

Village of Carol Stream

AGENDA

REGULAR MEETING-PLAN COMMISSION/ZONING BOARD OF APPEALS

MONDAY, NOVEMBER 28, 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: October 10, 2022

- III. Public Hearing

22-0020– Revir Carol Stream– 400 Main Place
Amendment to a Special Use Permit for a Planned Development

22-0051 – Carol Stream Animal Hospital – 160 W. Elk Trail
Amendment to a Special Use Permit for a Boarding and Kennel Facility (Indoor)

- IV. Presentation:

22-0052 – LiUNA – 1200 Old Gary Avenue
Plat of Consolidation

- 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
October 10, 2022.***

Chairman Parisi 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: 4 Commissioners Morris, Petella, Tucek and Chairman Parisi
- Absent: 3 Commissioners Battisto, Christopher and Meneghini
- Also Present: Tom Farace, Planning and Economic Development Manager; Patty Battaglia, Planning and Permitting Assistant

MINUTES:

Commissioner Petella moved and Commissioner Tucek seconded the motion to approve the minutes of the Regular Meeting held on September 26, 2022.

The results of the roll call vote were:

- Ayes: 3 Commissioners Morris, Petella, Tucek
- Nays: 0
- Abstain: 1 Chairman Parisi
- Absent: 3 Commissioners Battisto, Christopher and Meneghini

The motion passed by a majority vote.

Case #22-0039– St. Andrew United Methodist Church – 250 N. Gary Avenue
Gary Avenue Corridor Review – New Monument Sign

Chairman Parisi asked the petitioner to provide his presentation.

Mr. Mark Manzi stated he is representing St. Andrew United Methodist Church. I am a long time member and serve as the Chair on the church council. I am here to petition for a new monument sign to replace the current one. Even though the proposed sign looks like brick, it is actually a white material called HDU and simulates the stone on the exterior of the church. We are aware the sign will need to be moved 10 feet to the north from its current location due to an underground sewer line. We will plant some bushes as well as mulch around the sign.

Chairman Parisi asked Mr. Farace to provide a presentation.

Mr. Farace stated St. Andrew United Methodist Church on Gary Avenue is seeking approval for a Gary Avenue Corridor Review for a new monument sign. As Mr. Manzi indicated, the proposed sign will be located about 10 feet north of where the current sign is located because of an underground sewer line which is in close proximity to the existing sign. In case the sewer line needs to be repaired, it is highly recommended by Public Works and Engineering to shift the sign to the north. The sign itself is an aluminum cabinet sign along with this High Density Urethane (HDU) material that is proposed. This is a different type of material that emulates other types of materials like brick or stone. This particular HDU will look like the concrete masonry on the exterior of the church building. Staff is supportive of this request and we are recommending approval.

Chairman Parisi asked for comments or questions from the Commission and there were none.

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

The results of the roll call vote were:

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

The motion passed by unanimous vote.

NEW BUSINESS:

Mr. Farace stated since there are no cases for review on October 24th, the meeting can be canceled.

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

The results of the roll call vote were:

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

The motion passed by unanimous vote.

OLD BUSINESS:

OTHER BUSINESS:

ADJOURNMENT:

At 6:06 p.m. Commissioner Petella moved and Commissioner Tucek seconded the motion to adjourn the meeting.

The results of the roll call vote were:

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

Nays: 0

Abstain: 0

Absent: 3 Commissioners Battisto, Christopher and Meneghini

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____.

Chairman

Village of Carol Stream Plan Commission/Zoning Board of Appeals

STAFF REPORT
November 28, 2022

TO:
Chairman and Plan Commissioners

FROM:
Community Development
Department

CASE MANAGER:
Tom Farace, Planning & Economic
Development Manager

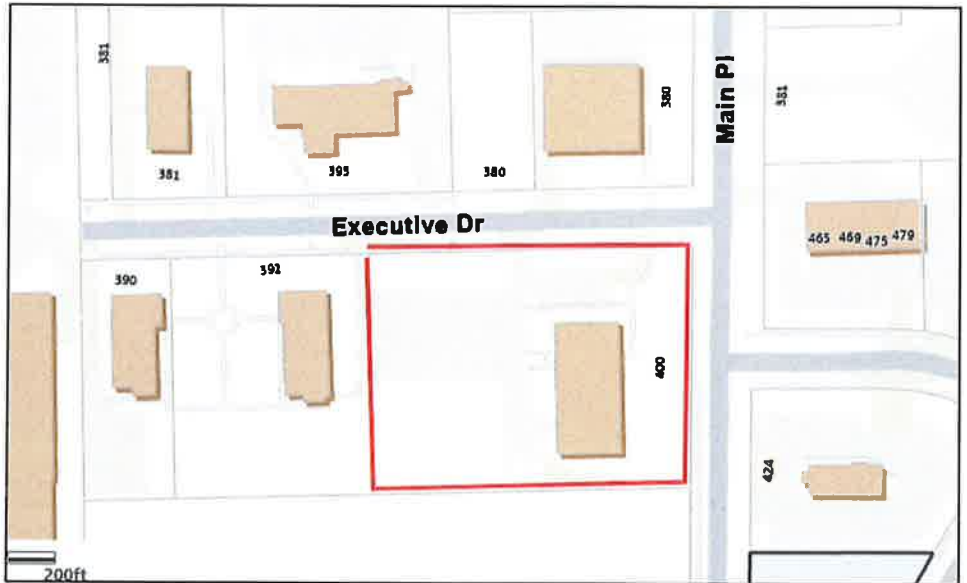
ACTION REQUESTED:
The applicant is requesting
approval of the following:

- An Amendment to a Special Use for a Planned Development, in accordance with Section 16-7-6 of the UDO

APPLICANT/ CONTACT:
Mr. Rushi Shah
Revir Carol Stream LLC
1141 Randolph Street,
Floor 3
Chicago, IL 60607



CASE #: 22-0020
LOCATION: 400 Main Place
PROJECT NAME: Revir Carol Stream LLC



LOCATION	ZONING DISTRICT	LAND USE	COMPREHENSIVE PLAN DESIGNATION
Subject Property	R-4 Multiunit Residence District	Multi-Family Residential and Office (Former Evangelical Alliance Mission Offices)	Multi-Family Residential and Office
North	R-4 Multiunit Residence District and O-S Office & Service District	Multi-Family Residential (Outreach Community Ministries Apartments) Office (Hope Publishing)	Multi-Family Residential and Office
South	B-3 General Business District	Commercial (Geneva Crossing Phase II undeveloped land)	Corridor Commercial
East	B-3 General Business District	Commercial (Wendy's and Multi-tenant commercial building)	Corridor Commercial
West	R-4 Multiunit Residence District	Multi-Family Residential (Apartment buildings)	Multi-Family Residential

The property highlighted above is located at the southwest corner of Main Place and Executive Drive.

Site Assessment

COMPREHENSIVE PLAN DESIGNATION:

The subject property is designated for institutional uses according to the Village's 2016 Comprehensive Plan. Modifying the existing office building with apartment units will be compatible with adjacent multiunit developments.

AERIAL PHOTOGRAPH:



Project Summary

ATTACHMENTS:

Attached for review is the General Application, Special Use Application, Cover Letter from Revir Capital dated November 1, 2022, Public Notice, Cover Sheet (Exhibit A), Existing Conditions Plan (Exhibit B), Demolition Plan (Exhibit C), Planned Development Plan (Exhibit D), Grading Plan (Exhibit E), Tree Inventory/Removal Plan (Exhibit F), Landscape Plan (Exhibit G), Floor Plans (Exhibit H-1 and H-2), Exterior Elevations (Exhibit I-1 and I-2), and Color Rendering (Exhibit J).

BACKGROUND:

The applicant, Rushi Shah with Revir Carol Stream LLC, requests approval of an Amendment to a Special Use Permit for a Planned Development to re-purpose the existing office building at 400 Main Place into apartments. Mr. Shah is the Principal and Chief Executive Officer of Mag Mile Capital, a Chicago-based company that specializes in providing debt and equity capital for developers of multifamily, hotels and commercial properties. Mag Mile purchased the subject property, and the two adjacent apartment buildings to the west, in 2021. The apartment and

office development was approved as a Planned Development in the 1960s, and the subject building was home to offices for the Evangelical Alliance Mission (TEAM) for several years. The office building is now vacant. There are 18 apartments proposed in the two-story building, with nine units per story. The two adjacent apartment buildings also contain 18 apartments each. The subject building, along with the other two apartment buildings, will be renamed "Prairie Landing."

Staff Analysis

PLANNED DEVELOPMENT AMENDMENT

§ 16-7-6 of the UDO specifies that amendments to PD Plans can either be categorized as minor or major amendments. A minor amendment can be approved at the staff level, and includes changes to a site plan or design details that do not alter the concept or intent of the PD. These changes include minor parking, site amenity, and landscaping/open space changes. Major changes to PD Plans must be reviewed by the PC/ZBA and approved by the Village Board, and include increasing the project density or expanding buildings, reducing open space by more than 10%, and amending development agreements or covenants. With the repurposing of the building from offices to apartments, the proposal is considered a major PD amendment and must be reviewed by the PC/ZBA and Village Board.



The following building, site, and landscaping modifications are proposed:

- As mentioned, 18 apartments will be constructed within the two-story building. Apartment sizes range from studios of approximately 687 square feet, to three-bedroom units of approximately 1,252 square feet.
- The existing parking lot will be reconfigured, repaved, and expanded to accommodate 59 parking spaces. The subject property shares parking with the two adjacent apartment buildings, and the applicant has submitted a shared parking agreement for the properties. There is also a small parking lot with 16 parking spaces near the northwest corner of the westernmost apartment building. Both parking lots will allow for parking requirements to be

met for all three buildings. In addition, there are sidewalk connections between all of the buildings, and a connection with the public sidewalks along Main Place and Executive Drive.

- The subject property currently has three driveways along Executive Drive. The easternmost driveway will be removed, along with the single row of parking on the north side of the building. The area will be seeded and provide additional green space along the front of the building. As mentioned, additional parking spaces will be constructed in the main parking lot to make up for the loss of parking to the north of the building.
- A gazebo with seating is proposed south of the subject property's parking lot, which will be an additional amenity for the complex's residents. Pathways to the gazebo area are proposed, and will be lit with bollard lighting. Existing play equipment will also be maintained south of the centrally located building.
- There are areas of existing concrete, broken concrete, and gravel south of the subject building, and the submitted plans appear to indicate that these areas will be left in the present condition. Staff recommends that these concrete and gravel areas be removed and restored to turf and landscape materials.
- The subject property will include a combination of new concrete sidewalk and re-use of existing concrete sidewalk. While staff does not object to the re-use of existing concrete sidewalks where they are in good condition, we do recommend replacement of areas of existing concrete sidewalk proposed for re-use that is in poor condition.
- A new dumpster enclosure is proposed on the subject property, with materials to match the building.
- While no façade modifications are proposed, landscaping around the building will be updated. In addition, landscaping is proposed along the Executive Drive frontage, within parking lot islands, and around the gazebo.
- In conjunction with extensive existing landscaping along the south side of the subject property, the applicant proposes to install a six-foot tall vinyl fence to the north of the landscaping to meet screening requirements of the UDO.

Proposed site and landscaping improvements will meet PD standards as outlined in Sections 16-7-1 and 16-7-3 of the UDO, which state that PDs should have unified buildings, structures, and site amenities through design, and should provide for safe, efficient, convenient, and harmonious grouping of structures, uses and facilities.

Staff supports the PD amendment, and believes repurposing the vacant office building with apartments to blend with existing apartments on Executive Drive will provide additional residences for members of the community.

RECOMMENDATION

Staff has reviewed the proposed Planned Development amendment, and supports the project. Therefore, staff recommends approval of the Special Use Amendment for Revir Carol Stream, LLC, Case No. 22-0020, subject to the following conditions:

1. That all terms and conditions of Ordinance No. 77-07-39 not specifically revised herein shall be hereby reaffirmed by reference;
2. That all improvements, including but limited to the building, parking lot, fencing, and landscaping, must be built, installed, and maintained in accordance with the attached plans and exhibits;
3. That the landscape materials must be installed as shown on the attached landscape plan, and that all materials shall be maintained in a healthy condition, with dead or dying materials being replaced in accordance with the approved plan on an annual basis;
4. That a guaranty, in the form of a letter of credit or performance bond, approved by the Village Attorney and the Community Development Director, or a cash deposit made with the Village Treasurer for 20% of the total cost estimate of landscaping for the construction in January 1 dollars for the current year, shall be provided by the applicant for all required landscape improvements. Such guaranty shall be executed before building permits are issued. The 20% landscaping deposit shall be held in escrow for a period of 18 months past the time of planting and will be refunded on approval of the village, unless extended by the village per § 16-8-4(N)(10)(c);
5. That any required landscaped area, greater than 150 square feet in area, shall be provided with an underground irrigation system or be provided with a portable water supply within 50 feet of said landscaped areas, unless otherwise approved by the Engineering Services Director to accommodate native grasses. No part of an irrigation system may be installed in village right-of-way;
6. That parking lot lighting which meets requirements of the Unified Development Ordinance shall be required;
7. That permit drawings shall include the removal of concrete and gravel areas south of the subject building and restoration of the area with turf and landscape materials, and replacement of any existing deteriorated sidewalk areas on the property with new concrete sidewalk; and
8. That the site must be maintained and operated in accordance with all State, County and Village codes and regulations.



RECEIVED
APR 15 2022
COMMUNITY DEVELOPMENT
DEPT

Do Not Write in This Space
Date Submitted: 4-15-22
Fee Submitted: \$800.00
File Number: 22-0020
Meeting Date: 11/28/22
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 Revir Carol Stream LLC Phone 312-640-7430
 Address 1141 W Randolph Street, Floor 3, Chicago, IL 60607 Fax _____
 E-Mail Address rshah@magmilecapital.com
 (required)
 Name of Attorney n/a Phone _____
 (if represented)
 Address _____ Fax _____
 Name of Owner Same as applicant Phone _____
 (required if other than applicant)
 Address _____ Fax _____
 Name of Architect ECA ARCHITECTS, Eric Carlson Phone 630-608-0500
 (if applicable)
 Address 24 N Bennett Street, Geneva, IL 60134 Fax _____

2. *Common Address/Location of Property 400 S Main Place

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 type="checkbox"/> Gary/North Avenue Corridor Review | <input type="checkbox"/> Variation – Sign (requires Form B-2) |
| <input type="checkbox"/> Planned Development – Final | <input checked="" type="checkbox"/> Variation – Fence (requires Form B-3) |
| <input type="checkbox"/> Planned Development – Preliminary | <input checked="" type="checkbox"/> Special Use Permit (requires Form C)
(Amendment to PD) |
| <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 Please approve requested change to convert the existing office building to an apartment building (existing zoning is R-4). Proposing 18 residential units. The existing parking lot is to remain and to be repaired as necessary.

4. Fee Schedule: *(Check all that apply)*

Total Application Fee: \$ 800.00

	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:	
x	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.

Rushi Shah

Print Name

Signature

4/8/22

Date

Revised 07/17



FORM C

RECEIVED

APR 15 2022

Village of Carol Stream

COMMUNITY DEVELOPMENT
DEPT

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 for project at: 400 S Main Place

Uses designated under the various zoning districts herein as special uses are so classified because they may have site-specific impacts that require the discretionary review of the Plan Commission and Village Board. 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.

The proposed reuse of the existing empty office building to become an apartment building is deemed necessary for public convenience at this location. It would be a unique residential living option for people on the west side of Schmale. Different than other apartment complexes with many units, multiple stories and many buildings, this building would offer a less dense living option since it is only 18 units in two stories. The location is conveniently located near many restaurants, stores and businesses. It is near Schmale, but not on it, so it will be a quieter location that still maintains easy access to major roads.

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

The proposed reuse of the existing empty office building to become an apartment building will not be unreasonably detrimental or endanger the public health, safety, morals, comfort, or general welfare. The 18 apartments offered for this building is a small number and will not be a nuisance to the community. It will be managed similarly to other apartment buildings. There is nothing hazardous in the building or on the site that will affect health, safety or 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

The proposed reuse of the existing empty office building to become an apartment build 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. The size of the apartment building, limited to two stories and 18 residential units, will not create injury or impede upon the enjoyment of the adjacent businesses, restaurants, and apartme buildings. It will increase property values as a functioning, profitable entity, rather than an empty, unused building. The use fits with the underlying zoning for the site, therefore it will be in harmony with the purposes already permitted and adjacent.

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

The proposed reuse of the existing empty office building to become an apartment building will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district. An apartment building will compliment other surrounding uses in the neighborhood. The type of use, apartments, would be allowed under the typical R-4 zoning ordinance since it is a Multiple Unit Dwelling building, not a Multiple Unit Dwelling complex with multiple buildings. As it is currently zoned a PUD with underlying R-4, a special use approval is required.

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

The existing utilities, access roads, drainage and other important and necessary community facilities are existing and/or will be provided. The parking lot and building footprint are not changing, therefore, the access roads, drainage, etc. will remain in current condition except to repair the parking lot matching existing materials where necessary. Utilities to the site are existing. Electric and water services will be adjusted as needed. Utilities to the building will comply with all code requirements.

6. Will conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the Village Board.

The work to be done for converting an existing office building to residential units, will conform to all applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the Village Board. Per R-4 Zoning Ordinance Bulk and Dimensional Standards, the existing building complies with lot area, setbacks, and lot coverage. Zoning requires 27 parking spaces for 18 units, there will be 27 of the existing parking spaces dedicated to the building. The existing parking lot and driveways are not being expanded. No landscaping changes are proposed. The existing wall sign will be replaced and signage will be permitted separately.

7. Other pertinent information or reason for request.

The petitioner has purchased the other two existing lots to the west of this building, Lot A and Lot 2 per the ALTA Survey. These are both existing apartment buildings. Therefore, there will be no issues continuing to share the existing 48 parking spaces in the parking lot and the parking lot driveway with the building to the west.



RECEIVED
NOV 03 2022
COMMUNITY DEVELOPMENT
DEPT

1141 W. Randolph Street, Floor 3 | Chicago, IL 60607

Email: rshah@magmilecapital.com | Phone: 847-722-9192

May 25, 2022 - Revised 11/01/2022

Tom Farace
Don Bastian
Village of Carol Stream
Zoning Board of Appeals

Re: Plan Commission/Zoning Board of Appeals Case #22-0020 Revir Carol Stream LLC – 400 Main Place /
Amendment to a Special Use Permit for a Planned Development – **Project Narrative and Cover letter**

Dear Mr. Farace, Mr. Bastian, and Professionals at the Village of Carol Stream:

This letter is intended to be the cover letter to our submittal. This letter will provide the following:

- Project narrative and details
- Background information of our company
- Reasoning for repurpose of office building to apartments
- Market Need and Justification
- Proposed interior upgrades, proposed target monthly rental rates and level of finishes
- Proposed Name of the Development

Project Narrative

The office building located at 400 S. Main Place was originally built as an office building that served as the headquarters for non-profit TEAM (The Evangelical Alliance Mission) for over 55 years. The building was built with top notch structural integrity with strong bones and great quality of construction. The subject property has been the only office building use amongst other buildings in the immediate vicinity, where majority of buildings serve as apartments. Converting this building into an apartment building is a logical use for this building because it will integrate well with other 2 apartment buildings on Executive Drive (390 and 392 Executive Drive). Additionally, the generous amount of green space on the southwest side of the building makes for a great amenity for the residents provides families from all 3 buildings to spread out and have outdoor fun. These new units will integrate well with the apartments from all the buildings on the West and North creating a seamless residential neighborhood feeling where residents can socialize and children can play. These new 18 proposed apartments will be accretive to the community and will be a welcome addition to retailers to the East and North including but limited to Home Depot and Caputos as examples.

