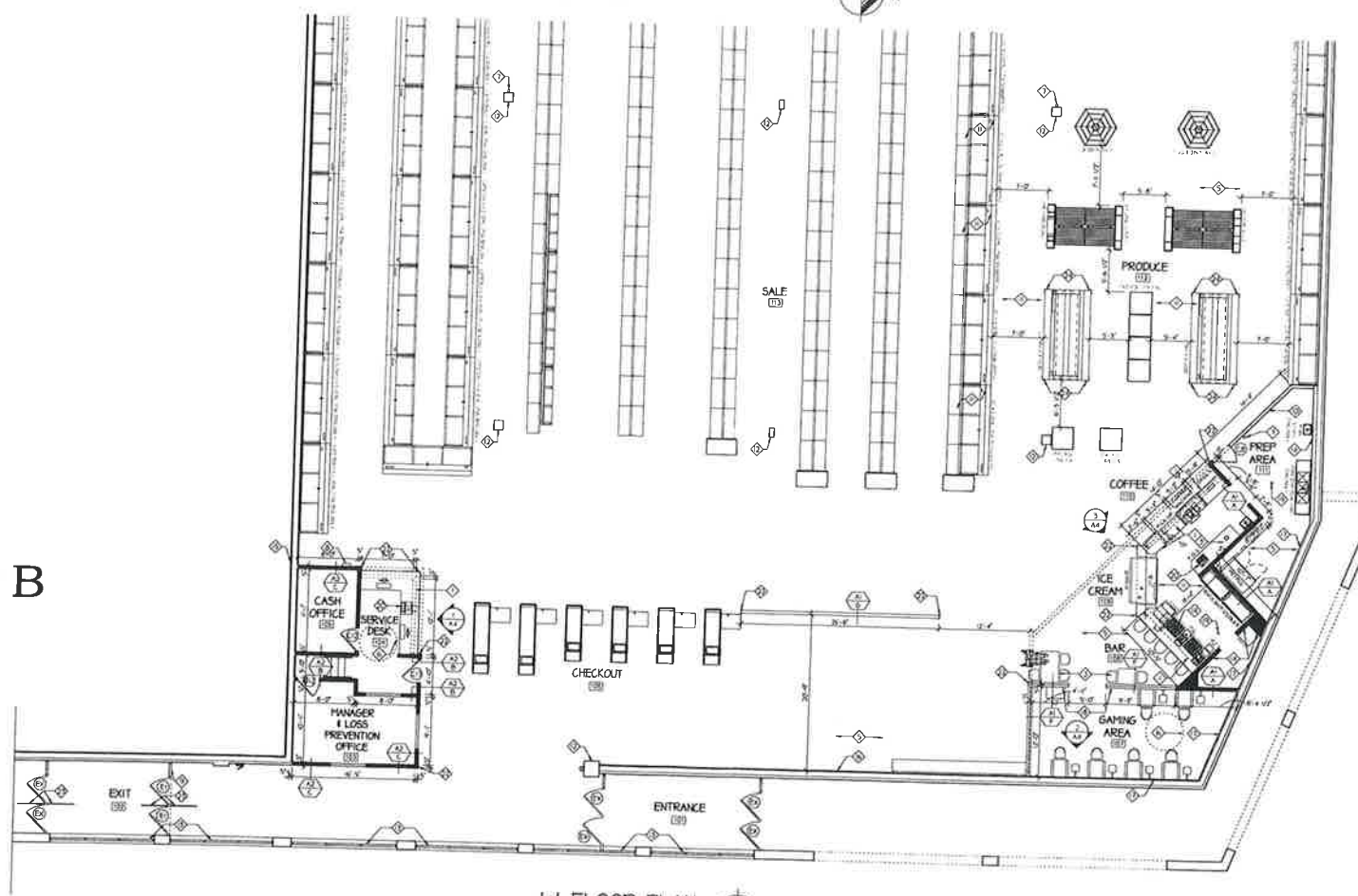
Ceiling Plan General Notes

- A. ALL GYP-SUM BOARD PARTITIONS TO END 6" ABOVE FINISH CEILING UNLESS NOTED OTHERWISE
- B. PROVIDE LATERAL BRACING AT SUSPENDED CEILING SYSTEMS WITH 1/2" DIA. WIRE TIED TO STRUCTURE & SECURED TO MAIN RUNNER WITHIN 3" OF CORNER NUMBER SPACED 90" SQUARES FROM EACH OTHER AT 45 DEGREES TO CEILING PLANE. PLACE BRACING AT 10' O.C. FOR WALL & 18" O.C. FOR PERIMETER WALLS. LATERAL BRACING SHALL CONFORM TO ASTM STANDARD C848 & C836
- C. ALL SUSPENDED HALL FINISHING IS 1/2" O.C. METAL STUD SIZE SHALL BE 3/8" UNLESS NOTED OTHERWISE
- D. GYP-SUM BOARD PANELS ARE 5/8" STANDARD UNLESS NOTED OTHERWISE
- E. ANGLES ARE 45 DEGREES AND 90 DEGREES UNLESS NOTED OTHERWISE
- F. CEILING IN REST ROOM AND SERVICE PREP AREAS TO BE PAINTED SEMI-GLOSS WATER RESISTANT SEMI-GLOSS PAINT
- G. PATCH AND CLEAN EXISTING CEILING TO REMAIN AS REQUIRED WHERE DAMAGED AND AT MECHANICAL AND ELECTRICAL MODIFICATIONS
- H. WHERE NEW CONSTRUCTION OCCURS, ALIGN SURFACES WITH EXISTING TRIM AND ALLIED DIMENSIONS AND HEIGHTS TO COORDINATE WITH INTENDED ALIGNMENT OR RELATIONSHIPS. CONTRACTOR SHALL CLEAN ALL MECHANICAL SUPPLY RETURN AND EXHAUST REGISTERS

EXHIBIT B



REFLECTED CEILING PLAN
SCALE: 1/8" = 1'-0"



1st FLOOR PLAN
SCALE: 1/8" = 1'-0"

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Floor Plan Key Notes

- ⊕ COUNTER-BUILT COUNTER WITH HARD SURFACE TOP - COUNTER TOP AT 2'-0" AFF. REFER TO INTERIOR ELEVATIONS ON SHEET A-1 AND SECTION
- ⊕ FURNITURE BY TENANT
- ⊕ HARD SURFACE TOP
- ⊕ CASE CORNER GUARD REFER TO DETAIL C SHEET A-1
- ⊕ REMOVE & REPLACE EPOXY FLOOR AS REQUIRED. PATCH EXISTING COLOR. COORDINATE LOCATIONS WITH JET FOODS
