

# *Village of Carol Stream*

## AGENDA

**REGULAR MEETING-PLAN COMMISSION/ZONING BOARD OF APPEALS**

**MONDAY, OCTOBER 10, 2022 AT 6:00 P.M.**

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

- I. Roll Call: Present:  
Absent:
  
- II. Approval of Minutes: September 26, 2022
  
- III. Public Hearing
  
- IV. Presentation:  
**22-0039 – St. Andrew United Methodist Church – 250 N. Gary Avenue**  
*Gary Avenue Corridor Review – New Monument Sign*
  
- V. Old Business:
  
- VI. New Business:
  
- VII. Report of Officers:
  
- VIII. 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  
September 26, 2022.***

Mr. Farace stated since Chairman Parisi is unable to attend this meeting, an acting chairman needs to be appointed. Commissioner Petella nominated Commissioner Tucek and Commissioner Morris seconded the motion.

Acting Chairman Tucek called the Regular Meeting of the Combined Plan Commission/Zoning Board of Appeals to order at 6:00 p.m. and directed Patty Battaglia, Planning and Permitting Assistant, to call the roll.

The results of the roll call vote were:

Present: 6 Commissioners Battisto, Christopher, Meneghini, Morris, Petella and Acting Chairman Tucek

Absent: 1 Chairman Parisi

Also Present: Tom Farace, Planning and Economic Development Manager; Patty Battaglia, Planning and Permitting Assistant; a representative from County Court Reporters

**MINUTES:**

Commissioner Christopher moved and Commissioner Morris seconded the motion to approve the minutes of the Regular Meeting held on September 12, 2022.

The results of the roll call vote were:

Ayes: 5 Commissioners Battisto, Christopher, Meneghini, Morris, and Acting Chairman Tucek

Nays: 0

Abstain: 1 Commissioner Petella

Absent: 1 Chairman Parisi

The motion passed by a majority vote.

**PUBLIC HEARING:**

Acting Chairman Tucek asked for a motion to open the Public Hearing. Commissioner Petella moved and Commissioner Meneghini seconded the motion.

The results of the roll call vote were:

Ayes: 6 Commissioners Battisto, Christopher, Meneghini, Morris, Petella and Acting Chairman Tucek

Nays: 0

Abstain: 0

Absent: 1 Chairman Parisi

The motion passed by unanimous vote.

**Case #21-0013– Tyndale House Ministries – 504 S. Schmale Road**

*Zoning Map Amendment, amendment to a Special Use Permit for a Planned Development, Zoning Variation, Plat of Consolidation*

Acting Chairman Tucek swore in Mr. Eric Prechtel and asked him to give his presentation.

Mr. Prechtel stated he was here previously and is back due to a technicality. We requested a variation from a 40 feet rear yard setback to 30 feet. We also requested an allowance to the Planned Development which is incorrect. We are actually being removed from the PD so it will no longer apply to us and we need to request that variance to the UDO. The second technicality was the Plat of Consolidation was not on the agenda for the previous meeting. So the approval was invalid.

Acting Chairman Tucek asked for questions or comments from the audience and there were none.

Acting Chairman Tucek asked Mr. Farace to provide a Staff Report.

Mr. Farace stated this is a project that was reviewed last month. They requested approval for the addition of their southern most warehouse which is an amendment to the Planned Development for Geneva Crossing Phase II. They are also seeking approval to rezone (from B-3 to O-S District) the portion of the property that is being utilized for the addition. The Plat of Consolidation is for the smaller parcel being consolidated with the main Tyndale House property. Staff is supportive of the variation from a 40 feet rear yard setback to 30 feet. Overall we are supportive of the project as a whole and are recommending approval.

Acting Chairman Tucek asked for comments or questions from the Commission.

Commissioners Battisto, Christopher, Meneghini, Petella, and Acting Chairman Tucek had no questions.

Commissioner Morris asked Mr. Farace if the setback variance needs to be included because it is in the UDO.

Mr. Farace replied correct.

Commissioner Petella moved and Commissioner Christopher seconded the motion with no further discussion.

The results of the roll call vote were:

Ayes: 6 Commissioners Battisto, Christopher, Meneghini, Morris, Petella, and Acting Chairman Tucek

Nays: 0

Abstain: 0

Absent: 1 Chairman Parisi

The motion passed by unanimous vote.

This case will go before the Village Board on Monday, October 3, 2022, at 6:00 PM for review.

**Case #22-0036 – Prestige Donuts/Dunkin – 317 S. Schmale Road**

*Amendment to a Special Use Permit for a Planned Development, Amendment to a Special Use Permit for a Drive-Through*

Acting Chairman Tucek swore in Mr. Eric Carlson and asked him to give his presentation.

