

Village of Carol Stream

AGENDA

REGULAR MEETING-PLAN COMMISSION/ZONING BOARD OF APPEALS

Monday, September 23, 2024 AT 6:00 P.M.

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

I. Roll Call: Present:
Absent:

II. Approval of Minutes: September 9, 2024

III. Public Hearing

23-0009 – GW Property Group, LLC/Chipotle–114 S. Schmale Rd.
Amendment to a Special Use Permit for a Planned Development
Special Use Permit- Drive Through Lane

IV. Presentation:

V. Old Business:

VI. New Business:

VII. Report of Officers:

VIII. Adjournment:

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

***All Matters on the Agenda may be Discussed, Amended and Acted Upon
September 9, 2024.***

Chairman Parisi called the Regular Meeting of the Combined Plan Commission/Zoning Board of Appeals to order at 6:01 p.m. and directed Sara Van Winkle, Planning and Permitting Assistant, to call the roll.

The results of the roll call vote were:

- Present: 4 Commissioners Christopher, Meneghini, Tucek, and Chairman Parisi
- Absent: 3 Commissioner Petella, Morris, Battisto
- Also Present: Tom Farace, Planning and Economic Development Manager; Bravo Berisha, Assistant Planner; Sara Van Winkle, Planning and Permitting Assistant, and a court reporter.

MINUTES:

Chairman Parisi asked for a motion to approve the minutes. Commissioner Tucek moved and Commissioner Meneghini seconded the motion to approve the minutes of the Regular Meeting held on August 26, 2024.

The results of the roll call vote were:

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

The motion passed by a unanimous vote.

PUBLIC HEARING:

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

The results of the roll call vote were:

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

The motion passed by unanimous vote.

Case #24-0038 – Christ Presbyterian Church– 371 S Schmale Rd.
Special Use Permit for a Place of Worship

Chairman Parisi swore in Tracy Kasson Attorney from Rathje Woodward LLC, 300 E Roosevelt Rd, Wheaton, IL 60187, Jon Nielson, Pastor, Christ Presbyterian Church, 933 College Ave, Wheaton, IL 60187, and Joe Buehler, Architect, Preserve Future Architects, 1147 W Ohio St #504, Chicago, IL 60642. Mr. Kasson stated he is representing the applicant. Mr. Kasson gives a brief background on the church and why they are applying for a special use permit. He mentioned they were at a previous meeting presenting their case at a different location. They had received approvals but then decided to withdraw from that project. The applicants are back with a new space they are presenting. Mr. Kasson continues that they are now pursuing a 39,000 square foot building currently owned by Northwestern Memorial Hospital. Mr. Kasson continues to state that the church plans on remodeling mostly the first floor of a two-floor building. It will contain a 570-seat sanctuary, and classrooms for all ages to have Sunday school. The 2nd floor will be mostly offices and storage for three full time ministers and four part time ministry staff that will serve the church.

Mr. Kasson has Rev. Jon Nielson approach the podium to give a brief history about the church and his role at the church. Rev. Nielson introduces himself and gives some information about his congregation. He has been the pastor of the church since 2020 and is currently offering weekly masses on Sundays in their current location, a warehouse in Wheaton. He continues by stating they are a multi-generational congregation that serves members from Carol Stream and the surrounding towns of Wheaton and West Chicago. He continues by saying that his congregation is growing and where they currently are having gatherings is now too small to accommodate all members. He concludes that they will need more space to grow, and to have more options for parishioners for gatherings and meetings. Rev. Nielson concludes that he is excited for the project and hope to have another opportunity to grow his church.

Mr. Kasson invites Joe Buehler to speak about the renderings and plans the church have for remodeling the building. Mr. Buehler goes into detail about the plans to transform the first floor of the building into a 570-seat sanctuary. This will also include, remodeling of offices, transforming additional space into classrooms and meeting rooms, and keeping the second floor to mostly storage and offices for staff. By not remodeling the second floor right away, it leaves additional finances for the sanctuary, and to have the option for additional space in the future if the congregation continues to grow.

Mr. Kasson approaches the podium for final points and states they will comply with staff recommendations and conditions and seek approval for the special use permit for a place of worship.

Chairman Parisi asks if there are any questions from the audience and there were none

Bravo Berisha Assistant Planner, provided the staff report, Mr. Berisha stated the applicant is requesting approval for a special use permit for a place of worship. Mr. Berisha gives a brief history and description about the congregation and the space they are currently in. Mr. Berisha continues to talk about the plan commission's recommendations for the proposed requests and concludes that staff is supportive of the project.

Chairman Parisi asked if there were any questions from the Commission

There were no questions from Commissioner Meneghini

Commissioner Christopher asked if there was an elevator and sprinkler system in the building.

Mr. Buehler answered yes there are currently an elevator and fire sprinkler system in the building.

Commissioner Tucek had no other questions.

Chairman Parisi asked if the church will be offering preschool since on the renderings preschool classrooms were noted.

Pastor Nielson answered that it was indicating what age groups for Sunday school would be in the possible classrooms being built.

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

The results of the roll call vote were:

Ayes: 4 Commissioners Christopher, Meneghini, Tucek, and Chairman Parisi,

Nays: 0

Abstain: 0

Absent: 3 Commissioner Petella, Morris, Battisto

The motion passed by unanimous vote.

This case will go before the Village Board on Monday, September 16, 2024, at 6:00 PM for review.

PUBLIC HEARING:

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

The results of the roll call vote were:

Ayes: 4 Commissioners Christopher, Meneghini, Tucek, and Chairman Parisi,

Nays: 0

Abstain: 0

Absent: 3 Commissioner Petella, Morris, Battisto

The motion passed by unanimous vote.

PRESENTATION:

NEW BUSINESS:

There was an update and brief discussion regarding several properties and projects in Carol Stream.

OLD BUSINESS:

OTHER BUSINESS:

Mr. Farace stated the next meeting will be held September 23, 2024 a brief discussion with the members present was had discussing who would be attending.

ADJOURNMENT:

At 6:21 p.m. Commissioner Meneghini moved and Commissioner Christopher seconded the motion to adjourn the meeting.

The results of the roll call vote were:

Ayes: 4 Commissioners Christopher, Meneghini, Tucek, and Chairman Parisi

Nays: 0

Abstain: 0

Absent: 3 Commissioner Petella, Morris, Battisto

The motion passed by unanimous vote.

FOR THE COMBINED BOARD

Recorded and transcribed by,

Sara Van Winkle
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

September 23, 2024

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 Planned Development, in accordance with Section 16-7-6 (B) of the UDO
- A Special Use Permit for a Drive Through, in accordance with Section 16-3-11 of the UDO

APPLICANT/ CONTACT:

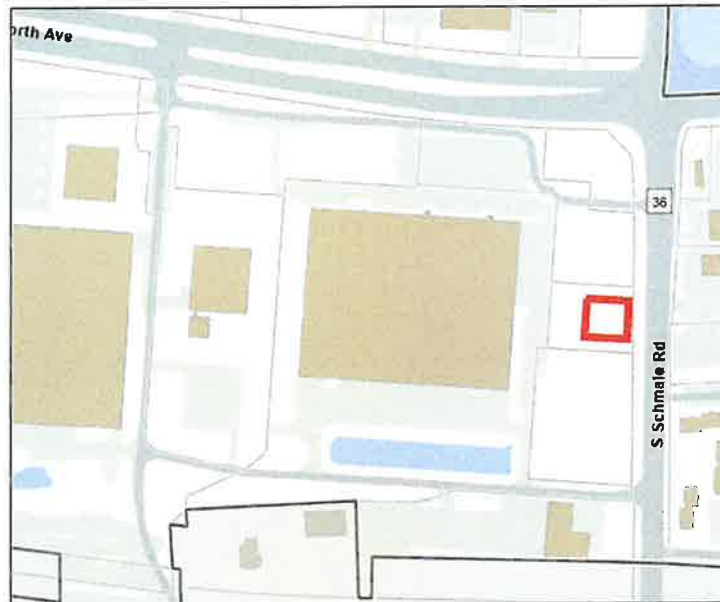
Mr. Mitch Goltz
GW Property Group, LLC
2211 N. Elston Avenue, Suite 400
Chicago, IL 60614



CASE #: 23-0009

LOCATION: 114 S. Schmale Road

PROJECT NAME: GW Property Group, LLC / Chipotle



LOCATION	ZONING DISTRICT	LAND USE	COMPREHENSIVE PLAN DESIGNATION
Subject Property	B-3 General Business District	Corridor Commercial (Vacant)	Corridor Commercial
North	B-3 General Business District	Corridor Commercial (Multi-Tenant Building)	Corridor Commercial
South	B-3 General Business District	Corridor Commercial (Vacant)	Corridor Commercial
East	B-3 General Business District	Corridor Commercial (Carol Plaza)	Corridor Commercial
	R-4 General Residence District	Multi-Family Residential (Covered Bridges Apartments)	Multi-Family Residential
West	I Industrial District	Corridor Commercial (Caputo's Headquarters)	Corridor Commercial

The subject property outlined in red above is located on the west side of Schmale Road and south of North Avenue.

Site Assessment

COMPREHENSIVE PLAN DESIGNATION:

The subject property is designated for commercial/service uses according to the Village's 2016 Comprehensive Plan. The proposed restaurant with pickup lane is compatible with this designation.

AERIAL PHOTOGRAPH:



Project Summary

ATTACHMENTS:

Attached for review is the General Application, Special Use Application, Public Notice, Cover Letters dated July 23, 2024, and August 26, 2024, Planned Development Overall Plan (Exhibit A), Planned Development Plan (Exhibit B), Landscape Plan (Exhibit C), Engineering Plans (Cover

Sheet, Demo Plan, Paving Plan, Grading Plan, and Utility Plan – Exhibits D1 through D5), Floor Plan (Exhibit E), Dumpster Enclosure Detail (Exhibit F), Patio Railing Detail (Exhibit G), and Exterior Elevations (Exhibit H).

BACKGROUND:

Mr. Mitch Goltz, Principal with GW Properties, requests approval of an Amendment to a Special Use Permit for a Planned Development and a Special Use Permit for a Drive Through at 114 S. Schmale Road at the Carol Stream Marketplace. The proposal calls for the construction of a 2,400 square foot Chipotle restaurant with pickup lane (Chipotlane).

In 2006, the Village Board adopted Ordinance No. 2006-03-11 which approved Special Use Permits for a Planned Unit Development (PUD) and Shopping Center, rezoned 10.5 acres of property fronting North Avenue and Schmale Road from I Industrial District to B-2 General Retail District and approved a Preliminary PUD Plan for 27.2 acres of land at the southwest corner of North Avenue and Schmale Road. The approved Preliminary PUD Plan proposed the construction of about 65,000 square feet of commercial space in five buildings along the street frontages, with the existing 300,000 square foot warehouse building, then occupied by McKesson Corporation, remaining as an ongoing industrial use.

McKesson vacated the building in 2009, and Caputo’s Fresh Markets acquired the entire 27.2-acre site shortly thereafter. In 2012, Ordinance No. 2012-08-29 was approved which granted an Amendment to Special Use Permits for a PUD and Shopping Center, Special Use Permits for retail sales ancillary to a principal industrial use and outdoor activities and operations, and a Preliminary and Final PUD Plan for the Carol Stream Marketplace Shopping Center. The shopping center included the conversion of the existing vacant warehouse building into the new corporate headquarters and warehouse, distribution and production facility for the Caputo’s grocery store chain, and the build-out of a 70,000 square foot retail grocery store within the building. It also included the development of several commercial outlots on the frontage property along North Avenue and Schmale Road, similarly to the previously approved Preliminary PUD Plan. In 2016, an outlot building along Schmale Road received Final PUD Plan approval and a Special Use Permit for outdoor seating under Ordinance No. 2016-01-05 (location of the proposed Chipotle). In 2018, LA Fitness was approved along the North Avenue frontage of the center under Ordinance No. 2018-08-32. In 2020, Ordinance No. 2020-08-28 was approved which granted an Amendment to a PUD and Special Use Permit for a Drive-Up Service Window for two commercial buildings (including a potential drive-through restaurant use) at the southeast portion of the shopping center. These buildings have not been constructed as of yet.

