May 26, 2020

Village of Carol Stream
Community Development Department
500 North Gary Avenue
Carol Stream, Illinois 60188

RE: Final PUD for buildings 'C2' and 'C3'
Carol Stream Marketplace
Southwest corner of North Avenue and Schmale Road
Carol Stream, Illinois 60188

Angelo Caputo’s Fresh Market’s currently operates its corporate offices and company distribution from the existing building located at the southwest corner of North Avenue [Illinois state route 64] and South Schmale road. The Caputo’s retail grocery store at the northeast corner of this building serves as the anchor to the Carol Stream Marketplace retail center. Phase one of the approved planned unit development has been completed. During phase one construction the approved site plan along Schmale Road was altered. The change was required by DuPage County Department of Transportation. It moved the full access driveway between the Caputo’s parking lot and the future PUD lots to the south. When this change was implemented, additional parking and a pad was created north of the relocated access driveway for a future building.

In 2014, buildings ‘B1’ and ‘B2’ located at the corner of North Avenue and Schmale Road on either side of the open area with the curved monumental stone “Carol Stream Marketplace” identification sign were completed as part of phase two development.

In 2015 building ‘C1’ located along Schmale Road north of the full access driveway on the pad described above was approved through the PUD process. This building has not been constructed at this time.

In 2019 LA Fitness located along North Avenue at the west end of the property was approved through the PUD process. This building has been constructed.

Carol Stream Marketplace will continue to grow with additional phase two development. The next step in this growth includes the construction of new buildings 'C2' and 'C3' located along Schmale Road.
The architectural style and finishes of proposed buildings 'C2' and 'C3' will conform with the preliminary PUD, the final PUD approved for buildings 'B1' and 'B2' located at the corner of North Avenue and Schmale Road and the final PUD approved for building 'C1' on Schmale Road. The approval of the architectural design of these buildings is being presented for final planned unit development approval.

Building 'C2' will be 16,372 square feet and building 'C3' will be 5,976 square feet. There are a total of 138 existing and new parking spaces intended for these two buildings. This will provide for one parking space for every 162 square feet of building area. The parking provided for these buildings is being presented for final planned unit development approval.

A new drive through lane and window is proposed for building 'C3'. The drive through provided for building 'C3' is being presented for final planned unit development approval.

The landscaping for buildings 'C2' and 'C3', their parking areas and drive through lane is being presented for final planned unit development approval.

Sincerely,

R. Scott Pritchett
Illinois license #15632
FORM A

GENERAL APPLICATION
PUBLIC HEARINGS AND DEVELOPMENT APPROVAL REQUESTS

1. Name of Applicant: Robertino Presta
   Phone: (630) 620-4444
   Address: 520 E. North Avenue, Carol Stream, IL 60188
   Fax: (630) 620-4440
   E-Mail Address: ansanilaw@aol.com

   Name of Attorney: Daniel R. Ansani
   Phone: (847) 823-4600
   Address: 1411 W. Peterson Avenue, Suite 202
   Fax: (847) 823-6811

   Name of Owner: Angelo Caputo Fresh Markets
   Phone: (630) 620-4444
   Address: 520 E. North Avenue, Carol Stream, IL 60188
   Fax: (630) 620-4440

   Name of Architect: ARSA Associates
   Phone: (847) 698-4438
   Address: 1411 W. Peterson Avenue, Suite 203
   Fax: (847) 698-9889

2. *Common Address/Location of Property

3. Requested Action (check all that apply)
   _____ Annexation
   _____ Planned Unit Development – Preliminary
   X _____ Planned Unit Development – Final
   X _____ Special Use Permit (requires Form C)
   _____ Subdivision – Preliminary
   _____ Subdivision – Final

   Describe requested action: PUD amendment

   Gary/North Avenue Corridor Review
   Text Amendment
   Variation – Zoning (requires Form B-1)
   Variation – Sign (requires Form B-2)
   Variation – Fence (requires Form B-3)
   Zoning Change
   Other
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 $_____________________

Please submit eight (8) full size drawings and one legible 11 by 17 inch reduced reproducible copy of full size drawings. Additional sets of plans may be required for certain applications. Please contact Village staff with any questions concerning the submittal requirements. **Full size drawings should be folded not rolled.**

5. Applicant Certification

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

*I have received a copy of the informational handout(s) for the zoning process(es) for which I am making an application. I am familiar with the code requirements which relate to this application and I certify that this submittal is in conformance with such code(s)*.

*I understand that incomplete or substandard submittals may increase the staff review time and delay scheduling of the public hearing.*

Robertino Presta
Print Name

Signature

06/05/20

Date
PRELIMINARY ENGINEERING PLANS
for
LOT 6
CAROL STREAM MARKETPLACE
VILLAGE OF CAROL STREAM
DUPAGE COUNTY, ILLINOIS
PROJECT NO: 10173.02

DEVELOPER
ROBERTO PRIVSTA
MANAGER
309 E. NORTH AVE LLC
309 E. NORTH AVE
CAROL STREAM, IL 60188
PHONE: (312) 677-0897

ARCHITECT
AREA SNG+DEK ARCHITECTS
1411 W. PETERSON AVENUE, SUITE 203
PARK RIDGE, IL 60068
(847) 688-4428

48 HOURS BEFORE YOU DIG
EXCLUDING SAT., SUN. & HOLIDAYS

NOTE:
PROPOSED, INC. IS TO BE NOTIFIED AT LEAST
48 HOURS BEFORE YOU DIG
AND SHALL BE INFORMED AT THE PRECONSTRUCTION MEETINGS.

CALL J.L.T.R.E. 1-800-892-8123
WITH THIS INFORMATION.
COUNTY DRAINAGE DISTRICT
CAROL STREAM SUBDIVISION
DEC 2, 1988, VOL 9

REVISIONS

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LOCATION MAP

KEY MAP

PROJECT LOCATION

LEGEND

TABLE OF CONTENTS

SPADEO INC.
Lot 6 Schmale Road Outlot
Carol Stream Marketplace
Robertino Presta
Scale: 1" = 20'

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Joel Landscaping
This site plan is the property of Joel Landscaping and is for the exclusive use of Lot 6 Schmale Road Outlot
Carol Stream Marketplace
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