| | | |
|---|---|---|
| ST. CHARLES SINCE 1834 | **AGENDA ITEM EXECUTIVE SUMMARY** | |
| | Title: | Recommendation to Approve PUD Preliminary Plan, Final Plat of Subdivision, and Minor Change to PUD Preliminary Plan (Discount Tire Zylstra PUD - Lots 3 & 4) |
| | Presenter: | Matthew O'Rourke |

*Please check appropriate box:*

| | | | |
|---|---|---|---|
| | Government Operations | | Government Services |
| X | Planning & Development – (1/14/13) | | City Council |
| | Public Hearing | | |

| | | | | | | |
|---|---|---|---|---|---|---|
| Estimated Cost: | N/A | Budgeted: | YES | | NO | |

If NO, please explain how item will be funded:

**Executive Summary:**

Discount Tire (represented by Todd Mosher of Atwell, LLC.) has submitted applications to construct a new Discount Tire retail facility on a portion of Lot 4 in the Zylstra PUD. The details of the proposal are as follows:

**PUD Preliminary Plan for the Discount Tire Facility**

- One 6,947 square foot retail building.
  - 4 service bays on the south side of the building.
- 33 off-street parking spaces.
- One access-point off of the internal Zylstra PUD access road.

**Final Plat of Subdivision**

The applicant is proposing to subdivide Lots 3 & 4 from two 1.5-acre lots into three 1-acre lots.

**Minor Change to the 2005 Zylstra PUD Preliminary Plan**

When the Zylstra PUD was approved in 2005, a PUD Preliminary Plan was incorporated into that approval which illustrated the size and location of Lots 3 & 4. Since the applicant is proposing to modify these two approved lots into three smaller commercial lots, a Minor Change to the approved 2005 Zylstra PUD Preliminary Plan is required.

**Plan Commission Review**

The Plan Commission reviewed and recommended approval of the proposal on 12/18/12, the vote was 6-aye to 0-nay.

**Attachments:** *(please list)*

Application for a PUD Preliminary Plan, received 11/20/12; Application for a Final Plat of Subdivision, received 11/20/12; Staff Report, dated 1/2/12; Zylstra PUD Ordinance, Relevant Exhibits (ORD 2005-Z-11); Staff Comment Letters (Planning, Engineering, and Fire); PUD Preliminary Plans, Atwell, LLC., dated 11/5/2012; Architectural Elevation, Plump Group Architecture & Engineering, dated 09/28/12; Final Plat of Subdivision, Atwell, LLC., dated 11/2/2012.

**Recommendation / Suggested Action** *(briefly explain)***:**

Recommend approval of the applications for a PUD Preliminary Plan, Final Plat of Subdivision, and Minor Change to PUD Preliminary Plan contingent upon resolution of all staff comments.

| | |
|---|---|
| *For office use only:* | *Agenda Item Number: 4a* |

# CITY OF ST. CHARLES

TWO EAST MAIN STREET
ST. CHARLES, ILLINOIS 60174-1984

COMMUNITY DEVELOPMENT/PLANNING DIVISION PHONE: (630) 377-4443 FAX: (630) 377-4062

## PUD PRELIMINARY PLAN APPLICATION

RECEIVED
St. Charles, IL
NOV 20 2012
CDD
Planning Division

*Received Date*

**CITYVIEW**
Project Name: Discount Tire-Zylstra PUD
Project Number: 2012 -PR- 010
Application Number: 2012 -AP- 021

*Instructions:*

*To request approval of a PUD Preliminary Plan, complete this application and submit it with all required plans and attachments to the Planning Division. Normally this application will track with an application for Special Use for a PUD, unless a Special Use for a PUD has previously been granted and no amendment is necessary.*

*When the application is complete staff will distribute the plans to other City departments for review. When the staff has determined that the plans are ready for Plan Commission review, we will place the PUD Preliminary Plan on a Plan Commission meeting agenda.*

*The information you provide must be complete and accurate. If you have a question please call the Planning Division and we will be happy to assist you.*

| | | |
|---|---|---|
| **1. Property Information:** | Parcel Number (s):<br>Part of 09-32-230-009 | |
| | Proposed Name of PUD:<br>Zylstra Center | |
| **2. Applicant:** | Name<br>Todd Mosher | Phone<br>(630) 281-8477 |
| | Address<br>Atwell, LLC<br>1245 E. Diehl Road, Suite 100<br>Naperville, Illinois 60563 | Fax<br>(630) 577-0900<br>Email<br>tmosher@atwell-group.com |
| **3. Record Owner:** | Name<br>See Attached. | Phone |
| | Address | Fax<br>Email |
| **4. Billing:** *Who is responsible for paying application fees and reimbursements?* | Name<br>Todd Mosher | Phone<br>(630) 2881-8477 |
| | Address<br>Atwell, LLC<br>1245 E. Diehl Road, Suite 100<br>Naperville, Illinois 60563 | Fax<br>(630) 577-0900<br>Email<br>tmosher@atwell-group.com |

**CITY OF ST. CHARLES**
TWO EAST MAIN STREET
ST. CHARLES, ILLINOIS 60174-1984

COMMUNITY DEVELOPMENT/PLANNING DIVISION PHONE: (630) 377-4443 FAX: (630) 377-4062

PUD PRELIMINARY PLAN APPLICATION

Question 3: Record Owners:

Names:

Thomas C. Zylstra Farms LLC, an Iowa Limited Liability Company.
5047 180th Street, Sibley, IA 51249
Telephone: (612) 810-1082

Robert C. Zylstra Farms LLC, an Iowa Limited Liability Company.
15621 213th Ave., Lakeshore Dr.
Spirit Lake, IA 51360

Telephone: (612) 810-1082

Randy K. Johns Farms LLC, an Iowa Limited Liability Company
417 S. Vine; PO Box 39
Roland, IA 50236
Telephone: (612) 810-1082

*Attachment Checklist*

*Note: The City Staff, Plan Commission, or City Council, may request other pertinent information during the review process.*

☒ **APPLICATION:** Completed application form signed by the applicant

☒ **APPLICATION FEE:** Application fee in accordance with Appendix B of the Zoning Ordinance.

☒ **REIMBURSEMENT OF FEES AGREEMENT:**

An original, executed Reimbursement of Fees Agreement and deposit of funds in escrow with the City, as provided by Appendix B of the Zoning Ordinance.

☒ **PROOF OF OWNERSHIP and DISCLOSURE:**

a) a current title policy report; or

b) a deed and a current title search.

If the owner is not the applicant, an original letter of authorization from the owner permitting the applicant to act on his/her behalf is required. If the owner or applicant is a Trust, a disclosure of all beneficiaries; if the owner or applicant is a Partnership, a disclosure of all partners; if the owner or applicant is a Corporation, a disclosure of all owners with an interest of at least ten percent (10%).

☒ **LEGAL DESCRIPTION:** For entire subject property, on 8 ½ x 11 inch paper

☒ **PLAT OF SURVEY:**

A current plat of survey for the Subject Realty showing all existing improvements on the property, prepared by a registered Illinois Professional Land Surveyor.

☒ **SOIL AND WATER CONSERVATION DISTRICT APPLICATION:**

Copy of completed Land Use Opinion application as required by state law, as submitted to The Kane-Dupage Soil and Water Conservation District. http://www.kanedupageswcd.org/

☒ **ENDANGERED SPECIES REPORT:**

Copy of Endangered Species Consultation Agency Action to be filed with the Illinois Department of Natural Resources. http://dnrecocat.state.il.us/ecopublic/

☒ **PLANS:**

All required plans shall be drawn on sheets no larger than 24" x 36", unless the Director of Community Development permits a larger size when necessary to show a more comprehensive view of the project. All required plans shall show north arrow and scale, and shall be drawn at the same scale (except that a different scale may be used to show details or specific features). All plans shall include the name of the project, developer or owner of site, person or firm preparing the plan, and the date of plan preparation and all revisions.

**Copies of Plans:**

- Initial Submittal - Fifteen (15) full size copies, Three (3) 11" by 17", and a PDF electronic file on a CD-ROM.
- Revision Submittal for Plan Commission - Twenty-Two (22) full size copies, Three (3) 11" by 17" and a PDF electronic file on a CD-ROM.

☒ **SITE/ENGINEERING PLAN:**

A plan or plans showing the following information:

1. Accurate boundary lines with dimensions
2. Existing and proposed easements: location, width, purpose

3. Streets on and adjacent to the tract: Name and right-of-way width, center line elevation, and culverts
4. Location, size, shape, height, and use of existing and proposed structures
5. Location and description of streets, sidewalks, and fences
6. Surrounding land uses
7. Legal and common description
8. Date, north point, and scale
9. Existing and proposed topography
10. All parcels of land intended to be dedicated for public use or reserved for the use of all property owners with the proposal indicated
11. Location of utilities
12. Building/use setback lines
13. Location of any significant natural features
14. Location of any 100-year recurrence interval floodplain and floodway boundaries
15. Location and classification of wetland areas as delineated in the National Wetlands Inventory
16. Existing zoning classification of property
17. Existing and proposed land use
18. Area of property in square feet and acres
19. Proposed off-street parking and loading areas
20. Number of parking spaces provided, and number required by ordinance
21. Angle of parking spaces
22. Parking space dimensions and aisle widths
23. Driveway radii at the street curb line
24. Width of driveways at sidewalk and street curb line
25. Provision of handicapped parking spaces
26. Dimensions of handicapped parking spaces
27. Depressed ramps available to handicapped parking spaces
28. Location, dimensions and elevations of freestanding signs
29. Location and elevations of trash enclosures
30. Provision for required screening, if applicable
31. Provision for required public sidewalks
32. Certification of site plan by a registered land surveyor or professional engineer
33. Geometric plan showing all necessary geometric data required for accurate layout of the site
34. Grading plans showing paving design, all storm sewers, and detention/retention facilities including detention/retention calculations) and erosion control measures
35. Utility plans showing all storm sewers, sanitary sewers, watermains, and appropriate appurtenant structures
36. Exterior lighting plans showing:
    - Location, height, intensity and fixture type of all proposed exterior lighting

- Photometric information pertaining to locations of proposed lighting fixtures

37. Typical construction details and specifications
38. Certification of site engineering plans by a registered professional engineer
39. Proof of application for Stormwater Management Permit

☐ **SKETCH PLAN FOR LATER PHASES OF PUD:**

For phased PUD's, where a sketch plan is permitted, it shall include, at minimum, the following:

- General location of arterial and collector streets
- Location of any required landscape buffers
- Location of proposed access to the site from public streets
- Maximum number of square feet of floor area for nonresidential development
- Maximum number of dwelling units for residential development
- Open space and storm water management land

☒ **ARCHITECTURAL PLANS:**

Architectural plans and data for all principal buildings shall be submitted in sufficient detail to permit an understanding of the exterior appearance and architectural style of the proposed buildings, the number, size and type of dwelling units, the proposed uses of nonresidential and mixed use buildings, total floor area and total building coverage of each building.

☐ **TREE PRESERVATION PLAN:**

Tree Preservation Plan when required in accordance with Chapter 8.30 of the St. Charles Municipal Code. The information required for this plan may be included as part of the Landscape Plan set.