Staff Analysis

SPECIAL USE PERMITS – PD AMENDMENT AND DRIVE THROUGH

The proposed restaurant is described as follows:

- A 2,400 square-foot Chipotle restaurant is proposed on a vacant one-acre parcel at the Carol Stream Marketplace, along the Schmale Road frontage. Proposed hours of operation are 10:45am to 11:00pm daily, with 10-12 employees per shift.
- Access to the proposed restaurant will be provided from existing access drives within the shopping center, with some existing parking spaces removed to accommodate the building. 16 parking spaces are required for the proposed restaurant, which will be accounted for to the west and north of the building.
- A “Chipotlane” is proposed on the south and east sides of the building. Rather than having a standard drive-through lane with speaker box and menu board for ordering, all remote orders will only be accepted online. According to the letter submitted by Jennifer Saum, Design Manager with Chipotle, orders will be placed through the Chipotle website or app, which will help to limit vehicle stacking seen at a traditional drive-through lane. The proposed Chipotlane can accommodate stacking for approximately eight vehicles. In addition, a bypass lane is proposed to the east of the Chipotlane. A set number of digital orders are placed at 15-minute intervals, so customers know when to pick up their orders, and payment is made during the initial online/app transaction so no cash or cards are exchanged between customers and employees at the pickup window. Chipotle restaurants with the Chipotlane concept average 12-18 digital pickup orders per hour, depending on the time of day.
- The restaurant will also provide seating within the restaurant for dine-in customers, and an outdoor seating area is proposed on the west side of the building. The outdoor seating area will have fencing, and will include bollards in front of the fencing for protection purposes. A bike rack is also proposed near the entrance and outdoor seating area, and a crosswalk will be installed leading pedestrians and cyclists from the existing sidewalk south of the property into the site.
- Landscaping is proposed around portions of the building foundation, within parking lot islands, and along the east side of the property facing Schmale Road for screening purposes. A four-foot-tall vinyl fence is also proposed along the Schmale Road frontage, and will meet the requirement for screening of a drive-through lane as required in the UDO.
- As previously stated, the subject property is located within the Carol Stream Marketplace Planned Unit Development (PUD), now referred to as a Planned Development (PD). When the PD was originally approved, architectural and signage standards were adopted for the development.
 - Architectural standards for all buildings within the development included the use of beige brick and cultured stone as the exterior building materials, with stone detailing and decorative EIFS cornices to visually enhance buildings. In addition, signage standards required that all wall signs include white, individual channel letters.
 - The architecture for the proposed Chipotle building deviates from the approved standards, and the applicant is requesting allowances from the PD standards. Rather than a beige-colored brick material, Chipotle proposes a dark brown (Buffalo Trail) brick, a dark brown-colored metal tower element on the east side of the building, and a dark bronze metal coping and storefront window system. Ivory-colored fiber cement panels are also proposed on the upper portion of the building on all four sides. No stone materials/detailing or installation of a decorative cornice are proposed. As

noted by the design manager, the new prototype building for Chipotle maintains a modern design with darker colors, including slate-colored masonry material, charcoal-colored metal coping and storefront window framing, along with ivory-colored metal panels.

- The proposed building color scheme does not fully blend with the lighter-colored beige brick used on other buildings within the development, but staff believes it is a good compromise between the adopted brick color for the PD and the Chipotle prototype color scheme. In addition, staff supports not including stone material and a decorative EIFS cornice, which would detract from the more streamlined appearance of the building. As such, staff supports the allowances from the use of beige-colored brick, stone, and decorative EIFS on the proposed Chipotle building. It should be noted that in 2018, LA Fitness received approval to deviate from architectural standards with their 34,000 square foot building, and utilized precast concrete panels as the main building material which were painted to match the color scheme of the development.
- It should also be noted that Chipotle is proposing white channel letters for their wall signs, which also includes a decorative backing plate. While the PD sign standards are silent on the use of backing plates, staff believes they are decorative in nature, and the proposed signs will meet the intent of the PD standards.

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 §16-8-4(L)(3) of the UDO, no Special Use shall be recommended by the Plan Commission nor approved by the Village Board unless the Special Uses:

1. Are deemed necessary for the public convenience at the location.

Staff believes the proposed restaurant with pickup lane will provide another dining amenity for residents, employees, and visitors along the Schmale Road corridor.

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

The proposed use will not be unreasonably detrimental to or endanger the public health, safety, morals, comfort or general welfare, and has been designed in a safe and efficient manner.

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 surrounding area has commercial uses, and as such, the proposed restaurant and pickup lane should not be injurious to the use and enjoyment of other properties in the

immediate vicinity for the purposes already permitted, nor diminish or impair property values within the area.

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

The proposed restaurant will provide an additional service use for the community, and should not impede the normal and orderly development and improvement of surrounding property.

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

Adequate utilities, access roads, drainage and other public improvements either already exist or will be installed for the subject property.

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

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

Recommendation

Staff has reviewed the proposed restaurant with Chipotle, and believes the project has been safely designed and will provide an additional service amenity to the community. Therefore, staff recommends approval of an Amendment to a Special Use Permit for a Planned Development and a Special Use Permit for a Drive Through for GW Property Group, LLC/Chipotle located at 114 S. Schmale Road, Case No. 23-0009, subject to the following conditions:

1. That all terms and conditions of Ordinance No. 2012-08-29 for the Carol Stream Marketplace not specifically revised herein shall be hereby reaffirmed by reference;
2. That all improvements, including but limited to the building, parking lot, and landscaping, must be built, installed, and maintained in accordance with the attached plans and exhibits;
3. That the landscape materials illustrated on the submitted landscape plan shall be maintained in a healthy condition, with dead or dying materials being replaced on an annual basis;
4. That the applicant shall obtain a sign permit for any proposed wall signs and monument sign panel replacements;
5. That if any additional ground-mounted or roof mounted mechanical and utility equipment is installed, said equipment shall be screened per requirements of the UDO; That if any

additional ground-mounted or roof mounted mechanical and utility equipment is installed, said equipment shall be screened per requirements of the UDO

6. That the refuse dumpsters and recycling containers must be kept within the code compliant dumpster enclosure, and that the enclosure gates must be closed and latched at all times, except when containers are being accessed by employees or emptied by the garbage collection service, and that prior to the issuance of a building permit, the trash enclosure detail plan shall be updated to include masonry color will matches the masonry color of the building; and
7. That the site must be maintained and the business must be operated in accordance with all State, County and Village codes and regulations.

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Do Not Write in This Space	
Date Submitted:	<u>2/13/23</u>
Fee Submitted:	<u>\$1,000</u>
File Number:	<u>23-0009</u>
Meeting Date:	<u>9/23/24</u>
Public Hearing Required:	<u>Y</u>

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 GW Property Group LLC - Mitch Goltz Phone 773-304-8600
Address 2211 N. Elston Ave, Suite 400, Chicago, IL 60614 Fax _____
E-Mail Address mitch@gwproperties.com
(required)
Name of Attorney Northstone Law - Animesh Ravani Phone 312-361-3449
(if represented)
Address 1016 W. Jackson Blvd, Suites 508-509, Chicago, IL 60607 Fax _____
Name of Owner 520 East North Avenue LLC - Robertino Presta Phone 630-775-9700
(required if other than applicant)
Address 520 West Lake Street, Unit C, Addison, IL 60101 Fax _____
Name of Architect Design Studio 24 LLC - Mark DiGanci Phone 847-885-5866
(if applicable)
Address 2211 N. Elston Ave, Suite 400, Chicago, IL 60614 Fax _____
2. *Common Address/Location of Property 520 E North Avenue, Carol Stream, Illinois 60188
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 checked="" 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 New ground up construction of a 2,400sf freestanding quick serve restaurant.

4. Fee Schedule: *(Check all that apply)* Total Application Fee: \$ 1,000

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

5. Applicant Certification

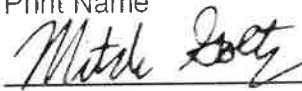
*I authorize the Village of Carol Stream to install a temporary sign or signs on the property having the common address indicated in Item 2 on this form, for the purpose of notifying the public of the upcoming public hearing, once the hearing has been scheduled.

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.

Mitch Goltz

Print Name



Signature

7/23/2024

Date

Revised 07/21



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.

The proposed development of free standing Chipotle will be in harmony with the general and specific purposes for which this Code was enacted and for which the regulations of the district in question were established and with the general purpose and intent of the Official Comprehensive Plan.

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

The proposed development usage will not have a substantial or undue adverse effect upon the adjacent property, the characteristics of the area, the public health or the safety and general welfare of the community.

3. Will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.

The proposed development usage will not have a substantial or undue adverse effect upon the properties in the immediate vicinity for the already permitted, nor substantially diminish and impair property values within the neighborhood.

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

The proposed uses and development will be constructed, arranged, and operated so as not to dominate the immediate vicinity or to interfere with the use and development of neighboring property in accordance with the applicable district regulations.

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

The proposed development will be served by essential public facilities and is designed to ensure that all applicable codes and regulations are met so as not to impede the essential public facilities.

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

The proposed development will be in harmony with the general and specific purposes for which this Code was enacted and the general purpose and intent of the Official Comprehensive Plan.

- 7. Other pertinent information or reason for request.

N/A



2211 North Elston, Suite 304
Chicago, Illinois 60614
Main: 773.382.0445
Fax: 773.796.3037

July 23, 2024

Village of Carol Stream
500 N. Gary Ave
Carol Stream, IL 60188

RE: 520 E North Avenue, Carol Stream – Project Narrative

Dear Village of Carol Stream,

GW Properties is proposing a new development on the Southwest side of Schmale Road located on the outlot parcels to the Caputo's Fresh Market. The site would include a 2,400sf free standing quick serve restaurant and pickup lane.

This property would ultimately be transformed from its current state of vacant land into a vibrant development with new business offerings that will be complementary to the surrounding area. Moreover, this project would create many new full-time jobs in Carol Stream and generate thousands of dollars in property and sales tax for the Village on an annual basis that do not exist today. This project entails the highest and best use for the property and is a rare opportunity to create one cohesive development that has been thoughtfully designed and considered. We look forward to working with the Village of Carol Stream on all aspects of the proposed development and welcome the opportunity to discuss it soon.

If you have any questions, please feel free to contact me.

Regards,

A handwritten signature in black ink that reads 'Mitch Goltz'.

Mitch Goltz
Principal
GW Properties



CHIPOTLE MEXICAN GRILL, INC.
610 NEWPORT CENTER DR., 14TH FLOOR
NEWPORT BEACH, CA 92656

MAIN 949.524.2075
WEB chipotle.com

August 26, 2024

Re: **Chipotle Mexican Grill**
Store #4195
Carol Stream

To Whom it may concern:

This letter is intended to provide support for a potential new Chipotle in Carol Stream, IL. Below you will find some key differentiators between a Chipotlane (vehicular pick-up window) and a standard quick service fast food drive thru.

What is a Chipotlane? A Chipotlane offers customers the most efficient way to interact with the Chipotle brand. Below are some key elements to why a Chipotlane pick-up window works so well:

- All orders are placed digitally via Chipotle.com or on our Chipotle app available on both apple and android platforms. This helps limit vehicle stacking that you would see at a traditional drive thru since orders are already placed when our customers arrive on premises.
- There are a set number of orders allowed to be received by our system per a 15-minute interval to limit potential lengthy vehicle stacking and ensure there are no lengthy waits.
- All orders are given a pickup time. This time is based on velocity of orders and limits the amount within our peak ordering windows, thus reducing vehicles waiting in queues.
- There is no ordering board or speaker box to place orders. All customer interaction is done at the window at time of pick up. This not only enhances the aesthetic of the development of Chipotle's sites, but allows for a streamlined arrival and departure process.
- All orders are paid for via the digital portal and no cash can be taken at the pickup window. If a customer has not placed an order upon arriving to the site, there are pull ahead waiting spaces where they will be directed to in order to place an order on the app, or if they desire, they can come on in and order at our line.
- When customers arrive, their food is handed to them and they depart.
- If an order is not ready at the time of guest arrival, customers will be directed to a dedicated parking space to alleviate potential vehicle stacking.

Here is some regional specific data for our Chipotlane restaurants:

- Average number of daily transactions (includes all mobile pick-up orders, dine in orders and onsite orders for carry-out): 319 – 343

- Average number of daily transactions that are digital pick up only (from customers directly and from third party delivery systems): 140 – 154
- Average number of digital pick-up orders per hour: 12 -13
- Average number of digital pick up orders per hour in peak hours: 17 -18. However only 12-13 orders per hour are through the pick up window using the limited number of orders per 15 minute interval in this region. The other orders are attributed to customers are third party delivery companies that walk in to pick up orders.