- ⊕ 5'-0" CLEAR TURNING RADIUS
- ⊕ BRACKET MOUNTED 1/2" ABC FIRE EXTINGUISHER LOCATION
- ⊕ FIRE EXTINGUISHER & CABINET MULTI-PURPOSE EXTINGUISHER FOR CLASS A, B, C, FIZES. FIRE EXTINGUISHER & CABINET MULTI-PURPOSE EXTINGUISHER FOR CLASS A, B, C, FIZES
- ⊕ ALIGN NEW HALL WITH EXISTING SOFFIT
- ⊕ ALIGN STOREFRONT WITH EXISTING SOFFIT
- ⊕ PROVIDE ALL DONKEYS WITH EPOXY EMBEDDED AT 2" O.C. INTO EXISTING SLAB. APPLY RE-POURING SLAB AT TRENCHES. PROVIDE FINISH PER SCHEDULE
- ⊕ EXISTING COLUMN PROTECT DURING CONSTRUCTION
- ⊕ EXISTING ALUMINUM STOREFRONT (TYP)
- ⊕ TRIP ON HALLS AT SHOPS AND FOOD PREP AREAS
- ⊕ EXISTING RATED DRESSING HALL PATCH AND REPAIR AS REQUIRED
- ⊕ EXISTING HALL PREPARE FOR NEW FINISHES. REFER TO SCHEDULE PATCH AND REPAIR AS REQUIRED
- ⊕ PATCH EXISTING HALL WHERE REVELATION IS REQUIRED. REINSTALL EQUIPMENT PIPING AND DEVICES. REFER TO MEP SHEETS. VIT PREPARE FOR NEW FINISHES
- ⊕ PARTIAL HEIGHT WALL WITH HARD SURFACE CAP REFER TO ELEVATIONS AND SECTIONS SHEET A-1
- ⊕ FLOOR DRAIN REFER TO PIPING DRAWINGS
- ⊕ P.O.S SYSTEM COORDINATE DATE & POWER REQUIREMENTS WITH TENANT
- ⊕ UPDATE ALL EXISTING FINISHES PER SCHEDULE
- ⊕ STAINLESS STEEL CORNER GUARDS. SEE DETAIL H ON SHEET A-1
- ⊕ DOOR GUARD REFER TO DETAIL L ON SHEET A-1

Symbol References

- ⊕ PARTITION TYPE
- ⊕ PARTITION DETAIL
- ⊕ INTERIOR ELEVATION
- ⊕ DOOR DETAIL
- ⊕ ROOM NUMBER
- ⊕ SHEET KEY NOTE



Jet Foods - Carol Stream
998 ARMY TRAIL
CAROL STREAM, ILLINOIS

Jet Foods LLC
Owner / Consultant
100 W. WIN BUREN STREET
CHICAGO, ILLINOIS 60607

FLOOR PLAN, REFLECTED
CEILING PLAN, & NOTES

DATE

20046

A2.2