☒ **LANDSCAPE PLAN:**

Landscape Plan showing the following information:

1. Delineation of the buildings, structures, and paved surfaces situated on the site and/or contemplated to be built thereon
2. Delineation of all areas to be graded and limits of land disturbance, including proposed contours as shown on the Site/Engineering Plan.
3. Accurate property boundary lines
4. Accurate location of proposed structures and other improvements, including paved areas, berms, lights, retention and detention areas, and landscaping
5. Site area proposed to be landscaped in square feet and as a percentage of the total site area
6. Percent of landscaped area provided as per code requirement
7. Dimensions of landscape islands
8. Setbacks of proposed impervious surfaces from property lines, street rights-of-way, and private drives
9. Location and identification of all planting beds and plant materials
10. Planting list including species of all plants, installation size (caliper, height, or spread as appropriate) and quantity of plants by species
11. Landscaping of ground signs and screening of dumpsters and other equipment

☐ **PUBLIC BENEFITS, DEPARTURES FROM CODE:**

A description of how the PUD meets the purposes and requirements set out in Section 17.04.400 of the Zoning Ordinance. Any requests for departures from the requirements of Title 16, "Subdivisions and Land Improvement," and Title 17, "Zoning," shall be listed and reasons for requesting each departure shall be given.

☒ **SCHEDULE:** Construction schedule indicating:

a. Phases in which the project will be built with emphasis on area, density, use and public facilities, such as open space, to be developed with each phase. Overall design of each phase shall be shown on the plat and through supporting material.

b. Approximate dates for beginning and completion of each phase.

c. If different land use types are to be included within the PUD, the schedule must include the mix of uses to be built in each phase.

☐ **INCLUSIONARY HOUSING SUMMARY:** For residential developments, submit information describing how the development will comply with the requirements of Chapter 17.18, Inclusionary Housing, including:

- The number and rental/for sale status of Market-Rate Units and Affordable Units to be constructed including type of dwelling, number of bedrooms per unit, proposed pricing, and construction schedule, including anticipated timing of issuance of building permits and occupancy certificates.
- Documentation and plans regarding locations of Affordable Units and Market-Rate Units, and their exterior appearance, materials, and finishes.
- A description of the marketing plan that the Applicant proposes to utilize and implement to promote the sale or rental of the Affordable Units within the development; and,
- Any proposal to pay fees in lieu of providing the required Affordable Unit, per section 17.18.050.

☐ **SUBDIVISION PRELIMINARY PLAN CHECKLIST:**

If the PUD Preliminary Plan involves the subdivision of land, a completed Subdivision Preliminary Plan Checklist must be submitted. This Subdivision Checklist may reference the same set(s) of plans as the preceding checklists for Site/Engineering, Sketch Plan, Tree Preservation, and Landscape Plans, but the additional information required by the Subdivision Preliminary Plan Checklist must be included, where applicable.

☐ **APPLICATION FOR SPECIAL USE FOR A PUD:**

The application for PUD Preliminary Plan must be accompanied by an application for a Special Use for a PUD, unless the Special Use was previously granted and no amendment is needed. Documentation required for both applications need not be duplicated.

☐ **HISTORIC DESIGNATION:** Is the property a designated Landmark or in a Historic District? No

**I (we) certify that this application and the documents submitted with it are true and correct to the best of my (our) knowledge and belief.**

See Attached.

Record Owner — Date

11/7/2012

Applicant or Authorized Agent — Date

**CITY OF ST. CHARLES**
TWO EAST MAIN STREET
ST. CHARLES, ILLINOIS 60174-1984

COMMUNITY DEVELOPMENT/PLANNING DIVISION PHONE: (630) 377-4443 FAX: (630) 377-4062

PUD PRELIMINARY PLAN APPLICATION

I certify that this application and the documents submitted with it are true and correct to the best of my knowledge and belief.

**Signature of Record Owners:**

**Thomas C. Zylstra Farms LLC**, an Iowa Limited Liability Company

By: _____
Thomas C. Zylstra, Manager

Date: November 15, 2012

**Robert C. Zylstra Farms LLC**, an Iowa Limited Liability Company

By: _____
Thomas C. Zylstra, Manager

Date: November 15, 2012

**Randy K. Johns Farms LLC**, an Iowa Limited Liability Company

By: _____
Thomas C. Zylstra, Manager

Date: November 15, 2012

# NONRESIDENTIAL ZONING COMPLIANCE TABLE

Name of Development: Discount Tire - 131 S. Randall Road

| | Zoning District Requirement | Existing PUD Requirement (if applicable) | Proposed |
|---|---|---|---|
| | District: BR | Ordinance #: 2007-Z-14 | |
| Minimum Lot Area | 1.0 acre | No minimum | 1.0 acre |
| Minimum Lot Width | None | None | 180' |
| Maximum Building Coverage | 30 % | .30 FAR | 16%, .16 FAR |
| Maximum Gross Floor Area per Building | 150,000 | N/A | 6,947 sf |
| Maximum Building Height | 40' | 46" | 26' |
| Front Yard | 20' (B), 0' (P) | 40' (B), 25' (P) | 41' (B), 29' (P) |
| Interior Side Yard | 15' (B), 0' (P) | 20' (B), 10' (P) | 22' (B), 10' (P) |
| Exterior Side Yard | 20' (B), 20' (P) | N/A | N/A |
| Minimum Rear Yard | 30' (B), 0' (P) | N/A | 71' (B), 10' (P) |
| Yards Adjoining Major Arterials[3] | | 40' (B), 25' (P) | 41' (B), 29' (P) |
| Landscape Buffer Yard[4] | 40' | 40' (B), 25' (P) | 41' (B), 29' (P) |
| % Overall Landscaped Area | 15% | 10% | 27% |
| Building Foundation Landscaping | 75% of front wall<br>50% of remaining walls | – | 100% of front wall<br>50% of remaining walls |
| % Interior Parking Lot Landscaping | 10% | 10% | 12% |
| Interior Parking Lot Shade Trees | 10 (min) | 3 (min) | 10-12 |
| # of Parking spaces | 26 required | 26 required | 33 provided |
| Parking Stall Dimensions | 9 x 18 | - | 9 x 18 |
| Drive-through Stacking Spaces (if applicable) | - | - | N/A |

[3] For purposes of this Section, Major Arterials include Randall Road, Main Street west of Randall Road, Main Street East of Tyler Road, and Kirk Road.

[4] Within the zoning districts specified, a Landscape Buffer Yard shall be provided along any lot line that abuts or is across a street from property in any RE, RS, RT or RM District. See Chapter 17.26 for planting and screening requirements for Landscape Buffers. Landscape Buffer Yards may include or overlap with other required yards.

# CITY OF ST. CHARLES

TWO EAST MAIN STREET
ST. CHARLES, ILLINOIS 60174-1984

COMMUNITY DEVELOPMENT/PLANNING DIVISION PHONE: (630) 377-4443 FAX: (630) 377-4062

## FINAL PLAT APPLICATION

RECEIVED
St. Charles, IL
NOV 20 2012
CDD
Planning Division

*Received Date*

**CITYVIEW**
Project Name: Discount Tire - Zylstra PUD
Project Number: 2012 -PR- 010
Application Number: 2012 -AP- 020

*Instructions:*

*To request approval of Final Plat for a Subdivision or Planned Unit Development (PUD), complete this application and submit it with all required attachments to the Planning Division. For PUDs, a PUD Final Plan Application should normally be submitted at the same time. For all other subdivisions, a Subdivision Final Engineering Plan Application should normally be submitted at the same time.*

*When the application is complete and the engineering plans are substantially in compliance with requirements, the final plat will be placed on a Plan Commission agenda for review.*

| | | |
|---|---|---|
| **1. Property Information:** | Parcel Number (s):<br>09-32-230-005 & 09-32-230-009 | |
| | Proposed Subdivision Name:<br>Zylstra Center First Re-Subdivision | |
| **2. Applicant Information:** | Name<br>Todd Mosher | Phone<br>(630) 281-8477 |
| | Address<br>Atwell, LLC<br>1245 E. Diehl Road, Suite 100<br>Naperville, Illinois 60563 | Fax<br>(630) 577-0900<br>Email<br>tmosher@atwell-group.com |
| **3. Record Owner Information:** | Name<br>See Attached. | Phone |
| | Address | Fax<br>Email |
| **4. Billing:** *To whom should costs for this application be billed?* | Name<br>Todd Mosher | Phone<br>(630) 281-8477 |
| | Address<br>Atwell, LLC<br>1245 E. Diehl Road, Suite 100<br>Naperville, Illinois 60563 | Fax<br>(630) 577-0900<br>Email<br>tmosher@atwell-group.com |

**CITY OF ST. CHARLES**
TWO EAST MAIN STREET
ST. CHARLES, ILLINOIS 60174-1984

COMMUNITY DEVELOPMENT/PLANNING DIVISION PHONE: (630) 377-4443 FAX: (630) 377-4062

FINAL PLAT APPLICATION

Question 3: Record Owners:

Names:

Thomas C. Zylstra Farms LLC, an Iowa Limited Liability Company.
5047 180th Street, Sibley, IA 51249
Telephone: (612) 810-1082

Robert C. Zylstra Farms LLC, an Iowa Limited Liability Company.
15621 213th Ave., Lakeshore Dr.
Spirit Lake, IA 51360

Telephone: (612) 810-1082

Randy K. Johns Farms LLC, an Iowa Limited Liability Company
417 S. Vine; PO Box 39
Roland, IA 50236
Telephone: (612) 810-1082

*Attachment Checklist*

☒ **APPLICATION:** Completed application form signed by the applicant

☒ **APPLICATION FEE:** Refer to attached Schedule of Application Fees

☒ **REIMBURSEMENT OF FEES AGREEMENT:** An original, executed Reimbursement of Fees Agreement and deposit of funds in escrow with the City, as provided by Appendix B of the Zoning Ordinance.

☒ **PROOF OF OWNERSHIP and DISCLOSURE:**

a) a current title policy report; or

b) a deed and a current title search.

If the owner is not the applicant, an original letter of authorization from the owner permitting the applicant to act on his/her behalf is required. If the owner or applicant is a Trust, a disclosure of all beneficiaries; if the owner or applicant is a Partnership, a disclosure of all partners; if the owner or applicant is a Corporation, a disclosure of all owners with an interest of at least ten percent (10%).

☒ **LEGAL DESCRIPTION:** For entire subject property, on 8 ½ x 11 inch paper

☒ **FINAL PLAT SUBMITTAL CHECKLIST (Completed)**

☒ **PLANS:**

All required plans shall be drawn on sheets no larger than 24" x 36", unless the Director of Community Development permits a larger size when necessary to show a more comprehensive view of the project. All required plans shall show north arrow and scale, and shall be drawn at the same scale (except that a different scale may be used to show details or specific features). All plans shall include the name of the project, developer or owner of site, person or firm preparing the plan, and the date of plan preparation and all revisions.

**Copies of Plans:**

- Initial Submittal - Fifteen (15) full size copies, Three (3) 11" by 17", and a PDF electronic file on a CD-ROM.
- Revision Submittal for Planning Commission - Twenty-Two (22) full size copies, Three (3) 11" by 17" and a PDF electronic file on a CD-ROM.

☒ **COVENANTS:** One copy of proposed agreements, provisions, or convents which will govern the use, maintenance, and continued protection of the planned development and any of its common open space.

