

CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

DEVELOPMENT COMMITTEE

**Monday, November 9, 2015
7:00 P.M. - Council Chambers**

AGENDA

1. Call to Order, Roll Call, and Establishment of a Quorum
2. Approval of Minutes
 - A. October 12, 2015
3. Public Participation
4. Items for Consent
 - A. Simpson Strong-Tie Final Development Plan Approval – 2505 Enterprise Circle
5. Items for Discussion
 - A. City of West Chicago – Annexation & rezoning – Area 1 – Smith Road & Powis Road
 - B. City of West Chicago – Annexation & rezoning – Area 2 – Powis Road
 - C. City of West Chicago – Annexation & rezoning – Area 3 – North Avenue & Powis Road
 - D. City of West Chicago – Annexation & rezoning – Area 4 – Powis Road
 - E. City of West Chicago – Annexation – Area 5 – Lee Road
 - F. City of West Chicago – Annexation & rezoning – Area 6 – Roosevelt Road
 - G. City of West Chicago – Annexation & rezoning – Area 7 – Roosevelt Road & Town Road
 - H. City of West Chicago – Annexation & rezoning – Area 8 – Roosevelt Road
6. Unfinished Business
7. New Business
8. Reports from Staff
9. Adjournment

MINUTES

DEVELOPMENT COMMITTEE

October 12, 2015, 7:00 P.M.

1. Call to Order, Roll Call, and Establishment of a Quorum.

Alderman Stout called the meeting to order at 7:00 p.m.

Roll call found Aldermen John Banas, James Beifuss, Melissa Birch, Laura Grodoski, Jayme Sheahan, John Smith and Rebecca Stout, present.

Also in attendance was Director of Community Development, John Said.

2. Approval of Minutes.

A. September 14, 2015

Alderman Banas made a motion to approve the minutes with changes, which was seconded by Alderman Birch. All remaining members agreed and the motion carried.

3. Public Participation.

None.

4. Items for Consent.

None.

5. Items for Discussion.

A. Dooley Residence – 0N356 Ridgeland Avenue – Annexation

John Said explained that the owner, Mr. Louis Dooley, desires to annex into the City in order to obtain water and sewer services, which are located adjacent to his property.

Were it to be annexed, the property would be legal, non-conforming in terms of its setbacks and lot size. A public hearing will be held to approve this request. Aldermen Beifuss, Banas and Stout expressed their support of this annexation.

Alderman Banas made a motion to recommend the proposed annexation, which was seconded by Alderman Birch. The remaining Committee members were in agreement and the motion carried.

B. Bodin Residence – 680 Hampton Course Drive – Variance

John Said summarized that the applicant, Mr. Gregory Bodin, is requesting approval of a building corner side yard setback variance for a proposed garage expansion.

John Smith stated that he lives near that area and there would be no issues with visibility. He furthered that the owner takes excellent care of the property and that he supports this variance. Alderman Beifuss noted that the Plan Commission approved it unanimously. Alderman Stout also voiced her support of this proposal.

Alderman Smith made a motion to recommend a setback variance for a garage expansion for this property and Alderman Grodoski seconded the motion. All remaining members were in agreement and the motion was carried.

C. Speedway – 1501 W Roosevelt Road – Re-subdivision

John Said outlined this item summary whereby the applicant desires to re-subdivide their two parcels into one unified lot. This proposal was already passed by the Plan Commission and staff finds no objections. Alderman Stout asked the Committee members for their questions and comments and all expressed agreement.

Alderman Beifuss made a motion to approve this re-subdivision, which was seconded by Alderman Birch, and all remaining members agreed and the motion carried.

D. St. Mary's Parish (Catholic Church) – 140 N. Oakwood Ave. – Conceptual Review

John Said provided a summary of this proposed project. St. Mary's seeks to expand its facilities to accommodate the large congregation and the number of masses that take place at the church. The principal changes include the following: an expansion of the existing church at 163 N. Oakwood, which would result in the removal of the old school building at 146 N. Oakwood; a new parking lot on church-owned property on the west side of Garden Street; an expansion of the parking lot on the church parcel; and a new

parking lot on the east side of N. Oakwood Avenue. This project would require the applicant to obtain approval of a Special Use, per City zoning requirements.

Alderman Beifuss led a discussion about the anticipated expansion of parking areas, specifically as it related to the number of parking spaces currently available and those needed to accommodate the increased seating capacity of the planned church enlargement. Representatives for St. Mary's, Father John Balluff and Ms. Meredith Nika, a member of the building committee, addressed the questions posed and also explained the current number of masses versus the number proposed for the future.