Company Background

Revir Carol Stream, LLC is an affiliate of Revir Capital, LLC, which is a well-funded family office led by Rushi Shah specializing in developing and owning multi-family units in Chicagoland area. Revir Capital's main business is to acquire apartment units in well located cities in Chicagoland and in select growth markets in other select states around the country with stable workforce. Revir Capital's acquires dilapidated buildings either existing apartments or other uses such as office, hotel or special use and convert them to apartments. Revir Capital's main objective is to serve the community where it owns the real estate. Revir Capital strives to improve the community by adding significant value to the buildings and raising the standards of the buildings it owns. Revir Capital uses third party professional management company – AvenueOne to property manage all its units. AvenueOne collectively manages over 2,000 units of multifamily around Chicagoland. Revir Capital and AvenueOne has state of the art infrastructure to manage the buildings and provide top class service to the tenants. AvenueOne uses 100% digital platform to manage its buildings. Revir Capital also selectively owns and operates hotels and other commercial property types. Revir Capital's sponsor – Rushi Shah, also operates a national commercial real estate mortgage banking firm – Mag Mile Capital, which specializes in providing debt and equity capital for developers of multifamily, hotels and all commercial properties that require larger size capital.

About Rushi Shah

Rushi is Principal and Chief Executive Officer of Mag Mile Capital and leads the firm's strategy and innovation, as well as arranging commercial financing for all property types nationwide. Rushi has over 12 years of experience in financial services. Before co-founding Mag Mile Capital, Rushi was Executive Vice President and top producer for the firm's predecessor – Aries Conlon Capital, closing over \$500 million in debt and equity financing in his first two years, launching a streamlined online-based lending platform, and expanding Aries Capital's already extensive capital source network. Rushi completed a merger between and Aries and Conlon Capital and later completed a management buyout of Aries Conlon Capital and successfully rebranded to Mag Mile Capital.

Prior to his role at Aries/Mag Mile Capital, Rushi held positions at Chicago's Northern Trust Company in its Derivatives Capital Markets, Structured Finance, Private Equity Fund and Hedge Fund groups, as well as its London offices. During his tenure at the bank, Rushi participated in closing over 300 commercial finance transactions nationally, helped build a risk measurement framework for exotic interest rate derivatives and foreign exchange instruments, and launched the technology solution and models for the bank's over-the-counter derivatives activity.

Rushi holds a Master of Business Administration in Strategy, Entrepreneurship and Finance from the University of Chicago's Booth School of Business and a Bachelor of Science in Accounting and Finance from the University of Illinois, where he graduated with honors. He was also awarded a fellowship in the Riordan Fellows Leadership Development Program at the Anderson School of Management at UCLA.

Reasoning for Repurposing from Office to Apartments

Life altering COVID-19 pandemic permanently changed human behavior and preferences as they relate to the use of office space. 400 S. Main Place building is no different. The subject property was originally constructed by TEAM to use as their offices approximately 55 years ago. Along with the office use being out of favor, there is a shortage of apartment units in a largely working-class suburb of Chicago - Carol Stream. Apartment use for this building is logical choice given all the apartments located in the immediate vicinity of this building. Additionally,

the original zoning of this land is also for multifamily apartments. This along with current market dynamics makes it a perfect reason to convert this office building into apartments.

Market Need and Justification

There is a strong demand for apartment units in the immediate vicinity. One of the main drivers behind this is that there has not been any new supply of affordable units in Carol Stream in recent history. Additionally, due to the current inflationary environment along with housing affordability index being all time low (according to data from NAR), affordable luxury apartments are best positioned to rent immediately. Families looking for a nice step-up place before they buy their first home are often the target tenants for these units.

Proposed upgrades and target rents

The 18 new apartments will feature high end finishes with granite countertops, stainless steel appliances, custom cabinets, in-unit washer/dryers, luxury vinyl flooring, new HVAC technology, expansive lobby for guests, dedicated package staging area, elevator, brightly lit indoor and outdoor common areas, brand new windows, high end bathroom fixtures including custom vanities, smart thermostats, open floorplans, and new lighting package. The building will be gut rehabbed to remove all old HVAC equipment and will be upgraded with (1) 3-bedroom 2-bathroom units, (8) 2-bedroom 1-bathroom units, (7) 1 bedroom 1-bathroom units, and (2) studios with 1-bathroom units.

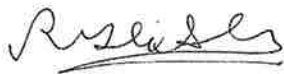
Based on our preliminary research and data available from the adjacent units, we expect target rents for Studios to be \$1,200 per month, 1-bedroom units to be \$1,300 per month and 2-bedroom units to be \$1,500 per month and \$1,900 per month for the 3-bedroom units.

Proposed Name of the Community

We are proposing the entire apartment community of all three buildings to be called – Prairie Landing at Main and Prairie Landing at 390 Executive and Prairie Landing at 392 Executive.

We look forward to bringing positive change at the corner of Main Place and Executive Drive in Carol Stream. We look forward to working with the village, Board of Appeals, and all appropriate village professionals and departments to successfully get this project approved and swiftly move to execute the approved plan with all necessary permits and approvals in place.

Sincerely,



Rushi Shah

Revir Carol Stream, LLC

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 November 9, 2022 and the last publication of the notice was made in the newspaper dated and published on November 9, 2022. 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 November 9, 2022.

Examiner Publications, Inc.

By: Publisher



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

Subscribed and sworn to before me this 9 day of November, A.D. 2022.

Notary Public



LEGAL NOTICE PUBLIC NOTICE

FILE #22-0020

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. Bielawski Municipal Center, 500 N. Gary Avenue, Carol Stream,

Illinois, on Monday, November 28, 2022 at 6:00 p.m. to consider an application from Revir Carol Stream,

LLC (Prairie Landing) for the following actions:

Amendment to a Special Use Permit for a Planned Development in accordance with Sections 16-

3-11 and 16-7-6 of the Carol Stream Code of Ordinances.

For the parcel at 400 Main Place (PIN 05-04-304-048)

The hearing will be held in-person and via a web conference meeting. The web conference will allow the

public to view the meeting online or listen to the meeting.

Join from a PC, Mac, iPad, iPhone or Android device by using the following URL:

https://us02web.zoom.us/join/register/WN_4cXXmIkJSeWzOBHd67Kdbw

or join by phone: Dial (for higher quality, dial a number based on your current location):

+1 312 626 6799 or +1 301 715 8592 or +1 646 558 8656

Webinar ID: 862 5195 5005

International numbers available: <https://zoom.us/j/ufadsnXEZQfK>

Those members of the public wishing to be heard with respect to this matter must attend in-person, or

complete the public comment form at <http://carolstre.am/pc> by 4:00 p.m. the day of the public hearing. The

public may also 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. Comments must be provided by 4:00 p.m.

the day of the public hearing.

The application is available for public inspection on the Village's website at www.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.

As published in *The Examiner* November 9, 2022 1109

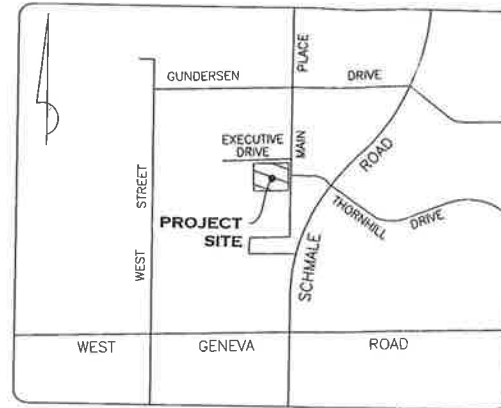
CAROL STREAM APARTMENTS PRELIMINARY ENGINEERING PLANS

400 S. MAIN PLACE
CAROL STREAM, DUPAGE COUNTY, ILLINOIS 60188

MASTER NOTES

- ALL ITEMS OF THIS PROJECT SHALL BE GOVERNED BY SPECIFICATIONS INCLUDED IN THE DOCUMENTS LISTED BELOW:
 - "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" PREPARED BY THE DEPARTMENT OF TRANSPORTATION OF THE STATE OF ILLINOIS AND ADOPTED BY SAID DEPARTMENT (LATEST REVISION) AND HEREINAFTER REFERRED TO AS THE "STANDARD SPECIFICATIONS".
 - "SUPPLEMENTAL SPECIFICATIONS AND RECURRING SPECIAL PROVISIONS" ADOPTED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION.
 - "ILLINOIS URBAN MANUAL" (LATEST REVISION) BY ASSOCIATION OF ILLINOIS SOIL & WATER CONSERVATION DISTRICTS.
 - "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS", BY ILLINOIS ENVIRONMENTAL PROTECTION AGENCY.
 - "ILLINOIS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS & HIGHWAYS" BY ILLINOIS DEPARTMENT OF TRANSPORTATION.
 - "ILLINOIS ACCESSIBILITY CODE", (LATEST EDITION).

*LATEST REVISION IN EFFECT ON THE DATE OF THESE PLANS
- PRIOR TO BID, THE CONTRACTOR SHALL VERIFY CONFORMANCE BETWEEN PLANS AND THE ABOVE REFERENCED CODES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO BID.
- IN THE EVENT OF A CONFLICT BETWEEN THESE VARIOUS STANDARDS, MUNICIPAL STANDARDS SHALL APPLY.
- ALL TRAFFIC CONTROL AND OTHER ADVISORY SIGNS NEEDED FOR CONSTRUCTION ARE TO BE FURNISHED BY THE CONTRACTOR IN ACCORDANCE WITH SECTION 701 OF THE STANDARD SPECIFICATIONS.
- ALL WORK PERFORMED SHALL COMPLY WITH ALL APPLICABLE RULES AND REGULATIONS OF OSHA.
- THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING JULIE 1-800-892-0123 AT LEAST 48 HOURS IN ADVANCE OF CONSTRUCTION OPERATIONS. ALL UTILITIES MUST BE STAKE/LOCATED BEFORE CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE MUNICIPALITY PUBLIC WORKS DEPARTMENT 630.871.6260 A MINIMUM OF 48 HOURS BEFORE CONSTRUCTION ACTIVITIES. A 48-HOUR NOTICE MUST BE PROVIDED FOR INSPECTIONS AND TESTS. CITY STAFF MUST OPERATE ALL WATERMAIN VALVES AND HYDRANTS ONLY.
- THE CONTRACTOR SHALL PROTECT AND PRESERVE ALL SURVEYING MONUMENTS UNTIL THE OWNER, THEIR AGENT OR A LICENSED SURVEYOR HAS WITNESSED OR OTHERWISE REFERENCED THEIR LOCATIONS.
- THE CONTRACTOR SHALL BE AWARE OF POTENTIAL CONFLICTS WITH EXISTING UTILITIES AS MAY BE INDICATED ON THE PLANS. THESE AREAS SHALL BE EXCAVATED TO DETERMINE ELEVATIONS BEFORE BEGINNING CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES.
- SAWING OF REMOVAL ITEMS AS NOTED IN THE PLANS OR AS REQUIRED BY THE ENGINEER SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT OF THE ITEM BEING REMOVED AND NO EXTRA COMPENSATION WILL BE ALLOWED.
- ALL ROAD SIGNS, STREET SIGNS AND TRAFFIC SIGNS WHICH NEED TO BE RELOCATED OR MOVED DUE TO CONSTRUCTION SHALL BE TAKEN DOWN AND STORED BY THE CONTRACTOR AT HIS OWN EXPENSE EXCEPT THOSE WHICH THE PERMIT AGENCY SHALL REQUIRE TO BE TEMPORARILY RESET UNTIL COMPLETION OF CONSTRUCTION OPERATIONS. AFTER COMPLETION OF THE WORK, THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, RESET ALL SAID SIGNS AT THE LOCATIONS DESIGNATED BY THE PERMIT AGENCY ENGINEER.
- THE CONTRACTOR SHALL PRESERVE ALL CONSTRUCTION STAKES UNTIL THEY ARE NO LONGER NEEDED. ANY STAKES DESTROYED BY THE CONTRACTOR PRIOR TO THEIR USE SHALL BE RESET BY THE OWNER'S ENGINEER AT A COST TO BE BORNE BY THE CONTRACTOR THAT DESTROYED THE STAKES.
- CONTRACTOR SHALL USE CARE NEAR ANY AND ALL EXISTING ITEMS WHICH ARE NOT INDICATED TO BE REMOVED OR MODIFIED. ANY DAMAGE DONE TO THESE ITEMS BY CONTRACTOR'S OPERATIONS SHALL BE REPAIRED AND/OR RESTORED BY THE CONTRACTOR AT THE CONTRACTOR'S OWN EXPENSE.
- THE CONTRACTOR SHALL INDEMNIFY AND SAVE HARMLESS THE OWNER, THE PERMIT AGENCY AND ITS OFFICERS, EMPLOYEES, AND AGENTS, AND THE OWNER'S ENGINEERS, FROM AND AGAINST ALL LOSSES, CLAIMS, DEMANDS, PAYMENTS, SUITS, ACTIONS, RECOVERIES AND JUDGMENT OF EVERY NATURE AND DESCRIPTION BROUGHT OR RECOVERED AGAINST THEM, BY REASON OF ANY ACT OR OMISSION OF SAID CONTRACTOR, HIS AGENTS OR EMPLOYEES, IN THE EXECUTION OF THE WORK OR IN THE GUARDING OF IT.
- BURNING ON THE SITE IS NOT PERMITTED.
- ALL IMPROVEMENTS SHOWN ON THE PLANS ARE THE RESPONSIBILITY OF THE CONTRACTOR.



VICINITY MAP
(NOT TO SCALE)

SYMBOL LEGEND

PROPOSED	PROPERTY LINE	EXISTING
---	---	---
---	BUILDING SETBACK LINE	---
---	EASEMENT LINE	---
---	DEPRESSED CURB	---
---	STORM SEWER	---
---	SANITARY SEWER	---
---	WATER MAIN	---
---	GAS LINE	---
---	ELECTRIC LINE	---
---	TELEPHONE LINE	---
---	OVERHEAD WIRES	---
---	FENCE LINE	---
---	SILT FENCE	---
---	GRADING CONTOUR	---
---	MANHOLE	---
---	STORM CURB FRAME & GRATE	---
---	STORM MANHOLE	---
---	STORM CATCH BASIN	---
---	STORM FLARED END SECTION	---
---	SANITARY MANHOLE	---
---	VALVE VAULT	---
---	FIRE HYDRANT	---
---	BUFFALO BOX	---
---	GAS VALVE	---
---	ELECTRIC STRUCTURE	---
---	TRANSFORMER	---
---	POWER POLE	---
---	PEDESTAL	---
---	TRAFFIC SIGNAL MANHOLE	---
---	DRAINAGE FLOW ARROW	---
---	OVERFLOW ROUTE	---
---	AIR CONDITIONER	---
---	SINGLE POLE SIGN	---
---	DOUBLE POLE SIGN	---
---	STREET LIGHT	---
---	BOLLARD	---
---	CLEAN OUT	---
---	DOWN SPOUT	---
---	TREE	---
---	EROSION CONTROL BLANKET (SEE DETAIL SHEET)	---
---	FINAL STABILIZATION (SEED) (SEE DETAIL SHEET)	---
---	CONCRETE SIDEWALK	---
---	ASPHALT PAVEMENT (SEE DETAIL SHEET)	---
---	DETECTABLE WARNINGS (SEE DETAIL SHEET)	---

TABLE OF CONTENTS

SHEET NO.	SHEET NAME
1	COVER SHEET
2	EXISTING CONDITION PLAN
3	DEMOLITION PLAN
4	PLANNED DEVELOPMENT PLAN
5	GRADING PLAN

DATE: 09/15/2022
ISSUED FOR REVIEW
09/30/2022
REVISED PER VILLAGE COMMENTS
11/01/2022
REVISED PER VILLAGE COMMENTS

TFW SURVEYING & MAPPING
LAND SURVEYING, ETOPOGRAPHIC MAPPING & CONSTRUCTION LAYOUT
1781 NORTH DILLEY ROAD • SUITE 105 • GURNEE, ILLINOIS 60031
PHONE: 847-548-5600 • GURNEE, ILLINOIS 60031
INFO@TFWSURVEY.COM FAX: 847-548-5600
WWW.TFWSURVEY.COM
PLM REGISTRATION #186002793

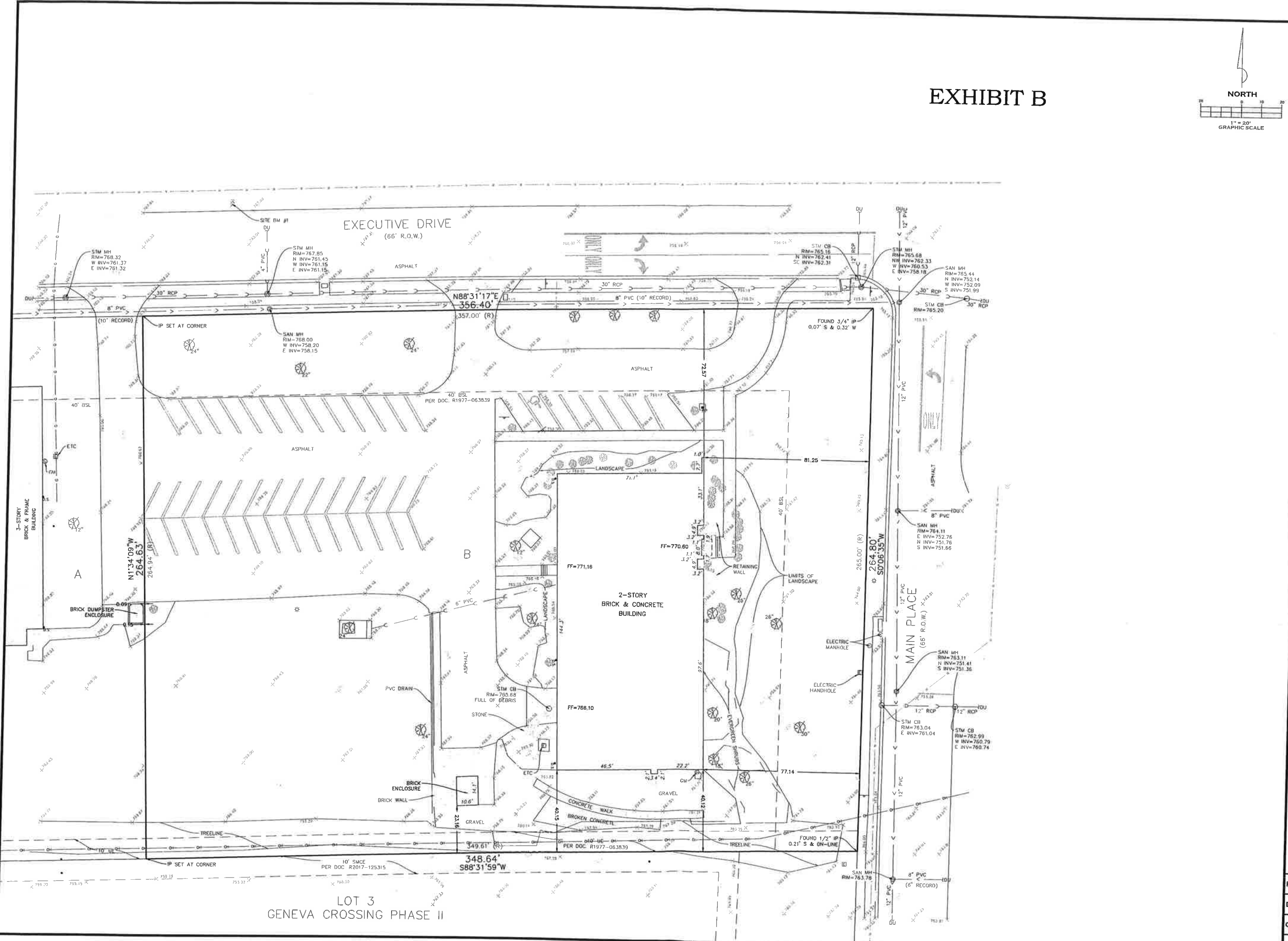
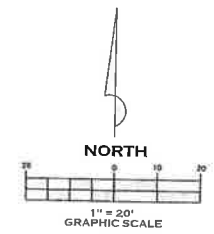
CAROL STREAM APARTMENTS
400 S. MAIN PLACE
CAROL STREAM, ILLINOIS 60188
PRELIMINARY ENGINEERING PLANS
COVER SHEET