Mr. Carlson stated he is an architect from ECA Architects located at 24 N. Bennett Street in Geneva. The Dunkin Donuts is located on the right side of the existing retail center. Currently the drive-through is accessed from Schmale Road. We propose to add another drive-through to make it a double including two menu boards, two lanes and a second window for payment. The two existing parking spaces will be relocated to push the drive-through access point approximately 18 feet. The existing outdoor seating remains where it is currently located, but the trash enclosure needs to be relocated to the coral of trash enclosures that already exists on the site. The coral needs to be constructed to hold three containers instead of two. This eliminates only two parking spaces. The landscape plan complies with all the standard ordinances. Elevations will be updated to meet the new brand standards by adding a gummy tower with the slanted top, replace awnings with an orange band and the brick remains.

Acting Chairman Tucek asked for any comments or questions from the audience and there were none.

Acting Chairman Tucek asked Mr. Farace to provide a Staff Report.

Mr. Farace stated Prestige Donuts DBA Dunkin is seeking approval of an amendment to the Planned Development for Carol's Court which is a three-building development. The drive-through will be expanded about 20 feet to the west to accommodate the additional drive-through space. The additional payment window will be located on the south side. The façade upgrades proposed will provide more of a modern look to the building. The applicant submitted a drive-through analysis that listed number of vehicles in a lane and time frames for pick-up. What is proposed will meet the Village's stacking requirements within our UDO but will also meet Dunkin requirements for moving the vehicles quickly. Staff had a few concerns with where the drive-through entrance would be shifted due to KFC's exiting drive-through which would be closer to Dunkin's updated, drive-through lane possibly causing a conflict. However, the different busier time frames should not cause any conflicts with drive-through lanes as well as stacking occurring from the Schmale entrance. They are also requesting an exemption to allow some additional signage on the south side of the building Per code, signage is only allowed on the north and west sides. All signs proposed are well below what is allowed per square footage of signage. Staff is supportive of the sign allowance and recommending approval for both Special Use amendments.

Acting Chairman Tucek asked if there were any comments or questions from the audience and there were none.

Acting Chairman Tucek asked if there were any comments or questions from the Commission.

Commissioners Petella asked if this particular franchised business wants this or if the proposals are from the corporate headquarters and commented that most businesses in town with dual lanes only have one lane open.

Mr. Carlson replied it is being requested by the franchisee.

Commissioner Christopher asked if they would be placing bollards or some type of safety for the outdoor seating since it is a very wide, open area.

Mr. Carlson stated they would put in any type of safety, bollards or fencing, to protect the outdoor seating area.

Acting Chairman Tucek asked Mr. Farace to comment on the safety of the outdoor seating.

Mr. Farace suggested they can include bollards as the fence posts or something can be installed.

Acting Chairman Tucek asked if, as a Commission, we could put this request into the motion.

Mr. Farace stated when a recommendation is made it should be stated that a barrier along the front of the outdoor seating area should be installed.

Commissioner Battisto asked if there was anything in the UDO.

Mr. Farace stated there is a code.

Commissioners Meneghini and Morris had no questions.

Commissioner Battisto moved and Commissioner Meneghini seconded the motion with no further discussion.

The results of the roll call vote were:

Ayes: 6 Commissioners Battisto, Christopher, Meneghini, Morris, Petella, and Acting Chairman Tucek

Nays: 0

Abstain: 0

Absent: 1 Chairman Parisi

The motion passed by unanimous vote.

This case will go before the Village Board on Monday, October 3, 2022, at 6:00 PM for review.

**Case #22-0037 – 206 Brewing Company – 600 E. North Avenue**

Acting Chairman Tucek swore in Mr. William King, Carol Stream resident.

Mr. King stated he lives at 949 Navajo Street in Carol Stream and would like to acquire a Special Use Permit to open a small, micro brewery within the Village. He is seeking an older crowd with a first responder and military theme.

Acting Chairman Tucek asked if there were any comments or questions from the audience and there were none.

Acting Chairman Tucek asked Mr. Farace to provide a Staff Report.

Mr. Farace stated Mr. King is seeking a Special Use Permit for a micro brewery. The business is being proposed at the southeast corner of North Avenue and Schmale Road within the Shops at Carol Stream

shopping center. This space was former utilized as a Subway and has the right configuration with the seating in the front, the bar area will be where the sandwiches were prepared and the storage and brewing aspect will be in the rear of the facility. Mr. King is proposing to have approximately 10 beers on tap along with other beverages such as ciders, bourbons and maybe 1 or 2 non-alcoholic beverages. Food will not be prepared on site but will be delivered. The Village is currently reviewing a liquor classification for this type of use. Staff has reviewed the request and operations plan and is recommending approval.