Alderman Beifuss also inquired about the proposed parking lot on the west side of Garden Street that would necessitate the removal of a church-owned house and suggested that any landscaping be designed to help with light and sound mitigation from the parking lot. A representative from Engineering Resource, Jeff Mackey, acknowledged the Alderman's concerns and also commented on the challenge of this lot given its downhill location and associated drainage issues. John Said remarked that staff will be looking at these detailed issues during the Special Use review process. The triangular parking lot on the east side of N. Oakwood Avenue was also discussed. This lot would also require the removal of a church-owned property and Alderman Beifuss expressed concern about how to mitigate light and sound. Alderman Banas asked if the parking lots would have light posts and expressed that noise is probably less of a concern.

Alderman Stout shared with the Committee members that she received a letter from some neighbors who expressed their concerns about this proposed project. Alderman Stout read the letter, which identified concerns about green space, the historic district, parking lot size, infrastructure such as sewer, among others. She stated her understanding of the residents, who want to keep their neighborhood quiet and peaceful, and also her support that their concerns are addressed during the conceptual review process. Alderman Banas asked about the possible drainage of these lots and Mr. Mackey replied that they will follow County and City guidelines in their design through the use of such things as permeable pavers, native plantings and floodplain compensatory storage. Alderman Banas asked about Saturday or Wednesday night masses and Father John replied that mass attendance is greatest on Sunday mornings.

Alderman Grodoski asked the Committee if any studies should be conducted while the applicant is still in the planning stages, especially as it relates to storm water runoff. John Said replied that the applicant will need to provide detailed plans and calculations to the County for any new pavement added. Mr. Mackey furthered that his firm has already had a pre-application meeting with the County about these issues.

Alderman Beifuss inquired about preliminary building elevations, the number of parking spaces and the square footage of the sanctuary and the St. Mary's representatives provided clarification where possible.

Alderman Stout stated that she will forward the concerns she received from some of the neighbors of St. Mary's to the City Administrator in order to share with the Council. She added that the Committee is open to the proposed project, but that more information is required. Alderman Beifuss stated that conceptual review is always a good idea in helping the interested parties to know general questions and comments before plans are finalized for submittal. Mr. Said also expressed his support of these types of reviews.

E. Turner Court – Consolidation of Solid Waste Removal Program Options

John Said briefly informed the Committee about the history of the Turner Court solid waste removal program and the options that exist if the City wants to create a program for a single garbage removal service. He expressed staff's view that a Special Service Area (SSA) would offer the most benefits with the least disadvantages. Based on the direction of the Committee, staff would proceed accordingly.

Alderman Banas asked about the possible objections and Mr. Said replied that at this point, staff has only conducted a survey regarding usage. Alderman Beifuss thanked Mr. Said for the analysis of this problem and that he has received complaints about it in the past. He expressed his opinion that an SSA is the best option and asked for clarification on the costs given the potential for more users. Mr. Said responded that the analysis only provides rough estimates at this point.

Alderman Smith said that he remembers the issue from 1996 and he agreed that an SSA is a good idea. Alderman Stout agreed and noted that an SSA would make the costs more equitable for its users. Ultimately, the Committee expressed their support for pursuit of an SSA and directed staff accordingly.

6. Unfinished Business.

None.

7. New Business.

Alderman Beifuss brought up the notion of promoting businesses in the City through cooperative signage. He stated that merchants want more visibility and suggested that the rules be changed to allow for this type of cooperative signage. John Said added that the City Council's direction has been clear in not allowing for offsite signage, but that he would refer the matter to the City Administrator. Alderman Stout asked about the notion

of using the City's electronic sign to extend a general invitation to shop the downtown businesses. Alderman Beifuss added that cooperative signage could be owned by the businesses rather than the City. Alderman Banas expressed his support of cooperative signage and asked about the City website featuring monthly articles about local businesses.

8. Reports from Staff.

John Said relayed to the Committee the ways in which the City works to help promote businesses through programs such as the "Marketplace Milestones" and the "Brilliance in Business" awards. Both are vehicles to tout accomplishments and recognize the business community and such news is disseminated through press releases, Twitter and other media outlets.

Mr. Said also reported that staff has been busy sending out the annual business registration and residential rental licensing mailings. He also shared that the "Homes for a Changing Region" housing study is being advertised at City Hall and on the City website to ask people to participate in sharing their opinions and taking a survey. A community meeting may be held in November.