RECEIVED
NOV 03 2022
COMMUNITY DEVELOPMENT
DEPT

EXHIBIT A

PROJECT TEAM	NOTES	SITE BENCHMARKS	ABBREVIATIONS																																																																																	
<p>OWNER MAG MILE CAPITAL 1141 W RANDOLPH ST, SUITE 300 CHICAGO, IL 60607</p> <p>ARCHITECT ECA ARCHITECTS PLANNERS 24 N BENNETT STREET GENEVA, IL 60134</p> <p>CIVIL ENGINEER TFW SURVEYING & MAPPING, INC. 1781 N DILLEY ROAD SUITE 105 GURNEE, IL 60031 Ph:(847)-548-5600</p>	<p>1. DETAILS AND NOTES WITHIN THESE PLANS, ALONG WITH NOTATIONS TO SUPPLEMENT SAME ARE CRUCIAL TO THE PROPER CONSTRUCTION OF THE DESIGN CONTAINED HEREIN.</p> <p>2. CONTRACTOR SHALL VISIT THE SITE TO FAMILIARIZE HIMSELF WITH ALL CONDITIONS PRIOR TO ENGAGING IN A CONTRACT TO PERFORM WORK AS PROPOSED HEREIN.</p> <p>3. PLANS ARE NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL OF THE ENGINEER.</p>	<p>SOURCE BENCHMARK DUPAGE COUNTY GEODETIC SURVEY MONUMENT BM#: 0174, PID: DK3222. BRASS DISK IN SOUTH FACE TRAFFIC SIGNAL POST BASE AT THE NORTHWEST CORNER OF FULLERTON AVENUE AND SCHMALE ROAD. ELEVATION = 812.54 (NAVD 88)</p> <p>SITE BENCHMARK #1 THE SOUTH ARROW BOLT ON FIRE HYDRANT ALONG THE NORTH RIGHT OF WAY LINE OF EXECUTIVE DRIVE. ELEVATION = 770.17 (NAVD 88)</p>	<table border="0"> <tbody> <tr> <td>AGG. AGGREGATE GRAVEL</td> <td>F-F FACE TO FACE</td> <td>R RADIUS</td> </tr> <tr> <td>ALT. ALTERNATE</td> <td>FES FLARED END SECTION</td> <td>RCC REINFORCED CONCRETE PIPE</td> </tr> <tr> <td>B.M. BENCHMARK</td> <td>FINISHED FLOOR</td> <td>R.O.W. RIGHT OF WAY</td> </tr> <tr> <td>B-S BACK TO BACK</td> <td>FL FLOW LINE</td> <td>R.D. ROOF DRAIN</td> </tr> <tr> <td>B-R BUFFALO BOX</td> <td>FR FINISHED GRADE</td> <td>SAN SANITARY</td> </tr> <tr> <td>BC BACK OF CURB</td> <td>HWL HEADWALL</td> <td>STM STORM MANHOLE</td> </tr> <tr> <td>B/C BITUMINOUS CONCRETE</td> <td>HWL HEADWALL</td> <td>STA STATION</td> </tr> <tr> <td>BW BENCHMARK BY OTHERS</td> <td>HWL HIGH WATER LEVEL</td> <td>SF SQUARE FEET</td> </tr> <tr> <td>B/P BOTTOM OF PIPE</td> <td>HWL INLET</td> <td>SY SQUARE YARD</td> </tr> <tr> <td>B/W BOTTOM OF WALL</td> <td>HWL WARENT</td> <td>T.B. TO BE REMOVED</td> </tr> <tr> <td>CB CATCH BASIN</td> <td>IP IRON PIPE</td> <td>T/C TOP OF CURB</td> </tr> <tr> <td>CAF CABLE TELEVISION</td> <td>MAX MAXIMUM</td> <td>T/P TOP OF PIPE</td> </tr> <tr> <td>CE COM. ED.</td> <td>M.E. MATCH EXISTING</td> <td>T/P TOP OF FOUNDATION</td> </tr> <tr> <td>CL CENTER LINE</td> <td>MN MANHOLE</td> <td>T/W TOP OF WALL</td> </tr> <tr> <td>CUP CORRUGATED METAL PIPE</td> <td>MN MANHOLE</td> <td>TRANS TRANSFORMER</td> </tr> <tr> <td>CO CLEAN OUT</td> <td>MN MANHOLE</td> <td>VV VALVE VAULT</td> </tr> <tr> <td>C.O. CENTER OF STROKE</td> <td>N.W.L. NORMAL WATER LEVEL</td> <td>W.M. WATER MAIN</td> </tr> <tr> <td>CONC. CONCRETE</td> <td>PC PEDESTAL</td> <td></td> </tr> <tr> <td>DIAM. DIAMETER</td> <td>PC POINT OF CURVE</td> <td></td> </tr> <tr> <td>D.I.W.M. DUCTILE IRON WATER MAIN</td> <td>PC POINT OF COMPOUND CURVE</td> <td></td> </tr> <tr> <td>D.S. DOWN SPOUT</td> <td>PC POINT OF INTERSECTION</td> <td></td> </tr> <tr> <td>E.P. EDGE OF PAVEMENT</td> <td>PC POINT OF TANGENCY</td> <td></td> </tr> <tr> <td>E-E EDGE TO EDGE</td> <td>PC POINT OF VERTICAL CURVE</td> <td></td> </tr> <tr> <td>ELEV. ELEVATION</td> <td>PVI POINT OF VERTICAL INTERSECTION</td> <td></td> </tr> <tr> <td>EW EDGE OF WALK</td> <td>PP POWER POLE</td> <td></td> </tr> <tr> <td>FW EDGE OF FENCE</td> <td>PP POLYETHYLENE GLYCOL PIPE</td> <td></td> </tr> <tr> <td>EX. EXISTING</td> <td></td> <td></td> </tr> </tbody> </table>	AGG. AGGREGATE GRAVEL	F-F FACE TO FACE	R RADIUS	ALT. ALTERNATE	FES FLARED END SECTION	RCC REINFORCED CONCRETE PIPE	B.M. BENCHMARK	FINISHED FLOOR	R.O.W. RIGHT OF WAY	B-S BACK TO BACK	FL FLOW LINE	R.D. ROOF DRAIN	B-R BUFFALO BOX	FR FINISHED GRADE	SAN SANITARY	BC BACK OF CURB	HWL HEADWALL	STM STORM MANHOLE	B/C BITUMINOUS CONCRETE	HWL HEADWALL	STA STATION	BW BENCHMARK BY OTHERS	HWL HIGH WATER LEVEL	SF SQUARE FEET	B/P BOTTOM OF PIPE	HWL INLET	SY SQUARE YARD	B/W BOTTOM OF WALL	HWL WARENT	T.B. TO BE REMOVED	CB CATCH BASIN	IP IRON PIPE	T/C TOP OF CURB	CAF CABLE TELEVISION	MAX MAXIMUM	T/P TOP OF PIPE	CE COM. ED.	M.E. MATCH EXISTING	T/P TOP OF FOUNDATION	CL CENTER LINE	MN MANHOLE	T/W TOP OF WALL	CUP CORRUGATED METAL PIPE	MN MANHOLE	TRANS TRANSFORMER	CO CLEAN OUT	MN MANHOLE	VV VALVE VAULT	C.O. CENTER OF STROKE	N.W.L. NORMAL WATER LEVEL	W.M. WATER MAIN	CONC. CONCRETE	PC PEDESTAL		DIAM. DIAMETER	PC POINT OF CURVE		D.I.W.M. DUCTILE IRON WATER MAIN	PC POINT OF COMPOUND CURVE		D.S. DOWN SPOUT	PC POINT OF INTERSECTION		E.P. EDGE OF PAVEMENT	PC POINT OF TANGENCY		E-E EDGE TO EDGE	PC POINT OF VERTICAL CURVE		ELEV. ELEVATION	PVI POINT OF VERTICAL INTERSECTION		EW EDGE OF WALK	PP POWER POLE		FW EDGE OF FENCE	PP POLYETHYLENE GLYCOL PIPE		EX. EXISTING		
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EX. EXISTING																																																																																				
PROJECT NO. 3602	DRAWN BY: JK		CHECKED BY: JM																																																																																	
SHEET NO. 1/5																																																																																				

EXHIBIT B



LOT 3
GENEVA CROSSING PHASE II

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TFW SURVEYING &
MAPPING, INC.

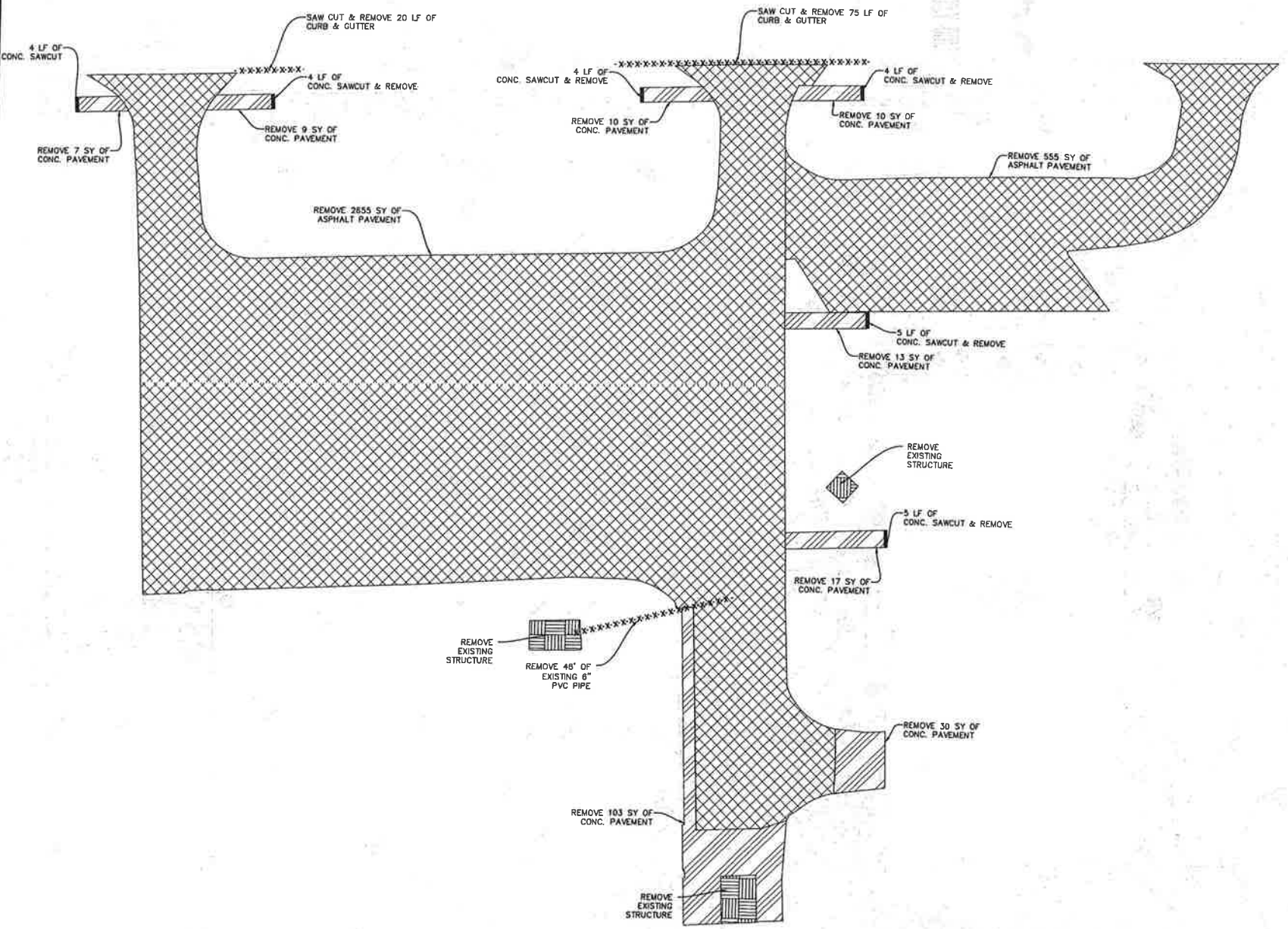
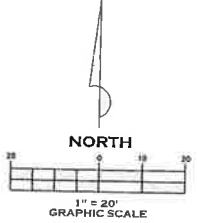
DATE: 09/15/2022
DESCRIPTION: ISSUED FOR REVIEW
09/30/2022 REVISED PER VILLAGE COMMENTS
11/01/2022 REVISED PER VILLAGE COMMENTS

TFW SURVEYING & MAPPING
LAND SURVEYING TOPOGRAPHIC MAPPING • CONSTRUCTION LAYOUT
1701 NORTH DUNE AVENUE • SUITE 105 • CURNEE, ILLINOIS 60031
PHONE: 847-548-6600 FAX: 847-548-6699
INFO@TFWSURVEY.COM WWW.TFWSURVEY.COM
FIRM REGISTRATION #164002793

**CAROL STREAM APARTMENTS
400 S. MAIN PLACE
CAROL STREAM, ILLINOIS 60188**
**PRELIMINARY ENGINEERING PLANS
EXISTING CONDITION PLAN**

PROJECT NO. 3602
DRAWN BY: JK
CHECKED BY: JM
SHEET NO. 2/5

EXHIBIT C



LEGEND
-XXXXXXXXXXXXXXXX-

	REMOVE ITEM
	SAWCUT BACK OF CURB
	FULL DEPTH SAWCUT PAVEMENT
	REMOVE ASPHALT PAVEMENT
	REMOVE CONC. PAVEMENT
	REMOVE EXISTING BUILDING (SEE ARCHITECTURAL PLANS)
	REMOVE TREE

DATE:	DESCRIPTION:
09/15/2022	ISSUED FOR REVIEW
09/30/2022	REVISED PER VILLAGE COMMENTS
11/01/2022	REVISED PER VILLAGE COMMENTS

TFW SURVEYING & MAPPING, INC.
LAND SURVEYING • TOPOGRAPHIC MAPPING • CONSTRUCTION LAYOUT
1781 NORTH WINDY ROAD • SUITE 108 • GURNEE, ILLINOIS 60031
PHONE: 847-548-6600 FAX: 847-548-6699
INFO@TFWSURVEY.COM WWW.TFWSURVEY.COM
FIRM REGISTRATION #184-002793

**CAROL STREAM APARTMENTS
400 S. MAIN PLACE
CAROL STREAM, ILLINOIS 60188**

**PRELIMINARY ENGINEERING PLANS
DEMOLITION PLAN**

PROJECT NO.	3602
DRAWN BY:	JK
CHECKED BY:	JM
SHEET NO.	3/5

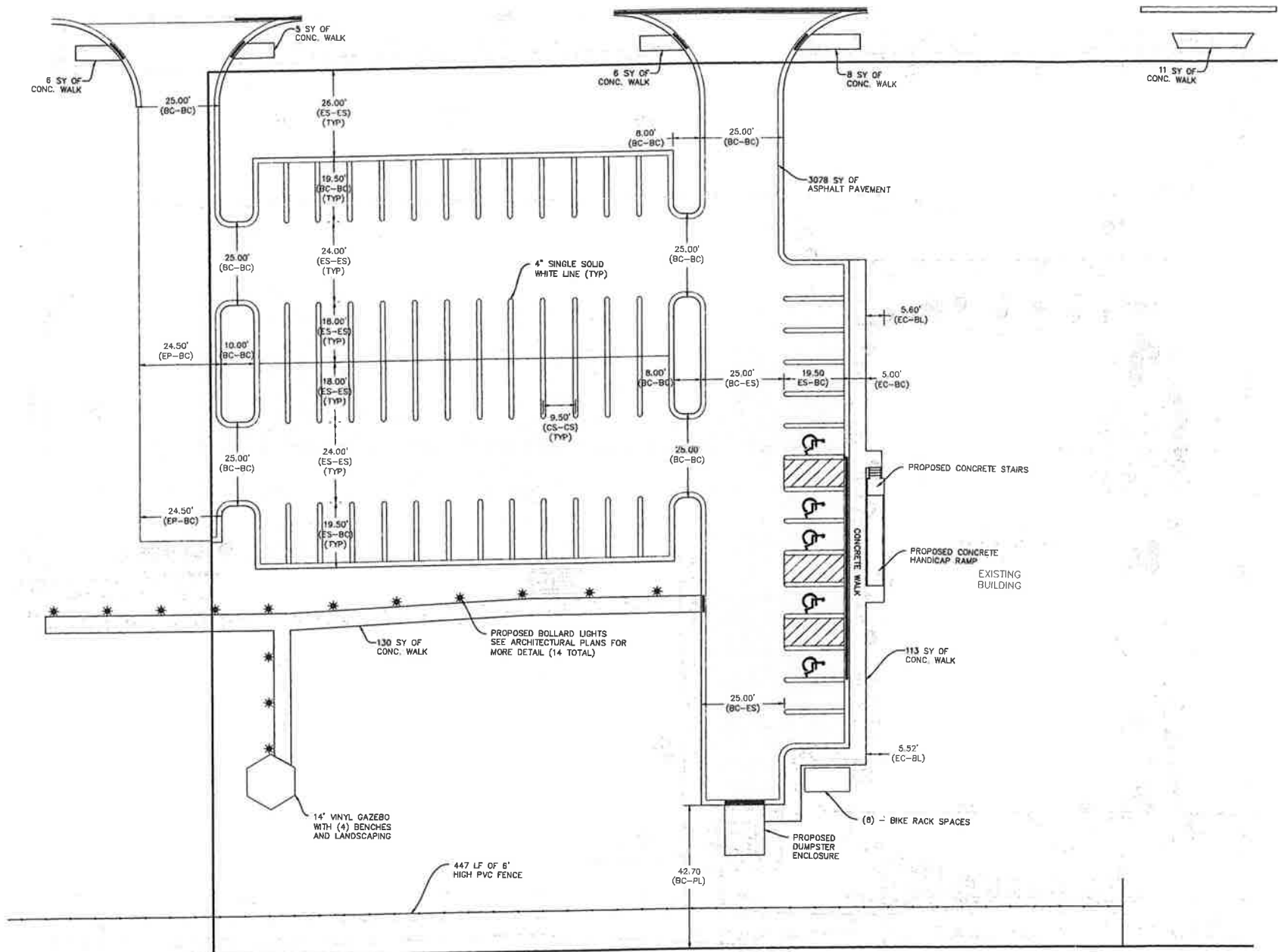


EXHIBIT D

SITE SUMMARY

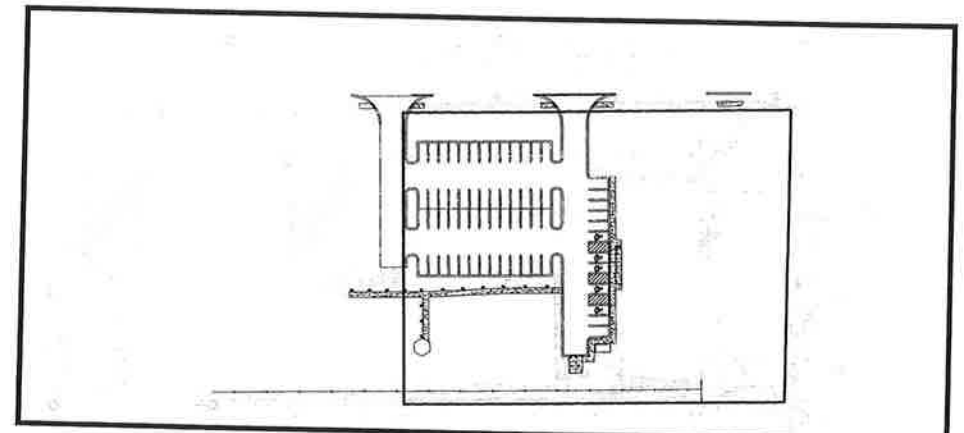
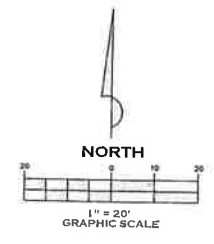
PARKING SPACES	59
HANDICAP PARKING SPACES	5
OFFSITE PARKING SPACES	16
TOTAL	80