Acting Chairman Tucek asked if there were any comments or questions from the Commission.

Commissioner Battisto asked if the petitioner was meeting all the requirements of the UDO.

Mr. Farace replied yes.

Commissioner Christopher asked since he is able to bring food in, will he need to have a food license. Also, if food is brought in, would he be able to have video gaming.

Mr. Farace stated he did not believe he needed a food license, and the video gaming needs to be addressed at a Village Board meeting.

Commissioner Morris stated capacity is about 40 people, what happens if you have 100 guys standing outside wanting to come inside.

Mr. King stated his plan is to work with the two other close by breweries that are located in Bloomingdale and Wheaton and ask these customers to visit those locations.

Commissioners Meneghini, Petella and Acting Chairman Tucek had no questions.

Commissioner Meneghini moved and Commissioner Petella seconded the motion with no further discussion.

The results of the roll call vote were:

|          |   |   |
|----------|---|---|
| Ayes:    | 6 | Commissioners Battisto, Christopher, Meneghini, Morris, Petella and Acting Chairman Tucek |
| Nays:    | 0 |   |
| Abstain: | 0 |   |
| Absent:  | 1 | Chairman Parisi   |

The motion passed by unanimous vote.

This case will go before the Village Board on Monday, October 3, 2022, at 6:00 PM for review.

**PUBLIC HEARING:**

Acting Chairman Tucek asked for a motion to close the Public Hearing. Commissioner Morris moved and Commissioner Battisto seconded the motion.

The results of the roll call vote were:

Ayes: 6 Commissioners Battisto, Christopher, Meneghini, Morris, Petella, and Acting Chairman Tucek

Nays: 0

Abstain: 0

Absent: 1 Chairman Parisi

The motion passed by unanimous vote.

**NEW BUSINESS:**

Mr. Farace stated he will start providing information to the Plan Commission for items that have been reviewed and approved/not approved by the Village Board.

**OLD BUSINESS:**

**OTHER BUSINESS:**

**ADJOURNMENT:**

At 6:48 p.m. Commissioner Christopher moved and Commissioner Petella seconded the motion to adjourn the meeting.

The results of the roll call vote were:

Ayes: 6 Commissioners Battisto, Christopher, Meneghini, Morris, Petella and Acting Chairman Tucek

Nays: 0

Abstain: 0

Absent: 1 Commissioners Christopher and Petella

The motion passed by unanimous vote.

FOR THE COMBINED BOARD

Recorded and transcribed by,

\_\_\_\_\_  
Patty Battaglia  
Planning and Permitting Assistant

Minutes approved by Plan Commission on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Acting Chairman



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

**STAFF REPORT**

October 10, 2022

**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:

- Gary Avenue Corridor  
Review for a new monument  
sign in accordance with  
Section 16-8-4 (J) of the UDO

**APPLICANT/ CONTACT:**  
Mr. Mark Manzi  
St. Andrew United Methodist  
Church  
250 N. Gary Avenue  
Carol Stream, IL 60188



**CASE #:** 22-0039

**LOCATION:** 250 N. Gary Avenue

**PROJECT NAME:** St. Andrew United Methodist Church



| LOCATION         | ZONING DISTRICT  | LAND USE   | COMPREHENSIVE PLAN DESIGNATION |
|------------------|--|--|--------------------------------|
| Subject Property | R-1 Estate Residence and Community Facilities District | Institutional (St. Andrew)                       | Institutional                  |
| North            | R-2 Traditional Residence District                     | Single Unit Residential (Carol Stream Unit 3)    | Single Unit Residential        |
| South            | R-3 Suburban Residence District                        | Single Unit Residential (Park Hill of Quail Run) | Single Unit Residential        |
| East             | I Industrial District                                  | Open Space (Gary-Kehoe Reservoir)                | Open Space                     |
| West             | R-3 Suburban Residence District                        | Single Unit Residential (Park Hill of Quail Run) | Single Unit Residential        |

The property outlined above is located on the west side of Gary Avenue, and south of Kehoe Boulevard.

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## Site Assessment

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### COMPREHENSIVE PLAN DESIGNATION:

The subject property is designated for institutional uses, according to the Village's 2016 Comprehensive Plan. The existing religious institution is compatible with this designation.

### AERIAL PHOTOGRAPH:

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## Project Summary

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### ATTACHMENTS:

Attached for review is the General Application, Cover Letter received August 12, 2022, Plat of Survey denoting sign location (Exhibit A), and Sign Drawing (Exhibit B).