9. Adjournment.

Alderman Banas made a motion, seconded by Alderman Beifuss, to adjourn the Development Committee meeting at 8:07 p.m. The Committee members unanimously agreed and the motion carried.

Respectfully submitted,

Jane Burke
Executive Secretary

CITY OF WEST CHICAGO

DEVELOPMENT COMMITTEE AGENDA ITEM SUMMARY

ITEM TITLE:

Resolution No. 15-R-0059

Final Development Plan Approval
Simpson Strong-Tie
2505 Enterprise Circle

AGENDA ITEM NUMBER: 4. A.

FILE NUMBER: _____

COMMITTEE AGENDA DATE: Nov. 9 2015

COUNCIL AGENDA DATE: _____

STAFF REVIEW: John D. Said

SIGNATURE JDS

APPROVED BY CITY ADMINISTRATOR: Michael Guttman **SIGNATURE** _____

ITEM SUMMARY:

In accordance with the Intergovernmental Agreement (IGA) with the DuPage Airport Authority (DAA) both the DAA and City shall approve any development proposal within the DuPage Business Center (DBC). The attached Resolution includes final plans and elevations of the proposed development; preliminary plans were reviewed at the June 2015 Development Committee meeting, and preliminary approval was granted in July 2015 by the City Council via Resolution 2015-R-0034.

As discussed in June, the site was originally approved in 2007 for development by Pella. Pella is vacating the property and Simpson Strong-Tie (SS-T) will be the new occupant. The terms of the IGA require the City Council to approve the development plan if it is in conformance with all of the controlling documents (the City's Airport Zoning District regulations and the DAA's Minimum Design Standards). City staff acknowledges that the proposed plans do comply. The DAA is tentatively scheduled to review SS-T's final development plans at their November 11 meeting.

As part of the site acquisition, SS-T proposes to expand the existing 150,000 square foot building by constructing a 7,000 square foot addition onto the northwest corner. SS-T will also be adding 15-20 tanks and silos in the existing truck dock area on the north side of the building. Lastly, SS-T will be installing a right-in only access drive at the northeast corner of the site for in-bound truck traffic. The new access drive will make their on-site trucking movements more efficient. Please refer to the attached Site Plan and Building Elevations for specific details.

This final plan approval process is the last approval step required prior to the beginning of the permit process for the construction of these proposed site improvements.

ACTION PROPOSED:

Consideration of a resolution approving a final development plan for 2505 Enterprise Circle.

COMMITTEE RECOMMENDATION:

RESOLUTION NO. 15-R-0059

A RESOLUTION APPROVING A FINAL DEVELOPMENT PLAN FOR 2505 ENTERPRISE CIRCLE IN THE DUPAGE BUSINESS CENTER SIMPSON STRONG-TIE

WHEREAS, the City Council of the City of West Chicago shall consider proposed development within the DuPage Business Center to determine compliance with the applicable codes and ordinances of the City of West Chicago; and,

WHEREAS, the City Council of the City of West Chicago has determined that the proposed Final Development Plan for 2505 Enterprise Circle does comply with the applicable codes and ordinances of the City of West Chicago; and

WHEREAS, the City Council of the City of West Chicago previously approved the Preliminary Development Plan for 2505 Enterprise Circle with Resolution 2015-R-0034 on July 6, 2015.

BE IT RESOLVED by the City Council of the City of West Chicago, in regular session assembled as follows:

Section 1. That the Final Development Plan for 2505 Enterprise Circle prepared for Simpson Strong-Tie attached hereto as Exhibit "A" is hereby approved.

Section 2. That all resolutions, or parts thereof, in conflict with the provisions of this Resolution are, to the extent of such conflict, expressly repealed.

Section 3. That this Resolution shall be in full force and effect from and after its adoption and approval as provided by law.

APPROVED this _____ day of _____ 2015.

AYES: _____

NAYES: _____

ABSTAIN: _____

ABSENT: _____

Mayor Ruben Pineda

ATTEST:

City Clerk Nancy M. Smith

City of West Chicago
Final Plan Approval Submittal

For

Simpson Strong-Tie

2505 Enterprise Circle
West Chicago, IL

October 16, 2015

Revised November 3, 2015

Item #1 Development Plan Approval Date

Resolution No. 15-R-034 – A Resolution Approving a Development Plan – 2505 Enterprise Circle
– Simpson Strong-Tie was approved by the West Chicago City Council at the July 6, 2015
meeting.

CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

CITY COUNCIL MEETING
MONDAY, JULY 6, 2015 - 7:00 P.M.
475 MAIN STREET, WEST CHICAGO, ILLINOIS

AGENDA

1. Call to Order
2. Pledge of Allegiance to the Flag
3. Invocation
4. Roll Call and Establishment of a Quorum
5. Public Participation
6. City Council Meeting Minutes of June 15, 2015
7. Corporate Disbursement Report
- July 6, 2015 (\$1,058,604.57)
8. Consent Agenda – Consideration of an Omnibus Vote:
 - Development Committee:
 - A. Resolution No. 15-R-0034 – A Resolution Approving a Development Plan - 2505 Enterprise Circle - Simpson Strong-Tie.
 - Public Affairs Committee:
 - B. Approve the 2015 Frost Fest 5K by Race time, Inc. During Frosty Fest on Saturday, December 5, 2015.
 - C. Approve Wheaton Academy's Request to Discharge Fireworks on Friday, October 2, 2015.
 - D. Approve Use of City Streets and In-Kind Services for the West Chicago Community High School Homecoming Parade – Scheduled for Friday, September 25, 2015.
 - E. Approve Alternate Route for Weekly Criteriums by the ABD Cycle Club.
 - F. Ordinance No. 15-O-0006 – An Ordinance of the City of West Chicago, DuPage County, Illinois, Amending Chapter 17, Article X. Regulating Size and Weight of Vehicles.

475 Main Street
West Chicago, Illinois
60185

T (630) 293-2200
F (630) 293-3028
www.westchicago.org

Ruben Pineda
MAYOR
Nancy M. Smith
CITY CLERK

Michael L. Guttman
CITY ADMINISTRATOR

Item #2 Final Plan Application

This submittal package is intended to be the Final Plan Application. The applicant is listed below:

Simpson Strong-Tie

Corporate Office
5956 W. Las Positas Boulevard
Pleasanton, CA 94588

Local Contact

Steve LaPointe, Plant Manager
Simpson Strong-Tie
136 West Official Road
Addison, IL 60101
Office 630-613-5140

Item #3 Restrictive Covenants

The restrictive covenants have been previously recorded for the development.

Item #4 Summary of Changes

Other than the addition of a canopy over the tanks, no significant changes have been made to previously approved documents. Revised documents are included in other sections of the submittal.

Item #5 Final Plat of Subdivision

The proposed improvements are being made to an existing building. Modifications to the existing plat of subdivision are not necessary.

Item #6 Final Engineering Plans

Final engineering plans showing the extent of the proposed improvements are enclosed.

The civil engineering design firm is:

SPACECO, Inc.

Civil Engineering Design

9575 W. Higgins Road, Suite 700

Rosemont, IL. 60018

Phone: (847) 696-4060

Brett Duffy, P.E., Executive Vice President

SITE IMPROVEMENT PLANS
for

SIMPSON STRONG-TIE

WEST CHICAGO, ILLINOIS
PROJECT NO: 4227.05

DEVELOPER

SIMPSON STRONG-TIE
136 WEST OFFICIAL ROAD
ADDISON, IL 60101
STEVE LAPOINTE - (630) 543-2797
PHIL VAN DUYN - (630) 542-8580

ARCHITECT

HARRIS ARCHITECTS, INC.
4801 EMERSON AVENUE
PALATINE, IL 60067
(847) 303-1155

CALL JULIE, 1-800-892-0123

WITH THE FOLLOWING:

COUNTY OF COOK
CITY OF WEST CHICAGO, DUPAGE
SEC. 4 1/4, SEC. 30, NE 1/4, 18, 35N, 95E

48 HOURS BEFORE YOU DIG.

EXCLUDING SAT., SUN. & HOLIDAYS

SOURCE BENCHMARK: GEODETIC SURVEY MONUMENT 646 PD DIGGER LOCATED ON THE NORTH SIDE OF PARKWAY PARKWAY AND ITS INTERSECTION WITH TECHNOLOGY BOULEVARD.
ELEVATION = 731.5 NAD83

SITE BENCHMARK #1: 1/4" IRON PIPE MONUMENT ON NORTH SIDE OF ENTERPRISE GRILLE AT WEST ENTERPRISE DRIVE.
ELEVATION = 734.8