You have also requested additional information about Chipotle's general Operations. Please find additional information regarding that below based on our open restaurants in this region:

- Hours of Operation: 10:45am – 11:00pm, with peak service hours between 11:30am – 1:30pm (lunch) and 4:30pm – 7:00 pm (dinner).
- Chipotle does not sell alcohol in this region due to the limitation of alcohol licenses.
- The Average number of employees per shift is 10-12 with a crew in the restaurant during morning prep, a split crew to help cover lunch rush, and then a crew to close.

Chipotle has a goal for all new prototypical restaurants in suburban markets to have a Chipotlane. We are very excited for this location and looking forward to joining this community.

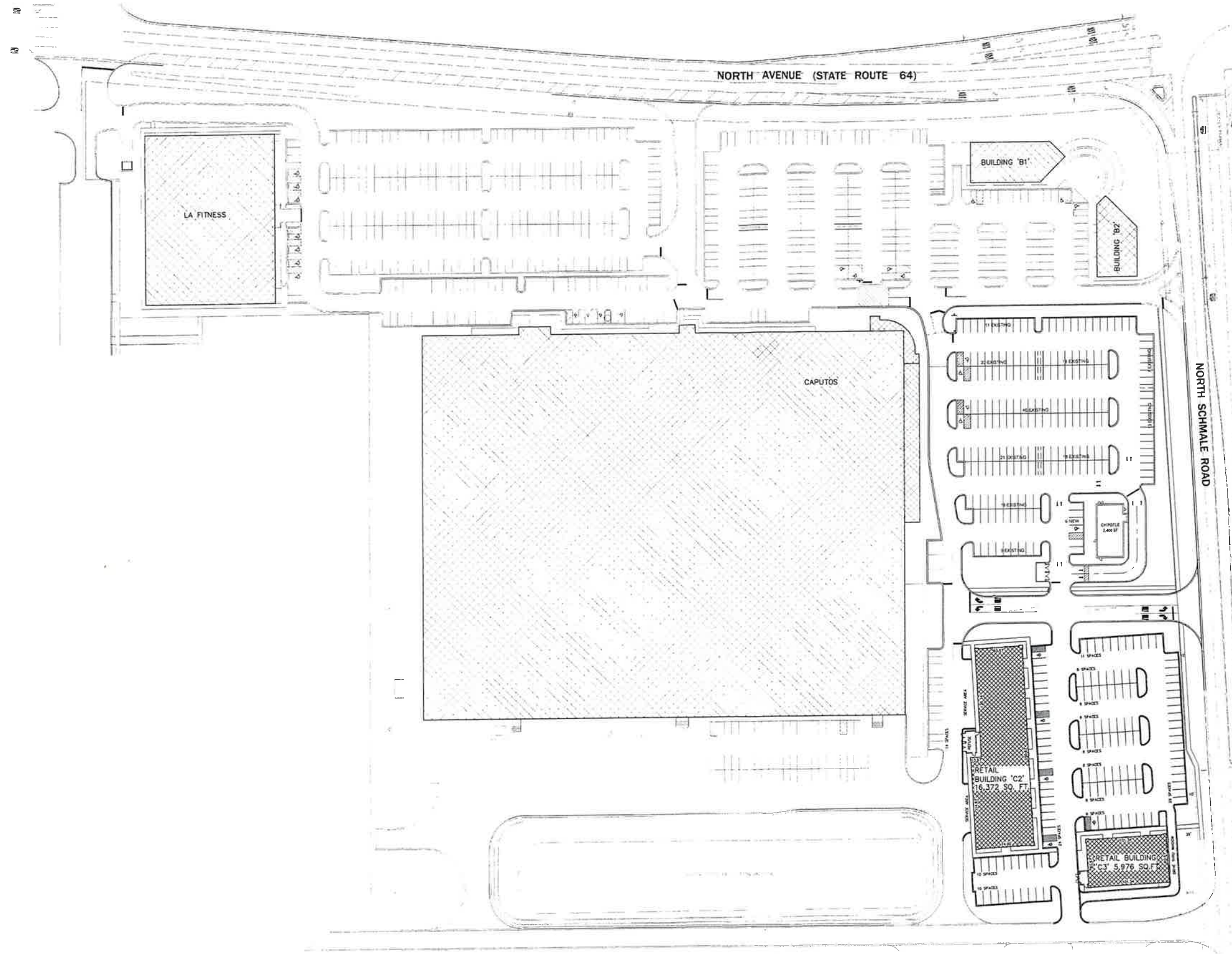
Sincerely,



Jennifer L. Saum

Design Manager
Chipotle Mexican Grill

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 Community Development
 Department



EXISTING SPACES:	195
REMOVED SPACES:	5
SUBTOTAL	189
PROPOSED SPACES:	5
TOTAL:	195

PARKING SPACES CALCULATIONS	
REQUIRED	PROPOSED
CHIPOTLE 15	15

PLANNED DEVELOPMENT OVERALL PLAN

GW PROPERTIES
 PROPOSED COMMERCIAL DEVELOPMENT

DESIGN STUDIO 24, LLC
 ARCHITECTS & DESIGNERS - PLANNERS
 2970 DANFAY AVE SUITE 200-202 NORTH BROOK, ILIAC, IL 60138

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 CAUTION: Contractor to verify all existing conditions, dimensions, etc. PRIOR to bid and construction. Contractor to notify owner and architect of any discrepancies. No plea of ignorance to existing conditions found to be different from drawings will be accepted.
 CAUTION: This drawing may have been reproduced at a size different than originally drawn. The owner and architect assume no responsibility for the use of incorrect scale. Drawings are NOT to be scaled. Not shown. All rights reserved. Notify architect of any discrepancies.

STATEMENT OF COMPLIANCE I have prepared, or caused to be prepared under my supervision, the attached plans and specifications and state that, to the best of my knowledge and belief and to the extent of my contractual obligation, they are in compliance with the Codes and Ordinances of Carol Stream, Illinois.

DATE	06 20 2024
REVISIONS	
06-24-2024	ISSUED FOR PERMIT
08-27-2024	VILLAGE COMMENTS

SCALE
 DRAWN BY: YOUNG H KI, AGNES S



MARK T. DiGANCI
 REG. ARCHITECT
 LICENSE EXPIRES 11 30 2024

A0.5

1 PLANNED DEVELOPMENT OVERALL PLAN
 1" = 60'-0"

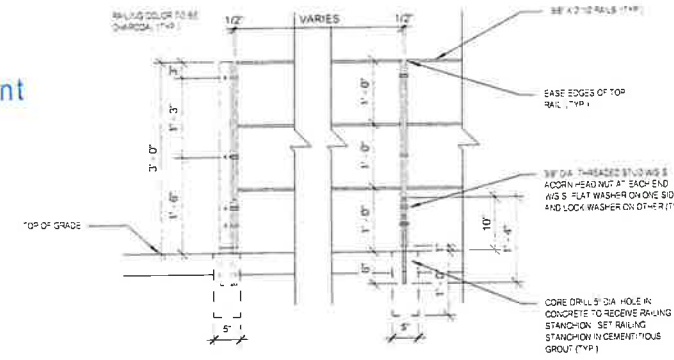


EXHIBIT A

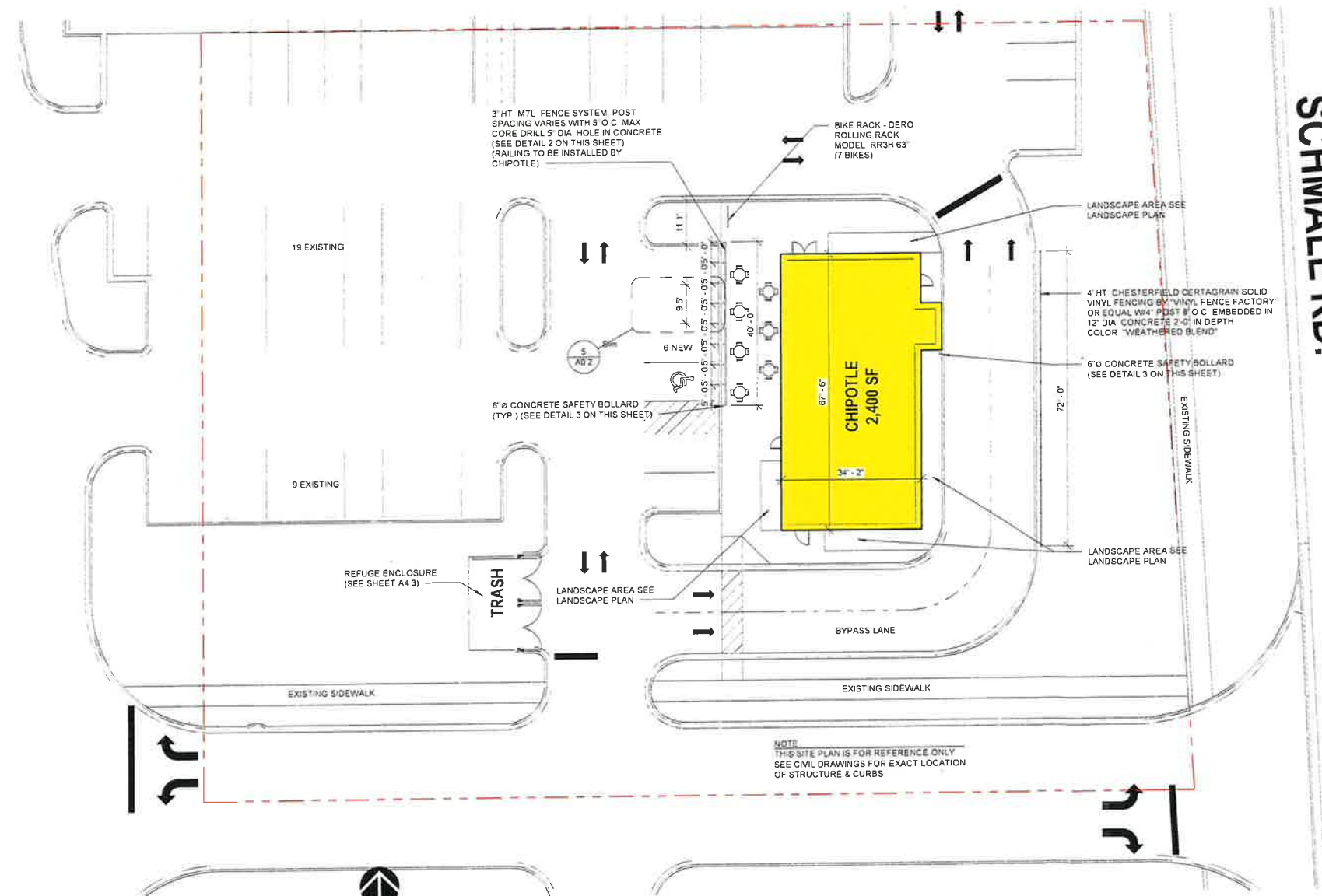
RECEIVED

SEP 03 2024

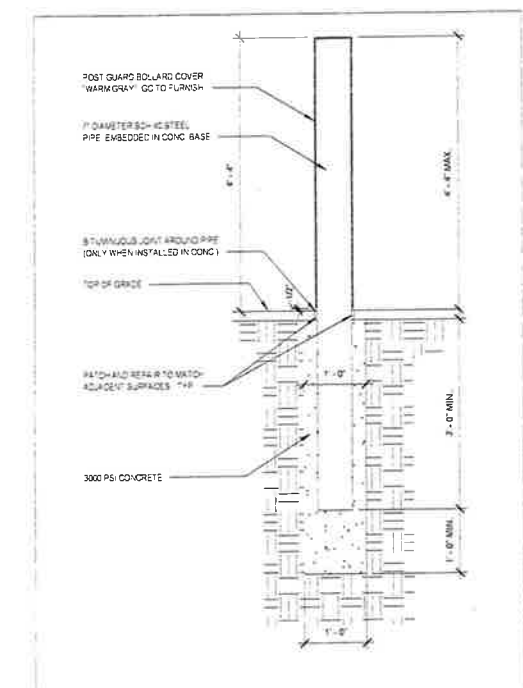
Community Development
Department



2 CHIPOTLE PATIO RAILING DETAIL
3/4" = 1'-0"

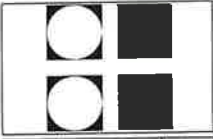


1 PLANNED DEVELOPMENT SITE PLAN
1/16" = 1'-0"



3 DECORATIVE BOLLARD DETAIL
3/4" = 1'-0"

SCHMALE RD.