EXISTING CONDITIONS
 TOTAL AREA: 2.14 ACRES
 PERVIOUS AREA: 1.23 ACRES
 IMPERVIOUS AREA: 0.91 ACRES
 IMPERVIOUS PERCENT: 42.5%

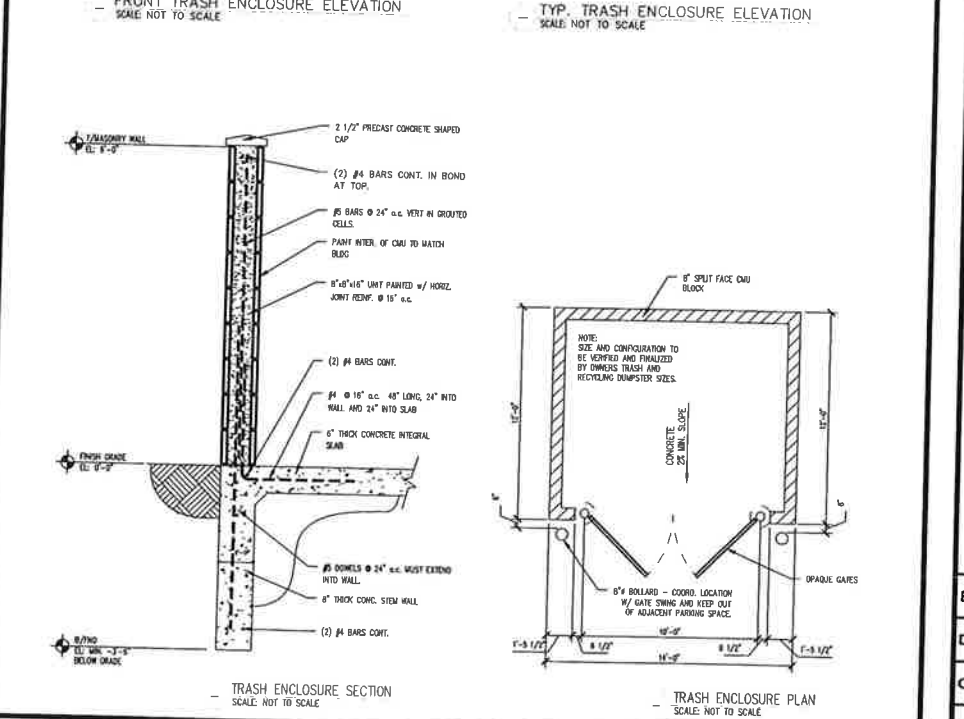
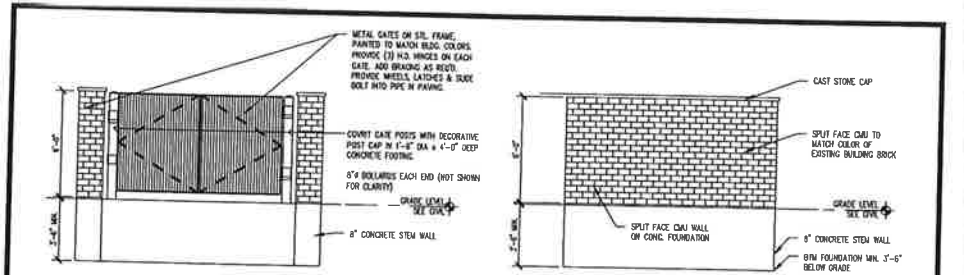
PROPOSED CONDITIONS
 TOTAL AREA: 2.14 ACRES
 PERVIOUS AREA: 1.23 ACRES
 IMPERVIOUS AREA: 0.91 ACRES
 IMPERVIOUS PERCENT: 42.5%

LEGEND

[Symbol]	DEPRESSED CURB AND GUTTER
[Symbol]	REVERSE PITCH CURB AND GUTTER
[Symbol]	ASPHALT PAVEMENT
[Symbol]	CONCRETE PAVEMENT
PL	PROPERTY LINE
ES	EDGE OF STRIPE
CS	CENTER OF STRIPE
B	BUILDING
BC	BACK OF CURB
EW	EDGE OF WALK
R	RADIUS



SITE MAP WITH OFFSITE PARKING AREA
 NOT TO SCALE



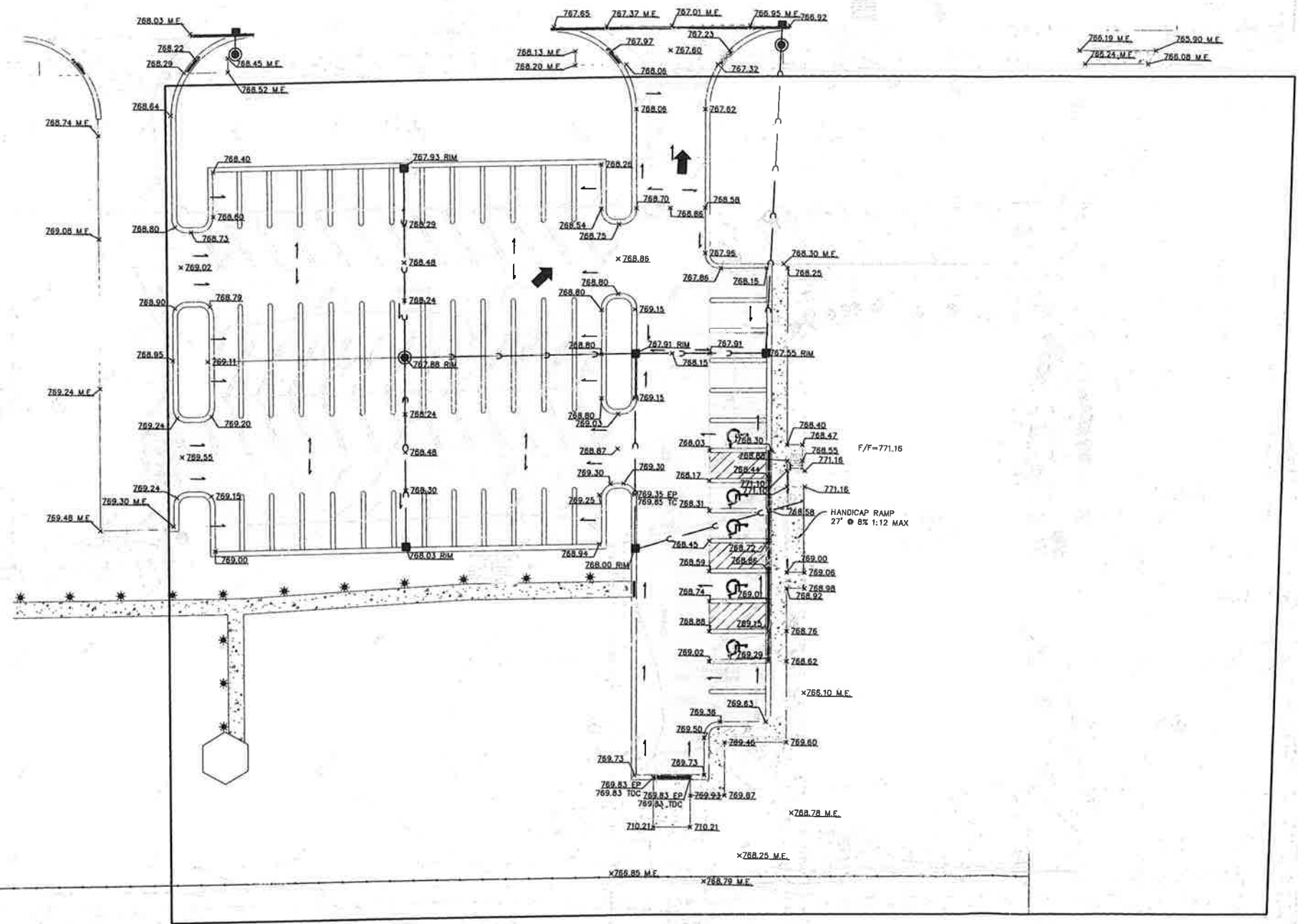
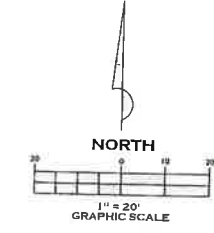
DATE:	DESCRIPTION:
09/15/2022	ISSUED FOR REVIEW
09/30/2022	REVISED PER VILLAGE COMMENTS
11/01/2022	REVISED PER VILLAGE COMMENTS

TFW SURVEYING & MAPPING, INC.
 LAND SURVEYING, PHOTOGRAPHIC MAPPING • CONSTRUCTION LAYOUT
 1701 NORTH DILLON ROAD • SUITE 108 • CURNEE, ILLINOIS 60031
 PHONE: 847-548-6600 FAX: 847-548-6699
 INFO@TFWSURVEY.COM WWW.TFWSURVEY.COM
 FIRM REGISTRATION #164-002793

**CAROL STREAM APARTMENTS
 400 S. MAIN PLACE
 CAROL STREAM, ILLINOIS 60188**
 PRELIMINARY ENGINEERING PLANS
 PLANNED DEVELOPEMENT PLAN

PROJECT NO.	3602
DRAWN BY:	JK
CHECKED BY:	JM
SHEET NO.	4/5

EXHIBIT E



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MAPPING, INC.

DATE:	DESCRIPTION:
09/15/2022	ISSUED FOR REVIEW
09/30/2022	REVISED PER VILLAGE COMMENTS
11/01/2022	REVISED PER VILLAGE COMMENTS

TFW SURVEYING & MAPPING
 LAND SURVEYING • TOPOGRAPHIC MAPPING • CONSTRUCTION LAYOUT
 1767 NORTH DILLIES ROAD • SUITE 105 • GURNEE, ILLINOIS 60031
 PHONE: 847-666-6600 FAX: 847-548-6699
 INFO@TFWSURVEY.COM WWW.TFWSURVEY.COM
 FINA REGISTRATION # 184-002793

**CAROL STREAM APARTMENTS
 400 S. MAIN PLACE
 CAROL STREAM, ILLINOIS 60188**
**PRELIMINARY ENGINEERING PLANS
 GRADING PLAN**

PROJECT NO.	3602
DRAWN BY:	JK
CHECKED BY:	JM
SHEET NO.	5/5

PLANNED DEVELOPMENT REGULATIONS:

§ 16-7-3 STANDARDS FOR REVIEW.

Approval of development through the use of a planned development, including modifications to conventional zoning and subdivision regulations, is a privilege and will be considered by the village only in direct response to the accrual of tangible benefits from the planned development to the village or the neighborhood in which it would be located. These benefits shall be in the form of exceptional amenities, outstanding environmental, landscape, architectural or site design, or the conservation of special man-made or natural features of the site. In reviewing an application for a planned development, the Plan Commission and/or Village Board, as the case may be, shall be required to make certain findings based on the following standards:

(A) Required findings. No application for a planned development shall be approved unless all the following findings are made about the proposal:

(7) Adequate buffering. The planned development shall have adequate landscaping, public open space, and other buffering features to protect uses within the development and surrounding properties.

(B) Modification standards. In addition to the findings required above, the following standards shall be utilized in considering applications for modifications of the conventional zoning and subdivision regulations for a planned development. These standards shall not be regarded as inflexible but shall be used as a framework by the village to evaluate the quality of the amenities, benefits to the community, and design and desirability of the proposal.

(7) Landscape conservation and visual enhancement. The existing landscape and trees in a planned development shall be conserved and enhanced, as feasible, by minimizing tree and soil removal, and the conservation of special landscape features such as streams, ponds, groves, and land forms. The addition or use of larger trees, shrubs, flowers, fountains, ponds, special paving amenities will be encouraged to the extent of their appropriateness and usefulness to the planned development and the likelihood of their continued maintenance.

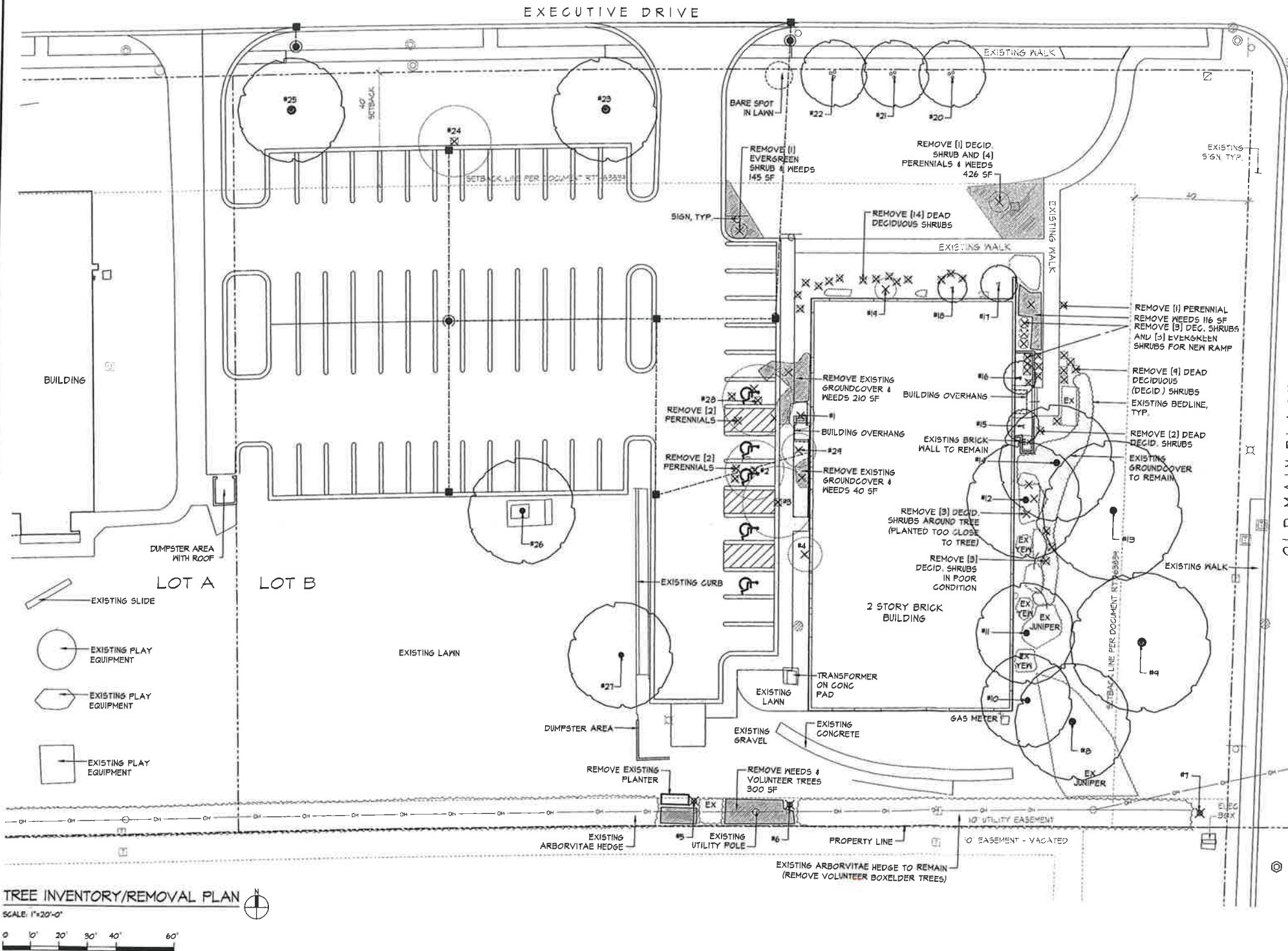


EXHIBIT F

EXISTING TREES/LARGE SHRUBS

Tree #	Diameter in inches	Species	Condition	Form	Save/Remove	Remarks
1	2,3	Lilac Shrub	4	4	Remove	* In way of proposed walk
2	6	Crabapple	2	3	Remove	* In way of proposed walk
3	23	Honeylocust	3	2	Remove	* In way of proposed parking lot and walk
4	8,4,6	Burning Bush	5	5	Remove	
5	10	Arborvitae	6	6	Remove	
6	7	Arborvitae	6	6	Remove	
7	5,3	Arborvitae	6	6	Remove	
8	24	Honeylocust	2	2	Save	
9	26	Maple	3	2	Save	
10	18	Maple	3	3	Save	
11	19	Maple	2	3	Save	* Remove dead branches within tree canopy
12	17	Maple	2	3	Save	
13	24	Honeylocust	2	2	Save	
14	25	Honeylocust	2	2	Save	
15	1,1,3,3,2,3,1	Serviceberry	2	2	Save	
16	3,2,3,1,3,2,1	Serviceberry	2	2	Save	
17	6,5,5	Burning Bush	2	2	Save	
18	4,5,6	Burning Bush	2	2	Save	* Overgrown, pruning recommended
19	3,2,3	Burning Bush	5	5	Remove	* Overgrown, pruning recommended
20	9,9,7	Crabapple	1	2	Save	
21	8,9,11	Crabapple	1	1	Save	
22	10,14	Crabapple	7	1	Save	
23	26	Maple	2	3	Save	
24	21	Maple	2	2	Remove	* In way of proposed parking lot
25	24	Maple	2	2	Save	
26	22	Honeylocust	2	1	Save	
27	22	Honeylocust	2	2	Save	
28	18	Maple	4	4	Remove	* In way of proposed parking lot
29	6,4,5	Burning Bush	4	3	Remove	