SITE BENCHMARK #2: 1/4" IRON PIPE MONUMENT AT CUSTOMER PICK UP AREA NEAR SOUTHEAST CORNER OF BUILDING.
ELEVATION = 734.4

NOTE:

SPACEDS INC IS TO BE NOTIFIED AT LEAST THREE (3) DAYS PRIOR TO STARTING CONSTRUCTION AND SHALL BE INCLUDED IN THE PRECONSTRUCTION MEETINGS

INDEX

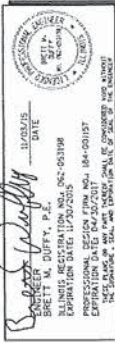
SHEET NO.	SHEET DESCRIPTION
1	CI TITLE SHEET
2	ON TYPICAL SECTIONS & GENERAL NOTES
3	ET EXISTING CONDITIONS
4	DEMO DEMOLITION PLAN
5	OM GEOMETRIC PLAN
6	GR GRADING PLAN
7	UT UTILITY PLAN
8-10	SEI-563 STORM WATER POLLUTION PREVENTION PLAN
11	SI SPECIFICATIONS
12-14	01-03 DETAILS

LOCATION MAP



REVISIONS

#	SHEET #	REMARKS	DATE
1	5.6.10.14	PER THE CITY OF WEST CHICAGO	11/03/15



SIMPSON STRONG-TIE

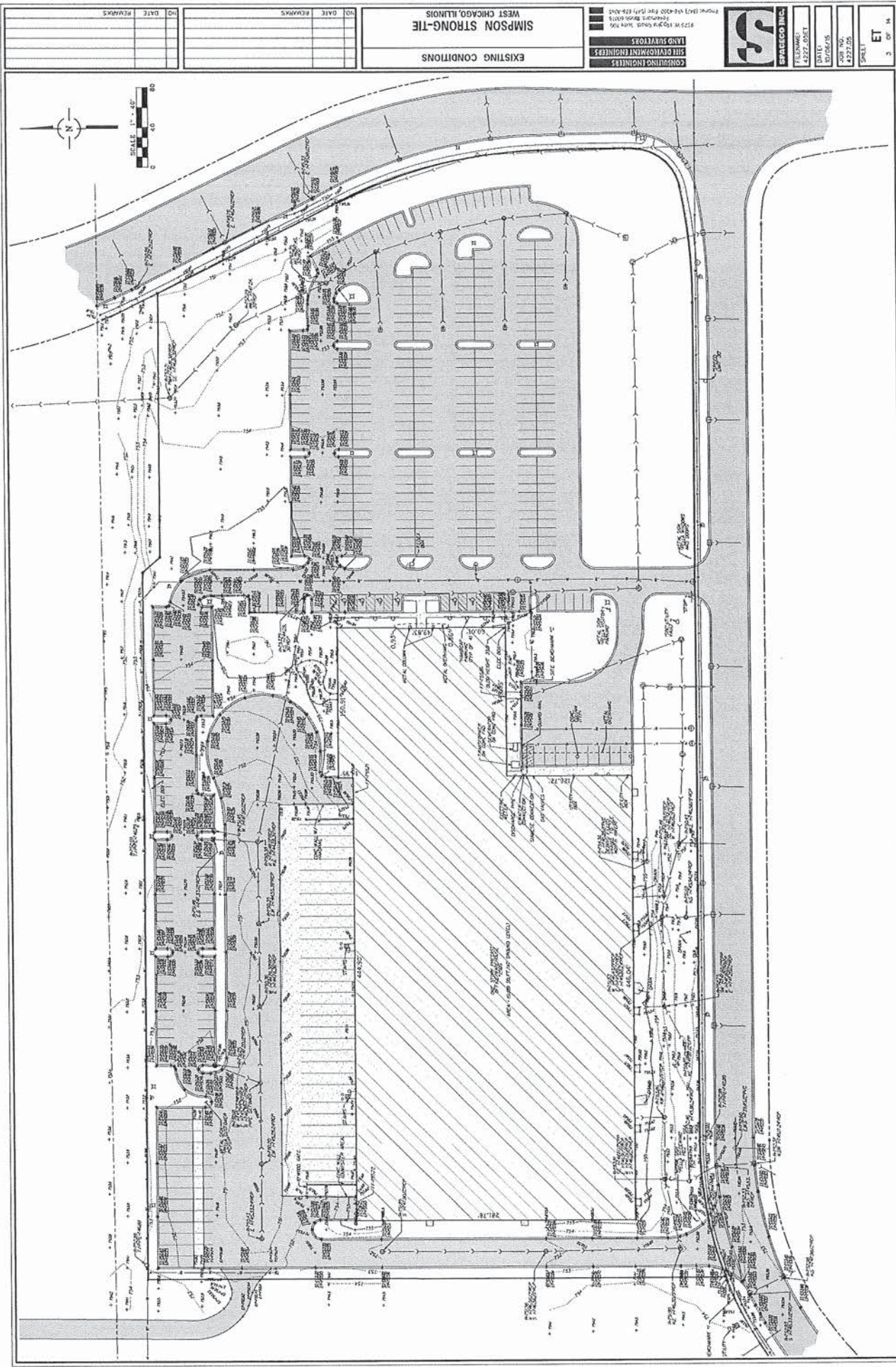


9575 W. Higgins Road, Suite 700, Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS



SPACECO INC.
11/03/15
4227.05
DATE
JOB NO.
4227.05
SHEET
1 OF 14



SIMPSON STRONG-TIE
WEST CHICAGO, ILLINOIS

EXISTING CONDITIONS

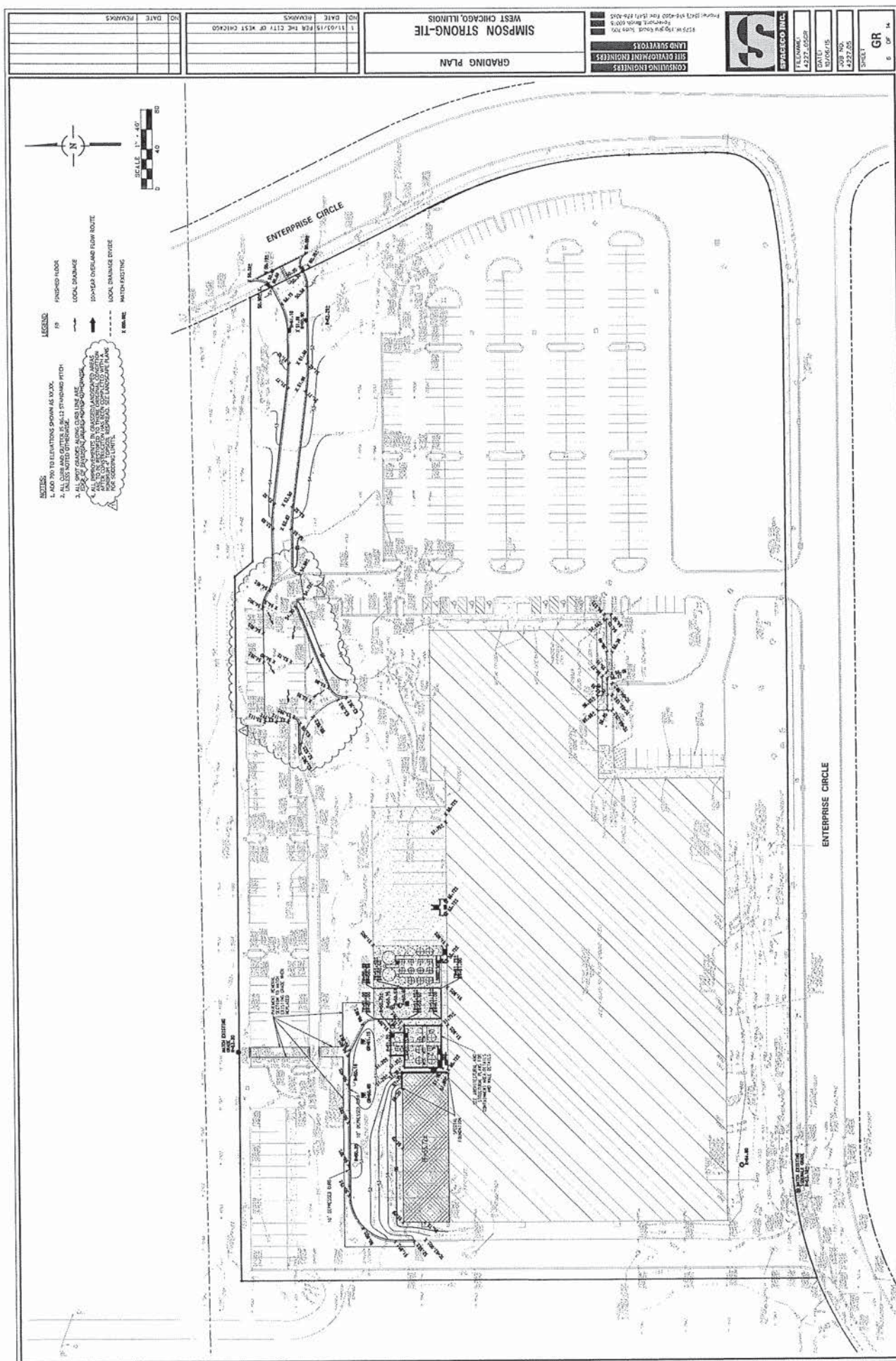
CONSULTING ENGINEERS
LAND DEVELOPMENT ENGINEERS
LAND SURVEYORS
7525 W. 150th Street, Suite 200
Morton Grove, Illinois 60053
Phone: (847) 424-4010 Fax: (847) 424-4045