### BACKGROUND:

Mr. Mark Manzi, on behalf of St. Andrew United Methodist Church, requests Gary Avenue Corridor Review approval for a monument sign at 250 N. Gary Avenue. The proposed sign will replace an existing older sign on the property.

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## Staff Analysis

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### GARY AVENUE CORRIDOR REVIEW

St. Andrew United Methodist Church is located on the west side of North Avenue, and south of Kehoe Boulevard. The proposed monument sign will be located north of the property's entrance along Gary Avenue.



- The proposed monument sign will contain an internally illuminated metal cabinet with acrylic push-thru letters denoting the name of the church. A changeable copy board is also within the sign. The sign will be approximately 18 square feet in area and 4.375 feet in height.
- The base of the proposed sign will be constructed of foam brick, which is a high-density urethane (HDU) material with an interior wooden structure supported by steel posts. HDU is made from a mix of chemicals that form a rigid foam material. Compared to other foam materials, such as styrofoam, HDU is much more robust and dense, which makes it a versatile material for various designs and treatments. This material is both waterproof and impervious to petroleum-based solvents, and can be painted or coated to provide a clean appearance. The applicant's sign contractor has provided an example of an HDU sign with a brick appearance at a church in Lombard (see accompanying photo). The proposed material on the sign for St. Andrew will emulate the color and style of the concrete masonry construction of the building.
- The existing sign is located in close proximity to an underground storm sewer. The applicant has agreed to install the proposed sign approximately 10 feet north of the existing sign's location, to provide adequate spacing



between the sign and underground sewer should repair or replacement work need to occur on the sewer line.

- The submitted sign drawing depicts shrubs around the sign base. Staff recommends that an updated drawing be provided that illustrates both shrubs and flowers around the base to provide seasonal color, and to meet UDO requirements regarding landscape material and square footage around monument signs.

The proposed sign meets regulations within the UDO. With the inclusion of the landscaping around the sign base, staff supports the installation and proposed design of the sign.

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### **Recommendation**

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Staff has reviewed the request and recommends Gary Avenue Corridor Review approval for the St. Andrew United Methodist Church monument sign at 250 N. Gary Avenue, Case No. 22-0039, subject to the following conditions:

1. That the applicant obtain a sign permit;
2. That the sign shall be installed at least 10 feet to the north of the existing sign location so as not to not be located near the existing storm sewer;
3. That the landscape material around the base of the sign shall be a mix of shrubs and flowers, shall be a minimum of 18 square feet in area around the sign base, and 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.

T:\Planning New\Planning\Plan Commission\Staff Reports\2022 Staff Reports\22-0039 St Andrew United Methodist Church GAC 250 N Gary.docx





**Do Not Write in This Space**  
 Date Submitted: 8-26-22  
 Fee Submitted: \$500.00  
 File Number: 22-0039  
 Meeting Date: 10/10/22  
 Public Hearing Required: N

# Village of Carol Stream

500 N. Gary Avenue ▪ Carol Stream, IL 60188

PHONE 630.871.6230 ▪ FAX 630.665.1064

[www.carolstream.org](http://www.carolstream.org)

**FORM A**

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

1. Name of Applicant MARK MANZI Phone 630-945-7479  
 Address 2N421 ANCIENT OAKS DR. WEST CHICAGO, IL Fax \_\_\_\_\_  
 E-Mail Address mmanzi@sbcglobal.net  
 (required)  
 Name of Attorney NONE Phone \_\_\_\_\_  
 (if represented)  
 Address \_\_\_\_\_ Fax \_\_\_\_\_  
 Name of Owner ST. ANDREW UNIFIED METHODIST CHURCH Phone 630-653-7116  
 (required if other than applicant)  
 Address 250 N. GARY AVE. CAROL STREAM, IL. Fax \_\_\_\_\_  
 Name of Architect NA Phone \_\_\_\_\_  
 (if applicable)  
 Address \_\_\_\_\_ Fax \_\_\_\_\_

2. \*Common Address/Location of Property 250 N. GARY AVE. CAROL STREAM, IL.