Condition Rating:

1	Excellent
2	Good
3	Fair
4	Fair to poor
5	Poor
6	Dead

CRITERIA TO BE MAINTAINED WITH A PLANNED DEVELOPMENT

EXISTING	REMOVED	PROPOSED
Deciduous trees	(3) deciduous trees	(3) deciduous trees
Ornamental trees	(1) ornamental trees	(1) ornamental trees
Evergreen trees	(3) evergreen trees	(3) evergreen trees
Large Deciduous Shrubs	(4) large deciduous shrubs	(4) large deciduous shrubs
Deciduous Shrubs	(35) deciduous shrubs	(37) deciduous shrubs
Evergreen Shrubs	(4) evergreen shrubs	(4) evergreen shrubs
Perennials	(4) perennials	(4) perennials

PLANT LIST

SHADE TREES	KEY	QTY.	SIZE	BOTANICAL NAME	COMMON NAME	REMARKS

KEY

- REMOVE EXISTING EVERGREEN
- REMOVE EXISTING TREE
- REMOVE EXISTING SHRUB/PERENNIAL
- REMOVE NEEDS
- EXISTING TREE TO REMAIN

RECEIVED
NOV 03 2022
COMMUNITY DEVELOPMENT DEPT

CLIENT NAME:
ECA Architects & Planners
24 N. Bennett Street
Geneva, Illinois 60134

LANDSCAPE ARCHITECTURE
pamelaself
222 South Cook Street Ste #212-214
Barrington, Illinois 60010
847 438 4922
www.pamelaself.com

LICENSE # 157.000683
STAMP:

ARCHITECT:
ECA Architects and Planners
24 N Bennett Street
Geneva, Illinois 60134

CIVIL ENGINEER:

GENERAL CONTRACTOR:

CAROL STREAM APARTMENTS
400 S. Main Place
Carol Stream, Illinois

REVISIONS

No.	Description	Date
1	ZONING REEVALUATION	05/24/2022
2	SITE PLAN REVISIONS	09/20/2022
3	SITE PLAN REVISIONS	10/03/2022
4	VILLAGE COMMENTS	11/01/2022

Design by: PKS
Drawn by: NJM
Checked by: NJM
Start date: 05/17/2022
Project no:

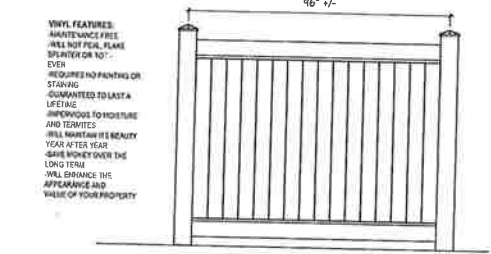
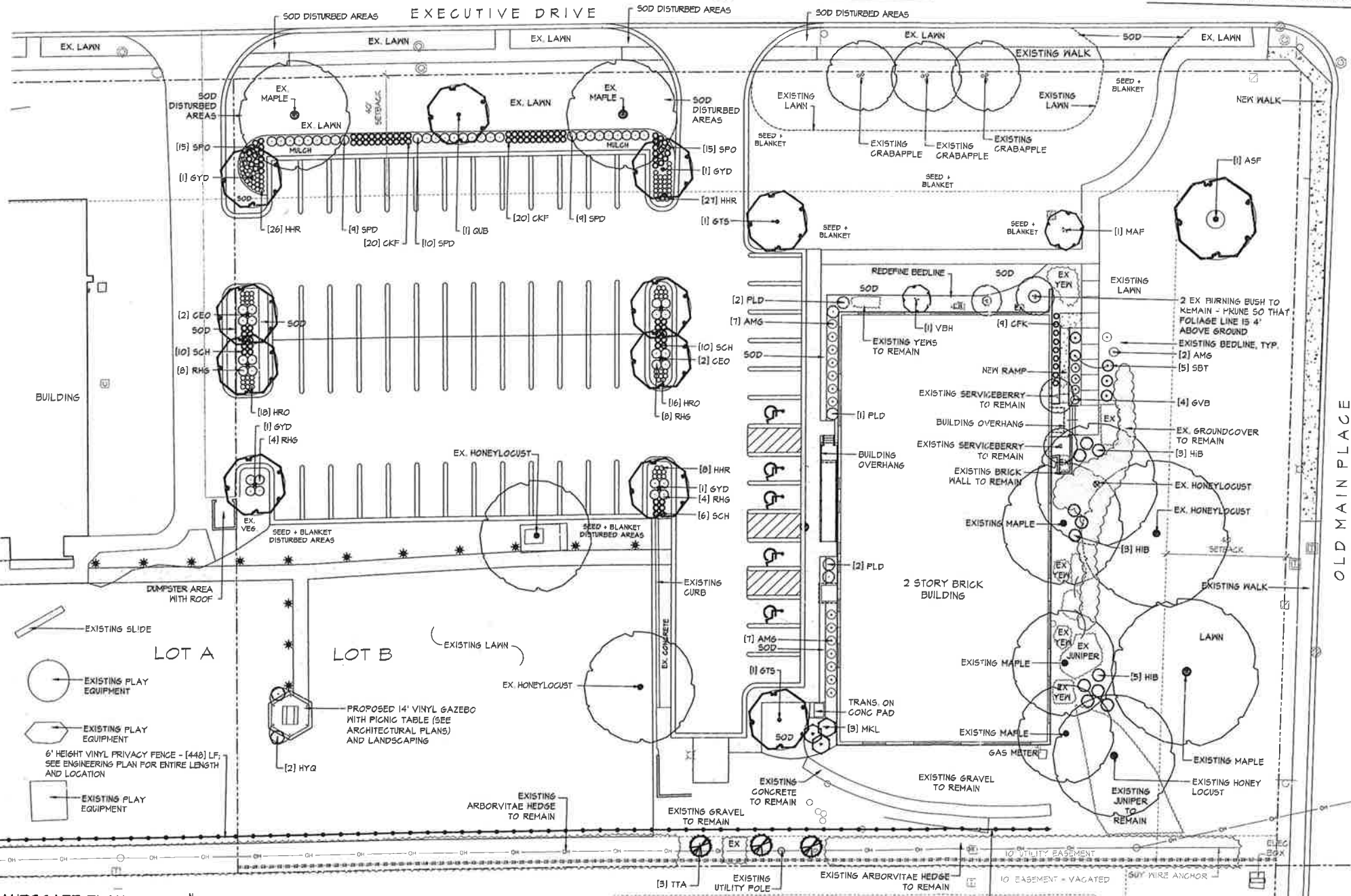
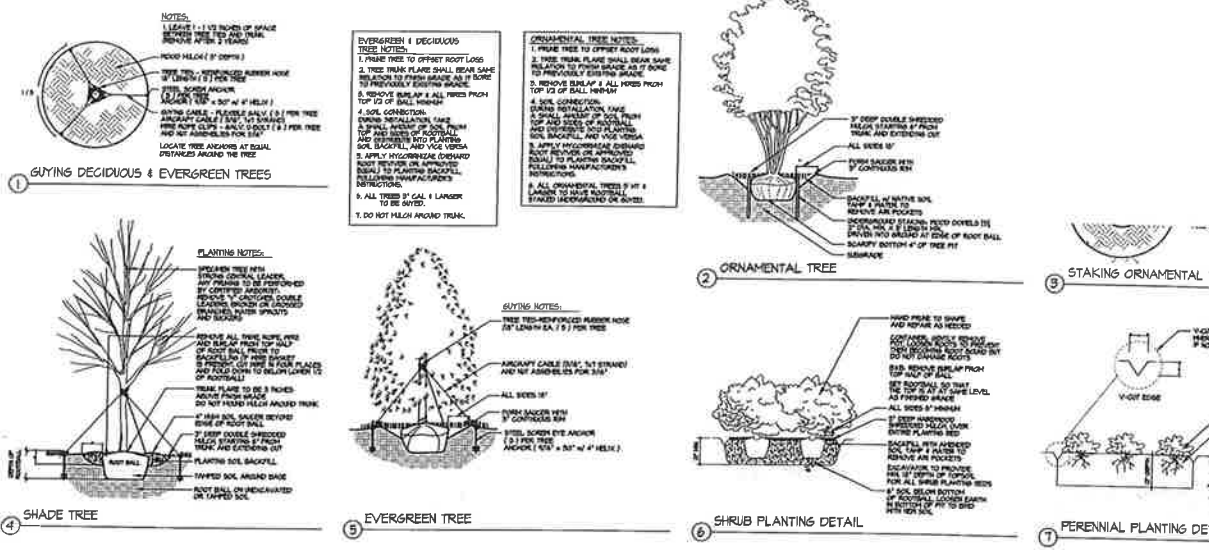
TREE INVENTORY/REMOVAL PLAN

LANDSCAPE NOTES

In general, contractor should become familiar with the site and with scope of work prior to the submission of bid proposal and should notify Landscape Architect (LA) and/or owner of any discrepancies between the drawings and existing site conditions.

- 17. Amend Existing Soil. Amend existing soil in all planting beds. Amended soil shall be 25% soil conditioner, 25% clean sand and 50% existing soil.

EXHIBIT G



NOTES: 1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. 2. DO NOT SCALE DRAWING.

LANDSCAPE CALCULATIONS

Table with columns: DECIDUOUS TREES, ORNAMENTAL TREES, EVERGREEN TREES, ORNAMENTAL TREES, LARGE DECIDUOUS SHRUBS, DECIDUOUS SHRUBS. Rows show quantities and botanical names for existing and proposed plants.

PLANT LIST

Table with columns: KEY, QTY., SIZE, BOTANICAL NAME, COMMON NAME, REMARKS. Lists various plants like Acer saccharum, Syringa patula, and Spiraea japonica.

Table with columns: KEY, QTY., SIZE, BOTANICAL NAME, COMMON NAME, REMARKS. Lists various grasses like Colanagrostis and Hieracallis.

NOTE: IRRIGATION PLAN TO BE DESIGNED AND PROVIDED UNDER SEPARATE COVER.

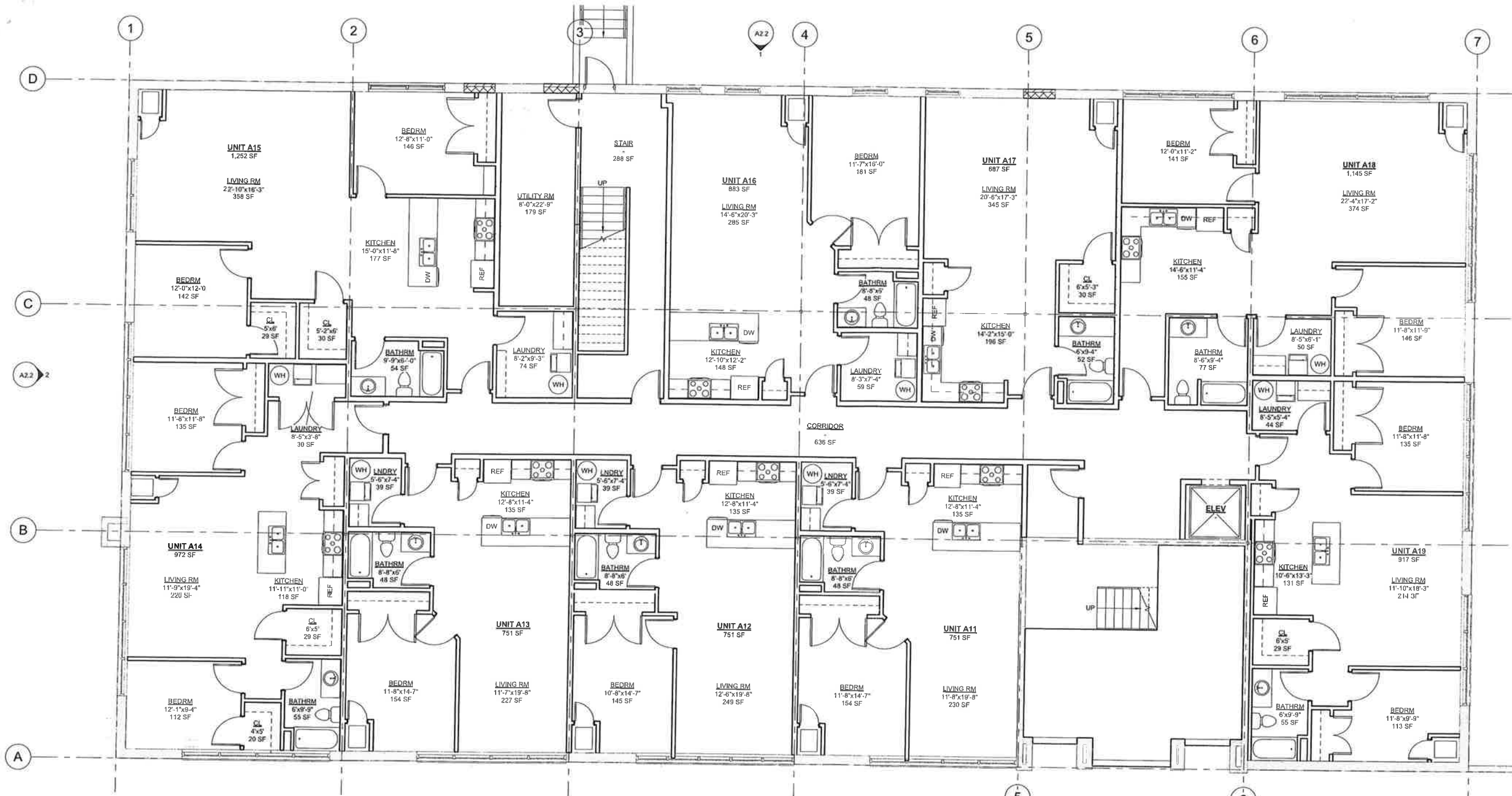
CLIENT NAME: ECA Architects & Planners. ARCHITECT: ECA Architects & Planners. CIVIL ENGINEER: [Blank]. GENERAL CONTRACTOR: [Blank]. Includes logo for pamelaself LANDSCAPE ARCHITECTURE.

CAROL STREAM APARTMENTS 400 S. Main Place Carol Stream, Illinois

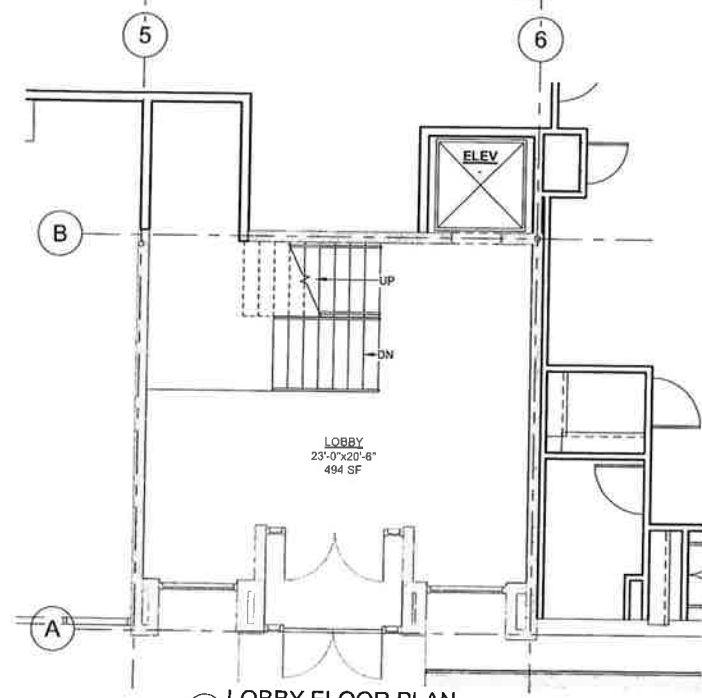
Table with columns: No., Description, Date, Revision. Shows a list of revisions to the drawing.

Design by: PKS. Drawn by: NUM. Checked by: [Blank]. Start date: 05.17.2022. Project no. [Blank].

LANDSCAPE PLAN



1 FIRST FLOOR PLAN
3/16" = 1'-0"



LOBBY FLOOR PLAN

EXHIBIT H-1

ARCHITECT:

ECA ARCHITECTS PLANNERS
24 N. BENNETT ST.
GENEVA, IL 60134
PHONE 630 608 0500
FAX 630 786 3132
PROFESSIONAL DESIGN FIRM
NO. 184 005766

CONTRACTOR:

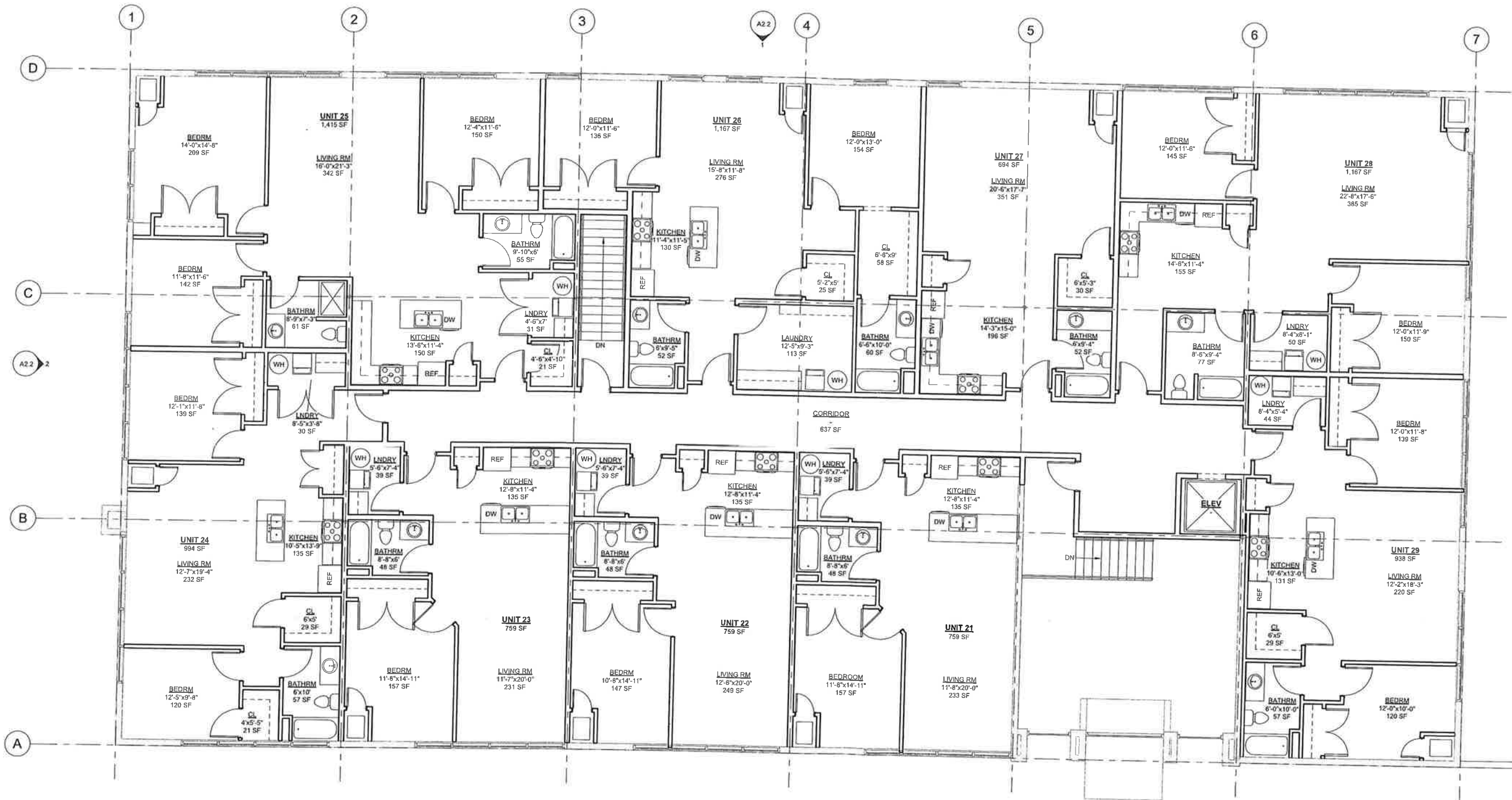
CLIENT:

New Construction:
Carol Stream Apartments
400 S Main Place
Carol Stream, IL 60188

REVISIONS:		
#	DESCRIPTION	DATE
1	ZONING RESUBMITTAL	05/24/22

FILE NAME:	REVIEWED BY: ERC
DRAWN BY: SLD	SHEET TITLE:
FIRST FLOOR PLAN	
SHEET NO.	
A1.1	

RECEIVED
OCT 04 2022
COMMUNITY DEVELOPMENT
DEPT



1 SECOND FLOOR PLAN
3/16" = 1'-0"

EXHIBIT H-2

ARCHITECT:

ECA ARCHITECTS
PLANNERS
24 N. BENNETT ST.
GENEVA, IL 60134
PHONE 630 608 0500
FAX 630 786 3132
PROFESSIONAL DESIGN FIRM
NO. 184 005766

CONTRACTOR:

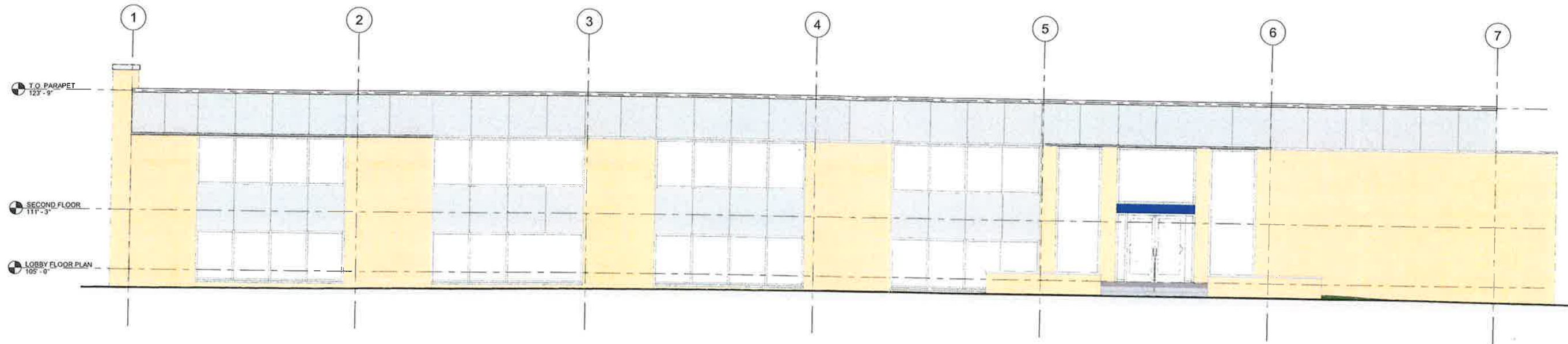
CLIENT:

New Construction:
Carol Stream Apartments
400 S Main Place
Carol Stream, IL 60188

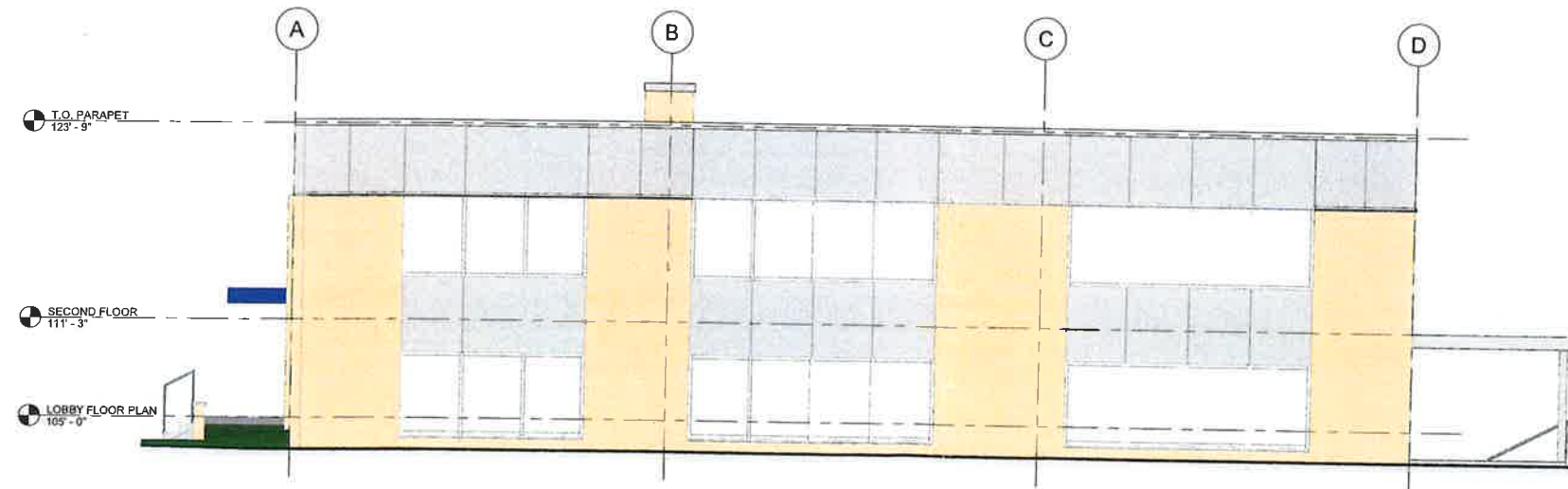
REVISIONS:

#	DESCRIPTION	DATE
1	ZONING RESUBMITTAL	05 24 22

FILE NAME:	
DRAWN BY: SLD	REVIEWED BY: ERC
SHEET TITLE:	
SECOND FLOOR PLAN	
SHEET NO.	
A1.2	



1 EAST ELEVATION
3/16" = 1'-0"



2 NORTH ELEVATION
3/16" = 1'-0"

EXHIBIT I-1

ARCHITECT:
ECA ARCHITECTS PLANNERS
 24 N. BENNETT ST.
 GENEVA, IL 60134
 PHONE 630 408 0500
 FAX 630 786 3132
 PROFESSIONAL DESIGN FIRM
 NO. 184 005766

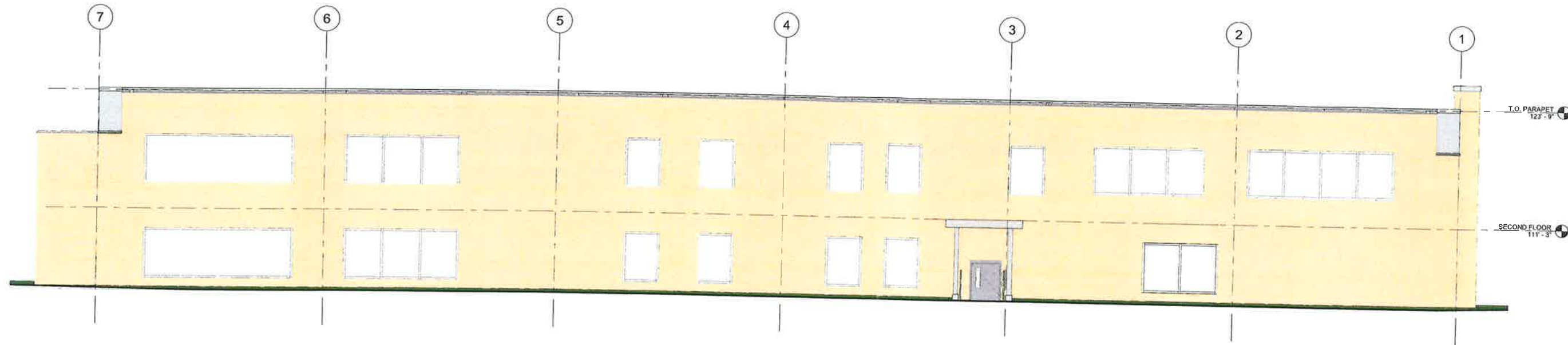
CONTRACTOR:

CLIENT:

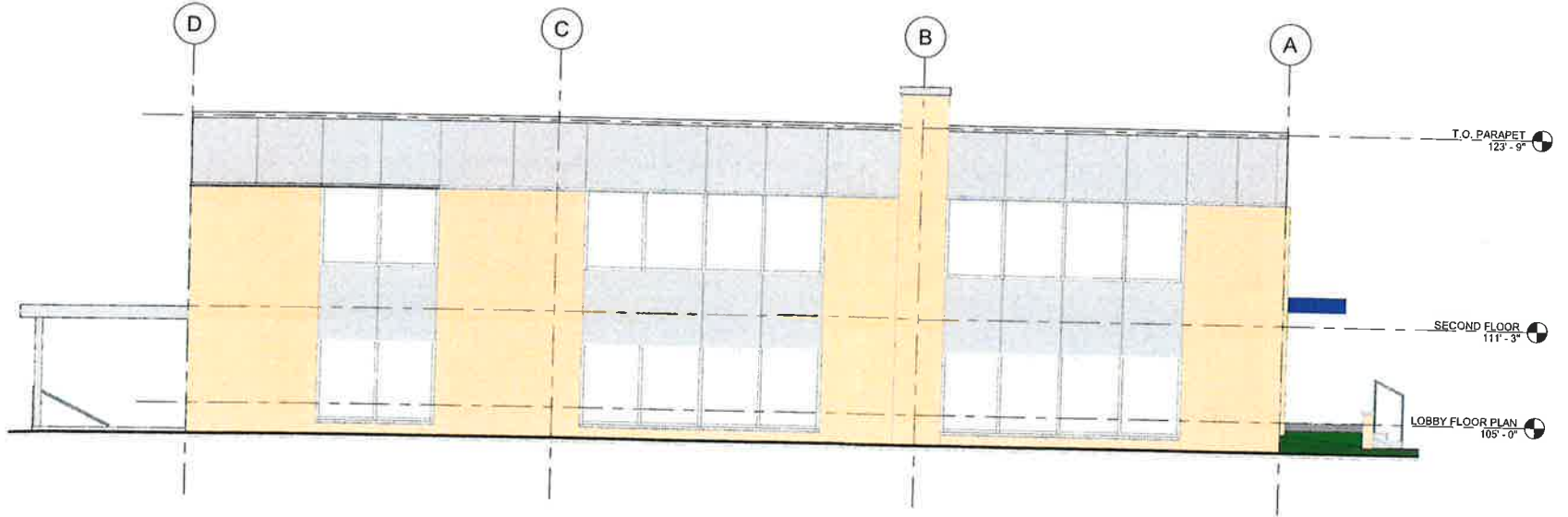
New Construction:
CAROL STREAM APARTMENTS
 Carol Stream, Illinois

REVISIONS:		
#	DESCRIPTION	DATE
1	FOR REVIEW	04.05.22

FILE NAME:	DRAWN BY: SLD	REVIEWED BY: ERC
SHEET TITLE: EXTERIOR ELEVATIONS		
SHEET NO. A2.1		



1 WEST ELEVATION
3/16" = 1'-0"



2 SOUTH ELEVATION
3/16" = 1'-0"

EXHIBIT I-2

ARCHITECT:

ECA
ARCHITECTS
PLANNERS
24 N. BENNETT ST.
GENEVA, IL 60134
PHONE 630 608 0500
FAX 630 786 3132
PROFESSIONAL DESIGN FIRM
NO. 184 005766

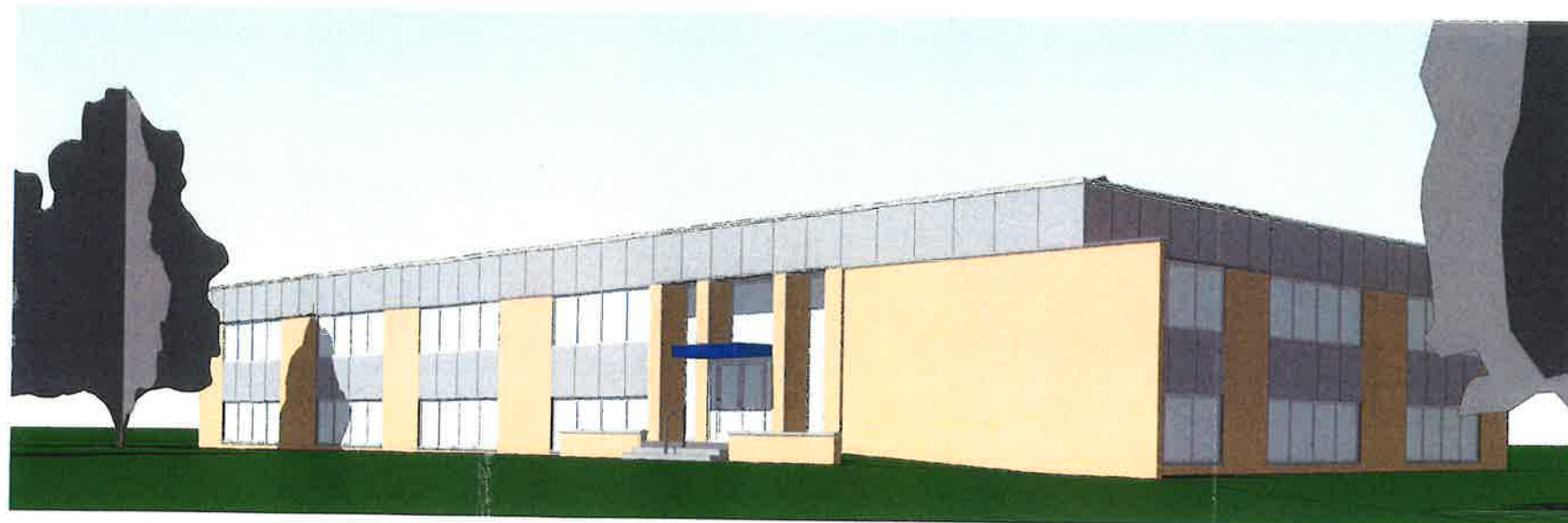
CONTRACTOR:

CLIENT:

New Construction:
CAROL STREAM APARTMENTS
Carol Stream, Illinois

REVISIONS:		
#	DESCRIPTION	DATE
1	FOR REVIEW	04.05.22
2		
3		
4		
5		
6		

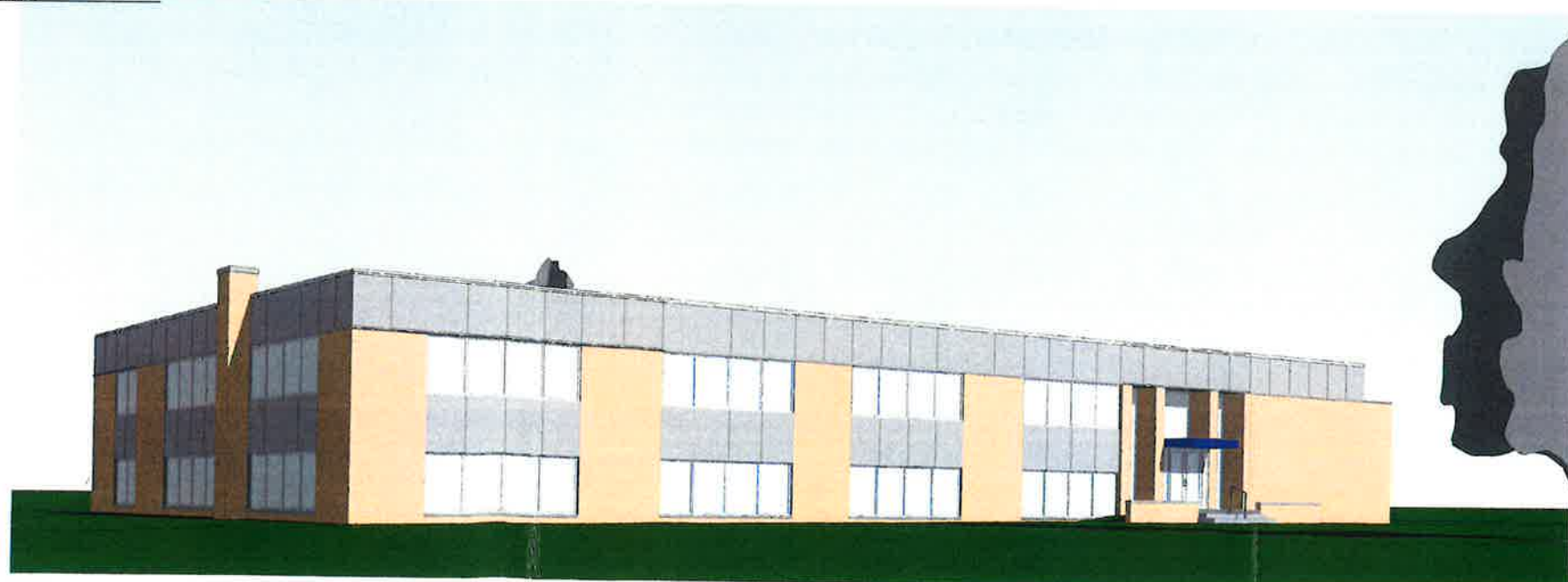
FILE NAME:
DRAWN BY: SLD REVIEWED BY: ERC
SHEET TITLE:
EXTERIOR
ELEVATIONS
SHEET NO.
A2.2



① 3D VIEW ONE



② 3D VIEW TWO



③ 3D VIEW THREE

EXHIBIT J

ARCHITECT:

ECA
ARCHITECTS
PLANNERS

24 N. BENNETT ST.
GENEVA, IL 60134
PHONE 630 408 0500
FAX 630 786 3132

PROFESSIONAL DESIGN FIRM
NO. 184 005766

CONTRACTOR:

CLIENT:

New Construction:
**CAROL STREAM
APARTMENTS**
Carol Stream, Illinois

REVISIONS:

#	DESCRIPTION	DATE
1	FOR REVIEW	04 05 22
2		
3		
4		
5		
6		

FILE NAME:
DRAWN BY: SLD REVIEWED BY: ERC
SHEET TITLE:
3D VIEWS
SHEET NO.
A2.3

11/11/2021 10:58 AM C:\Users\SLD\OneDrive\Documents\3D Views\3D Views.dwg

Village of Carol Stream Plan Commission/Zoning Board of Appeals

STAFF REPORT
November 28, 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:

- An Amendment to a Special Use Permit for a Kennel and Boarding Facility (Indoor) in accordance with Section 16-3-11 of the UDO

APPLICANT/ CONTACT:
Dr. Mondrian Contreras
160 W. Elk Trail
Carol Stream, IL 60188



CASE #: 22-0051

LOCATION: 160 W. Elk Trail

PROJECT NAME: Carol Stream Animal Hospital (Central Bark)



LOCATION	ZONING DISTRICT	LAND USE	COMPREHENSIVE PLAN DESIGNATION
Subject Property	B-2 Neighborhood Business District	Commercial (Central Bark)	Corridor Commercial
North	R-4 Multiunit Residence District	Multi-Family Residential (Carolshire Condos)	Multi-Family Residential
South	R-4 Multiunit Residence District	Multi-Family Residential (Lakehaven Apartments)	Multi-Family Residential
East	B-2 Neighborhood Business District	Commercial (Carol Stream Animal Hospital)	Corridor Commercial
West	R-4 Multiunit Residence District	Carol Stream Park District (Mitchell Lake)	Carol Stream Park District

The subject property outlined above is located on the south side of Elk Trail and west of Bluff Street.

Site Assessment

COMPREHENSIVE PLAN DESIGNATION:

The subject property is designated for institutional uses according to the Village's 2016 Comprehensive Plan given the previous use as a preschool owned and operated by the Carol Stream Park District. In 2021, a zoning map amendment and text amendment were approved to allow the indoor kennel and boarding facility within the B-2 District as a Special Use, and the operation of said use is appropriate within the commercial land use classification.

AERIAL PHOTOGRAPH:



Project Summary

ATTACHMENTS:

Attached for review is the General Application, Special Use Application, Cover Letter from Dr. Mondrian Contreras received November 2, 2022, Public Notice, and Site Plan (Exhibit A).

BACKGROUND:

Dr. Mondrian Contreras, owner of the Carol Stream Animal Hospital, requests approval of an Amendment to a Special Use Permit for a kennel and boarding facility (indoor) at 160 W. Elk Trail. As the PC/ZBA may recall, Dr. Contreras was going to purchase the subject property from the Carol Stream Park District (previously used as a daycare center), and establish an indoor doggie day care and kennel/boarding facility. The subject property is adjacent to the Carol Stream Animal Hospital. Previous requests included the aforementioned special use, map amendment to rezone the subject property from R-4 to B-2, text amendment to allow an indoor kennel/boarding facility in the B-2 District as a special use, and variation to allow a fence in the front yard. Since last year, Dr. Contreras has purchased the property, and is preparing to open the facility under the Central Bark franchise. Requests have been made to amend the special use to allow for limited outdoor activity and modify fencing around the property.

Staff Analysis

SPECIAL USE AMENDMENT FOR AN INDOOR KENNEL AND BOARDING FACILITY

The applicant’s proposal and submitted plans provide an overview of the request:

- The project from last year included a condition of approval that stated there would be no dog runs on the property. Dr. Contreras proposes to provide three outdoor fenced-in areas on the west side of the property, measuring 20 feet by 30 feet each, for limited outdoor training and play space. Dr. Contreras has indicated that the proposed fenced-in outdoor areas are not considered dog runs, because dogs will not stay in the areas for extended periods or sleep in the spaces. Dr. Contreras proposes up to 12 dogs in each fenced-in area, with one employee monitoring each fenced-in area. Staff agrees that these areas would not be considered to be dog runs, based on their proposed use.
- The rear of the property was initially proposed as an area for bathroom breaks and for short dog walks on leashes. Along with these uses occurring in the rear of the property, Dr. Contreras also proposes the area to be utilized for one-on-one dog agility training (one dog with one trainer/employee).
- Fencing for the property is also proposed to be modified from last year’s original proposal. Last year, a solid wood fence was proposed to replace the existing chain link fence on the south, west, and east sides of the property. In addition, a variation was granted to allow a chain link fence on the west side of the property and adjacent to the parking lot to remain in the front yard. Dr. Contreras now proposes to maintain the existing six-foot tall chain link fence around the south, west, and east sides of the property, and install a mesh material for screening purposes. Fencing with mesh



Fence with Angled Extension Example

material has been utilized at other properties in the Village for screening purposes. The fence is also proposed to have a one-foot angled extension to provide additional height to the fence and limit interactions between the dogs and surrounding properties. The proposed mesh material will also be installed on the angled extension. Please note that a seven-foot tall fence is allowed in the B-2 District, which is the zoning designation for the subject property.

Staff has reviewed the applicant's requests, and is generally supportive of the proposed modifications. However, a few items require additional discussion with the PC/ZBA. Staff has concerns with the number of dogs proposed in the three fenced-in play areas on the west side of the property. If there are up to 12 dogs proposed in each fenced-in area, there may be up to 36 dogs outside on the west side of the property at a given time. In the initial approvals from last year, the applicant indicated that the facility would house 75-80 dogs, with an employee/dog ratio of one to 15. If there are a maximum of 36 dogs outside on the west side of the property, then there will also be at least three employees (one employee per fenced-in area) outside as well. With an employee count of 5-6 employees, this means that up to half of the business' staff will be outdoors with the dogs, not including dogs in the rear area who will be supervised for bathroom breaks and agility training.

Staff believes that the number of dogs proposed in each fenced-in area may be excessive, and suggest that a smaller count may be appropriate. It should be noted that the subject property backs up to the Lakehaven apartment complex, and there is a pedestrian/bike path along the west side of the property. While limited outdoor activity may be acceptable on the property, the activities must be evaluated in conjunction with the Village's Special Use review criteria. One criteria is that a special use "will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted." An increase in the number of dogs outside of the facility may increase noise levels as well.

Staff asks that the PC/ZBA weigh in on the number of dogs proposed to be outside of the facility, and determine if a condition of approval should be listed that limits the number of dogs outside. Staff is also recommending that previous conditions of approval for the facility, such as the prompt cleanup of outdoor pet waste and limitation of excessive dog barking when outdoors, should be restated.

Staff recommends some updates to the plan prior to review of the project prior to Village Board review. There is a note on the plan regarding the existing chain link fence along the west side of the parking lot, and that it is still owned by the Park District. This note needs to be updated to reflect current ownership. Also, there has been discussion of the installation of an emergency generator for the building. If a generator will be installed, its location should be provided on the plan, with required screening in place.

In addition, there is still an outstanding issue with a public utility easement along the west side of the property. There is a public sanitary sewer located along the west side of the property. An existing eight-inch sewer line was installed in the late 1970s, and connects to a line along Elk Trail. Records do not indicate that a public utility easement was ever granted over the sewer line, and

staff is recommending that, in coordination with the Engineering Services Department, a plat of easement be submitted for review and approval by the Village at this time.

SPECIAL USE FINDINGS OF FACT

The Plan Commission's recommendation regarding the requested Special Use Permits must be based on the evaluation criteria set forth in the UDO. As stated in §16-15-8(E) of the UDO, 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 facility will provide a service and will be considered a public convenience at the subject location.

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

Overall, the facility and limited should not be detrimental to or endanger the 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.

Fencing with a screening mechanism should limit potential adverse impacts on surrounding properties, along with monitoring or limiting the number of dogs outside of the facility.

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

Staff does not believe the proposed facility should have an impact on the normal and orderly development and improvement of surrounding properties.

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

Adequate utilities, access roads, drainage and other public improvements are in place.

6. Will conform to the applicable regulations of the district in which it is located, except as the Village Board may in each instance modify such regulations.

The project is expected to conform to all applicable codes and requirements.

Recommendation

Staff has reviewed the special use amendment, and believes limited outdoor activity should not have a negative impact on surrounding properties as long as screening around the property is provided and outdoor activity is monitored and controlled by facility staff. Staff requests further direction from the PC/ZBA on any conditions regarding the number of dogs outside of the facility. Staff recommends approval of an Amendment to a Special Use Permit for a Kennel and Boarding Facility (Indoor) for the Carol Stream Animal Hospital (Central Bark), Case No. 22-0050, subject to the following conditions:

1. That all terms and conditions of previously approved Ordinance No. 2021-09-41 not specifically revised herein shall remain in full force and effect, specifically including the following:
 - a. Outdoor pet waste shall be cleaned up promptly.
 - b. Dogs shall not be allowed to bark excessively when outdoors.
 - c. Should there be any noticeable noise or odor impacts on surrounding properties from the facility, the applicant shall remedy the impact immediately in consultation with the Village of Carol Stream;
2. That the fencing on the subject property shall be maintained in good condition so as to provide effective screening of the property;
3. That the site plan shall be revised prior to Village Board review to remove the Park District note for the fence adjacent to the parking lot, and to illustrate the location of a backup generator with appropriate screening should one be proposed to be installed;
4. That the applicant shall submit a plat of easement for review by Engineering Services Department and approval by the Village Board prior to the issuance of a certificate of occupancy for the existing sanitary sewer along the west side of the property, and that said easement shall be 10 feet in width; and
5. That the site must be maintained and the facility must be operated in accordance with all State, County and Village codes and regulations.



RECEIVED

NOV 02 2022

COMMUNITY DEVELOPMENT
DEPT

Do Not Write in This Space	
Date Submitted	11-2-22
Fee Submitted	\$800.00
File Number	22-0051
Meeting Date	11/28/22
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 Mondrian Contreras Phone 630.984.2275
 Address 160 West Elk Trail Fax _____
 E-Mail Address Mondrian79@gmail.com
 (required)
 Name of Attorney Eugene Klein Phone 973.714.1648
 (if represented)
 Address _____ Fax _____
 Name of Owner _____ Phone _____
 (required if other than applicant)
 Address _____ Fax _____
 Name of Architect Marc Anderson Phone 773.578.7391
 (if applicable)
 Address _____ Fax _____

2. *Common Address/Location of Property 160 West Elk Trail

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 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 checked="" 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 Place 3 low feet fence around the west side of building

4. Fee Schedule: (Check all that apply)

Total Application Fee: \$ 800

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.

Mouduan Contreras
Print Name

[Signature]
Signature

10/30/22
Date



FORM C

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NOV 02 2022

COMMUNITY DEVELOPMENT
DEPT

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

Uses designated under the various zoning districts herein as special uses are so classified because they may have site-specific impacts that require the discretionary review of the Plan Commission and Village Board. 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.

Yes, the fenced-in area is necessary to keep dogs contained when using outside areas for individual training and supervised physical exercise. It will provide a physical and visual barrier between the public/public pets and our clients.

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

Our building will follow all safety precautions, including but not limited to all pet vaccinations, leash laws, OSHA guidelines, fire safety, and alarm/monitoring system. More specifically, the fence will provide a safe outdoor space for our clients (who are also pets within our community) to learn and socialize with at least one employee being always present and will keep public pets from physical interaction with our clients. It is our responsibility to train our pets to follow commands and play safely, and time spent outside in sun and fresh air is important for the health and well-being of our pets.

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.

Our building is a pet-friendly establishment opening in an already pet-friendly community. The use of the fenced-in area will allow for neighbors to continue using the adjoining land for recreational use while we simultaneously provide positive interactive play and learning within a safe, contained outside space. The fence will allow the public to used adjoining spaces (with their pets, as they choose) without the concern of another pet running at them.

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

This establishment will only add to the feeling of the close-knit, pet-friendly community in Carol Stream and in our neighborhood. The fenced-in space will show the public that we understand what is best for pets in our care, and that we have the resources to provide the best care for them while ensuring safety for everyone.

Application FORM C, continued....
page 2

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

We will provide adequate utilities, access roads, drainage, and other necessary community facilities. The fenced area specifically will follow all codes allowing for safe entry/exit, drainage, access and other necessary 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.

Yes, our establishment and it's fenced-in outside spaces will conform to the applicable regulations of the district in which we are located.

7. Other pertinent information or reason for request.

This establishment will provide jobs for our community as well as help pet parents in our area, as it will be a resource for their pet's health and safety, and it will improve quality of life. Our establishment and its outdoor learning spaces will be a positive model for pet families in the community and will give the public opportunities to see the best way to care for pets social, physical and mental health needs.

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NOV 02 2022

COMMUNITY DEVELOPMENT
DEPT

To whom it may concern,

I am really looking forward to Central Bark's grand opening as soon as our building is ready, and I am excited to introduce this business into our pet-friendly Carol Stream community. Central Bark will be a wonderful addition to our neighborhood; it will provide jobs to community members and serve as a resource for pet families.

Central Bark will provide boarding, day care, training, grooming, and activity time, all of which are essential elements for our pets' mental, social, and physical development. The fenced areas on the west side of the building will provide an important space full of fresh air and natural light where individual and small group training and play can occur in a much more manageable setting. We plan to have multiple training sessions outside at a time, each with their own trainers guiding the dogs/group. Most dogs who are learning need to have a large enough space so they can move, yet a small enough space that distractions can be minimized. The fenced-in yard will meet that need. In addition, the covering on the fence will benefit the community as it will limit the visual distraction with people and pets using the adjoining spaces for recreation. The small play areas will also allow for smaller groups of dogs to practice interaction, to play in a guided setting, and to receive individualized behavioral assessment. By having smaller play areas, dogs will get focused attention and instruction, allowing for off-leash training without the trainer having to chase a dog around the yard.

Central Bark will be a model for pet care, providing community pets with space to learn safe and appropriate socialization. Our new business will open numerous opportunities for pet mental stimulation and physical exercise, and it will give pet families peace of mind knowing their dogs are in the hands of a loving, knowledgeable, and safe care team.

Thank you for your consideration of our Special Use application, and we look forward future communication.

Sincerely,
Mondrian Contreras, DVM


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 November 9, 2022 and the last publication of the notice was made in the newspaper dated and published on November 9, 2022. 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 November 9, 2022.

Examiner Publications, Inc.

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

Subscribed and sworn to before me this 9 day of November, A.D. 2022.

Notary Public



LEGAL NOTICE PUBLIC NOTICE

FILE #22-0051

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. Bielawski Municipal Center, 500 N. Gary Avenue, Carol Stream,

Illinois, on Monday, November 28, 2022 at 6:00 p.m. to consider an application from the Carol Stream

Animal Hospital for the following actions: Amendment to a Special Use Permit for a Kennel and Boarding Facility in accordance with Section

16-3-11 of the Carol Stream Code of Ordinances.

For the parcel at 160 W. Elk Trail (PIN 02-29-118-001)

The hearing will be held in-person and via a web conference meeting. The web conference will allow the

public to view the meeting online or listen to the meeting.

Join from a PC, Mac, iPad, iPhone or Android device by using the following URL:

https://us02web.zoom.us/join/register/WN_4cXXmIkjSeWzOBHd67Kdbw

or join by phone: Dial (for higher quality, dial a number based on your current location):

+1 312 626 8799 or +1 301 715 8592 or +1 646 558 8656

Webinar ID: 862 5195 5005

International numbers available: <https://zoom.us/j/adsnXEZQfK>

Those members of the public wishing to be heard with respect to this matter must attend in-person, or

complete the public comment form at <http://carolstre.am/pc> by 4:00 p.m. the day of the public hearing. The

public may also 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. Comments must be provided by 4:00 p.m.

the day of the public hearing.

The application is available for public inspection on the Village's website at www.carolstream.org.

Individuals with disabilities who plan to attend the hearing and who require certain accommodations in

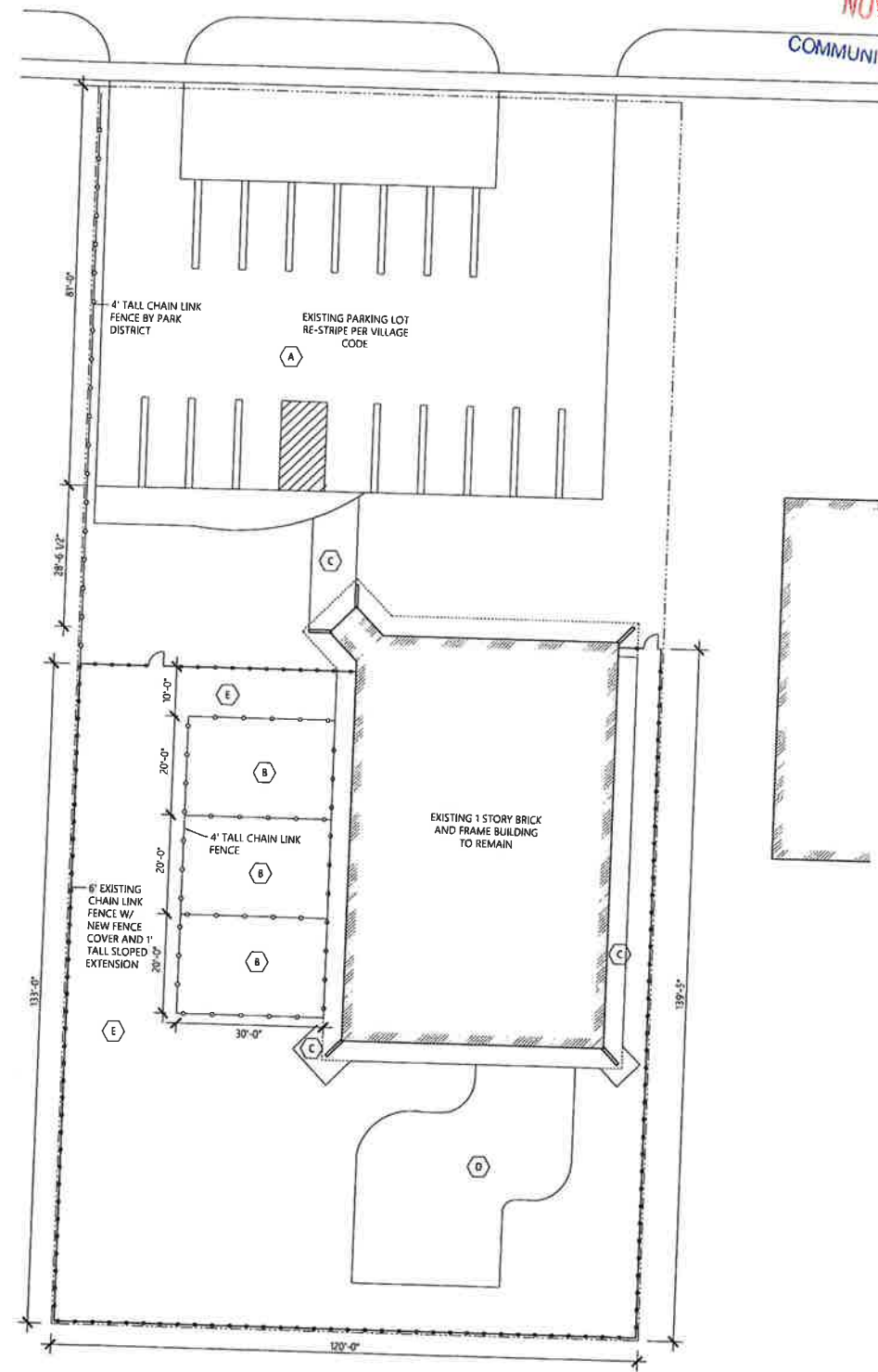
order to allow them to observe and participate, or who have questions regarding the accessibility of the

meeting, are requested to contact the ADA Coordinator at 630-871-6250.

As published in *The Examiner* November 9, 2022

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 COMMUNITY DEVELOPMENT
 DEPT



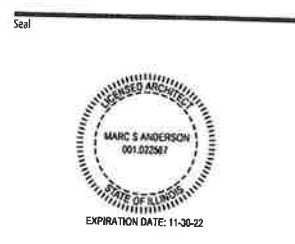
2 SITE PLAN
 1/16"=1'-0"

- SITE PLAN KEYNOTES:**
- A EXISTING CEMENT PARKING LOT TO REMAIN. PARKING SPACES TO BE RE-STRIPE.
 - B PROVIDE TURF-1 IN ALL EXTERIOR PLAY AREAS. SEE FINISH SCHEDULE FOR SPECIFICATIONS.
 - C EXISTING CONCRETE WALKWAY AROUND BUILDING TO REMAIN.
 - D EXISTING SOFT SURFACE AREA TO REMAIN.
 - E PLANT GRASS AS NEEDED IN AREAS AROUND EXTERIOR PLAY YARDS.

EXHIBIT A

Client:
**CENTRAL BARK
 DOGGY DAYCARE**
 160 W. ELK TRAIL,
 CAROL STREAM, IL 60188
 Architect of Record:

 MARC ANDERSON ARCHITECTS, LLC
 333 W HUBBARD ST, SUITE 504
 CHICAGO, IL 60654
 773-578-7391



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ISSUED FOR REVIEW	10/20/2021
ISSUED FOR PRICING	11/08/2021
ISSUED FOR PERMIT	01/17/2022
ISSUED FOR PERMIT REV 1	04/27/2022
No. Description:	Date:

Project No: **2040**
 Sheet Title:

**SITE AND DEMOLITION
 SITE PLANS**

Sheet No:
G1.0

Village of Carol Stream Plan Commission/Zoning Board of Appeals

STAFF REPORT
November 28, 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:

- A Plat of Consolidation in accordance with Section 16-8-4 (O) of the UDO

APPLICANT/ CONTACT:
Mr. Keith Vitale
LiUNA
1200 Old Gary Avenue
Carol Stream, IL 60188



CASE #: 22-0052

LOCATION: 1200 and 4N210 Old Gary Avenue

PROJECT NAME: Chicagoland Laborers' District Council Training & Apprenticeship Fund (LiUNA)



LOCATION	ZONING DISTRICT	LAND USE	COMPREHENSIVE PLAN DESIGNATION
Subject Property	I Industrial District	Industrial (LiUNA main facility and training center)	Light Industrial
North	Unincorporated DuPage County I-1 Light Industrial District	Industrial (Bracing Systems)	Industrial
South	R-4 Multiunit Residence District	Multi-Family Residential (Fountains at Town Center)	Multiunit Residential
	Unincorporated DuPage County I-1 Light Industrial District	Industrial (residence and business)	Light Industrial
East	B-1 Town Center Business District	Commercial (WoodSpring Suites)	Corridor Commercial
West	Unincorporated DuPage County I-1 Light Industrial District	Industrial (U-Haul)	Industrial

The properties highlighted above are on the west side of Old Gary Avenue and north of Goldenhill Street.

Site Assessment

COMPREHENSIVE PLAN DESIGNATION:

The subject properties are designated for industrial uses according to the Village's 2016 Comprehensive Plan. The continued training use is compatible with this designation.

AERIAL PHOTOGRAPH:



Project Summary

ATTACHMENTS:

Attached for review is the General Application and Plat of Consolidation (Exhibit A).

BACKGROUND:

Keith Vitale, Executive Director of the Chicagoland Laborers’ District Council Training & Apprenticeship Fund (LiUNA), seeks approval of a plat of consolidation. Earlier this year, LiUNA received approval of a Special Use Permit for a Union Hall and Training Facility, a front yard building setback variation, and a map amendment to rezone the smaller parcel at 4N210 Old Gary Avenue to Industrial upon annexation to Carol Stream. A condition of approval was to submit a plat of consolidation with the main LiUNA property at 1200 Old Gary Avenue.

Staff Analysis

PLAT OF CONSOLIDATION

A plat of consolidation has been submitted for review, which consolidates the main LiUNA property, consisting of two parcels, with the training center parcel to the south that was recently annexed into Carol Stream. In total, the newly established lot will measure approximately 14.79 acres. Staff from Community Development, Engineering Services, and the Village Clerk’s office have reviewed the submitted plat, and deem it acceptable.

RECOMMENDATION

Staff has reviewed the submitted plat and deem it acceptable. Therefore, staff recommends approval of a plat of consolidation for Chicagoland Laborers’ District Council Training & Apprenticeship Fund (LiUNA), Case No. 22-0052.



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COMMUNITY DEVELOPMENT DEPT

Do Not Write in This Space	
Date Submitted:	11-7-22
Fee Submitted:	\$400.00
File Number:	22-0052
Meeting Date:	11/28/22
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

FORM A

GENERAL APPLICATION PUBLIC HEARINGS AND DEVELOPMENT APPROVAL REQUESTS

- Name of Applicant Keith Vitale Phone 630.653.0006

Address 1200 Old Gary Ave., Carol Stream, 60188 Fax —

E-Mail Address Keith.vitale@chicagolaborers.com
(required)

Name of Attorney — Phone —
(if represented)

Address — Fax —

LUNA Chicagoland Laborers' District

Name of Owner Council Training and Apprenticeship Fund Phone 630.653.0006
(required if other than applicant)

Address 1200 Old Gary Ave., Carol Stream, 60188 Fax —

Name of Architect Andrews ENGINEERING, INC. Phone 217-787-2334
(if applicable)

Address 3300 Ginger Creek Dr., Springfield, IL Fax —
- *Common Address/Location of Property 1200 Old Gary Ave., Carol Stream
- 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 type="checkbox"/> Variation – Sign (requires Form B-2)
<input type="checkbox"/> Subdivision – Preliminary	<input type="checkbox"/> Variation – Fence (requires Form B-3)
<input checked="" type="checkbox"/> Subdivision – Final	<input type="checkbox"/> Zoning Change
	<input type="checkbox"/> Other

Describe requested action PLAT OF CONSOLIDATION

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 \$ 400

Please submit eight (8) 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 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. 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 required by the Community Development Director to be performed by means of consultant services shall be paid at the billed rate to the Village by the consultant.

Keith Vitale

Print Name

Keith Vitale

Signature

11.03.2022

Date

LIUNA CONSOLIDATION

PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

EXHIBIT A

PROPERTY DESCRIPTION:
 PARCEL 1:
 LOT 2 OF SELCKE'S ASSESSMENT PLAT OF PART OF THE EAST 1/2 OF THE WEST 1/2 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 30, 1980 AS DOCUMENT NUMBER 82001-27750, IN DUPAGE COUNTY, ILLINOIS.

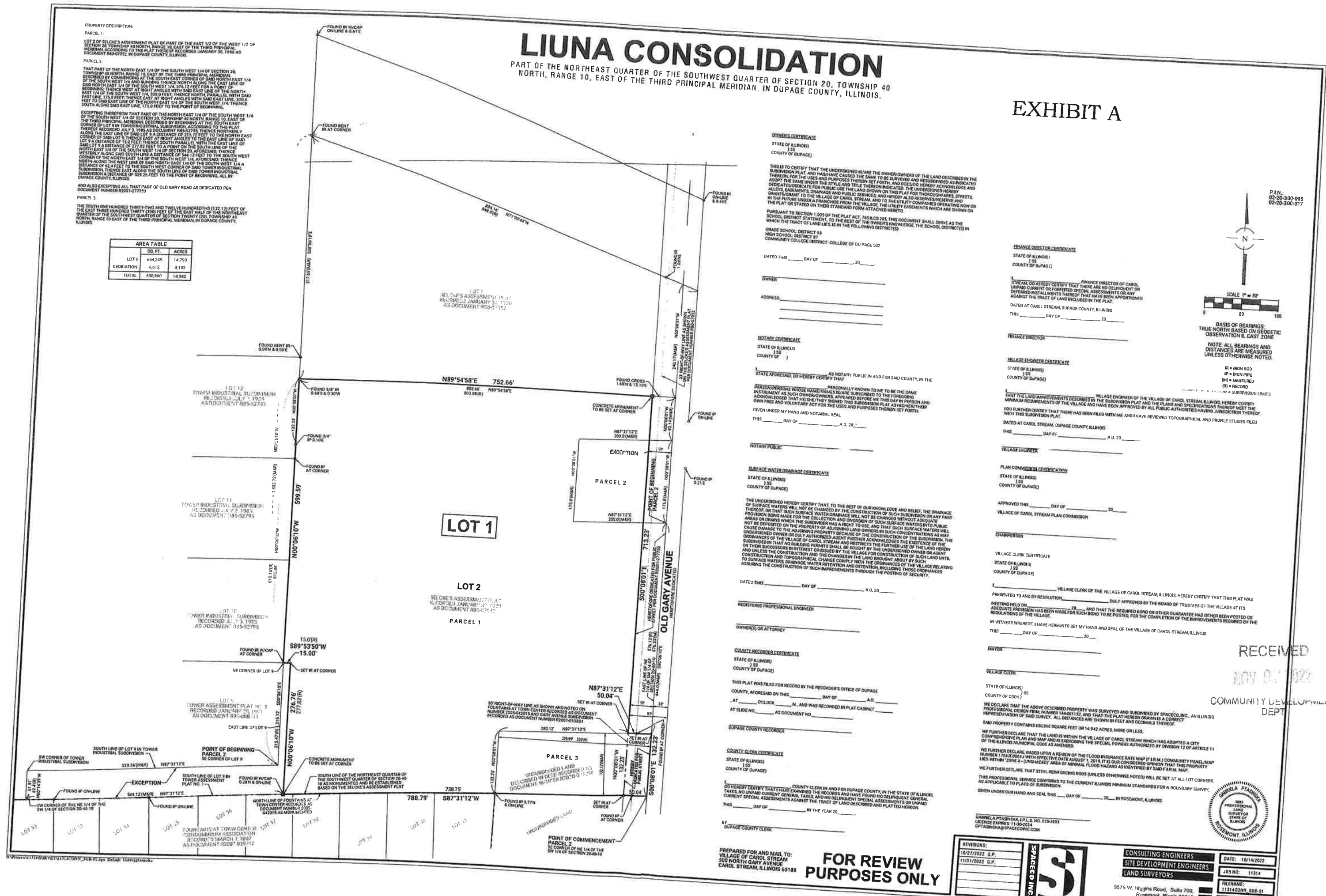
PARCEL 2:
 THAT PART OF THE NORTH EAST 1/4 OF THE SOUTH WEST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY COMMENCING AT THE SOUTH EAST CORNER OF SAID NORTH EAST 1/4 OF THE SOUTH WEST 1/4 AND RUNNING THENCE NORTH ALONG THE EAST LINE OF BEGINNING, THENCE WEST AT RIGHT ANGLES WITH SAID EAST LINE OF THE NORTH EAST 1/4 OF THE SOUTH WEST 1/4, 200.0 FEET, THENCE NORTH, PARALLEL WITH SAID EAST LINE, 175.0 FEET, THENCE EAST AT RIGHT ANGLES WITH SAID EAST LINE, 200.0 FEET TO SAID EAST LINE OF THE NORTH EAST 1/4 OF THE SOUTH WEST 1/4, THENCE SOUTH ALONG SAID EAST LINE, 175.0 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PART OF THE NORTH EAST 1/4 OF THE SOUTH WEST 1/4 OF THE SOUTH WEST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY COMMENCING AT THE SOUTH EAST CORNER OF SAID NORTH EAST 1/4 OF THE SOUTH WEST 1/4 AND RUNNING THENCE NORTH ALONG THE EAST LINE OF BEGINNING, THENCE WEST AT RIGHT ANGLES WITH SAID EAST LINE OF THE NORTH EAST 1/4 OF THE SOUTH WEST 1/4, 200.0 FEET, THENCE NORTH, PARALLEL WITH SAID EAST LINE, 175.0 FEET, THENCE EAST AT RIGHT ANGLES WITH SAID EAST LINE, 200.0 FEET TO SAID EAST LINE OF THE NORTH EAST 1/4 OF THE SOUTH WEST 1/4, THENCE SOUTH ALONG SAID EAST LINE, 175.0 FEET TO THE POINT OF BEGINNING.

AND ALSO EXCEPTING THAT PART OF OLD GARY ROAD AS DEDICATED PER DOCUMENT NUMBER R2001-27750

PARCEL 3:
 THE SOUTH ONE HUNDRED THIRTY-TWO AND TWELVE HUNDREDTHS (132.12) FEET OF THE EAST THREE HUNDRED TWENTY (300) FEET OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION TWENTY (20), TOWNSHIP 40 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

AREA TABLE		
	SQ. FT.	ACRES
LOT 1	644,249	14.790
DEDICATION	6,612	0.152
TOTAL	650,860	14.942



OWNERS CERTIFICATE
 STATE OF ILLINOIS)
 COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT THE UNDERSIGNED BEING THE OWNER/OWNERS OF THE LAND DESCRIBED IN THE SUBDIVISION PLAT, AND HAVING CAUSED THE SAME TO BE SURVEYED AND RE-SUBDIVIDED AS INDICATED THEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DO/DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED. THE UNDERSIGNED HEREBY DEDICATES/DEDICATE FOR PUBLIC USE THE LAND SHOWN ON THIS PLAT FOR THOROUGHFARES, STREETS, ALLEYS, EASEMENTS, DRAINAGE AND PUBLIC SERVICES; AND HEREBY ALSO RESERVES/RESERVE AND GRANTS/GRANT TO THE VILLAGE OF CAROL STREAM, AND TO THE UTILITY COMPANIES OPERATING NOW OR IN THE FUTURE UNDER A FRANCHISE FROM THE VILLAGE, THE UTILITY EASEMENTS WHICH ARE SHOWN ON THE PLAT OR STATED ON THEIR STANDARD FORM ATTACHED HERETO.

PURSUANT TO SECTION 1.005 OF THE PLAT ACT, 765 ILCS 205, THIS DOCUMENT SHALL SERVE AS THE SCHOOL DISTRICT STATEMENT, TO THE BEST OF THE OWNER'S KNOWLEDGE, THE SCHOOL DISTRICT(S) IN WHICH THE TRACT OF LAND LIES, IS IN THE FOLLOWING DISTRICT(S):

GRADE SCHOOL DISTRICT #3
 HIGH SCHOOL DISTRICT #7
 COMMUNITY COLLEGE DISTRICT: COLLEGE OF DU PAGE 502

DATED THIS _____ DAY OF _____, 20__

OWNER: _____
 ADDRESS: _____

FINANCE DIRECTOR CERTIFICATE
 STATE OF ILLINOIS)
 COUNTY OF DUPAGE)

FINANCE DIRECTOR OF CAROL STREAM, ILLINOIS, HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR DEFERRED INSTALLMENTS THEREOF THAT HAVE BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THE PLAT.

DATED AT CAROL STREAM, DUPAGE COUNTY, ILLINOIS
 THIS _____ DAY OF _____, 20__

FINANCE DIRECTOR: _____

VILLAGE ENGINEER CERTIFICATE
 STATE OF ILLINOIS)
 COUNTY OF DUPAGE)

VILLAGE ENGINEER OF THE VILLAGE OF CAROL STREAM, ILLINOIS, HEREBY CERTIFY THAT THE LAND IMPROVEMENTS DESCRIBED IN THE SUBDIVISION PLAT AND THE PLANS AND SPECIFICATIONS THEREOF MEET THE MINIMUM REQUIREMENTS OF THE VILLAGE AND HAVE BEEN APPROVED BY ALL PUBLIC AUTHORITIES HAVING JURISDICTION THEREOF WITH THIS SUBDIVISION PLAT.

DATED AT CAROL STREAM, DUPAGE COUNTY, ILLINOIS
 THIS _____ DAY OF _____, A.D. 20__

VILLAGE ENGINEER: _____

PLAN COMMISSION CERTIFICATE
 STATE OF ILLINOIS)
 COUNTY OF DUPAGE)

APPROVED THIS _____ DAY OF _____, 20__

VILLAGE OF CAROL STREAM PLAN COMMISSION

CHAIRPERSON: _____

VILLAGE CLERK CERTIFICATE
 STATE OF ILLINOIS)
 COUNTY OF DUPAGE)

VILLAGE CLERK OF THE VILLAGE OF CAROL STREAM, ILLINOIS, HEREBY CERTIFY THAT THIS PLAT WAS PRESENTED TO AND BY RESOLUTION _____ DULY APPROVED BY THE BOARD OF TRUSTEES OF THE VILLAGE AT ITS MEETING HELD ON _____, 20__ AND THAT THE REQUIRED BOND OR OTHER GUARANTEE HAS OTHER BEEN POSTED OR ADEQUATE PROVISION HAS BEEN MADE FOR SUCH BOND TO BE POSTED, FOR THE COMPLETION OF THE IMPROVEMENTS REQUIRED BY THE REGULATIONS OF THE VILLAGE.

IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND SEAL OF THE VILLAGE OF CAROL STREAM, ILLINOIS
 THIS _____ DAY OF _____, 20__

MAYOR: _____

VILLAGE CLERK: _____

COUNTY RECORDER CERTIFICATE
 STATE OF ILLINOIS)
 COUNTY OF DUPAGE)

THIS PLAT WAS FILED FOR RECORD BY THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS, ON THIS _____ DAY OF _____, A.D. 20__ AT _____ O'CLOCK _____ M., AND WAS RECORDED IN PLAT CABINET AT SLIDE NO. _____ AS DOCUMENT NO. _____

DUPAGE COUNTY RECORDER: _____

COUNTY CLERK CERTIFICATE
 STATE OF ILLINOIS)
 COUNTY OF DUPAGE)

DO HEREBY CERTIFY THAT I HAVE EXAMINED THE RECORDS AND HAVE FOUND NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT GENERAL TAXES, AND NO DELINQUENT SPECIAL ASSESSMENTS OR UNPAID CURRENT SPECIAL ASSESSMENTS AGAINST THE TRACT OF LAND DESCRIBED AND PLATTED HEREON.

THIS _____ DAY OF _____, IN THE YEAR 20__

BY
 DUPAGE COUNTY CLERK: _____

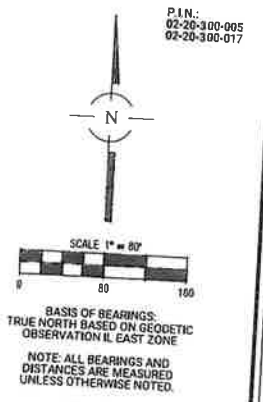
REVISIONS:
 10/27/2022 G.P.
 11/01/2022 G.P.

SPACCO INC.

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

DATE: 10/14/2022
 JOB NO: 11314
 FILENAME: 11314CONV.SUB-01
 SHEET: 1 OF 1

9575 W. Higgins Road, Suite 700,
 Rosemont, Illinois 60018
 Phone: (847) 896-4000 Fax: (847) 896-4065



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PREPARED FOR AND MAIL TO:
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 500 NORTH GARY AVENUE
 CAROL STREAM, ILLINOIS 60188

FOR REVIEW PURPOSES ONLY