PLANNED DEVELOPMENT PLAN

GW PROPERTIES
PROPOSED COMMERCIAL DEVELOPMENT

8 SCHMALE RD.
LANSING, ILLINOIS 62526

DESIGN SIGNERS - PLANNERS
ARCHITECTS DESIGNERS
270 LIBERTY AVE. SUITE 300 WORTHINGTON, ILLINOIS 62594

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CAUTION: Contractor to verify all existing conditions, dimensions, etc. PRIOR to bid and construction. Contractor to notify owner and architect of any discrepancies. The price of approval to existing conditions found to be different from drawings will be accepted.

CAUTION: This drawing may have been reproduced at a size different than originally drawn. The owner and architect assume no responsibility for the use of incorrect scale. Drawings are NOT to be scaled. Not publishing. All rights reserved. Notify architect of any discrepancies.

STATEMENT OF COMPLIANCE I have prepared as caused to be prepared under my supervision, the attached plans and specifications and state that, to the best of my knowledge and belief and to the extent of my contractual obligation, they are in compliance with the Codes and Ordinances of Carol Stream, Illinois.

DATE	06 20 2024
REVISIONS	
08-24-2024	ISSUED FOR PERMIT
08-31-2024	VILLAGE COMMENTS
09-03-2024	VILLAGE COMMENTS

SCALE	
DRAWN BY	YOUNG H. KI AGNES S.

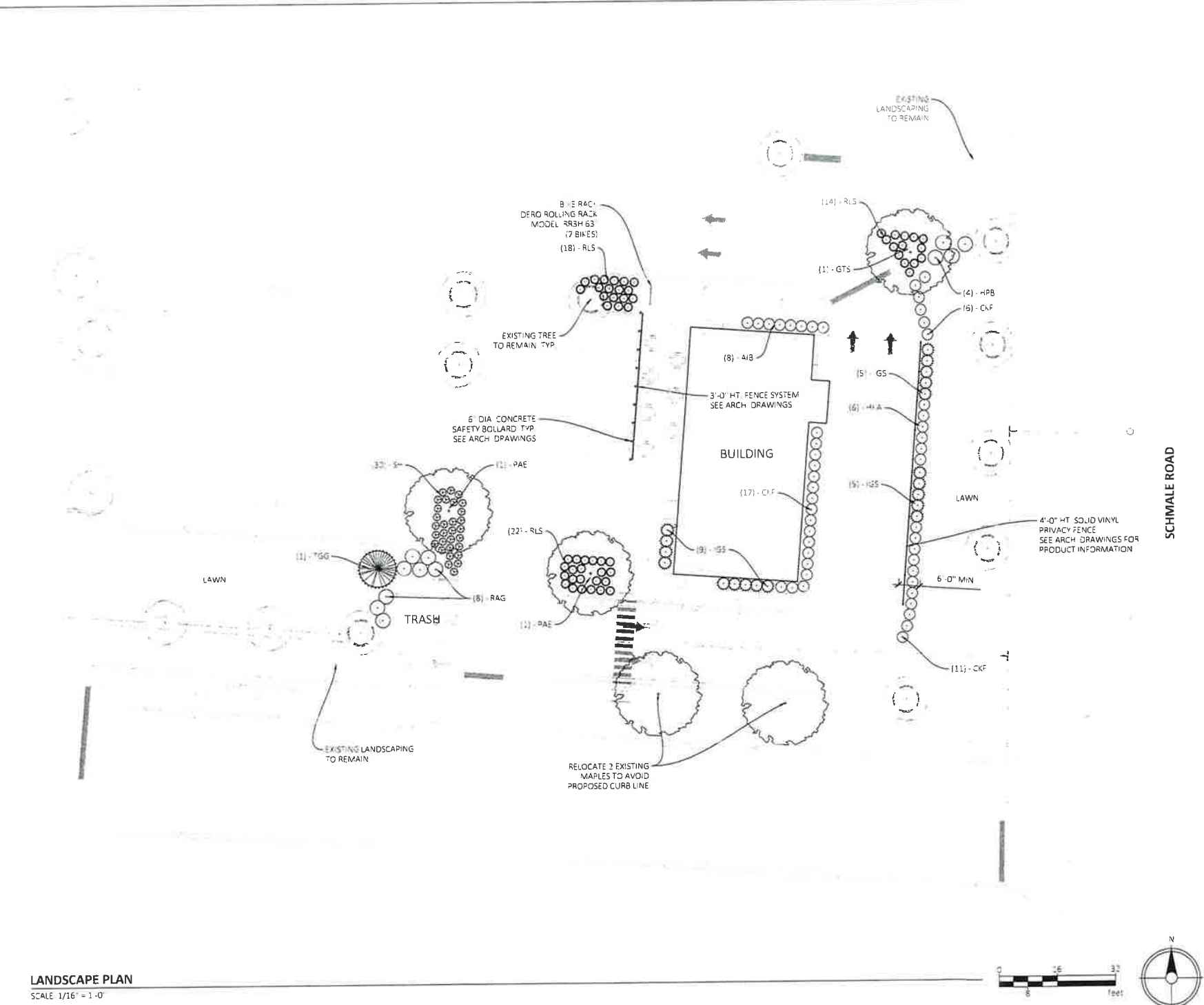
MARK T. DIGANCI
REG. ARCHITECT



EXHIBIT B

A0.4

G:\Shared drives\project\1524\Carol Stream\550 E North Ave\cap\1524_C5-Chicago_142.dwg



LANDSCAPE PLAN
SCALE: 1/16" = 1'-0"



LANDSCAPE ORDINANCE REVIEW: CAROL STREAM, ILLINOIS			
SPECIFIC ORDINANCE	CODE REQUIRES	CALCULATION	COMPLIANCE
16-5-5.3.1 - PARKING LOT PERIMETER AREA	ONE (1) SHRUB OR NATIVE GRASS (MIN. 3' HT. MAX. 4' HT.) PER THREE (3) FEET OF LANDSCAPE AREA LENGTH, SPACED LINEARLY TO ADEQUATELY SCREEN VEHICLE BUMPER'S (IDEALLY CREATING A SOLID HEDGE ROW)	TOTAL LANDSCAPE AREA LENGTH = 105 LF. 35 SHRUBS REQUIRED ALONG PARKING LOT PERIMETER	37 NEW SHRUBS PROVIDED ALONG PARKING LOT PERIMETER
16-5-6.8.2 - PARKING LOT INTERIOR AREA	ONE (1) PARKING ISLAND PER FIFTEEN (15) PARKING SPACES. ALL ROWS OF PARKING SHALL BE TERMINATED BY AN ISLAND/LANDSCAPE AREA. ISLANDS SHALL BE SAME DIMENSION AS PARKING STRIP (MIN. 144 SQ. FT. AREA MIN. ONE (1) CANOPY TREE PER ISLAND/LANDSCAPE AREA. IF ISLAND EXTENDS THE WIDTH OF A DOUBLE ROW, TWO (2) TREES SHALL BE PROVIDED. MIN. 75% OF EVERY PARKING LOT ISLAND SHALL BE PLANTED IN GROUND COVER.	6 PROPOSED PARKING SPACES, 1 ISLAND REQUIRED	2 ISLANDS PROVIDED 1 EXISTING & 1 PROPOSED TREE PROVIDED
16-5-6.8.3 - BUILDING FOUNDATION AREA	MAINTAIN A BUILDING FOUNDATION AREA AT FRONT AND EXTERIOR SIDE YARDS OF MIN. 5'. FOUNDATION PLANTINGS SHALL BE INSTALLED ACROSS 80% OF THE LENGTH OF THE FACADE OF THE BUILDING, EXCEPT WHERE WALKWAYS AND DRIVEWAYS ARE LOCATED. MIN. 2' WIDE HEDGE ROW SHALL BE PLANTED WITH ONE (1) SHRUB OR NATIVE GRASS PER THREE FEET (3' O.C.) SPACED LINEARLY.	N/A PLANTABLE FACADE LENGTH = 83 LF. 54' x 0.80 = 66 LF OF FOUNDATION PLANTING REQUIRED. N/A	PROVIDED 81 LF OF FOUNDATION PLANTING PROVIDED PROVIDED

PLANTING SCHEDULE						
KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS
DECIDUOUS TREES						
GTS	1	GLEDITSIA TRIACANTHOS SKYCOLE	SKYLINE HONEYLOCUST	2.5 CAL	30' O.C.	B&B SPECIMEN
PAE	2	PLATANUS X ACERFOLIA 'MORTON CIRCLE	EXCLAMATION LONDON PLANE TREE	2.5 CAL	40' O.C.	B&B SPECIMEN
EVERGREEN TREES						
TGS	1	THUJA P. x STANDISHII 'GREEN GIANT	GREEN GIANT CEDAR	6-8 HT.	10' O.C.	B&B SPECIMEN
DECIDUOUS SHRUBS						
AIB	8	ARONIA MELANOCARPA 'MORTON	IROQUOIS BEAUTY CHOKEBERRY	#3 CONT.	36" O.C.	
HPB	4	HYDRANGEA PANICULATA 'BOBO	BOBO HYDRANGEA	#3 CONT.	48" O.C.	
HKA	5	HYPERICUM KALMIANUM	KALM'S ST. JOHNSWORT	#3 CONT.	36" O.C.	
RAG	8	RHUS AROMATICA 'GRO-LOW	GRO-LOW SUMAC	#3 CONT.	48" O.C.	
EVERGREEN SHRUBS						
IGS	19	ILEX GLABRA 'SHAMROCK	SHAMROCK HIBERNY	#3 CONT.	36" O.C.	
PERENNIALS & GRASSES						
CKF	34	CALAMAGROSTIS X 'ARL FOERSTER	KARL FOERSTER FEATHER REED GRASS	#3 CONT.	36" O.C.	
RLS	54	RUDBECKIA 'WETTE'S LITTLE SUZY	LITTLE SUZY BLACK-EYED SUSAN	#1 CONT.	24" O.C.	
SH	30	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPS EED	#1 CONT.	24" O.C.	

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EXHIBIT C

NOTES
1. SEE SHEET L201 FOR PLANTING NOTES & DETAILS



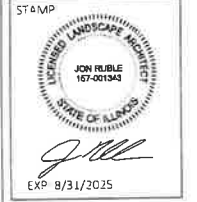
PROJECT NAME
PROPOSED COMMERCIAL DEVELOPMENT
S SCHMALE RD
CAROL STREAM IL 60198

OWNER NAME
GW PROPERTIES
2211 N. ELSTON AVE. UNIT 408
CHICAGO IL 60614
p 773.382.0445

CONSULTANTS
DESIGN STUDIO 24
2970 MARIA AVE. SUITE 200-202
NORTHBROOK IL 60062
p 847.885.8300



SUBMITTAL & REVISIONS	
1	07/17/24 SCHEMATIC DESIGN
2	07/18/24 REVISED SITE PLAN
3	08/21/24 VILLAGE COMMENTS
4	09/03/24 DRIVE THRU FENCING



TITLE
LANDSCAPE PLAN

SHEET:
L101

DRAWN BY: JRR
CHECK BY: KMR
PROJECT: 24-026

G.W. PROPERTIES

CAROL STREAM MARKETPLACE
 550 E NORTH AVE. & SCHMALE ROAD
 60188-CAROL STREAM, IL



SITE LOCATION

PROJECT LOCATION MAP



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DRAWING INDEX

- C00 COVER SHEET
- C01 DEMOLITION PLAN
- C10 DIMENSION AND STRIPING PLAN
- C20 GRADING PLAN
- C30 UTILITY PLAN
- C31 WATERMAIN PROFILES
- C50 GENERAL NOTES
- C51 DETAILS 1
- C52 DETAILS 2
- C53 DETAILS 3
- C54 DETAILS 4

SURVEY BY OTHERS

COVER SHEET

GW PROPERTIES - CAROL STREAM MARKETPLACE
 550 E NORTH AVE. & SCHMALE ROAD
 Carol Stream, IL 60188

DESIGN STUDIO INC. ARCHITECTS
 221 N. ELSTON AV. - CHICAGO, ILL. 60611
 (773) 885-7777
 P.L.L.C.
 24, LLC.
 (630) 885-8888

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STATEMENT OF COMPLIANCE
 I, the undersigned, hereby certify that the drawings and specifications herein were prepared by me or under my direct supervision and that I am a duly licensed professional engineer in the State of Illinois. I am not providing any services in violation of the Engineering Code of Ethics, the Engineering Code of Practice, or the Engineering Code of Conduct. I am not providing any services in violation of the Engineering Code of Ethics, the Engineering Code of Practice, or the Engineering Code of Conduct.