3. Requested Action: (check all that apply)
- |   |   |
|---|---|
| <input type="checkbox"/> Annexation                                   | <input type="checkbox"/> Subdivision – Minor/Major              |
| <input type="checkbox"/> Courtesy Review                              | <input type="checkbox"/> Temporary Waiver/Code of Ordinances    |
| <input type="checkbox"/> Development Staff Review                     | <input type="checkbox"/> Variation – Zoning (requires Form B-1) |
| <input checked="" type="checkbox"/> Gary/North Avenue Corridor Review | <input type="checkbox"/> Variation – Sign (requires Form B-2)   |
| <input type="checkbox"/> Planned Development – Final                  | <input type="checkbox"/> Variation – Fence (requires Form B-3)  |
| <input type="checkbox"/> Planned Development – Preliminary            | <input type="checkbox"/> Special Use Permit (requires Form C)   |
| <input type="checkbox"/> Shared Parking Facility                      | <input type="checkbox"/> Map Amendment (requires Form D-1)      |
| <input type="checkbox"/> Site Plan Review                             | <input type="checkbox"/> Text Amendment (requires Form D2)      |
|   | <input type="checkbox"/> Staff Adjustment (requires Form E)     |

Describe requested action Replace current church sign located on east side of church property and near Gary Ave. with a new church sign.

4. Fee Schedule: (Check all that apply)

Total Application Fee: \$ 500.00

|  |  |         |
|--|--|---------|
| Annexation approvals:  |  |         |
| New development  |  | \$2,000 |
| Other  |  | \$800   |
| Annexation Agreement Amendment   |  | \$800   |
| Appearance fee for approvals required by the UDO but not listed herein |  | \$500   |
| Courtesy Review  |  | \$240   |
| Development Staff Review   |  | \$640   |
| Easement Encroachment  |  | \$300   |
| Gary/North Avenue Corridor Review:                                     |  |         |
| New or replacement monument sign                                       |  | \$500   |
| One discipline (site design, architecture or landscaping)              |  | \$500   |
| Two disciplines  |  | \$1,000 |
| Three disciplines  |  | \$1,500 |
| New development  |  | \$1,500 |
| Outdoor Dining Permit  |  | \$120   |
| Planned Development:   |  |         |
| Existing Planned Development, minor change                             |  | \$500   |
| Existing Planned Development, major change                             |  | \$1,000 |
| New Planned Development  |  | \$1,500 |
| Rezoning (Zoning Map Amendment)  |  | \$640   |
| Shared Parking Facility Permit   |  | \$500   |
| Site Plan Review   |  | \$640   |
| Special Use:   |  |         |
| First  |  | \$800   |
| Each additional  |  | \$200   |
| Special Use Amendment  |  | \$800   |
| Staff Adjustment   |  | \$240   |
| Subdivision:   |  |         |
| Major  |  | \$700   |
| Minor  |  | \$400   |
| Temporary Building, Structure or Use                                   |  | \$120   |
| Temporary Waiver to the Code of Ordinances                             |  | \$120   |
| Text Amendment:  |  |         |
| Building Codes   |  | \$240   |
| Unified Development Ordinance  |  | \$640   |
| Variation:   |  |         |
| First  |  | \$640   |
| Each additional  |  | \$200   |
| Zoning verification letter   |  | \$80    |

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.

MARK MANZI

Print Name

Mark Manzi

Signature

8-12-22

Date

Revised 07/21

RECEIVED  
AUG 12 2022  
COMMUNITY DEVELOPMENT  
DEPT

Dear Planning Commission Members,

My name is Mark Manzi and I serve as the chairperson of the church council of St. Andrew United Methodist Church and will be shepherding this project for the church. On behalf of the members of St. Andrew United Methodist Church located at 250 North Gary Ave, Carol Stream, Illinois, I am making an application for a Gary & North Avenue Corridor Review. This review is requested as we want to replace the current church sign with a new church sign to be installed in the exact same location as the current sign on the east side of our property near Gary Avenue. The sign will be made and installed by the Elevate Sign Group of Lombard, IL. The Elevate Sign group will be both our sign contractor and electrical contractor. They have worked in Carol Stream before and their licenses are on file with the village. I have included all of the required documentation for this application as outlined by the Village of Carol Stream for the property within the Gary & North Avenue Corridor Overlay District.