SPACECO INC.
PROJECT NO.
4227-0501
DATE
07/06/15
JOB NO.
4227-05

SHEET
3 OF 13

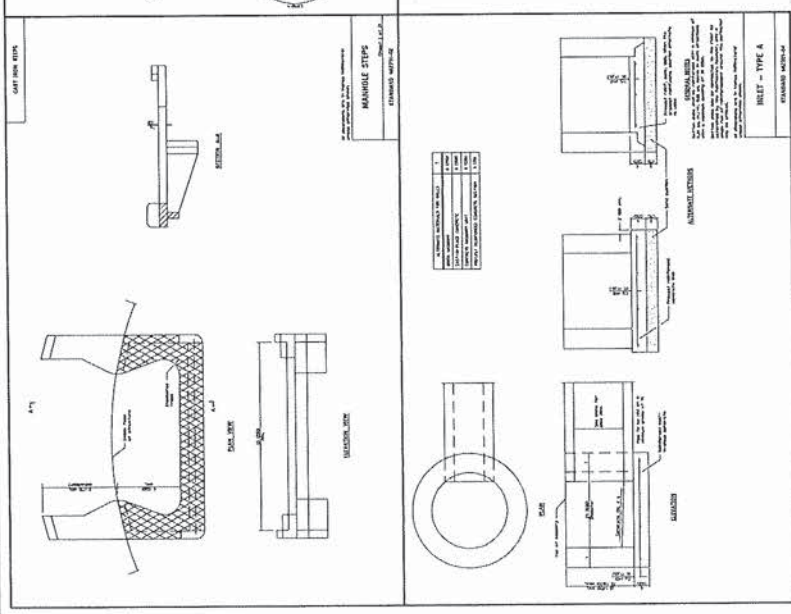
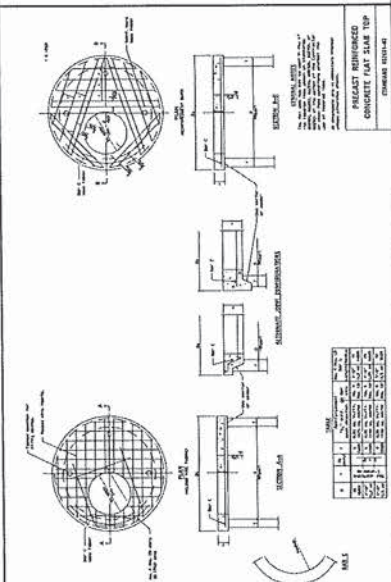
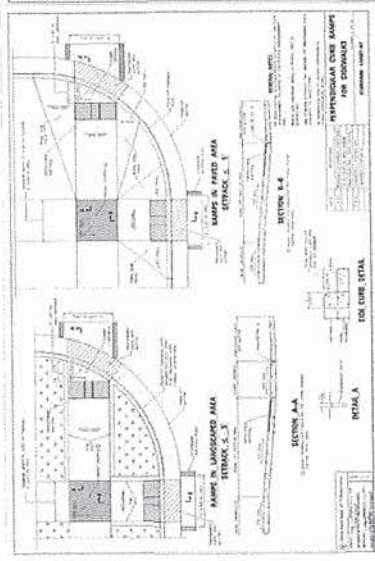
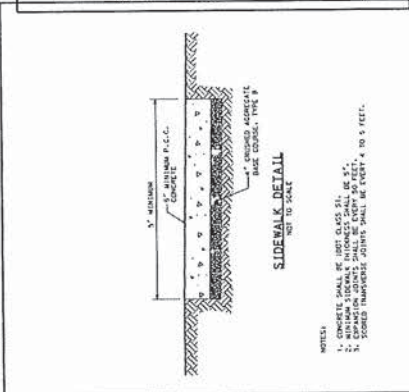
NO.	DATE	REMARKS