DATE	07/02/2024
REVISIONS	
1/10/24	REV A
12/21/24	Issue Comments

SCALE: N.T.S.
 DRAWN BY: Separr Alizadansclari

Mark Chertow, PE



C0.0

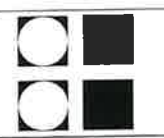
SITE BENCH MARK:
 SITE BENCH MARK SHOWN ON ALL PLANS,
 EXISTING FIRE HYDRANT.

RECORD DRAWINGS REQUIRED:
 CONTRACTOR SHALL KEEP ON SITE AT ALL TIMES A COMPLETE SET OF APPROVED DRAWINGS AND RECORDS. ACCURATELY ALL INSTALLED ITEMS THAT SHOULD INCLUDE DIMENSIONS, GRADES, LOCATIONS, ETC. AND NOTE ANY DIFFERENCES. THE RECORD DRAWINGS SHALL BE PROVIDED TO THE OWNER FOR THE OWNER'S SUBMITTAL TO THE CITY FOR THE CITY OF CHICAGO'S REVIEW AND APPROVAL. UNTIL THE CONSTRUCTION IS SUBSTANTIALLY IN ACCORDANCE TO THE APPROVED DRAWINGS FINAL CONTRACTUAL PAYMENTS SHALL NOT BE MADE UNTIL WHOSE APPROVES/ACCEPTS THE WORK.

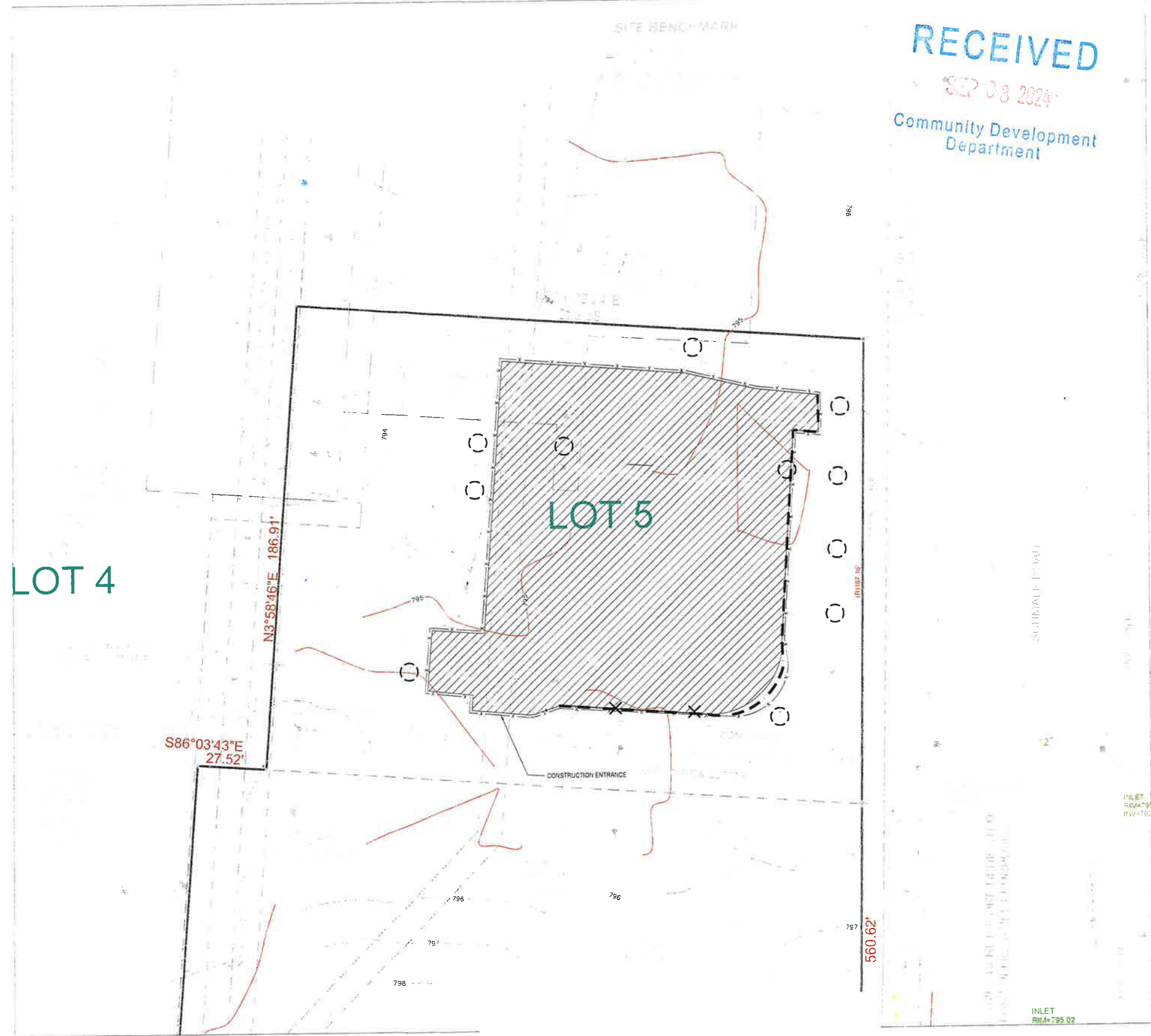
EXHIBIT D1

CALL JULIE 1-800-892-0123
 WITH THE FOLLOWING:
 COUNTY: DUPAGE
 CITY-TOWNSHIP: CAROL STREAM
 SECTION 33, TOWNSHIP 40, R10
 48 Hours Before You Dig
 (TWO WORKING DAYS)





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LEGEND

TREE REMOVAL	
PROTECT	
CONSTRUCTION FENCE	
CONSTRUCTION ENTRANCE	
SILT FENCE	

[Faint handwritten notes and signatures in the legend area]

DEMOLITION PLAN
GW PROPERTIES - CAROL STREAM MARKETPLACE
 550 E NORTH AVE. & SCHMALE ROAD
 Carol Stream, IL 60188
DESIGN STUDIO PLANNERS ARCHITECTS
 771 N ELSTON AVE., CHICAGO, ILLINOIS 60614
 (773) 885-1771

NOT TO BE USED FOR ANY OTHER PROJECTS WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECTS. ALL RIGHTS RESERVED.
 CAUTION: Contractor to verify all existing conditions and utilities before construction. Engineer is not responsible for any errors or omissions. No part of this drawing is to be reproduced without the written consent of the architect.
 DESIGN: This drawing may have been reproduced or used in any manner without the written consent of the architect. The user assumes all liability for any errors or omissions. No part of this drawing is to be reproduced without the written consent of the architect.

STATEMENT OF COMPLIANCE
 I have prepared or caused to be prepared under my supervision the attached plans and specifications and agree that to the best of my knowledge and belief and to the extent of my professional opinion, they are in compliance with the laws and Ordinances of CAROL STREAM, ILLINOIS.
STATEMENT OF COMPLIANCE
 I have prepared or caused to be prepared under my supervision the attached plans and specifications and agree that to the best of my knowledge and belief and to the extent of my professional opinion, they are in compliance with the laws and Ordinances of CAROL STREAM, ILLINOIS, and the State of Illinois, and I am a duly Licensed Professional Engineer in the State of Illinois.

DATE	07/02/2024
REVISIONS	
07/09/24	REVIEW
SCALE	1" = 20'
DRAWN BY	Sebastian A. Zaderis

Mark Chertow, PE

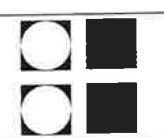


EXHIBIT D2

DEMO PLAN
 SCALE: 1" = 20'-0"



C0.1

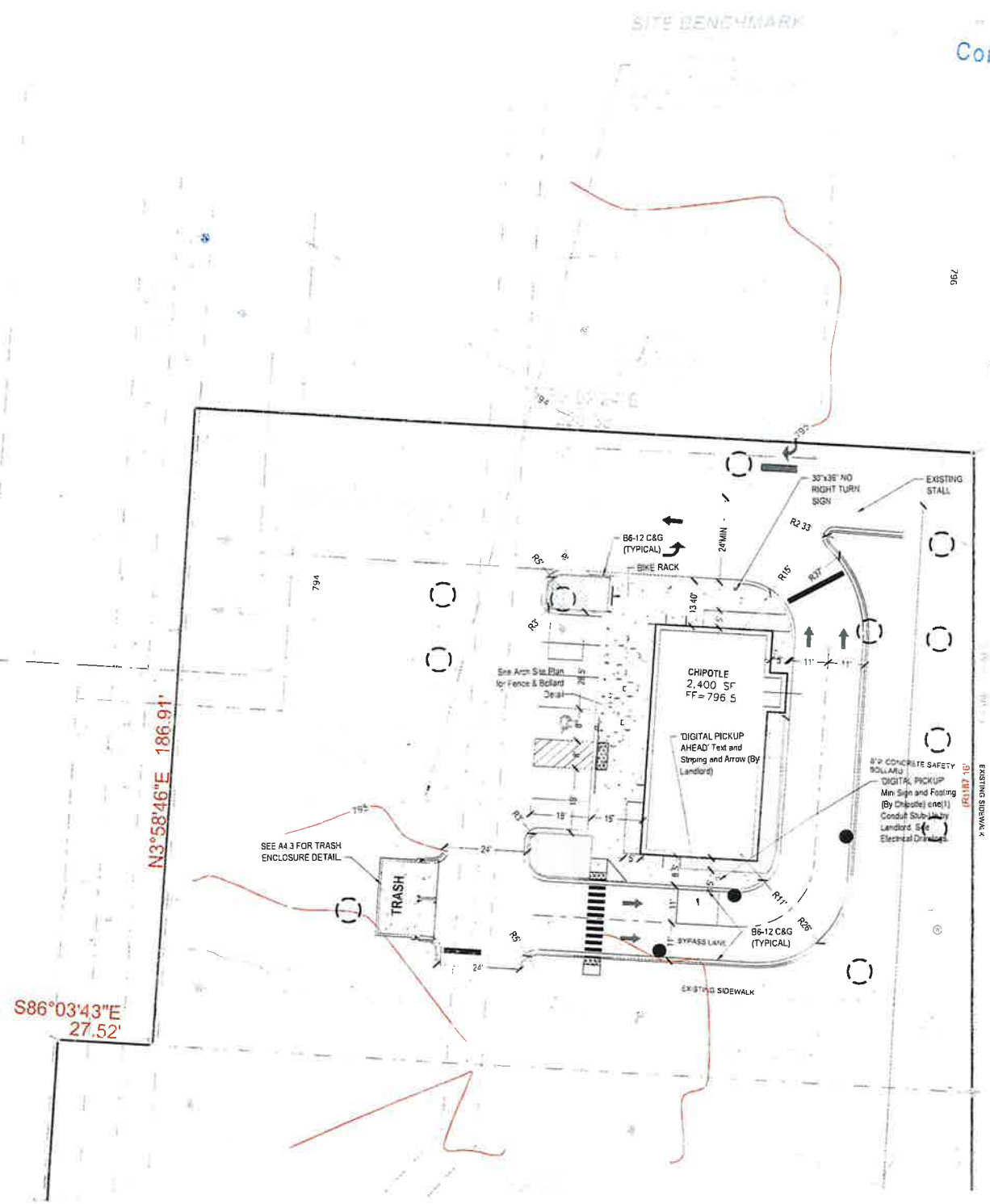


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DIMENSION AND STRIPING PLAN
GW PROPERTIES - CAROL STREAM MARKETPLACE
550 E NORTH AVE. & SCHMALE ROAD
Carol Stream, IL 60188
DESIGN STUDIO ARCHITECTS
707 N. HICKORY AVE., SUITE 100, CAROL STREAM, IL 60188
PLANNERS
24, LLC.