Sincerely,

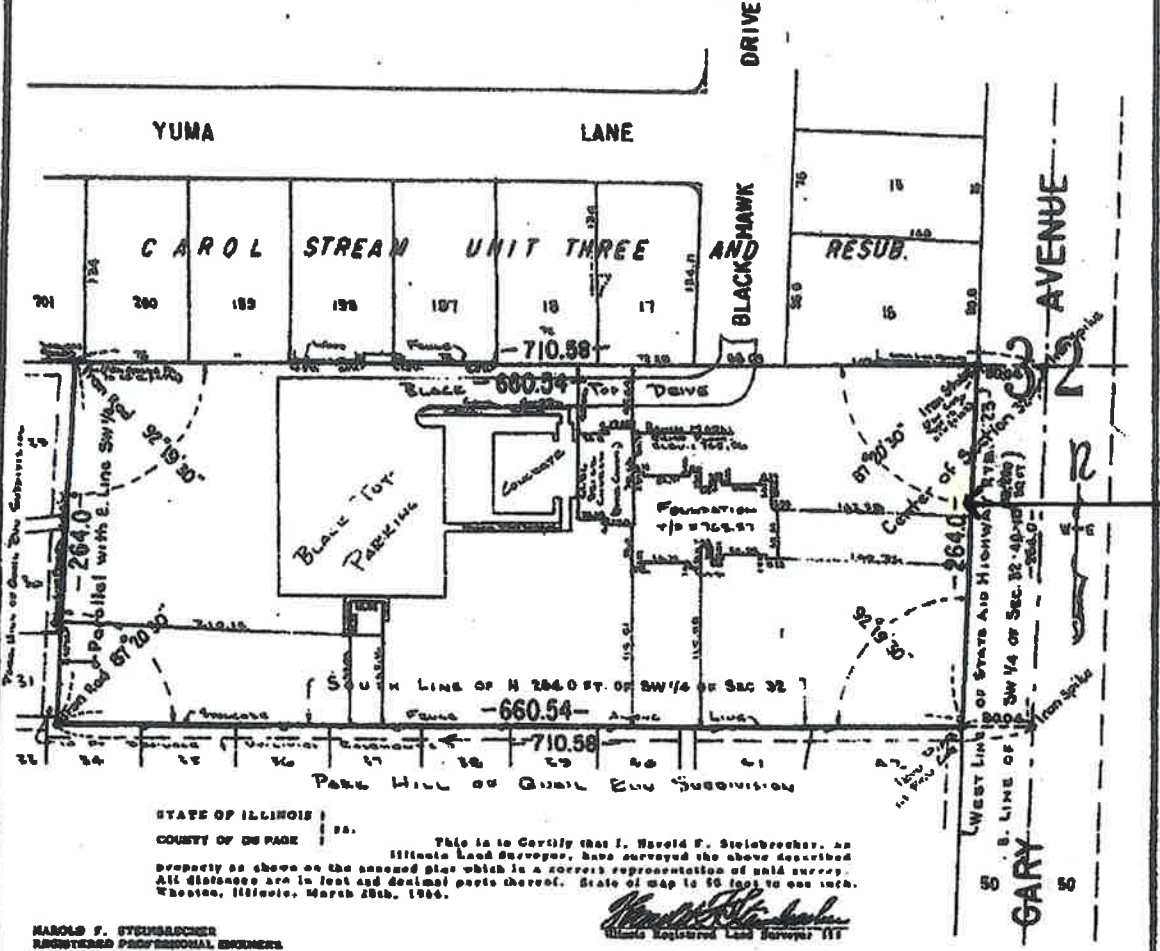
Mark Manzi  
Chair, St. Andrew UMC Church Council



RECEIVED  
 AUG 12 2022  
 COMMUNITY DEVELOPMENT  
 DEPT

# Plat of Survey

OF THE EAST 710.55 FEET OF THE NORTH 266.0 FEET AS MEASURED ON THE NORTH LINE AND ON THE EAST LINE RESPECTIVELY (AND MEASURED PARALLEL TO SAID LINES) OF THE SOUTHWEST QUARTER OF SECTION THIRTY TWO (32), TOWNSHIP FORTY (40) NORTH, RANGE TEN (10) EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THEREFROM THE EAST FIFTY (50.0) FEET THEREOF, AS MEASURED AT RIGHT ANGLES WITH THE EAST LINE, SAID EAST FIFTY (50.0) FEET HAVING HERETOFORE BEEN DEDICATED FOR STATE AIR-HIGHWAY ROUTE 23, IN THE VILLAGE OF CAROL STREAM, DU PAGE COUNTY, ILLINOIS.



STATE OF ILLINOIS )  
 COUNTY OF DU PAGE ) ss.  
 This is to Certify that I, Harold F. Steubacher, an Illinois Licensed Surveyor, have surveyed the above described property as shown on the annexed plat which is a correct representation of said survey. All distances are in feet and decimal parts thereof. State of map to one inch. Witness, Illinois, March 28th, 1966.