☐ **WORKSHEETS (For residential developments):**

- Park and School land/cash worksheets in accordance with Title 16 of the St. Charles Municipal Code with population projections establishing anticipated population and student yields.
- Inclusionary Housing Worksheet

☐ **ADDITIONAL APPLICATION:**

- For Planned Unit Developments, a PUD Final Plan Application has been submitted.
- For all other Subdivisions, a Subdivision Final Engineering Plan Application has been submitted.

**ITEMS TO BE SUBMITTED PRIOR TO CITY COUNCIL APPROVAL:**

- ☐ Guarantee for completion of Land Improvements, consisting of proposed form, amount and provider of completion guarantee collateral (bond, cash, or letter of credit)
- ☐ Illinois EPA Water Pollution Control Permit for sanitary sewer extension
- ☐ Illinois EPA Division of Public Water Supplies Permit for water mains
- ☐ Notice of Intent (NOI) letter/permit for NPDES Stormwater Discharge for sites 5 acres and larger
- ☐ IDNR Office of Water Resources Permit (for work in flood plain)
- ☐ Wetlands Permit from Army Corps of Engineers
- ☐ Kane County DOT and/or IDOT signature on Final Plat (if applicable)
- ☐ Offsite easements and right of way necessary to construct the required Land Improvements

**I (we) certify that this application and the documents submitted with it are true and correct to the best of my (our) knowledge and belief.**

See Attached Signatures

Record Owner Date

11/7/2012

Applicant or Authorized Agent Date

**CITY OF ST. CHARLES**
TWO EAST MAIN STREET
ST. CHARLES, ILLINOIS 60174-1984

COMMUNITY DEVELOPMENT/PLANNING DIVISION PHONE: (630) 377-4443 FAX: (630) 377-4062

# FINAL PLAT APPLICATION

I certify that this application and the documents submitted with it are true and correct to the best of my knowledge and belief,

**Signature of Record Owners:**

**Thomas C. Zylstra Farms LLC**, an Iowa Limited Liability Company

By: _____
Thomas C. Zylstra, Manager

Date: November 15, 2012

**Robert C. Zylstra Farms LLC**, an Iowa Limited Liability Company

By: _____
Thomas C. Zylstra, Manager

Date: November 15, 2012

**Randy K. Johns Farms LLC**, an Iowa Limited Liability Company

By: _____
Thomas C. Zylstra, Manager

Date: November 15, 2012

# FINAL PLAT SUBMITTAL CHECKLIST

Zylstra Center First Re-Subdivision

*Name of Development*

*Note: To properly complete this application:*

1. *Submit all documents and information required;*
2. *Indicate compliance with each item by initialing next to the item;*
3. *If any item is considered by the applicant to be "not applicable," place "NA" in the space.*

**Final Plat:**

15 copies of the Final Plat, which shall include the following information:

_X_ a. North direction is shown.

_X_ b. Scale is shown (minimum one inch equals 100 feet).

N/A c. Section corners and section lines are accurately tied into subdivision by distances and angles.

_X_ d. Official survey monuments are shown and dimensioned.

_X_ e. All necessary easements are shown and dimensioned.

_X_ f. An accurate legal description of the entire area under immediate development within the Planned Unit Development/Subdivision.

_X_ g. Location and dimensions of the building lots, common permanent open space, existing permanent buildings, easements and rights-of way.

N/A h. An open space easement on the common area assuring that the open space shall remain open for perpetuity.

N/A i. Tabulations on each separate unsubdivided use area, including land area, number of buildings, number of dwellings per acre (PUD).

_X_ j. Building setback lines are shown and dimensioned.

_X_ k. Lot areas are shown.

_X_ l. Street names are shown.

N/A m. Areas to be dedicated or reserved for public use are shown and described and the purpose is designated.

X n. Protective covenants are lettered on the plat or are appropriately referenced.

X o. Required certificates are shown as provided in Title 16, "Subdivisions and Land Improvements":

X 1. Surveyor's certificates (including signature and seal).

X 2. Owner's certificate (including signature).

X 3. Notary certificate (including signature and seal).

X 4. County clerk certificate (including signature).

X 5. Certificate as to special assessments.

X 6. Certificate of county superintendent of highways, if applicable (including signature).

N/A 7. Certificate of Public Works and Buildings, Division of Waterways, State of Illinois, if applicable (including signature).

X 8. Plan Commission certificate.

X 9. Director of Public Works certificate.

X 10. City Council certificate.

X 11. Special Flood Hazard Area Certificate.

____ 12. Mortgagee Certificate, as required.

*Signature – Applicant*

11/7/2012
*Date*

DESCRIPTION OF PROPOSED DISCOUNT TIRE LOT

THE SOUTH 1.00 ACRE OF LOT 4 IN ZYLSTRA CENTER, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 29 AND PART OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE RECORDED PLAT THEREOF RECORDED APRIL 4, 2006 AS DOCUMENT 2006K035709 AND CERTIFICATE OF CORRECTION RECORDED JUNE 26, 2008 AS DOCUMENT 2008K053274, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 4; THENCE S89°33'08"W ALONG THE SOUTH LINE OF SAID LOT 4 244.16 FEET TO THE WEST LINE OF SAID LOT 4; THENCE N00°26'52"E ALONG THE WEST LINE OF SAID LOT 4 179.39 FEET; THENCE N89°33'08"E 239.71 FEET TO THE EAST LINE OF SAID LOT 4; THENCE S03°46'41"E ALONG THE EAST LINE OF SAID LOT 4 53.28 FEET; THENCE S01°03'45"E ALONG SAID EAST LINE 126.21 FEET TO THE POINT OF BEGINNING, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

IN THE FUTURE TO BE KNOWN AS:

LOT 3 IN ZYLSTRA CENTER FIRST RE-SUBDIVISION, BEING A RE-SUBDIVISION OF LOTS 3 AND 4 IN ZYLSTRA CENTER, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 29 AND PART OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE RECORDED PLAT THEREOF RECORDED APRIL 4, 2006 AS DOCUMENT 2006K035709 AND CERTIFICATE OF CORRECTION RECORDED JUNE 26, 2008 AS DOCUMENT 2008K053274, IN KANE COUNTY, ILLINOIS.

OVERALL PROPERTY DESCRIPTION

LOTS 3 AND 4 IN ZYLSTRA CENTER, BEING A SUBDIVISION OR PART OF THE SOUTHEAST 1/4 OF SECTION 29 AND PART OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE RECORDED PLAT THEREOF RECORDED APRIL 4, 2006 AS DOCUMENT 2006K035709 AND CERTIFICATE OF CORRECTION RECORDED JUNE 26, 2008 AS DOCUMENT 2008K053274, IN KANE COUNTY, ILLINOIS.

## OWNERSHIP DISCLOSURE FORM

### LIMITED LIABILITY COMPANY (L.L.C.)

STATE OF ~~ILLINOIS~~ Iowa
) SS.
~~KANE~~ COUNTY Osceola )

I, Thomas Zylstra, being first duly sworn on oath depose and say that I am the sole member and manager of Thomas C. Zylstra Farms LLC, an Iowa Limited Liability Company. No person other than me owns any interest in the limited liability company.

By: _____
Thomas C. Zylstra, Manager

Subscribed and Sworn before
me this 1st day of November 2012.

_____
Notary Public

ROBERTA AEIKENS
Commission Number 167682
MY COMMISSION EXPIRES
12-12-2013

## OWNERSHIP DISCLOSURE FORM

### LIMITED LIABILITY COMPANY (L.L.C.)

STATE OF ~~ILLINOIS~~ Iowa
) SS.
~~KANE~~ COUNTY Osceola)

I, Robert C. Zylstra, being first duly sworn on oath depose and say that I am the sole member and manager of Robert C. Zylstra Farms LLC, an Iowa Limited Liability Company. No person other than me owns any interest in the limited liability company.

By: Robert C. Zylstra Mgr.
Robert C. Zylstra, Manager

Subscribed and Sworn before
me this 1st day of November 2012.
Roberta Aeikens
Notary Public

ROBERTA AEIKENS
Commission Number 167682
MY COMMISSION EXPIRES
12-10-2013

## OWNERSHIP DISCLOSURE FORM

## LIMITED LIABILITY COMPANY (L.L.C.)

STATE OF ILLINOIS )
) SS.
KANE COUNTY )

I, Thomas C. Zylstra, being first duly sworn on oath depose and say that Randy K. Johns is the sole member and I am the sole manager of Randy K. Johns Farms LLC, an Iowa Limited Liability Company. No person other than me owns any interest in the limited liability company.

By: _____
Thomas C. Zylstra, Manager

Subscribed and Sworn before
me this 15th day of November 2012.

_____
Notary Public

TOM C. FRENCH
Commission Number 728600
My Commission Expires
May 21, 2013

Community Development
Planning Division
Phone: (630) 377-4443
Fax: (630) 377-4062

ST. CHARLES
SINCE 1834

**Staff Report**

**TO:** Chairman Cliff Carrignan
And the Members of the Planning & Development Committee

**FROM:** Matthew O'Rourke, AICP
Planner

**RE:** PUD Preliminary Plan and Final Plat of Subdivision for Discount Tire (Zylstra PUD - Lots 3 & 4)

**DATE:** January 2, 2013

---

## I. APPLICATION INFORMATION:

**Project Name:** Discount Tire (Zylstra PUD - Lots 3 & 4)

**Applicant:** Todd Mosher Atwell-Hicks, LLC.

**Purpose:** PUD Preliminary Plan and Final Plat of Subdivision review of a proposed Discount Tire store on lots 3 & 4 of the Zylstra PUD.

**General Information:**

| **Site Information** | |
|---|---|
| **Location** | **Lots 3 & 4 in the Zylstra PUD** |
| Acres | 1.0 acre - Discount Tire (3.02 Acres - Lots 3 & 4 Subdivision) |

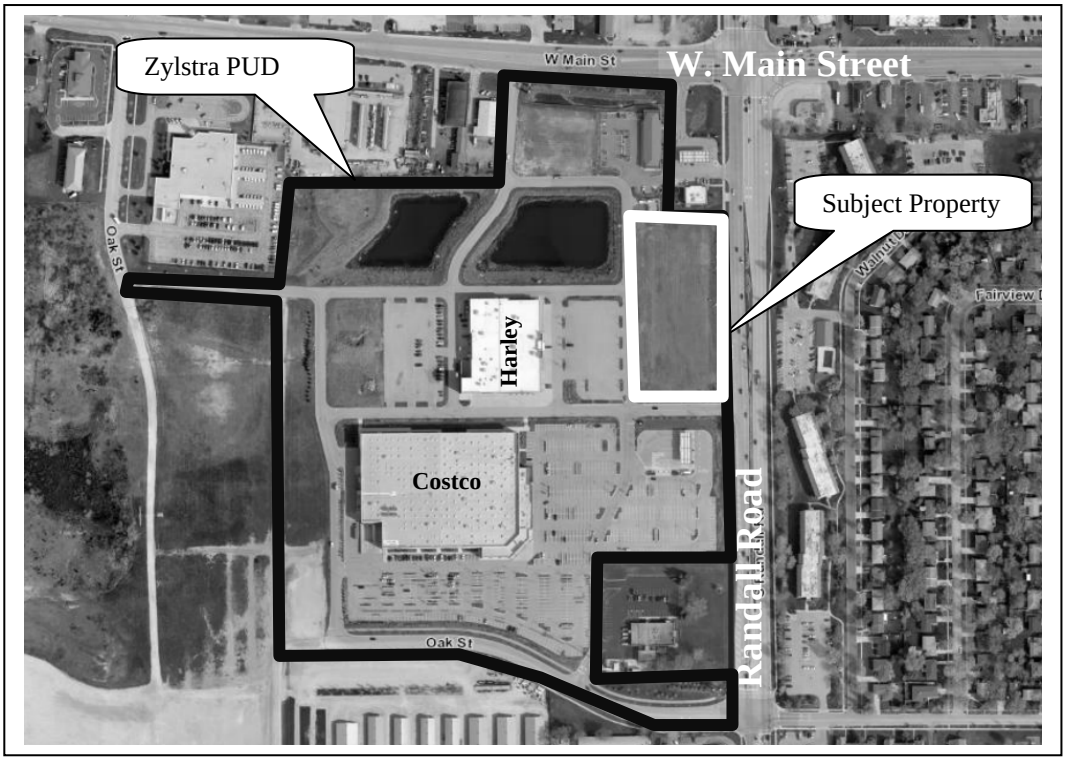
| | |
|---|---|
| Applications | **1) PUD Preliminary Plan** |
| | **2) Final Plat of Subdivision** |
| | **3) Minor Change to PUD Plan** |
| Applicable Zoning Code Sections and PUD Ordinance | Table 17.14-2 Business and Mixed Use Districts Bulk Requirements<br>Chapter 17.26 Landscaping and Screening<br>Ordinance 2005-Z-11 "An Ordinance Amending Ordinance 1990-Z-2 and Granting an Amended Special Use as a Planned Unit Development in the B-3 Service Business District (Zylstra PUD)" |
| | |

| **Existing Conditions** | |
|---|---|
| Land Use | Vacant (Zylstra PUD) |
| Zoning | BR-Regional Business (PUD) |

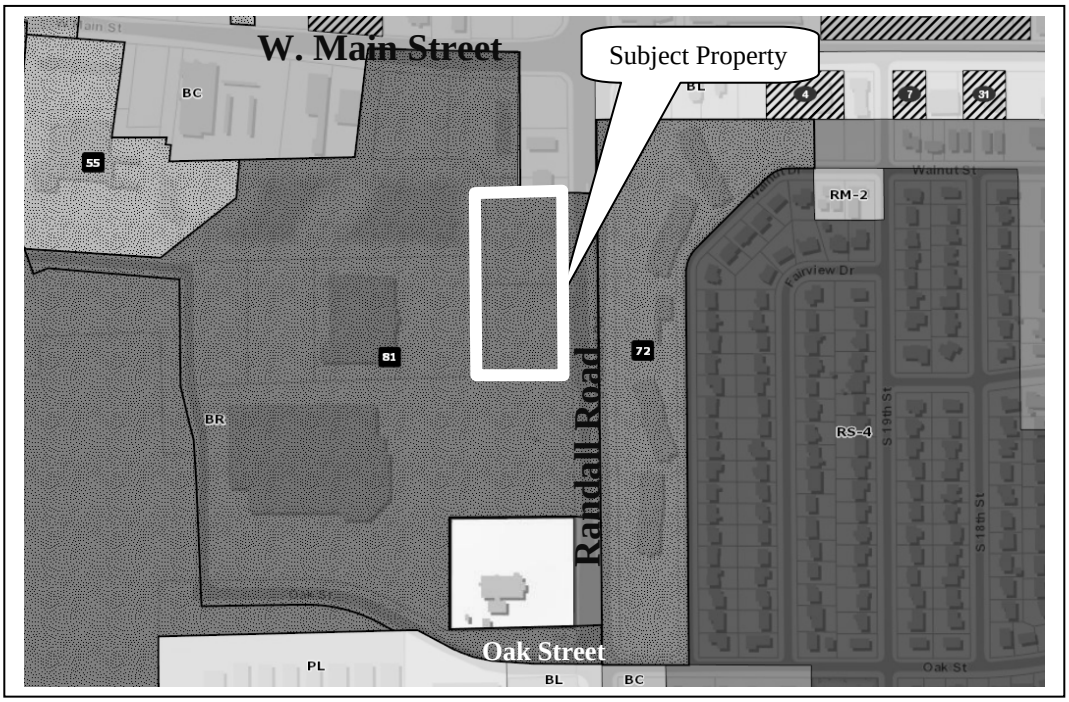
| **Zoning Summary** | | |
|---|---|---|
| North | BR-Regional Business (PUD) | Vacant, Seven/Eleven & Firestone |
| East | RM-3 General Residential (PUD) | Fox Run Apartments |
| South | BR-Regional Business (PUD) | Costco Gas |
| West | BR-Regional Business (PUD) | Harley Davidson |

| **Comprehensive Plan Designation** |
|---|
| Retail and Service |

## Aerial Photograph




## Surrounding Zoning



## II. PROJECT OVERVIEW:

### A. BACKGROUND

In 2005, the City Council approved the Zylstra PUD (Ordinance 2005-Z-11 "An Ordinance Amending Ordinance 1990-Z-2 and Granting an Amended Special Use as a Planned Unit Development in the B-3 Service Business District (Zylstra PUD)"). The details of the Zylstra PUD approval are as follows:

- Permits a variety of commercial uses.
- PUD Preliminary Plan for commercial and stormwater retention lot location.
- Included road, utility, and stormwater infrastructure layout.
- Specific standards for:
  - Architectural design.
  - Bulk requirements.
  - Signage.
  - Landscaping.
- Final Plat of Subdivision – In 2005, the City Council also approved Resolution 2005-30 "A Resolution Approving the Final Plat of Subdivision Zylstra Center". This plat of subdivision formally created the existing Zylstra PUD commercial and stormwater retention lots.

### B. PROPOSED DEVELOPMENT

Discount Tire (represented by Todd Mosher of Atwell, LLC.) has submitted applications for a PUD Preliminary Plan and Final Plat of Subdivision in relation to the construction of a new Discount Tire retail facility on a portion of Lot 4 in the Zylstra PUD. The details of the proposal are as follows:

**1. PUD Preliminary Plan**

- One 6,947 square foot retail building.
  - 4 service bays on the south side of the building.
- 33 off-street parking spaces.
- One access-point off of the internal Zylstra PUD access road.

**2. Final Plat of Subdivision**

The applicant is proposing to subdivide Lots 3 & 4 from two 1.5-acre lots into three 1-acre lots.

**3. Minor Change to PUD Preliminary Plan**

When the Zylstra PUD was approved, a PUD Preliminary Plan was incorporated into that approval which illustrated the size and location of Lots 3 & 4. Since the applicant is proposing to modify these two approved lots into three smaller commercial lots, a Minor Change to the approved PUD Preliminary Plan is required.

## III. ANALYSIS OF PLANS

Staff performed an analysis of the submitted preliminary plans to identify any deficiencies with the proposed plans and the standards established in the Zylstra PUD and/or Title 17 (Zoning Ordinance). The following is a detailed description of Staff's analysis.

### A. PERMITTED USES

Exhibit III of the Zylstra PUD lists all the uses that are permitted or considered special uses within this PUD. **Automotive parts, accessory, and equipment stores** is listed as a permitted use.

### B. BULK AND SETBACK STANDARDS

The majority of the required bulk standards are contained in the Zylstra PUD. Staff has reviewed the submitted site plans to ensure conformance with the applicable bulk and setback regulations per the Zylstra PUD. In instances where there are no provisions for certain standards in the PUD, staff has reviewed the site plans against the regulations of the underlying BR-Regional Business zoning district as stated in **Table 17.14-2 Business and Mixed Use Districts Bulk Regulations**. The following table summarizes this review:

| Category | Zylstra PUD / Zoning Ordinance Standard | Proposed |
|---|---|---|
| **Lot Area** | 1 – Acre (Underlying Zoning District) | 1-Acre |
| **Lot Width** | N/A | 179' |
| **Building Setbacks:** | | |
| *Front: East (Randall Road)* | 40' | 41' |
| *Interior Side: North* | 20' | 22' |
| *Interior Side: South* | 0' | 107' |
| *Rear: West* | 0' | 71.8' |
| **Parking/Paving Setbacks:** | | |
| *Front: East (Randall Road)* | 25' | 29.2' |
| *Interior Side : North* | 10' | 10' |
| *Interior Side: South* | 0' | 23.5' |
| *Rear: West* | 0' | 10' |
| **Maximum Building Coverage** | 60% | 16% |
| **Building Height** | 46' | 28.5' |
| **Parking Stall Size** | 9' wide by 18' (2' overhang allowed where parking stalls abut green space) | 9' x 18' (2' overhang utilized) |
| **Drive-Aisle Width** | 24' | Minimum 24' |
| **Parking Requirement** | 10 Spaces per 1,000 SQ FT of GFA - ( 26 Required) | 33 |

***Staff Comments***

Staff is suggesting that the applicant provide accommodations for a cross-access easement with the property to the north to be utilized once this northern property develops. This will provide a secondary access point for future customers and for life safety personal such as police and fire.

C. PLAT OF SUBDIVISION

The applicant is proposing to utilize a 1-acre portion of Lot 4 which is currently 1.5 acres in total area. Lot 3 is also 1.5 acres and abuts Lot 4 directly to the north. The applicant is proposing to subdivide Lots 3 and 4 of the Zylstra PUD into 3 separate commercial lots all approximately 1-acre in size. The minimum required lot size in the underlying BR Zoning District is 1-acre. The two proposed lots to the north can also be combined into a single 2-acre site if a future proposed development should require more than a 1-acre site.

D. LANDSCAPE PLAN

Staff reviewed the submitted landscape plan for conformance with the relevant standards of the Zylstra PUD and **Chapter 17.26 Landscaping and Screening**. The following table details that review:

| Category | Zylstra PUD /Zoning Ordinance Standard | Proposed |
|---|---|---|
| **Lot Greenspace** | 10% | 27.3% |
| **Interior Parking Lot Green Space** | 10% (1,622 square feet required) | 12.2% (1,979 square feet) |
| **Foundation Landscaping** | | |
| *Front: East Façade* | 75% of the lineal frontage required to be landscaped (42.75 lineal feet required) | 100% (58 lineal feet) |
| *Three Remaining Facades* | 50% of the required to be landscaped (167 lineal feet required) | 52% (175 lineal feet) |
| *Trees* | 2 per every 50 lineal feet of building wall - (15 required) | 11 |
| *Bushes, Shrubs, and Perennials* | 20 per every 50 lineal feet of building wall - (149 required) | 45 |
| **Parking Lot Screening** | 50% of lineal footage from a public street up 30" in height (29 lineal feet required) | 30 lineal feet |
| **Parking Lot Shade Trees** | 1 tree required per every 10 parking spaces - (4 trees required) | 10 |

S***taff Comments***

Staff has identified that the submitted plans are not in compliance with the following standards of **Chapter 17.26 Landscaping and Screening**:

**Per Section 17.26.080.C Requirements for Building Foundation Landscaping**

- 15 foundation landscaping trees are required in the building foundation areas, 11 are shown on the plans.
- 149 bushes, shrubs, and/or perennials are required in the building foundation landscaping areas, 45 are shown on the plans.
- Staff suggests that the applicant create new foundation landscaping areas in the sidewalk surrounding the customer entrance on the south side of the proposed building. The rest should be dispersed throughout the foundation landscaping areas.

The applicant will need to revise their plans to meet these standards before the site plans are approved by the City Council.

E. BUILDING ARCHITECTURE

Exhibit VIII contains detailed architectural design guidelines for all lots within the Zylstra PUD. Staff has reviewed the submitted building elevations for conformance with these standards and found that the elevations are consistent with the requirements of the Zylstra PUD.

F. SIGNAGE

The relevant sign regulations for this site are incorporated into Exhibit V of the Zylstra PUD. Staff reviewed the proposed signage detailed on the architectural elevations for conformance with these standards. The following table details that review:

| Category | Zylstra PUD /Zoning Ordinance Standard | Proposed |
|---|---|---|
| **Wall Signage Area (*No Limitation on Number of Wall Signs)** | | |
| *East Elevation (Randall Road)* | 1.5 times the lineal frontage of the building (85.5 square feet permitted) | 77.5 square feet |
| *North Elevation* | 1.5 times the lineal frontage of the building (192 square feet permitted) | 77.5 square feet |
| *West Elevation* | 1.5 times the lineal frontage of the building (85.5 square feet permitted) | 0 square feet |
| *South Elevation* | 1.5 times the lineal frontage of the building (192 square feet permitted) | 77.5 square feet |
| **Monument Sign Area** | 30 square feet per sign face | Not shown |
| **Monument Sign Height** | 10' above grade of adjoining street curb | Not shown |
| **Monument Sign Setback** | 10' from property line | 12.1' |

***Staff Comments***

The applicant will need to submit a to-scale elevation of the monument sign to determine the sign height and square footage of the proposed sign faces. This can be reviewed as a sign permit at a later date.

G. MINOR CHANGE TO PUD PRELIMINARY PLAN

Staff has determined that the proposed change to the Zylstra PUD Preliminary Plan to modify Lots 3 & 4 from two 1.5 acre lots to three 1 acre lots meets the minor change criteria established in **Section 17.04.430 Changes in Planned Unit Development** of the Zoning Ordinance.

## IV. PLAN COMMISSION RECOMMENDATION

The Plan Commission reviewed the proposal at the 12/18/12 Plan Commission meeting. The Plan Commission recommended approval of the proposal at that meeting. The vote was 6-aye to 0-nay.

## V. RECOMMENDATION

Staff recommends approval of the applications for a PUD Preliminary Plan, Final Plat of Subdivision, and Minor Change to PUD Preliminary Plan contingent upon resolution of all staff comments.

## VI. ATTACHMENTS

- Application for a PUD Preliminary Plan; received 11/20/12.
- Application for a Final Plat of Subdivision; received 11/20/12.
- PUD Preliminary Plans; Atwell, LLC.; dated 11/5/2012.
- Architectural Elevation; Plump Group Architecture & Engineering; dated 09/28/12.
- Final Plat of Subdivision; Atwell, LLC.; dated 11/2/2012.
- Staff Comment Letters (Planning, Engineering, and Fire).
- Zylstra PUD Ordinance, Relevant Exhibits (ORD 2005-Z-11).

# City of St. Charles, Illinois

**Ordinance No. 2005-Z-11**

**An Ordinance Amending Ordinance 1990-Z-2 and Granting an Amended Special Use as a Planned Unit Development in the B-3 Service Business District (Zylstra PUD)**

**Adopted by the**

**City Council**

**of the**

**City of St. Charles**

**August 15, 2005**

**Published in pamphlet form by authority of the City Council of the City of St. Charles, Kane and Du Page Counties, Illinois, August 19, 2005**

Nancy L Garrison

City Clerk

(SEAL)

# EXHIBIT III

## Permitted and Special Uses

A. *Permitted Uses*

1. Amusement establishments including bowling alleys, indoor movie theaters, pool halls, dance halls, gymnasiums, swimming pools and skating rinks;
2. Animal hospital or veterinary facility;
3. Antique stores;
4. Apparel stores;
5. Art and school supply stores;
6. Art galleries;
7. ATM machines;
8. Auction rooms;
9. Audio recording sales;
10. Automobile parts, accessory and equipment stores;
11. Automobile dealership with indoor and/or outdoor sales and display areas and indoor vehicle repair and/or service facilities and body shop;
12. Automobile service station in conjunction with a department store, retail store, wholesale club, or wholesale department store;
13. Bakeries;
14. Banks, credit unions and financial institutions with drive-through services;
15. Barber shops;
16. Beauty parlors;
17. Bicycle sales, rental and repair;

18. Blueprinting and photocopying establishments;
19. Book and stationery stores (with or without coffee shop and/or eatery);
20. Building material and home improvement stores;
21. Business, professional and medical offices;
22. Business machine sales and service;
23. Camera and photographic supply stores;
24. Candy and ice cream stores;
25. Carpet and rug stores;
26. Catering establishments;
27. China and glassware stores:
28. Clothing stores;
29. Clubs and lodges, private, fraternal, or religious;
30. Coffee shops;
31. Convenience stores, including those with 24 hour operations;
32. Coin and philatelic stores;
33. Communication towers;
34. Computer sales and service;
35. Currency exchanges and telegraph offices;
36. Custom dressmaking;
37. Delicatessens;
38. Department stores;
39. Drive-in or drive-through in conjunction with other permitted uses including but not limited to restaurants, drug stores, pharmacies, ice cream parlors, coffee shops; juice shops, banks, credit unions and financial institutions;

40. Drug stores including those with 24 hour operations;
41. Dry cleaning establishments;
42. Electronics stores, including radio, television, computer, appliance, and stereo sales and service;
43. Employment agencies;
44. Flower shops;
45. Frozen food stores, including locker rental;
46. Furniture stores, including upholstering as an accessory use;
47. Furriers, including storage and conditioning of furs as an accessory use;
48. Garden supply and seed stores, including outdoor garden area as accessory use to a home improvement store or other principal retail use;
49. Gift and card shops;
50. Greenhouses;
51. Grocery stores, including those with 24 hour operations;
52. Hardware stores;
53. Health clubs; physical therapy; gymnasiums; and other physical fitness establishments;
54. Hobby shops;
55. Household appliance stores;
56. Interior decorating shops, including upholstery and making of draperies and similar articles as an accessory use;
57. Jewelry stores;
58. Job printing shops;
59. Juice shop;

60. Laundries, automatic self-service or hand, including coin operated;
61. Leather goods and luggage stores;
62. Libraries;
63. Liquor stores, retail;
64. Loan offices;
65. Locksmith shops;
66. Mail order establishments;
67. Meat markets;
68. Medical and dental clinics;
69. Medical and dental laboratories;
70. Meeting halls;
71. Motorcycle dealership including repair facilities completely enclosed within the building and a paved outdoor training area for motorcycle riders, which may also be used as overflow parking.
72. Musical instrument sales and repair;
73. Newspaper offices, not including printing;
74. Nursery schools and day care centers;
75. Office supply stores;
76. Opticians and optometrists;
77. Orthopedic and medical appliance stores;
78. Paint and wallpaper stores;
79. Pet shops;
80. Photography studios;
81. Picture framing;

82. Post office;
83. Radio and television service and repair;
84. Radio and television studios;
85. Recording studios;
86. Recreational buildings or community centers;
87. Research and testing laboratories;
88. Restaurants, including live entertainment;
89. Sale of building materials;
90. Schools: music, dance, business, commercial, trade or technical
91. Sewing machine sales and service;
92. Shoe and hat repair stores;
93. Shoe stores;
94. Sporting goods store;
95. Tailor shops;
96. Telephone exchanges, telephone transmission equipment building, and electric distribution centers;
97. Tobacco shops, retail only;
98. Toy stores;
99. Travel agencies;
100. Undertaking establishments and funeral homes;
101. Video and music sales and rental;
102. Vehicle service facilities
103. Watercraft dealership, sales, rentals, parts and accessory sales, service and repair;
104. Wholesale establishments;

105. Any use otherwise permitted in the underlying Zoning District in which the lot is located

*B.* *Special Uses*

Special Uses: A special use may be granted for any special use allowed in the underlying zoning district, not otherwise herein designated as a Permitted Use.

*C.* *Accessory Uses*

The following shall be allowed as permitted accessory uses:

1. Outdoor dining accessory to a restaurant, including recorded sound, provided that the sound level does not exceed 60 decibels as measured at the property line in any residence district and the recorded sound is not generated between the hours of 10:00 p.m. and 10:00 a.m. of the following day.
2. The use of private walkway areas and not more than 25 parking spaces on a lot as an Outdoor sales area accessory to a motorcycle dealership within 250 feet of the motorcycle dealership building during business hours, without limitation as to the number of days of operation; the incidental sale of food and beverages is permitted.
3. Temporary Outdoor sales areas and/or Temporary outdoor entertainment and dining accessory to a motorcycle dealership located within the PUD, collectively described as "Special Events", subject to the following:
    a. No more than four Special Events per calendar year of not more than two days each, the schedule for which shall be subject to approval by the CITY so as to avoid conflicts between the Special Events and major festivals or events occurring in the CITY including but not limited to the Flea Market held at the Kane County Fairgrounds, RiverFest, Bloomington Gold, Scarecrow Festival,

Sisters Weekend, and the St. Patrick's Parade. Determination as to potential for conflict shall be as determined by the Director of Community Development, who shall consider traffic congestion and impact on public facilities.

b. Permitted only during business hours or between the hours of 10:00 am and 7:00 pm, whichever is more restrictive.

c. May be located anywhere within a lot containing a motorcycle dealership, subject to the approval of the Building Commissioner as to safe emergency and vehicular access.

d. May include inside and/or outside food and beverage sales, tents, and live entertainment.

e. Shall not produce sound levels in excess of 60 dBA as measured at the property line of a residential district.

4. Automobile laundries accessory to an automobile dealership or automobile service station;

5. Other accessory uses as permitted within the underlying zoning district.

# Exhibit IV
# Development Standards

## A. Minimum Setbacks:

| | |
|---|---|
| From Main Street/Route 64 | Building setback: 40 ft.<br>Parking/paving setback: 25 feet |
| From Oak Street | 20 feet for buildings, parking and paving |
| From Randall Road | Building setback: 40 feet<br>Parking/paving setback: 25 feet |
| From interior lot lines, except along centerlines of roads or drives, common building walls, or shared parking areas | 20 feet for buildings; 10 feet for parking and paving |
| From interior lot lines that are the centerline of roads or drives, common building walls, or shared parking areas | None |

## B. Maximum Floor Area Ratio:

The maximum floor area ratio within the Zylstra Property as a whole shall be 0.30

## C. Lot Area and Depth:

There shall be no minimum lot area or minimum lot depth required within the Zylstra Property.

## D. Building Height:

The maximum building height shall be 46 feet.

## E. Outside Storage:

Except as permitted in the list of permitted uses in Exhibit III, all accessory outside storage shall be screened from view from adjoining property and from public streets, and shall not be located within a required yard or setback adjoining a public street.

# Exhibit V
## Signs

Signs accessory to a use within the Zylstra Property may be located anywhere within the Zylstra Property, and when so located shall not be considered to be off-site or advertising signs.

The design of all freestanding signs shall generally conform with the Sign Plan which is part of the approved PUD Preliminary Plan. Where signs are to be located on a wall of a multi-tenant shopping center, they shall be located at a generally uniform height on the building wall and shall not cover or overhang any architectural feature.

The following signs are permitted within the Zylstra Property:

1. Wall Signs: Wall signs are permitted on any side of a building, and there shall be no restriction on the color of any wall signs.

| | |
|---|---|
| Maximum number | No limitation. |
| Maximum sign area | Square feet equal to 1 ½ times the linear frontage of the wall on which the sign is located |

2. Freestanding Signs:

The anticipated location of the freestanding signs is shown on the PUD Preliminary Site Plan, but any freestanding signs may be relocated without amending the PUD Preliminary Plan if their locations conform with the setback requirements.

**Type I: Randall Road and Main Street "Community Signs"**

| | |
|---|---|
| Maximum Number | 2 (for the entire Zylstra Property) |
| Maximum Height | 30 feet |
| Maximum Area | 225 square feet per sign face (not including any structural elements or architectural features lying outside the display area of the sign.) |
| Setbacks | Route 64 – 10 feet<br>Randall Road - 10 feet<br>Other lot lines – 10 feet |

**Type II: (Monument)**

| | |
|---|---|
| Maximum number | One per outlot |
| Maximum height | 10 feet above grade of adjoining street curb (or pavement edge if no curb exists) |
| Maximum area | 30 square feet per sign face (not including any structural elements or architectural features lying outside the display area of the sign.) |
| Setbacks | 10 feet |

**Type III: Entry Sign**

| | |
|---|---|
| Maximum number | One for the entire Zylstra Property |
| Maximum height | 25 feet |
| Maximum area | 150 square feet |
| Setbacks | 10 feet |

**Exhibit VI**
**Parking and Loading**

All off-street parking areas shall be designed, improved and landscaped in conformance with the provisions of the Zoning Ordinance in effect at the time of issuance of a building permit, except as modified by the following requirements:

1. Motorcycle dealerships shall provide not less than three (3) parking spaces per 1000 square feet of floor area (as defined in the Zoning Ordinance) of all uses within the building related to the dealership, such as sales area, offices, and service; The "Riders Edge" motorcycle training area depicted on Exhibit VII is not required to be striped for parking, but may be striped in the event it is no longer used as a motorcycle training area.

2. Except for motorcycle dealerships, any lot with mixed uses shall prorate its number of required parking spaces for the square footage of each separate use located on the Lot.

3. Surfacing: Off-street parking spaces and access drives shall be graded and paved using asphalt, bituminous concrete, Portland cement concrete, concrete pavers, clay pavers, any comparable materials, or any combination thereof;

4. Marking: Parking spaces within Lots shall be delineated with paint or other permanent materials which shall be maintained in clearly visible condition. Handicap spaces shall be identified with a sign visible at all times of the year, regardless of snow cover, plant growth, or similar conditions;

5. Drainage: Off-street parking facilities shall comply with the requirements of Title 18 of the St. Charles Municipal Code, as amended.

6. Screening: Landscaping along all public streets shall provide a minimum of fifty percent (50%) screening of the parking areas, measured horizontally as viewed from Main Street and Randall Road; such screening shall be at least 18 inches but not more than thirty (30) inches in height above the parking area pavement grade adjoining the screening area. Berming and decorative walls may be used in conjunction with plantings to obtain the required screening.

7. 10% Landscaping: The requirement of the St. Charles Zoning Ordinance for 10% of a lot to be landscaped may be satisfied for that part of the

Zylstra Property located more than 250 feet from the Route 64 or Randall Road right of way by calculating its landscape area collectively, and individual lots need not conform with the 10% requirement so long as the total landscape area within the area located more than 250 feet from Route 64 or Randall Road is in conformance with the 10% requirement; stormwater detention facilities the area more than 250 feet from Route 64 or Randall Road may be included as landscape area. All lots or portions of lots located within 250 feet of Route 64 or Randall Road shall conform with the 10% landscaping requirement in accordance with the St. Charles Zoning Ordinance.

8. Tree Plantings: A minimum of one (1) tree shall be planted or preserved on each Lot for every ten (10) parking spaces in an off-street parking area located on the respective Lot. All trees to be planted must be at least 2-1/2 inches in caliper-width.

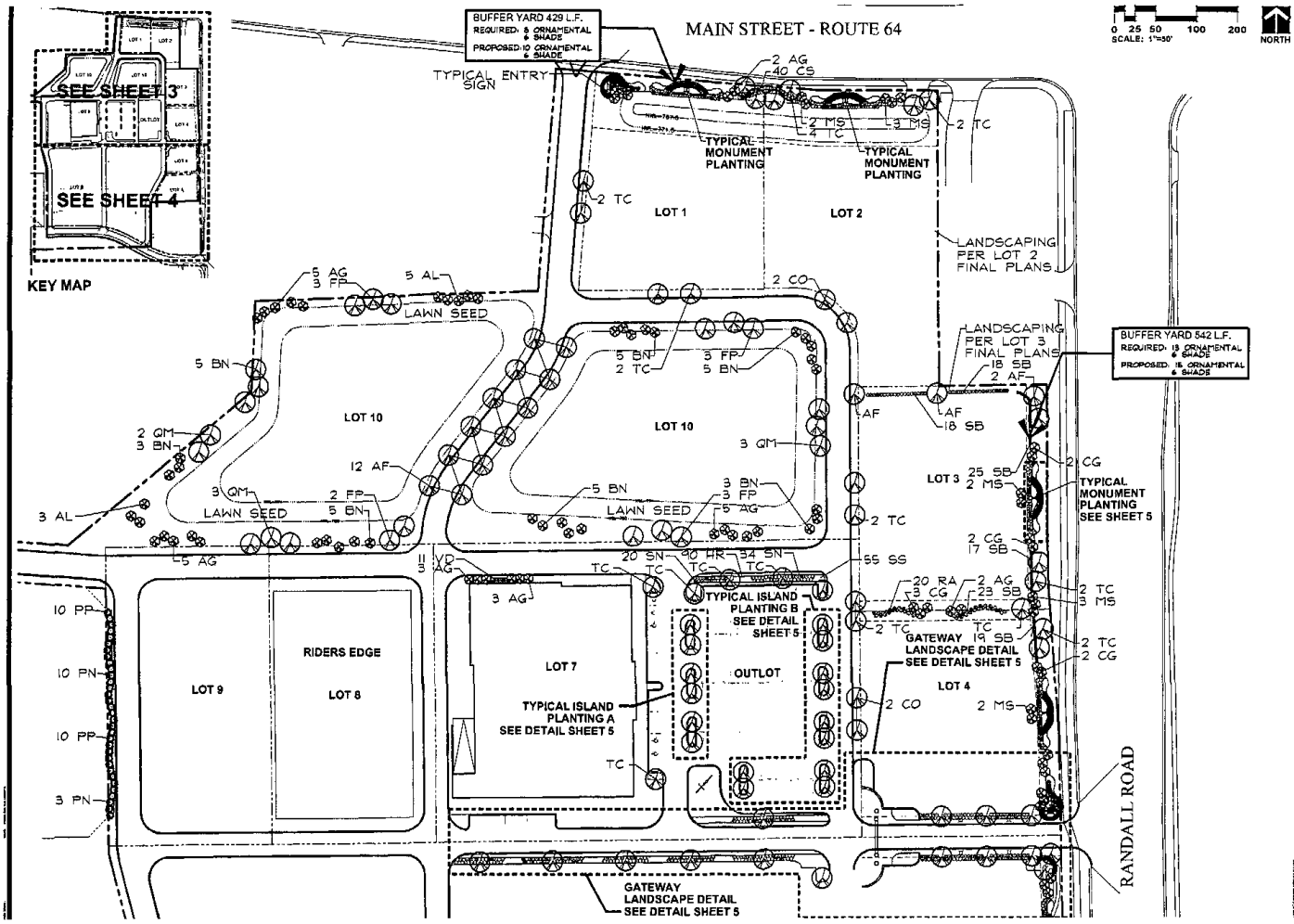
9. Tree Planting Credits: Lots shall be credited the equivalent of one (1) tree for each tree planted on Lots devoted primarily to stormwater detention, up to thirty percent (30%) of the total number of trees otherwise required to be planted on the respective Lot pursuant to the provisions herein. The total number of Tree Planting Credits provided throughout the Subject Property shall not exceed the total number of trees planted on Lots devoted to stormwater detention.

10. Training Area: The "Riders Edge" motorcycle training area depicted on Exhibit VII is not required to be striped or lighted as a parking area and need not conform to the Tree Planting requirements of this section.

11. Landscaping West of Training Area: Developer shall provide a landscaping buffer and low berm along the westerly edge of the Service Road for the length of the "Riders Edge" motorcycle training Area. The landscaping set forth on the Preliminary Plan satisfies this requirement.

12. Maintenance: All landscaping shall be properly maintained in good health.

13. General Landscaping: The Lots shall be landscaped in substantial conformance with the approved Preliminary Plan and the approved final landscape plans for each Lot.




GARY R. WEBER ASSOCIATES, INC.
LAND PLANNING
LANDSCAPE ARCHITECTURE
134 SOUTH MAIN STREET
WHEATON, ILLINOIS 60187
TELEPHONE: 630/668-1191
FACSIMILE: 630/668-9693

OWNER
ZYLSTRA LLC
820 SOUTH MOLEWI BLVD
ELGIN, ILLINOIS 60123

ENGINEER
WINHAND CONSULTING, LTD.
2200-W TRILLY ROAD
LOMBARD, ILLINOIS 60148

DEVELOPER
COYPAGE CONSULTING GROUP
2801 SHORE WOODS PARKWAY
SUITE 100
AURORA, ILLINOIS 60504

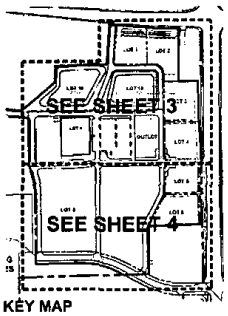
# ZYLSTRA CENTER

ST. CHARLES, ILLINOIS

## LANDSCAPE PLAN

| REVISIONS | |
|---|---|
| 6 | 7/28/06 |
| 5 | 7/25/06 |
| 4 | 7/18/06 |
| 3 | 4/28/06 |
| 2 | 3/29/06 |
| 1 | 3/03/06 |

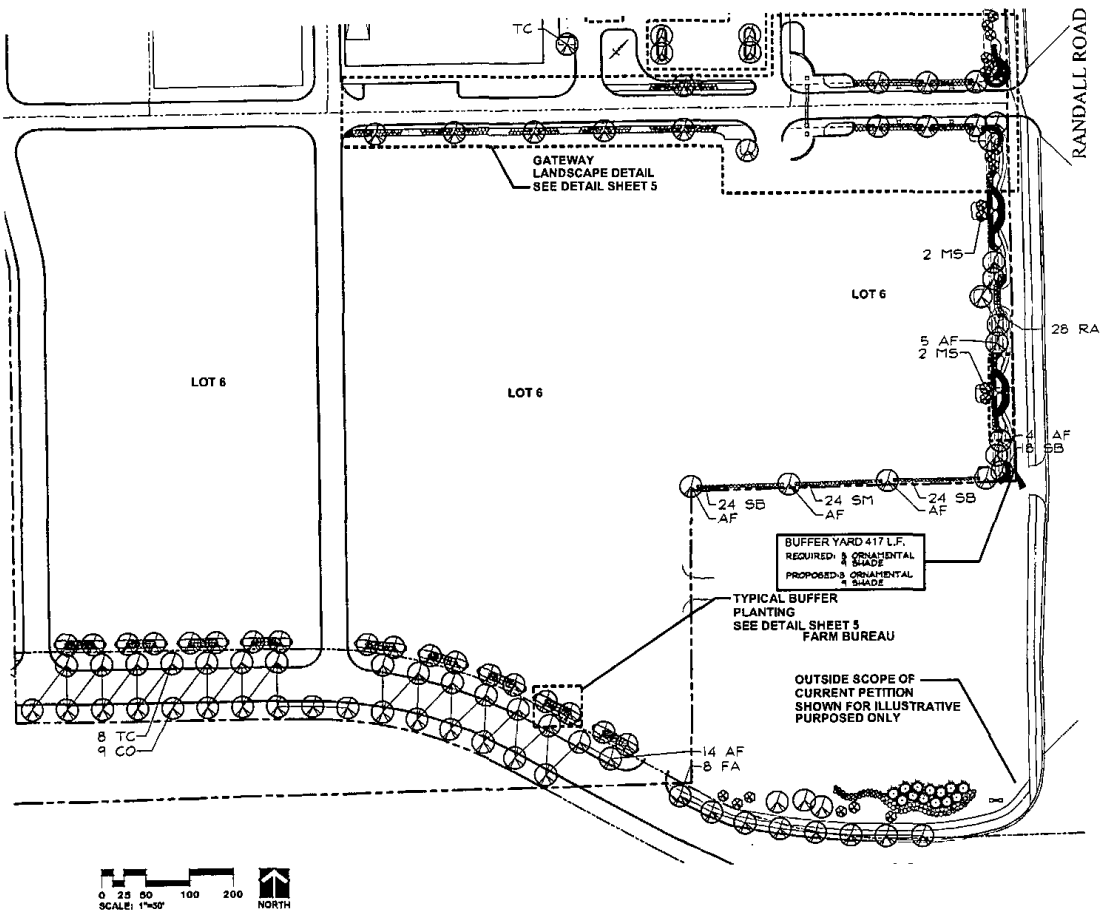
| | |
|---|---|
| DATE | 2/2/06 |
| PROJECT NO. | RP0304 |
| DRAWN | EAG |
| CHECKED | GRW |
| SHEET NO. | 3 OF 5 |




## KEY MAP

## PLANT LIST

| Key | Botanical/Common Name | Size | Remarks |
|---|---|---|---|
| | SHADE TREES | | |
| AF | Acer freemanii AUTUMN BLAZE MAPLE | 2 1/2" Cal. | |
| CO | Celtis occidentalis COMMON HACKBERRY | 2 1/2" Cal. | |
| FA | Fraxinus americana AUTUMN PURPLE ASH | 2 1/2" Cal | |
| FP | Fraxinus pennsylvanica MARSHALLS SEEDLESS ASH | 2 1/2" Cal. | |
| TC | Tilia cordata 'Greenspire' GREENSPIRE LINDEN | 2 1/2" Cal. | |
| QI | Quercus imbricaria BUR OAK | 2 1/2" Cal. | |
| | EVERGREEN TREES | | |
| PN | Pinus nigra AUSTRIAN PINE | 6' Tall | |
| PP | Picea pungens COLORADO SPRUCE | 6' Tall | |
| | ORNAMENTAL TREES | | |
| AG | Amelanchier grandiflora APPLE SERVICEBERRY | 6' Tall | Clump Form |
| AL | Alnus glutinosa BLACK ALDER | 6' Tall | Clump Form |
| BN | Betula nigra RIVER BIRCH | 6' Tall | Clump Form |
| CC | Crataegus crus-galli inermis THORNLESS COCKSPUR HAWTHORN | 6' Tall | Clump Form |
| MS | Malus sargentii SARGENT CRABAPPLE | 6' Wide | Shrub Form |
| | DECIDUOUS SHRUBS | | |
| SB | Spiraea bumalda 'Anthony Waterer' ANTHONY WATERER SPIREA | 30" Tall | 4' O.C. |
| RA | Rhus aromatica 'Gro-Low' GRO-LOW SUMAC | 30" Tall | 3' O.C. |
| SM | Spiraea 'Bruvmund' BADVMOUND SPIREA | 30" Tall | 3' O.C. |
| CS | Cornus sericea 'Bellevue' REDTWIG DOGWOOD | 30" Tall | 3' O.C. |
| SV | Syringa vulgaris 'Mme Kern' FRENCH LILAC | 30" Tall | 3' O.C. |
| EA | Euonymus alatus compactum DWARF BURNING BUSH | 30" Tall | 3' O.C. |
| VD | Viburnum dentatum ARROWWOOD VIBURNUM | 30" Tall | 3' O.C. |
| | EVERGREEN SHRUBS | | |
| JS | Juniperus chinensis 'Sargentii' GREEN SARGENT JUNIPER | 24" Wide 6" Tall | 3' O.C. |
| | ORNAMENTAL GRASSES AND PERENNIALS | | |
| CV | Coreopsis verticillata 'Zagreb' ZAGREB COREOPSIS | 1 Gal. | 18" O.C. |
| LS | Liatris spicata 'Kobold' BLAZING STAR | 1 Gal. | 18" O.C. |
| MG | Miscanthus sinensis MAIDEN GRASS | 3 Gal. | 5' O.C. |
| HN | Hemerocallis 'Happy Returns' HAPPY RETURNS DAYLILY | 1 Gal. | 18" O.C. |
| HS | Hemerocallis 'Stella De Oro' STELLA DE ORO DAYLILY | 1 Gal. | 18" O.C. |
| SN | Sporobolus heterolepis PRAIRIE DROPSEED | 1 Gal. | 18" O.C. |
| SG | Salvia superba 'East Friesland' SALVIA | 1 Gal. | 18" O.C. |
| | GROUNDCOVER | | |
| EF | Euonymus fortunei coloratus PURPLE WINTERCREEPER | QL | 12" O.C. |
| PX | Pachysandra terminalis DWARF FLEECEFLOWER | QL | 12" O.C. |




GARY R. WEBER
ASSOCIATES, INC.
LAND PLANNERS
LANDSCAPE ARCHITECTURE
134 SOUTH MAIN STREET
WHEATON, ILLINOIS
TELEPHONE: 630/668-7197
FACSIMILE: 630/668-9693

ZYLSTRA, LLC.
100 SOUTH McLEAN BLVD.
ELGIN, ILLINOIS 60123

PHIL:
MAHARISHI CONSULTING, LTD.
2330 W FRALEY ROAD
LOMBARD, ILLINOIS 60148

ENGR:
COMPASS CONSULTING GROUP
2801 GINGER WOODS PARKWAY
SUITE 100
AURORA, ILLINOIS 60504

# ZYLSTRA CENTER

ST. CHARLES, ILLINOIS

## LANDSCAPE PLAN

| REVISIONS | |
|---|---|
| 6 | 7/19/06 |
| 5 | 7/03/06 |
| 4 | 7/10/06 |
| 3 | 4/28/06 |
| 2 | 3/29/06 |
| 1 | 3/03/06 |

| | |
|---|---|
| DATE | 3/06 |
| PROJECT NO. | RP6304 |
| DRAWN | BAG |
| CHECKED | GRW |
| SHEET NO. | 4 OF 5 |

# Exhibit VIII
# Architectural Guidelines

## A. *Articulation of Building Facades*

Intent: To reduce the apparent bulk of buildings and relate them to a human scale.

1. Building walls that are visible from any public street, or from an internal circulation road that provides access to two or more buildings, should incorporate

   architectural features such as arcades, arbors, windows, doors, entryways, awnings, pilasters, cornices, decorative banding, and other decorative features comprising at least twenty-five percent (25%) of the visually prominent walls, as measured in square feet of wall area.

2. All building walls that face the street should have at least two (2) of the following architectural features to avoid the appearance of blank walls facing the street:

   i. change in wall plane of at least two (2) feet,

   ii. change in wall texture or masonry patterns,

   iii. transparent windows,

   iv. columns or pilasters.

3. Building entryways and pedestrian routes should offer protection from weather such as overhangs, awnings, canopies, etc.

4. Building design should include features to add identity and architectural interest such as projecting cornices, medallions, lighting fixtures, art work, belt courses of a different color or texture, pilasters, etc.

5. Predominant façade colors should be subtle, neutral or earth-tones. Primary colors, high-intensity colors, or fluorescent colors, and black are prohibited as predominant façade colors. Building trim and accent areas may be brighter and include primary colors.

## B. *Windows and Transparency*

Intent: Allow people outside commercial buildings to see activity within, and

allow people inside to see activity and weather conditions outside.

1. Retail buildings and tenant spaces with 30,000 square feet or less of gross floor area should provide windows so that the first floor is transparent from a height of eighteen (18) inches to a minimum of seven (7) feet above the walkway grade for no less than sixty percent (60%) of the horizontal length of the facade, and should include a public entrance. Windows shall be predominantly clear glass recessed or projected in the wall plane to create shadow and visual interest, and should include visually prominent sills or other appropriate forms of framing. Awnings, pilasters or columns may be used to accentuate window openings and add interest to the design of the building.

2. Development of the outlots should help define and enhance the character of the public street frontage by placing outlot buildings near the street with showcase windows and architectural features oriented toward the street as well as to the interior parking lot.

### C. *Building Entrances and Pedestrian Walkways*

Intent: People should be able to tell where building entrances are located, and walking into the building should be a pleasant experience.

1. Buildings should have a public entrance on a façade that faces a public street or private drive that provides primary access.

2. All public entrances should be articulated from the building mass. Examples of such articulation include: canopies or porticos, overhangs, arcades, raised corniced parapets over the door, peaked roof forms, arches, outdoor patio or seating areas, display windows, details such as tile work and moldings integrated into the building design, and integral planters or wing walls that include landscaping or seating.

3. Within the area adjoining any building facade which faces a parking lot and and contains a public entrance, landscape islands adjoining or parallel to the building foundation not less than eight (8) feet in width should be provided within 60 feet of the building facade. The length of such landscape islands should be approximately 50 percent of the length of the building façade, with a minimum of 25 percent and a maximum of 75 percent.

4. Pedestrian routes to building entrances should be marked with pavers, striping, or delineated by the design and location of landscape features.

### *D. Roof Design*

Intent: Roofs should be designed to add visual interest to the building, to conceal necessary service equipment, and to establish the building's identity.

1. For any roof other than a flat roof, that is visible from any public street or from an internal circulation road that provides access to two or more buildings, no more than 100 feet of the roof line, measured horizontally, should be designed without changes in height or the incorporation of a major focal points, such as a dormer, gable or projected wall feature. Flat roofs should be designed so that there is at least one change in the height of the wall or parapet for each 200 linear feet of roof line.

2. Exposed roof materials shall be similar to, or an architectural equivalent of asphalt or fiberglass shingle, wooden shingle, standing seam metal roof or better. The roof of any building may be flat.

3. Parapets should feature three-dimensional cornices or other shadow-creating detail elements along their tops.

4. Mansard roof designs are discouraged.

5. "Green roof" designs are encouraged.

6. Pipe stacks and similar appurtenances that are required by code and cannot reasonably be hidden should be concealed as much as possible by location and coloring.

### *E. Building Wall Materials*

Intent: Buildings should be constructed of quality materials that reduce maintenance costs over the life of the building and reinforce the character of the community. Building materials should relate to traditional building materials used historically in Kane County, or should be selected to support a high quality architectural design that establishes a unique character for the site or building. Building materials that are encouraged include:

1. Approved Materials

   a. Brick

b. Wood

c. Native or architectural cast stone

d. Tinted and/or textured concrete masonry units

e. Stucco

f. Tilt-up concrete panels designed with an architectural pattern or a brick veneer are permitted; plain concrete panels are prohibited

g. Glass

h. High quality architectural metal surfaces, not including residential style metal siding.

2. Prohibited Materials

a. Smooth-faced, untinted concrete masonry units

b. Exterior Insulation Finish Systems on the ground floor

c. Vinyl

d. Plain tilt-up concrete panels

### *F. Screening of Mechanical Equipment*

As viewed from ground levels at a variety of locations, all mechanical equipment located on the roof or around the perimeter of a structure shall be screened by a raised parapet or with a structure comparable and compatible with the exterior building materials.

a) A raised parapet or other architectural feature that is an integral part(s) of the building may be required as screening for rooftop mechanical equipment or to soften rooftop views.

b) Screening for rooftop mechanical equipment shall incorporate similar architectural features of the building and/or be constructed of a material and color compatible with other elements of the building.

c) Incidental rooftop equipment deemed unnecessary to be screened by the Director of Community Development or a designee shall be of color to match the roof or the sky, whichever is more effective.

d) Equipment used for mechanical, processing, bulk storage tanks, or equipment used for suppressing noise, odors, and the like that protrudes from a side of a building or is located on the ground adjacent to a building shall be screened form public view as much as practical with materials matching the design of the building. Where miscellaneous exterior equipment cannot be fully screened with matching building materials, landscaping may be used as additional screening.

### *G. Colors*

Garish or bright accent colors (i.e., orange, bright yellow, or fluorescent colors) on any portion of the building such as trim, banding or patterns on walls, cloth or metal awnings, entryway features shall be minimized, but in no case shall such coloring exceed 10% of each wall area.

### *H. Compatibility within the Development*

The buildings to be developed within the Zylstra Property shall be compatible and harmonious with each other in their exterior architectural design features. Compatibility of architectural design features may be achieved by similarity of some design elements, while allowing dissimilarity of others. Buildings shall be considered compatible if at least three of the following five design elements are similar, as determined by the City Council, when comparing any proposed building with the motorcycle dealership building:

a. Type of materials (brick, stone, wood, metal, etc.)

b. Colors and textures of exterior surfaces

c. Architectural scale (size and height of buildings, both actual and perceived)

d. Placement and rhythm of doors, windows, wall planes, visible wall joints, and visible roof elements

e. Architectural style (examples of architectural style include reference to recognized historic or modern architectural styles, repetitive use of particular shapes, angles, features such as cornices, type of roof, etc.)

Community Development
Planning Division
Phone: (630) 377-4443
Fax: (630) 377-4062

ST. CHARLES
SINCE 1834

December 12, 2012

Todd Mosher
Atwell, LLC.
1245 E. Diehl Road, Suite 100
Naperville, IL 60563

Re: Proposed PUD Preliminary Plan, Subdivision, and Minor Change for a Discount Tire Retail Store Located on Lot-4 of the Zylstra Center.

Staff has conducted a review of the Applications for PUD Preliminary Plan, Final Plat of Subdivision, and Minor Change to a PUD with regards to the proposed new Discount Tire facility to be located on the current lot 4 in the Zylstra Center PUD. Staff offers the following comments for your consideration. These comments are being provided in addition to comments received from the other City Departments.

1. **Site Plan**

   The applicant should consider adding accommodations for a future cross-access connection with the proposed lot to the north of the subject property.

2. **Landscape Plans**

   Staff reviewed the submitted Landscape Plan for conformance with the relevant standards of **Chapter 17.26 Landscaping and Screening**.

   Landscape Plan Comments

   - **Section 17.26.080.C Requirements for Building Foundation Landscaping** requires that 2 shade, ornamental, or evergreen trees be installed per every 50' of lineal building wall.
     - 15 trees are required to be in the foundation landscape area, there are 11 shown on the plans.
     - Staff suggests adding more evergreen trees to the north of the proposed dumpster enclosure to increase the height of screening and to soften the appearance of the enclosure.
   - **Section 17.26.080.C** also requires that 20 bushes, shrubs, and/or perennials be planted per every 50 lineal feet of building foundation wall.
     - 149 bushes, shrubs, and/or perennials are required around the building foundation and only 45 are shown. Please add the required plant materials.
     - Staff suggests creating new planting beds in the building foundation area around the southern customer entrance to accommodate some of these plantings and to soften

this elevation. The remaining plant materials can be incorporated around the entirety of the building foundation.

3. **Proposed Signage**
   - Please submit a to-scale elevation of the proposed monument sign that indicates the square footage of the sign face and the height of the monument sign. This comment can be addressed at the time of the sign permit submittal.

4. **Final Plat Comments**
   - The applicant should add a permanent cross-access easement with the property located to the north on the Final Plat of Subdivision. The easement should extend from the end of the parking lot located west of the proposed building to the north.
   - Please replace the signature block entitled, "Director of Public Works" with the following:

     "DIRECTOR OF COMMUNITY DEVELOPMENT (or Designee)
     Certificate
     State of Illinois)
     County of Kane) ss.

     "I, _____, do hereby certify that the required improvements have been installed, or the required guarantee bond has been posted for the completion of all required land improvements.

     _____
     Director of Community Development

     Dated at _____, Illinois, this _____day of _____, A.D. 20____."

   - Please add the following language to all owner's certificates:
     "Also, this is to verify that property being, subdivided aforesaid, and to the best of the owner's knowledge and belief, said subdivision lies entirely within the limits of:

     St. Charles Community Unit School District 303"

5. **Building Elevations**
   - It seems that the location of the trash enclosure gates shown on the site plans does not match the location of these gates on the submitted building elevations. Please revise the elevations to ensure that the locations of the trash enclosure gates are consistent.

6. **General Comments**
   - A detailed comment response letter should be submitted with any revisions/resubmittals. Each comment should be responded to separately to clearly identify how each comment is being addressed.

Sincerely,
City of St. Charles

Matthew O'Rourke, AICP
Cc.: Russell Colby, Planning Division Manager

**Community Development**
**Development Engineering Division**
Phone: (630) 443-3677
Fax: (630) 377-4062

ST. CHARLES
SINCE 1834

# Memo

Date: 12/5/12

To: Matthew O'Rourke

From: Christopher Tiedt, P.E.

RE: Proposed Discount Tire- Zylstra Center PUD

---

I have reviewed the submittal for the proposed Discount Tire that is to be located on part of Lot 4 of the Zylstra Center Subdivision. The following documents were reviewed.

- Preliminary Engineering Plans for Discount Tire-St. Charles, IL prepared by Atwell, LLC dated 11/5/2012, (13 pages)
- Stormwater Management Report for the Proposed Discount Tire prepared by Atwell, LLC dated October 19, 2012
- Final Plat of Zylstra Center First Resubdivision prepared by Atwell, LLC dated 11/2/2012.

I have reviewed the above documents for conformance with the City of St. Charles Ordinances, Kane County Stormwater Ordinances and general engineering and construction practices. The following comments are offered up for your consideration:

**Preliminary Engineering Plans:**

1. Sheet C-03: Verification from the Fire Department with respect to adequate site circulation will need to be obtained.
2. Sheet C-04: Grading at the NW corner of the site should be revised to direct additional overland flows towards the internal ring road and ultimately to the detention pond and not towards Randall Road.
3. Sheet C-04: The drainage swale located along the north side of the property needs to be revised to insure overland flows remain onsite and drain to the internal ring road. (See #1) Please look closely around the transformer to insure that the proposed transformer will not impede overland flows and direct these flows offsite onto the lot to the north.

4. Sheet C-04: Are proposed grades shown along proposed curbs, T/C elevations or flowline elevations?
5. Sheet C-04: Please identify with flow arrows where overland flows will exit the proposed development into the ring road and ultimately head north to the existing detention ponds.
6. Sheet C-05: Fire and domestic services need to be tapped separately off of the public watermain. The B-box should be located within the greenspace near the internal ring road or the 10' perimeter easement.
7. Sheet C-05: The flow direction arrows for sanitary sewer segment between SanMH 1 and SanMH 2 are incorrect and need to be revised.
8. Sheet C-05: Proposed SanMH 1 will need to be located in a private utility easement. Verification that this easement has been executed and recorded will need to be provided prior to final engineering approval. It should also be noted that an additional sanitary service for the proposed Lot 2 cannot be tied into SanMH 1. This should be identified in the private utility easement language.
9. Sheet C-05: Verification from the Fire Department will need to be obtained with respect to adequate fire hydrant coverage.
10. Sheet C-05: During Final Engineering, utility crossings will need to be called out with respective elevations.
11. Sheet C-06: Please identify the concrete wash-out location.
12. Sheet C-08: Landscaping along the north side of the property may need to be revised depending on previously discussed grade changes to insure adequate overland flows.
13. Sheet C-08: Minimum separation requirements will need to be maintained from the relocated B-box.

**Resubdivision Plat:**

14. Sheet 1: Proposed subdivision monuments shall conform to Title 16.06.050(C) 5.
15. Sheet 1: Please add the existing information to the Area Table on the Resubdivision Plat:
    a. Please number all public utility easements being granted on each lot, including perimeter easements.
    b. Please include the area for each public utility easement being granted on each lot.
16. Sheet 1: Please note that a new sanitary sewer service will need to be installed for Lot 2. The existing service stub being utilized for Lot 3 cannot be used.
17. Sheet 2: Please revise the Director of Public Works Certificate to Director of Community Development (or designee) Certificate.

**General Comments:**

18. At time of Final Engineering Approval, an Engineer's estimate identifying costs associated with Erosion Control, Monumentation, and water connections will

need to be provided for review and approval. Ultimately, a financial guarantee for these items will need to be put into place prior to the start of construction.

19. The $50.00 Stormwater permit application fee needs to be submitted prior to final approval and issuance of the stormwater permit.

The applicant's design professionals are responsible for performing and checking all design computations, dimensions, details and specifications in accordance with all applicable codes and regulations, and obtaining all permits necessary to complete this work. In no way does this review relieve the applicant's design professionals of the duties to comply with the law and any applicable codes and regulations, nor does it relieve the Contractors in any way from their sole responsibility for the quality and workmanship of the work and for strict compliance with the permitted plans and specifications.

Fire Department

# Memo

Date: 12/11/12

To: Matt O'Rourke

From: Lt. Brian Byrne

Fire Prevention Bureau

Project: 2012PR010 - Discount Tire (Randall Rd.)

Application Number: 2012AP021

---

PUD Preliminary Plan (Engineering)

Type/Revised: New Submittal Received: 11/20/2012 Transmitted: 11/21/2012

12/11/2012 – Approved with the following Comments

1. There are 2 fire hydrants within 300' of the building; however there is not a hydrant within 75' of the Fire Department Connection (FDC). Please add a fire hydrant as specified. (see local amendment below)

   *507.5.1.2 A fire hydrant shall be located within 75 feet of the fire department connection that it serves.*

2. When the location of the Fire Department Connection (FDC) is determined, the foundation landscaping shall not obstruct or interfere with the access to the FDC.

3. Site access for the Fire Department is adequate and meets the requirements of the adopted code.