LEGEND	
ACCESSIBLE PARKING SIGN	
CONCRETE	
ASPHALT PAVEMENT	
DETECTABLE WARNING	
DEPRESSED CURB & CURB TRANSITION AT RAMP	
LANDSCAPING BY OTHERS	

LOT 4



S86°03'43"E
27.52'

N3°58'46"E
186.91'

EXHIBIT D3

PAVING PLAN
SCALE: 1" = 20'-0"



C1.0






DATE	07/09/24
REVISIONS	
07/09/24	REV E
08/21/24	Village Comments
SCALE	1" = 20'
DESIGNER	Mark Chertow
CHECKED	Mark Chertow
DATE	08/21/24

NOTES:

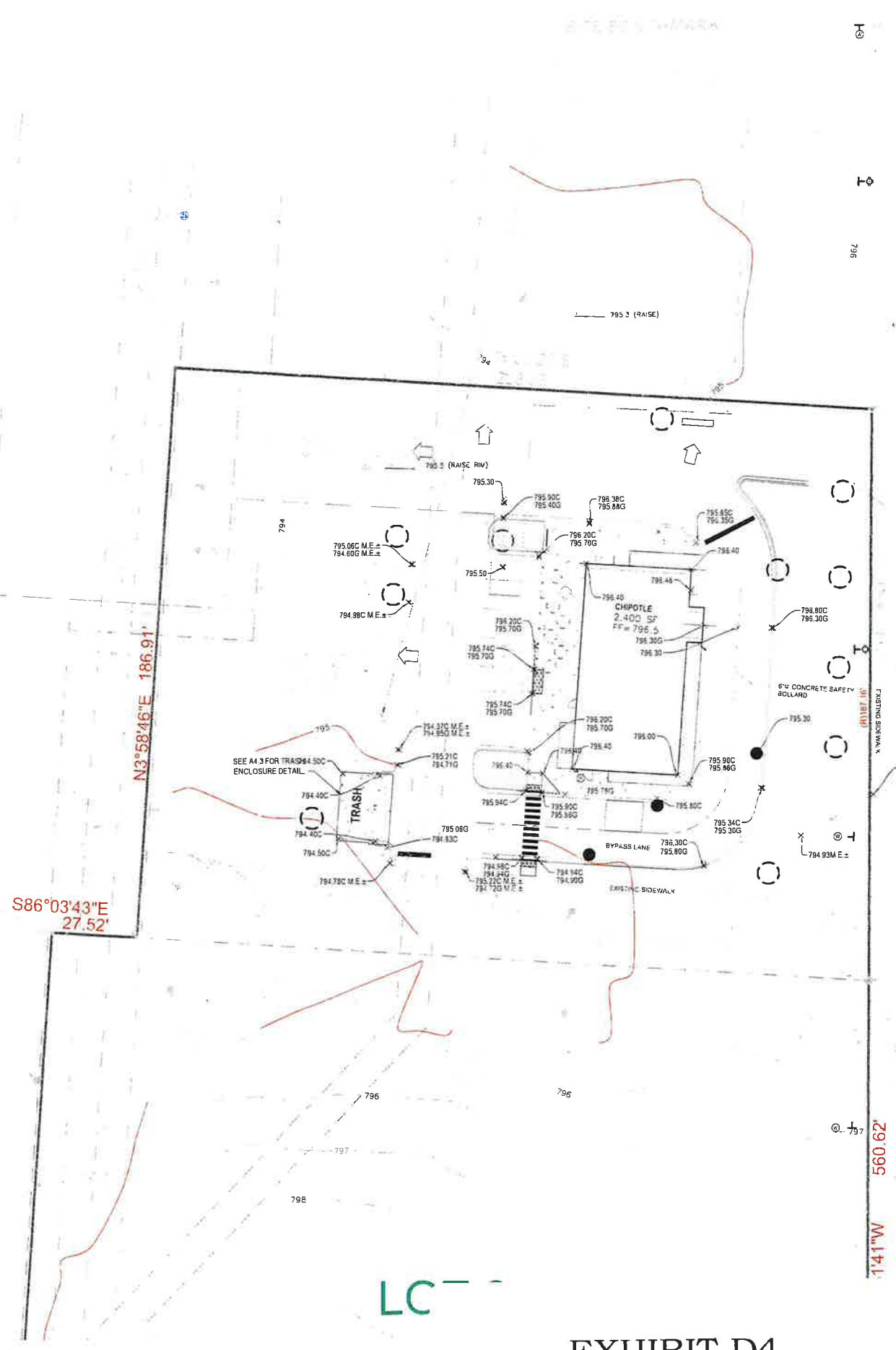
1. ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE SPECIFIED.
2. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
3. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
4. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
5. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

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LOT 4

LEGEND	
EXISTING ELEVATION	 850.19
PROPOSED ELEVATION	 850.19
TOP OF CURB	 850.19C
BOTTOM OF CURB GRADE	 850.19G
100 YEAR OVERFLOW	

NOTE: ALL EXISTING IS NOTED AS "SHADED".



LC

EXHIBIT D4

GRADING PLAN
 SCALE: 1" = 20'-0"



GRADING PLAN
GW PROPERTIES - CAROL STREAM MARKETPLACE
 550 E NORTH AVE. & SCHMALE ROAD
 Carol Stream, IL 60188
DESIGN STUDIO 24, LLC.
 ARCHITECTS ENGINEERS PLANNERS

NOTES:
 1. ALL EXISTING ELEVATIONS ARE SHOWN IN SHADING.
 2. PROPOSED ELEVATIONS ARE SHOWN IN SOLID LINES.
 3. TOP OF CURB ELEVATIONS ARE SHOWN WITH 'C'.
 4. BOTTOM OF CURB GRADE ELEVATIONS ARE SHOWN WITH 'G'.
 5. 100 YEAR OVERFLOW IS SHOWN WITH DASHED LINES.
 6. THE GRADING PLAN SHALL BE USED IN CONJUNCTION WITH THE SITE PLAN AND ALL OTHER PERMITTED DOCUMENTS.
 7. THE GRADING PLAN SHALL BE USED TO DETERMINE THE PROPOSED ELEVATIONS OF THE CURBS AND SIDEWALKS.
 8. THE GRADING PLAN SHALL BE USED TO DETERMINE THE PROPOSED ELEVATIONS OF THE BUILDING FLOOR SLABS.
 9. THE GRADING PLAN SHALL BE USED TO DETERMINE THE PROPOSED ELEVATIONS OF THE DRIVEWAYS AND PAVEMENT SURFACES.
 10. THE GRADING PLAN SHALL BE USED TO DETERMINE THE PROPOSED ELEVATIONS OF THE LANDSCAPE AND PLANTING AREAS.

REVISIONS:
 07/09/24 REV
 08/21/24 Village Comments

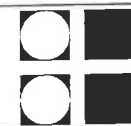
DATE: 07/09/24
 REVISIONS:
 07/09/24 REV
 08/21/24 Village Comments

SCALE: 1" = 20'
 DRAWN BY: [Signature]

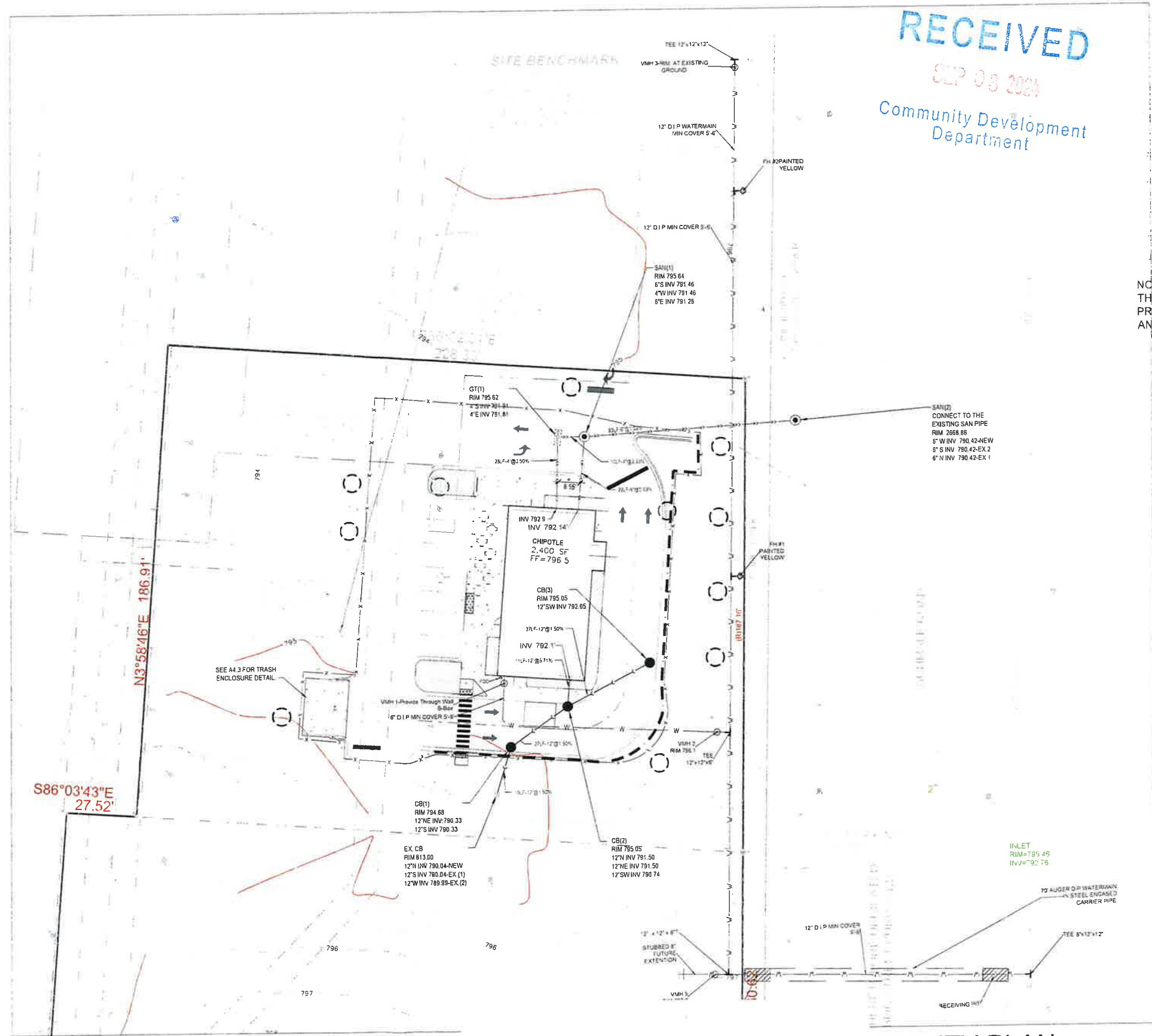
Mark Chertow, PE



C2.0



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 Department



NOT
 PR
 AN

UTILITY PLAN
GW PROPERTIES - CAROL STREAM MARKETPLACE
 550 E NORTH AVE. & SCHMALE ROAD
 Carol Stream, IL 60188
 DESIGN ARCHITECTS
 201 N. 11TH ST. SUITE 300B, SHARLHART, ILL. 60155
 PLANNERS
 312.951.1111

NOT TO SCALE
 THIS PLAN IS A PRELIMINARY DESIGN AND IS SUBJECT TO CHANGE WITHOUT NOTICE.
 THE CLIENT IS RESPONSIBLE FOR VERIFYING ALL INFORMATION AND CONDITIONS IN THE FIELD.
 THE DESIGNER ASSUMES NO LIABILITY FOR ANY DAMAGE OR INJURY RESULTING FROM THE USE OF THIS PLAN.
 THE DESIGNER'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED AND DOES NOT EXTEND TO ANY OTHER MATTER.

REVISIONS
 NO. DATE DESCRIPTION
 1 07/09/24 REVIEW
 2 08/21/24 Village Comments

DATE: 07/09/24
 REVISIONS:
 07/09/24 REVIEW
 08/21/24 Village Comments
 SCALE: 1" = 20'
 DRAWN BY: Sean A. Ochwat

Mark Chertow, PE



LEGEND		
	PROPOSED	EXISTING
STORM SEWER	---	---
SANITARY SEWER	==>	==>
WATER MAIN	-v-	-v-
SANITARY MANHOLE	⊙	⊙
CATCH BASIN (CB)	●	●
WATER VALVE VAULT	⊕	⊕
FIRE HYDRANT	⊙	⊙
CAP UTILITY	+	+

NOTE: MATERIALS OF EXISTING UNDERGROUND UTILITIES ARE UNKNOWN.
 VERIFY IN FIELD IF NECESSARY.

EXHIBIT D5

UTILITY PLAN
 SCALE: 1" = 20'-0"

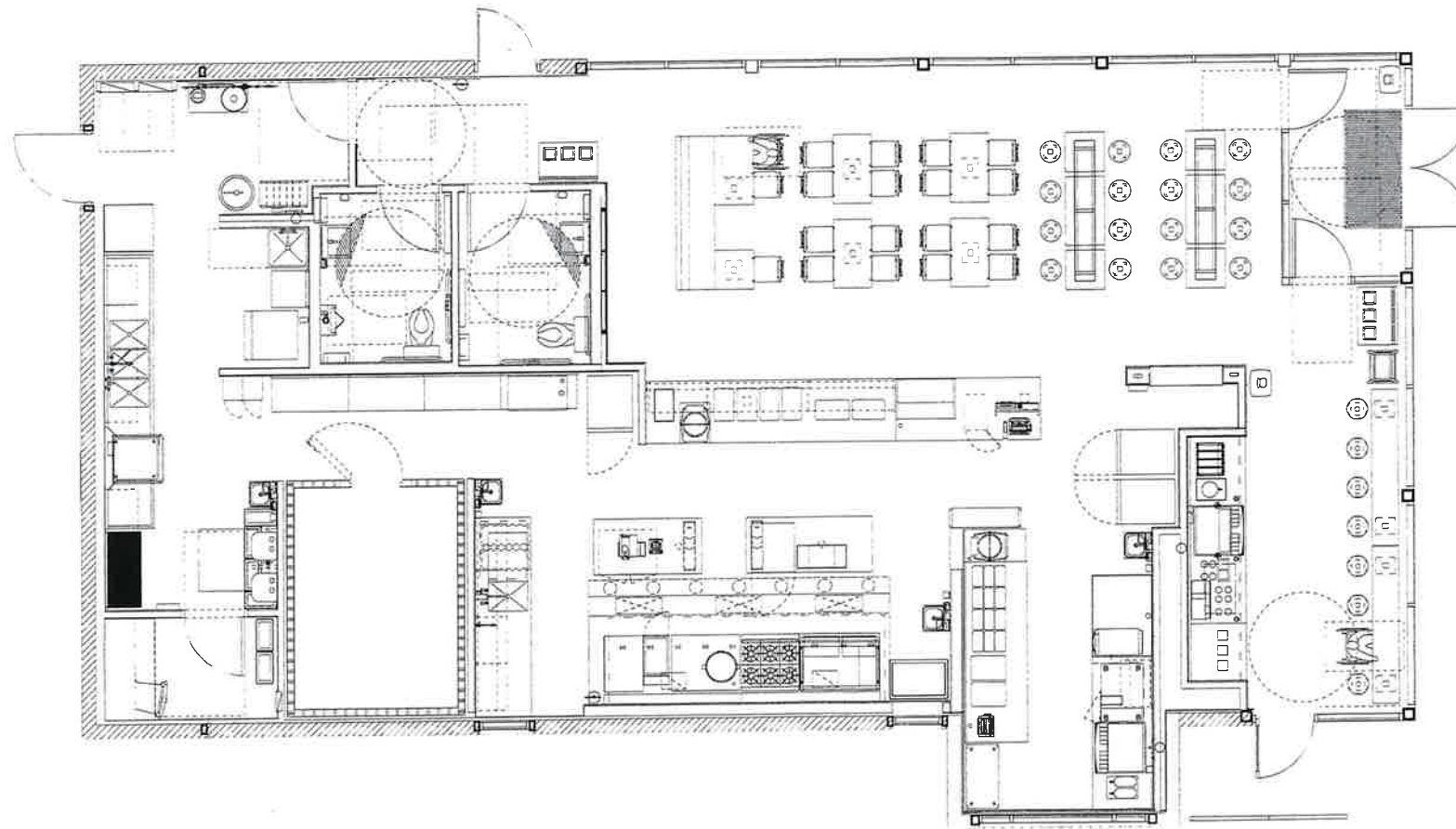


C3.0

RECEIVED

AUG 29 2024

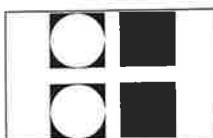
Community Development
Department



1 FLOOR PLAN - INTERIOR LAYOUT
1/4" = 1'-0"



EXHIBIT E



INTERIOR LAYOUT
GW PROPERTIES
PROPOSED COMMERCIAL DEVELOPMENT
S. SCHWABE RD.
CAROL STREAM, ILL. 60588
DESIGN STUDIO 24, LLC.
ARCHITECTS - DESIGNERS - PLANNERS
2311 N. ELSTON AVE. UNIT 204 CHICAGO, ILLINOIS 60614

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STATEMENT OF COMPLIANCE: I have prepared, or caused to be prepared under my supervision, the attached plans and specifications and state that, to the best of my knowledge and belief and to the extent of my contractual obligation, they are in compliance with the Codes and Ordinances of Carol Stream, Illinois.

DATE 03 11 2024

REVISIONS
TBD ISSUED FOR PERMIT

SCALE

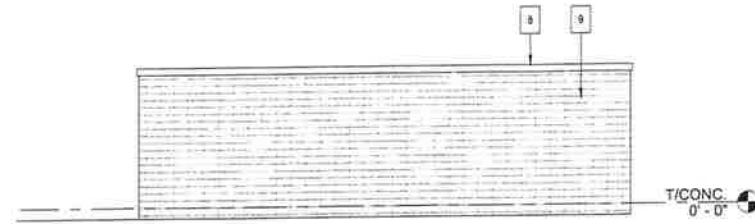
DRAWN BY YOUNG H. KI. AGNES S.

MARK T. DIGANCI
REG. ARCHITECT

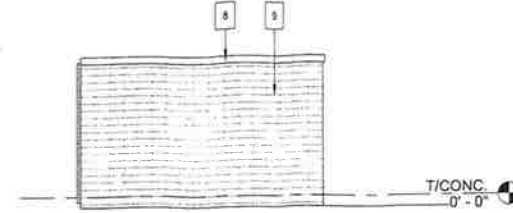


LICENSE EXPIRES 11 30 2024

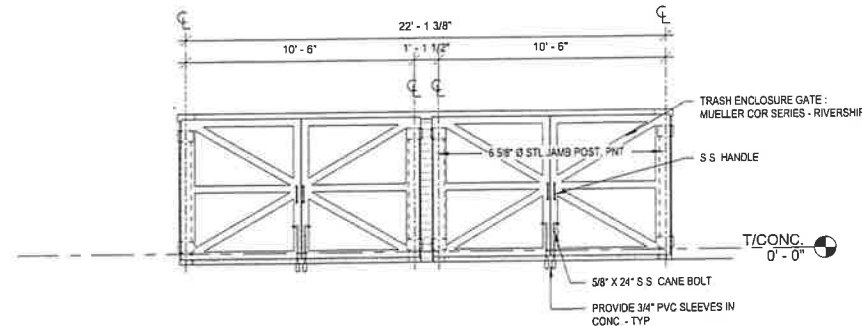
A1.2.1



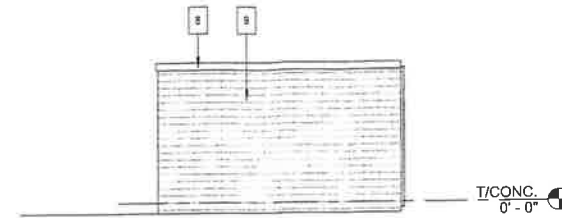
1 TRASH ENCLOSURE - REAR ELEVATION
1/4" = 1'-0"



3 TRASH ENCLOSURE - SIDE ELEVATION 1
1/4" = 1'-0"



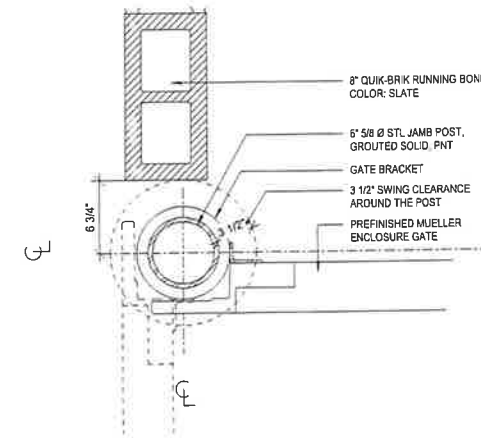
2 TRASH ENCLOSURE - FRONT ELEVATION
1/4" = 1'-0"



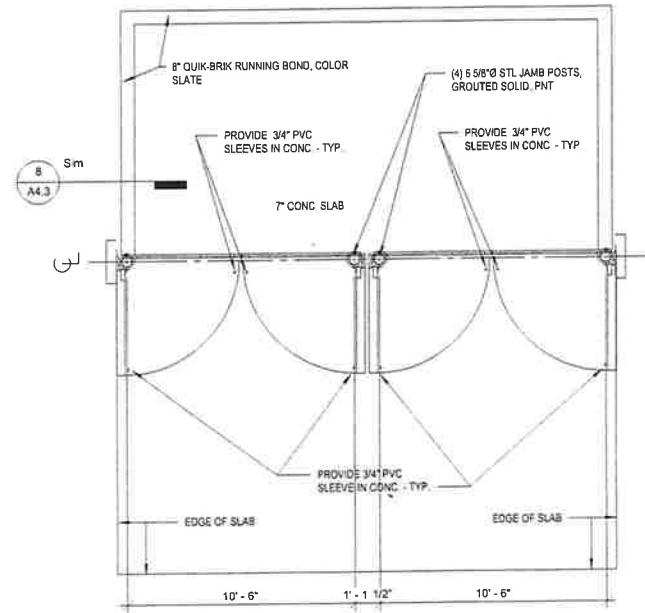
4 TRASH ENCLOSURE - SIDE ELEVATION 2
1/4" = 1'-0"

EXTERIOR MATERIAL LEGENDS

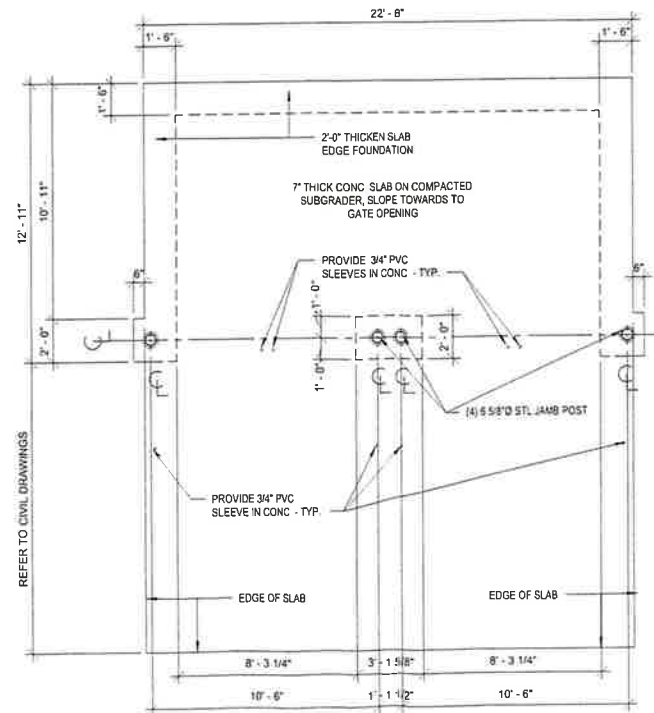
- 1 HERITAGE COLLECTION THIN BRICK VENEER RUNNING BOND MODULAR - SLATE
- 2 NICHHA FIBER CEMENT WALL PANEL, RIBBED, COLOR - IVORY
- 3 PREFINISHED MBCI 7.2 RIBBED PANEL (24 GA) SYSTEM SMOOTH, COLOR - PPG KNIGHTS ARMOR
- 4 CHARCOAL PERMAFLUOR ALUMINUM STOREFRONT BY KAWNEER OR APPROVED EQUAL - THERMALLY BROKEN, 1" INSULATED LOW-E GLASS
- 5 040 BREAK-METAL COVERING FOR COLUMN AND FASCIA COLOR - MATCH WITH STOREFRONT FRAME
- 6 MAPES CANOPY - LUMISHADE W/ 8" SMOOTH FACE FASCIA COLOR - CHARCOAL
- 7 PREFINISHED METAL COPING COLOR : BONE WHITE
- 8 PREFINISHED METAL COPING COLOR : CHARCOAL GREY
- 9 8" QUIK-BRIK RUNNING BOND COLOR : SLATE



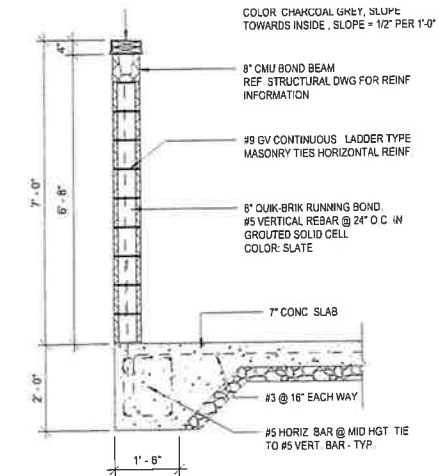
7 TRASH ENCLOSURE GATE JAMB POST DETAIL
1 1/2" = 1'-0"



5 TRASH ENCLOSURE FLOOR PLAN
1/4" = 1'-0"



6 TRASH ENCLOSURE FOUNDATION PLAN
1/4" = 1'-0"



8 TRASH ENCLOSURE WALL SECTION
1/2" = 1'-0"

EXHIBIT F

COLOR CHARCOAL GMLT, SLOPE TOWARDS INSIDE, SLOPE = 1/2" PER 1'-0"

RECEIVED

AUG 29 2024

Community Development Department

TRASH ENCLOSURE DETAILS

GW PROPERTIES
PROPOSED COMMERCIAL DEVELOPMENT

5 SCHUMAL RD
CHASKA, MINNESOTA 55343
DESIGNER: GUSTAVO L. ORTIZ
DESIGN ARCHITECTS - PLANNERS LLC.
2870 MARIA AVE SUITE 200-202 NORTHBROOK, ILLINOIS 60062

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STATEMENT OF COMPLIANCE I have prepared, or caused to be prepared under my supervision, the attached plans and specifications and state that, to the best of my knowledge and belief and to the extent of my contractor's compliance, they are in compliance with the Codes and Ordinances of Carol Stream, Illinois.

DATE	REVISIONS
06-24-2024	ISSUED FOR PERMIT

SCALE
DRAWN BY: YOUNG H. KL. AGNES S.

MARK T. DiGANCI
REG. ARCHITECT

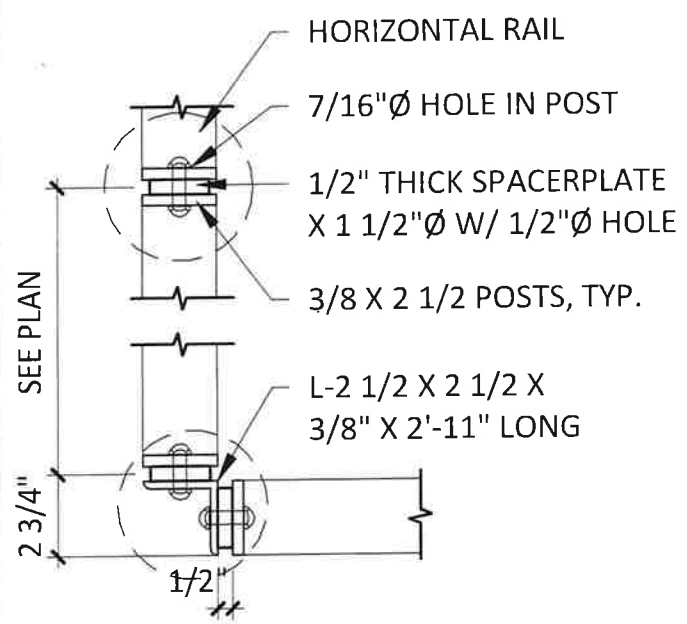


A4.3

RECEIVED

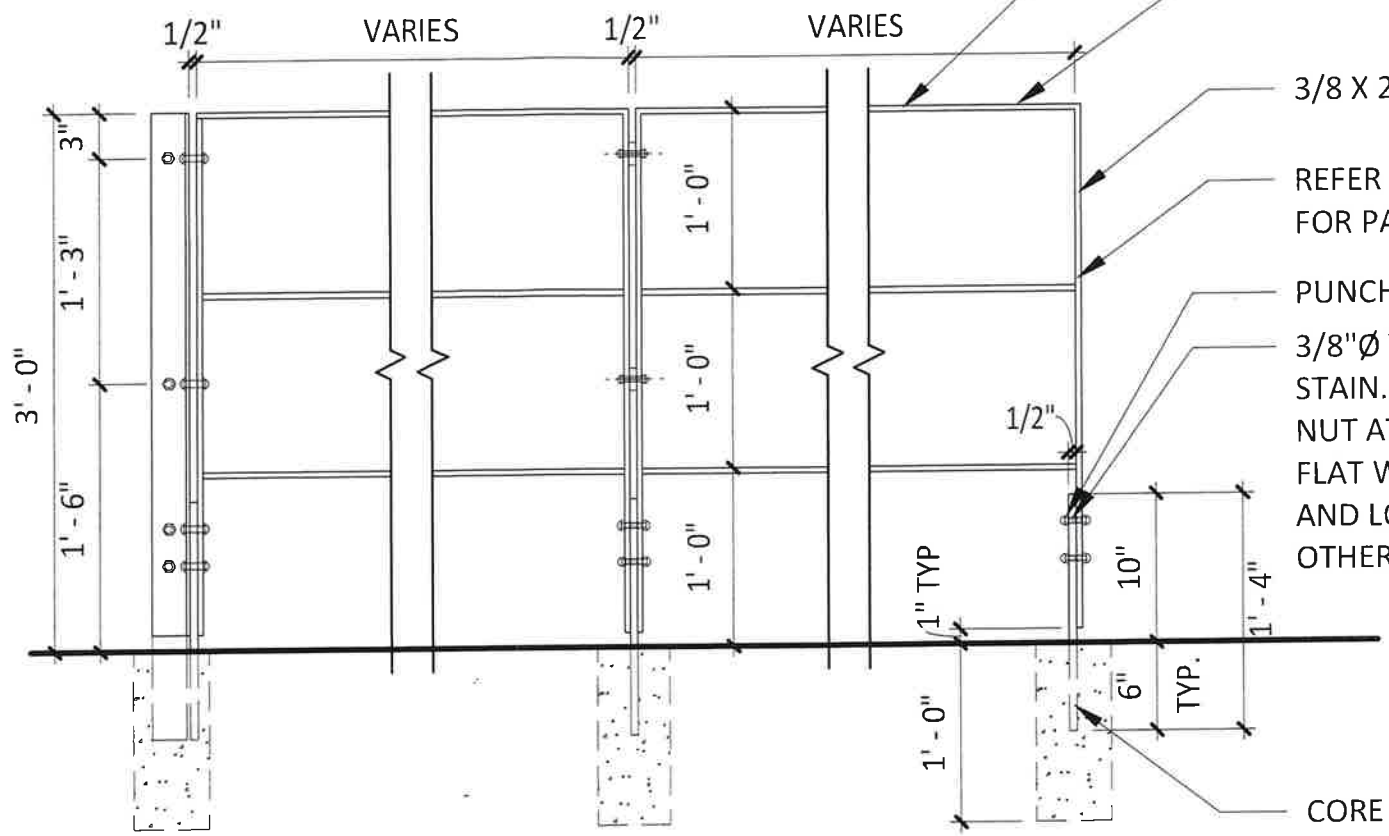
SEP 03 2024

Community Development
Department



RAILING PLAN DETAIL

1 1/2" = 1'-0"



RAILING MOUNTING DETAIL

3/4" = 1'-0"

- 3/8 X 2 1/2 RAILS, TYP.
- EASE EDGES OF TOP RAIL, TYP.
- 3/8 X 2 1/2 POSTS, TYP.
- REFER TO SPECIFICATIONS FOR PATIO RAILING COLOR
- PUNCH 7/16" Ø HOLD, TYP.
- 3/8" Ø THREADED STUD W/ STAIN. STL. ACORN HEAD NUT AT EACH END W/ S.S. FLAT WASHER ON ONE SIDE AND LOCK-WASHER ON OTHER.
- CORE DRILL 5" DIA. HOLE IN CONCRETE TO RECEIVE RAILING STANCHION. SET RAILING STANCHION IN CEMENTITIOUS GROUT

EXHIBIT G



LEASE EXHIBITS FOR:
"CAROL STREAM"
OUTLOT OF 520 E NORTH AVE
CAROL STREAM, IL 60188
STORE NO. 4195
23 SEPTEMBER, 2022

PATIO RAILING

RECEIVED

SEP 17 2024

Community Development
Department

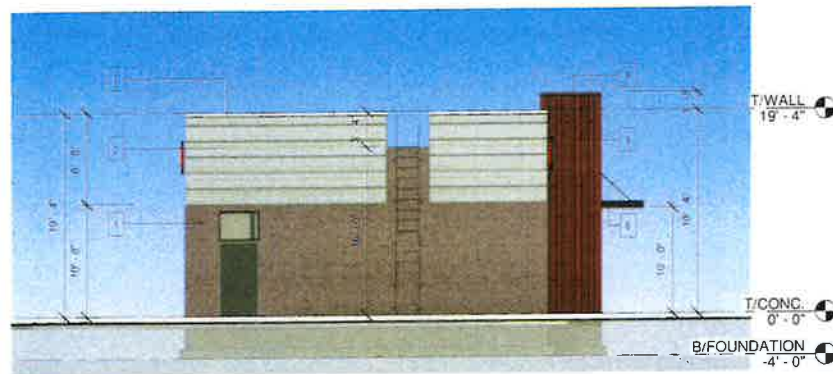


VIEW FROM NORTHEAST



VIEW FROM NORTHWEST

THIS DRAWING IS FOR COLOR & MATERIAL REFERENCES ONLY



3 SOUTH ELEVATION
1/8" = 1'-0"



4 WEST ELEVATION
1/8" = 1'-0"



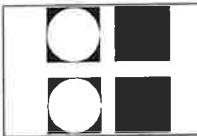
1 NORTH ELEVATION
1/8" = 1'-0"



2 EAST ELEVATION
1/8" = 1'-0"

EXTERIOR MATERIAL LEGENDS

- 1 GLEN GERY THIN BRICK VENEER RUNNING BOND MODULAR - BUFFALO TRAIL
- 2 NICHINA FIBER CEMENT WALL PANEL RIBBED COLOR - IVORY
- 3 METAL WALL SYSTEM - VERTICAL PLANK APPLICATION COLOR - ELECTROSTATICALLY APPLIED POWDER COATING, RUSTY BROWN
- 4 DARK BRONZE ANODIZED ALUMINUM STOREFRONT BY KAWNEER OR APPROVED EQUAL - THERMALLY BROKEN, 1" INSULATED LOW-E GLASS COLOR - MATCH WITH STOREFRONT FRAME
- 5 040 BREAK-METAL COVERING FOR COLUMN AND FASCIA COLOR - DARK BRONZE, MATCH WITH STOREFRONT FRAME
- 6 MAPES CANOPY - LUMISHADE W/ 8" SMOOTH FACE FASCIA COLOR - DARK BRONZE, MATCH WITH STOREFRONT FRAME
- 7 PREFINISHED METAL COPING COLOR - WHITE
- 8 PREFINISHED METAL COPING COLOR - MATCH WITH METAL WALL SYSTEM



BUILDING ELEVATIONS

GW PROPERTIES
PROPOSED COMMERCIAL DEVELOPMENT

S. SCHWABE RD
CAROL STREAM, IL 60818

DESIGNERS - PLANNERS
ARCHITECTS - PLANNERS
22111 ELSHTON AVE, UNIT 304, CHICAGO, ILLINOIS 60634

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DATE 06 20 2024

REVISIONS	
06 24 2024	ISSUED PERMIT
06 27 2024	ISSUED COMMENCE
08 14 2024	COLOR REVISION

SCALE

DRAWN BY YOUNG-KI

MARK T. DIGANCI
REG. ARCHITECT



R-1

EXHIBIT H