*Harold F. Steubacher*  
 Illinois Registered Land Surveyor #11

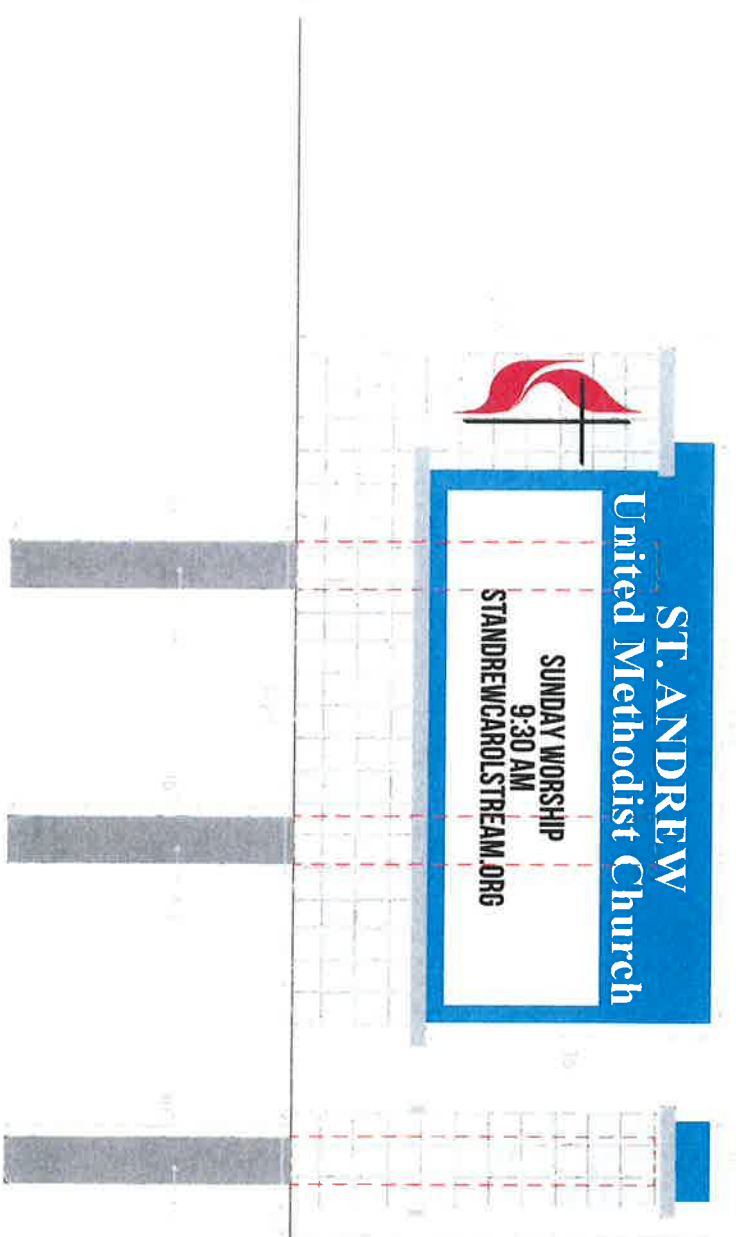
HAROLD F. STEUBACHER  
 REGISTERED PROFESSIONAL ENGINEER  
 ILLINOIS LAND SURVEYOR  
 120 NORTH WEST STREET  
 WHEATON, ILLINOIS

Survey ordered by **ABLE REAL ESTATE, INC**  
 Wheaton Illinois

UNDEVELOPED  
 ELEVATION APPROVAL  
 TOP OF FOUNDATION 0.5  
 GARAGE FLOOR  
 APPROVED [Signature] DATE 7/24/10  
 500T

EXHIBIT A

**ST ANDREW METHODIST CHURCH INTERNALLY ILLUMINATED MONUMENT SIGN**



RECEIVED  
 SEP 13 2022  
 COMMUNITY DEVELOPMENT  
 DEPT

**DETAILS:**

**2-sided sign**

Internally illuminated metal cabinet with acrylic push-thru letters to read "St. Andrew United Methodist Church" and house zip track - 5 rows with locking face

Foam brick base

Non-illuminated acrylic FCO dimensional logo on column

**COLORS:**

**SIGN CROSS SECTION:**

**EXHIBIT B**

**PROJECT MANAGER:**

Elevate Sign Group  
 1120 N. Ridge Avenue  
 Lombard, IL 60148  
 www.elevatesigngroup.com

**SUBMITTED TO:**

St Andrew Methodist Church,  
 Carol Strem

**AGREEMENT:**

The intent of this drawing is to show a conceptual representation of the proposed signage. Due to variations in printing, fabrication, painting, substrates and finishes, the final product may differ from drawing. Superimposed drawings are intended to show orientation and location of the proposed signage. It may contain, if not stated, color swatches or chips can be provided if requested by customer. If not stated, color swatches or chips will be provided and determined by the project manager.

Accepted: By signing this document, you, the customer, accept that the above proposed signage specifications, colors, spelling and conditions are satisfactory and authorize Elevate Sign Group, Ltd to do the work as specified.