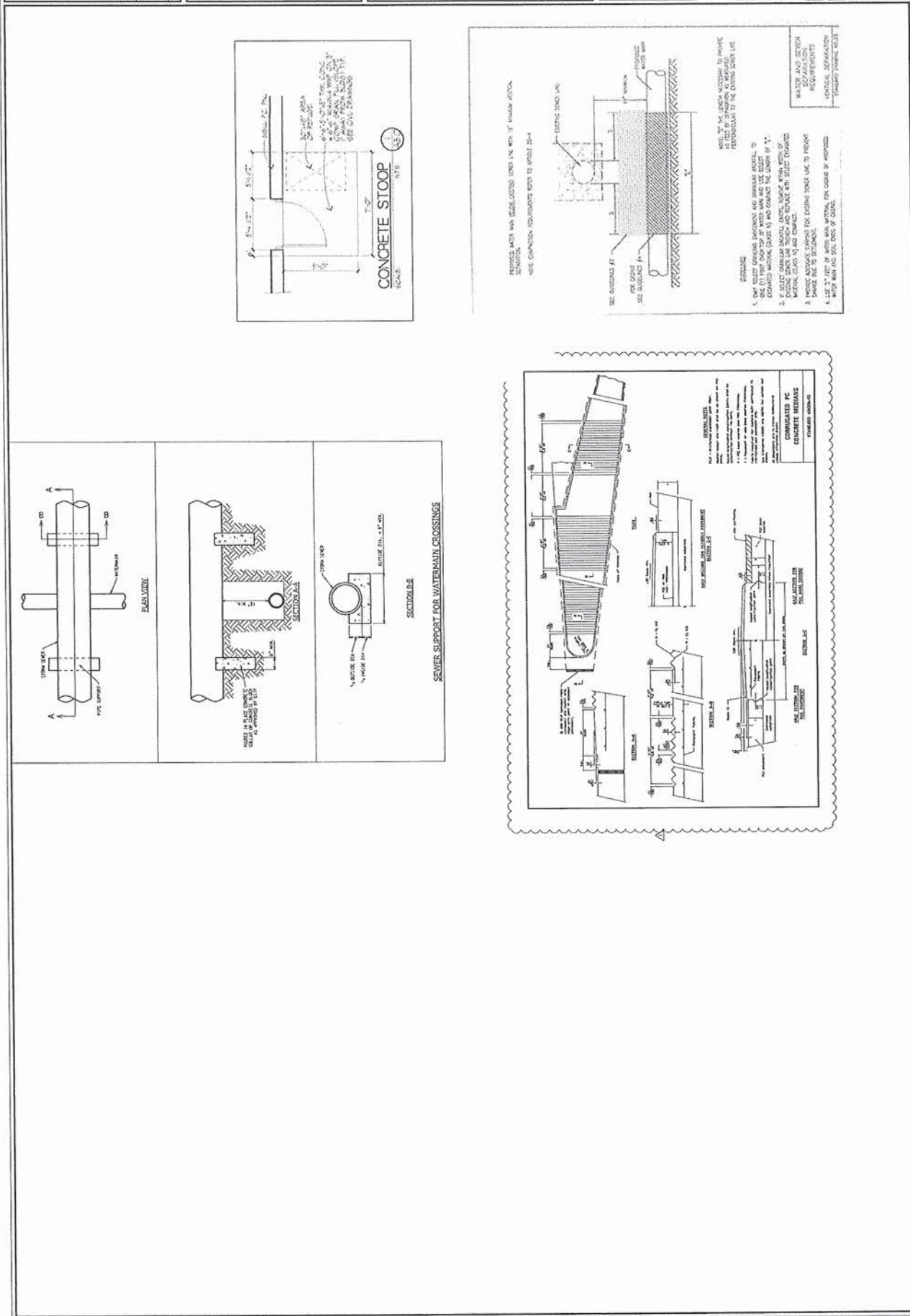


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Item #7 Final Architectural Plans

Final architectural plans showing the extent of the exterior building improvements are enclosed.

The architectural design firm is:

Harris Architects
Architectural and Structural Design
4801 W Emerson Ave
Suite # 210
Palatine, IL 60067

Phone: (847) 303-1155

Project Architects: Greg Loughran and Alan Freiberg