**ACCEPTED BY:**

Name and Title:

Signature:

Date

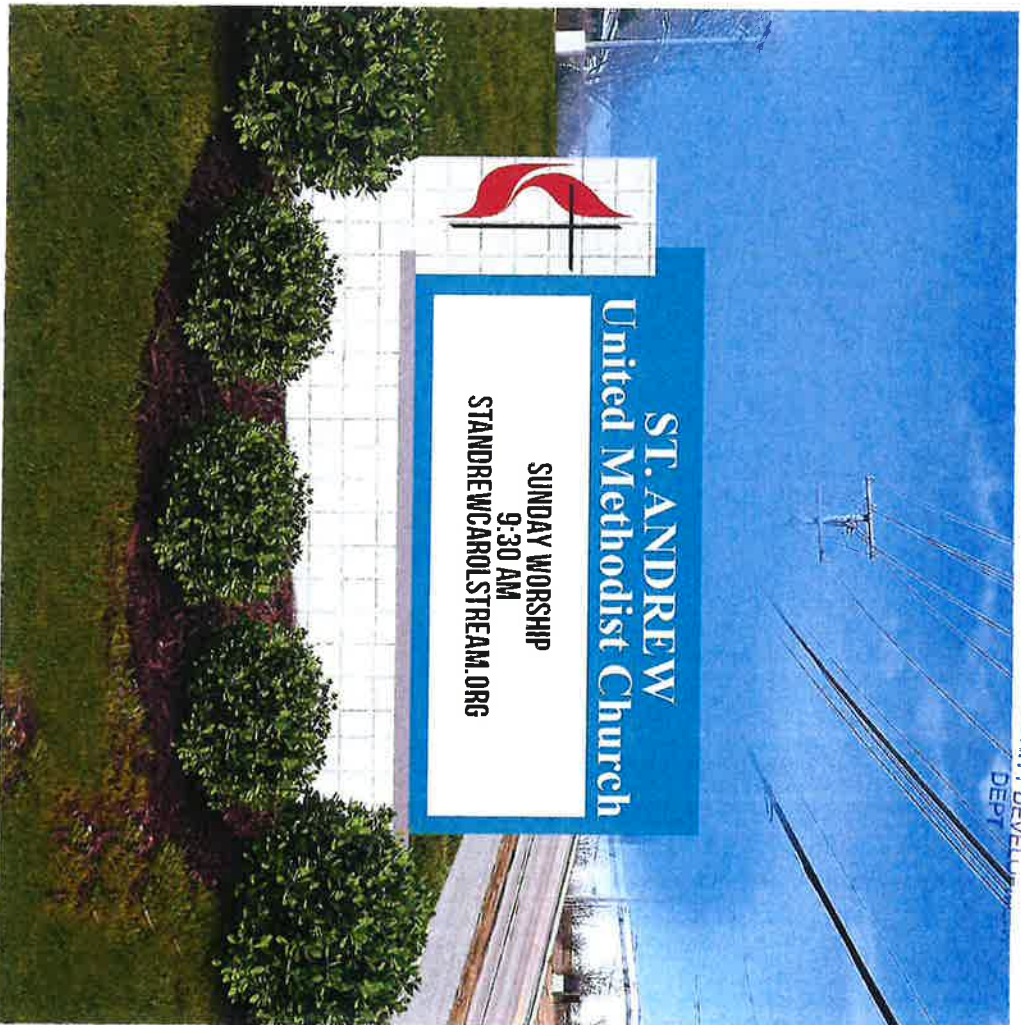
Landlord Signature:





**ST ANDREW METHODIST CHURCH INTERNALLY ILLUMINATED MONUMENT SIGN**

RECEIVED  
 SEP 13 2022  
 COMMUNITY DEVELOPMENT  
 DEPT



PROJECT MANAGER:

Elevate Sign Group  
 1120 N. Ridge Avenue  
 Lombard, IL 60148  
 www.elevatesigngroup.com

SUBMITTED TO:

St Andrew Methodist Church,  
 Carol Stream

AGREEMENT:

The intent of this drawing is to show a conceptual representation of the proposed signage. Due to variations in printing, fabrication, painting, substrates and finishes, the final product may differ from drawing. Signpostings drawings are intended to show orientation and location of the proposed signage. It may not be to exact scale, color swatches or chips can be provided if requested by customer. If colors are not specified a close match will be provided and determined by the project manager.

Accepted: By signing this document, you, the customer, accept that the above proposal represents the final design, color, spelling and conditions are satisfactory and authorize Elevate Sign Group Ltd to do the work as specified.

ACCEPTED BY:

Name and Title:

Signature:

Date

Landlord Signature:

