ST. CHARLES SINCE 1834	**PLAN COMMISSION AGENDA ITEM EXECUTIVE SUMMARY**			
	Project Title/ Address:	1915 W. Main Street – Special Uses for a Planned Unit Development, Restaurant, and Drive-Through Facility (Demolition and Reconstruction of the Existing McDonald's Restaurant)		
	City Staff:	Matthew O'Rourke, Planner		
	Please check appropriate box (x)			
	PUBLIC HEARING (3/19/13)	X	**MEETING (3/19/13)**	X

APPLICATIONS UNDER CONSIDERATION:	
Special Use (Planned Unit Development, Restaurant, Drive-Through Facility)	PUD Preliminary Plan
Final Plat of Subdivision	

ATTACHMENTS AND SUPPORTING DOCUMENTS	
Staff Report (dated 3/1/13)	Applications
Parking Analysis Memo; V3 Companies; dated 1/25/2013	Preliminary Engineering Plans; V3 Companies; dated 1/25/2013
Architectural Elevations; M US Restaurant Development; dated 11/15/2012	Final Plat of Subdivision; V3 Companies; dated 2/25/2013

EXECUTIVE SUMMARY:

The owner of the McDonald's restaurant located at 1915 W. Main Street is proposing to demolish the existing building and construct a new restaurant on this site. The applicant has submitted petitions for Special Uses (Planned Unit Development, Restaurant, and Drive-Through Facility), PUD Preliminary Plan, and Final Plat of Subdivision. The details of the proposal are as follows:

- Construct a new 5,234 SQ FT restaurant on the property.
- The location of the restaurant will be further west on the property and oriented to be parallel with Rt. 64.
- Eliminate 2 of the 4 existing curbs cuts onto Rt. 64.
- New Drive-Through Facility with a dual-order station.
  - 15 drive-through stacking spaces.
- 49 parking spaces.
- All new and enhanced landscaping around the site.

RECOMMENDATION / SUGGESTED ACTION *(briefly explain)***:**

Conduct the public hearing and close if all the testimony has been taken.

Staff has placed this item on the meeting portion of the agenda for a vote should the Plan Commission feel that they have enough information to make a recommendation.

Staff recommends approval of the applications contingent upon resolution of any outstanding staff comments, and has provided draft findings of fact to support that recommendation.

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

REVISED SPECIAL USE APPLICATION

Received Date
St. Charles, IL
FEB 20 2013
CDD
Planning Division

CITYVIEW
Project Name: McDonald's - W. Main - 1915
Project Number: 2012 -PR- 008
Application Number: 2013 -AP- 005

To request a Special Use for a property, or to request to amend an existing Special Use Ordinance for a property, complete this application and submit it with all required attachments to the Planning Division.

City staff will review submittals for completeness and for compliance with applicable requirements prior to establishing a public hearing date for an application.

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): 09-33-101-005, 006, 052	
	Street Address (or common location if no address is assigned): 1915 W. Main Street St. Charles, IL 60174	
2. Applicant Information:	Name McDonald's USA, LLC	Phone 630-836-9090
	Address One McDonald's Plaza Oak Brook, IL 60523	Fax 630-836-9191
		Email
3. Record Owner Information:	Name Franchise Realty Investment Trust - IL	Phone 630-836-9090
	Address One McDonald's Plaza Oak Brook, IL 60523	Fax 630-836-9191
		Email
4. Billing: *To whom should costs for this application be billed?*	Name PCA Team, Dept. 212	Phone
	Address 2111 McDonald's Drive Oak Brook, IL 60523	Fax
		Email

Information Regarding Proposed Special Use:

Comprehensive Plan designation of the property: Retail and Service (19 - West Main Corridor)

Is the property a designated Landmark or in a Historic District? No

What is the property's current zoning? BL-Local Business with a Special Use

What is the property currently used for? McDonald's Restaurant with drive-thru

What Special Use(s) are you applying for? Please select from the list of Special Uses in the Zoning Ordinance for the appropriate zoning district.

PUD, Restaurant with Drive-Thru Facility

If the proposed Special Use is approved, what improvements or construction are planned?

Demolish existing building and reconstruct a new building with side-by-side drive-thru

For Special Use Amendments only:

What Special Use ordinance do you want to amend? Ordinance No. _____

Why is the proposed change necessary?

_____

What are the proposed amendments? (Attach proposed language if necessary)

_____

Note for existing buildings:

If your project involves using an existing building, whether you plan to alter it or not, please contact the St. Charles Fire Department (630-377-4458) and the Building and Code Enforcement Division (630-377-4406) for information on building, life safety and other code requirements. Depending on the proposed use, size of structure and type of construction, these requirements can result in substantial costs.

Attachment Checklist

- ❑ **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 1/2 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/

- ❑ **TRAFFIC STUDY:** If requested by the Director of Community Development.

- ❑ **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 PLAN (Note: For a Special Use for PUD, submit PUD Preliminary Plan Application in lieu of Site Plan)**

  A plan or plans showing the following information:

  1. Accurate boundary lines with dimensions
  2. Streets on and adjacent to the tract: Name and right-of-way width
  3. Location, size, shape, height, and use of existing and proposed structures
  4. Location and description of streets, sidewalks, and fences
  5. Surrounding land uses
  6. Date, north point, and scale
  7. Ground elevation contour lines
  8. Building/use setback lines
  9. Location of any significant natural features
  10. Location of any 100-year recurrence interval floodplain and floodway boundaries
  11. Location and classification of wetland areas as delineated in the National Wetlands Inventory
  12. Existing zoning classification of property
  13. Existing and proposed land use
  14. Area of property in square feet and acres
  15. Proposed off-street parking and loading areas
  16. Number of parking spaces provided, and number required by ordinance

17. Angle of parking spaces
18. Parking space dimensions and aisle widths
19. Driveway radii at the street curb line
20. Width of driveways at sidewalk and street curb line
21. Provision of handicapped parking spaces
22. Dimensions of handicapped parking spaces
23. Depressed ramps available to handicapped parking spaces
24. Location, dimensions and elevations of freestanding signs
25. Location and elevations of trash enclosures
26. Provision for required screening, if applicable
27. Exterior lighting plans showing:
    a. Location, height, intensity and fixture type of all proposed exterior lighting
    b. Photometric information pertaining to locations of proposed lighting fixtures

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.

2-27-13

Record Owner — Date

2-27-13

Applicant or Authorized Agent — Date

FINDINGS OF FACT SHEET – SPECIAL USE

ST. CHARLES
SINCE 1834

The St. Charles Zoning Ordinance requires the Plan Commission to consider the factors listed below in making a recommendation to the City Council.

As the applicant, the "burden of proof" is on you to show how your proposed Special Use will comply with each of the applicable standards. Therefore, you need to "make your case" by explaining specifically how your project meets each of the following standards.

1915 W. Main Street, St. Charles, IL 60174
Project Name or Address

December __, 2012
Date

From the Charles Zoning Ordinance, Section 17.04.430.C.2:
No Special Use or amendment to Special Use shall be recommended by the Plan Commission unless it finds that the proposed Special Use or amendment to Special Use will conform with each of these standards. The Plan Commission shall submit its written findings together with its recommendations to the City Council after the conclusion of the Public Hearing, and also may recommend such conditions as it may deem necessary to ensure conformance with these standards.

On the basis of the evidence presented at the public hearing, the Plan Commission shall record its reasons for recommending approval or denial of the petition (findings of fact) in accordance with the following standards:

A. Public Convenience: The Special Use will serve the public convenience at the proposed location.

This facility has operated at this location for several decades and has been serving the public convenience. The new facility will enhance the public convenience by introducing a more efficient drive-thru facility, eliminate two existing full access curb cuts on Main Street, and significantly improve the aesthetic qualities of the area.

B. Sufficient Infrastructure: That adequate utilities, access roads, drainage and/or necessary facilities have been, or are being, provided.

These utilities are in place and have served this facility. Additionally, storm sewers will be added.

C. Effect on Nearby Property: That the Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair property values within the neighborhood.

This use has been established for more than a decade. Commercial uses and commercial zoning surround this area.

D. Effect on Development of Surrounding Property: That the establishment of the Special Use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

The surrounding properties have already been developed. This use would not impede any redevelopment of the surrounding area.

E. Effect on General Welfare: That the establishment, maintenance or operation of the Special Use will not be detrimental to or endanger the public health, safety, comfort or general welfare.

Again, this use has existed for more than a decade without detrimental effect or endangerment to the public health, safety and welfare. This use will enhance the general welfare by providing a more efficient drive-thru facility and a more contemporary building elevation.

F. Conformance with Codes: That the proposed Special Use conforms to all existing Federal, State and local legislation and regulation and meets or exceeds all applicable provisions of this Title, except as may be varied pursuant to a Special Use for Planned Unit Development.

The following PUD deviations are being requested: (1) from Table 17.14-2 of the Zoning Ordinance to reduce the landscape buffer yard from 10 feet to 5 feet along the southerly property line; (2) from Table 17.24-3 to reduce the required parking spaces from 52 to 49; (3) from Section 17.26.080 to reduce the required trees along a building wall from 12 to 9; (4) from Section 17.26.080 to reduce the lineal feet of landscaping around non-front facades from 136.8 lineal feet to 128.3 lineal feet; (5) from Section 17.26.090 to reduce the required ornamental trees and evergreens along the Main Street frontage from 12 to 0; (6) from Table 17.28-2 to increase the number of wall signs from 1 to 6.

FINDINGS OF FACT SHEET – SPECIAL USE FOR A PLANNED UNIT DEVELOPMENT (PUD)

ST. CHARLES
SINCE 1834

The St. Charles Zoning Ordinance requires the Plan Commission to consider the factors listed below in making a recommendation to the City Council.

As the applicant, the "burden of proof" is on you to show how your proposed Planned Unit Development meets the applicable standards. Therefore, you need to "make your case" by explaining specifically how the project meets each of the following standards.

McDonald's
PUD Name

December __, 2012
Date

From the St. Charles Zoning Ordinance, Section 17.04.410.3:
The Plan Commission shall not favorably recommend, and the City Council shall not approve, a Special Use for a PUD or an amendment to a Special Use for a PUD unless they each make findings of fact based on the application and the evidence presented at the public hearing that the PUD is in the public interest, based on the following criteria:

i. The proposed PUD advances one or more of the purposes of the Planned Unit Development procedure stated in Section 17.04.400.A:

1. To promote a creative approach to site improvements and building design that results in a distinctive, attractive development that has a strong sense of place, yet becomes an integral part of the community.
2. To create places oriented to the pedestrian that promote physical activity and social interaction, including but not limited to walkable neighborhoods, usable open space and recreational facilities for the enjoyment of all.
3. To encourage a harmonious mix of land uses and a variety of housing types and prices.
4. To preserve native vegetation, topographic and geological features, and environmentally sensitive areas.
5. To promote the economical development and efficient use of land, utilities, street improvements, drainage facilities, structures and other facilities.
6. To encourage redevelopment of sites containing obsolete or inappropriate buildings or uses.
7. To encourage a collaborative process among developers, neighboring property owners and residents, governmental bodies and the community

The proposed development results in a distinctive and attractive development as evidenced by the elevations, which contains brick veneer and cultured stone, with no EFIS, and a landscape plan which decreases the impervious area, adds significant additional landscaping, and provides for an outdoor seating area and water feature. This outdoor area provides social interaction. This plan also promotes economic development and efficient use of land, utilities, street improvements and drainage facilities by modernizing this facility, adding stormwater sewers and treatment of the stormwater and eliminating two curb cuts. It also removes an obsolete building and improves the overall site plan by making the drive-thru more efficient, reducing the impervious area, adding a board on board fence to the south and eliminating two curb cuts on Main Street.

ii. **The proposed PUD and PUD Preliminary Plans conform to the requirements of the underlying zoning district or districts in which the PUD is located and to the applicable Design Review Standards contained in Chapter 17.06, except where:**

A. **Conforming to the requirements would inhibit creative design that serves community goals, or**
B. **Conforming to the requirements would be impractical and the proposed PUD will provide benefits that outweigh those that would have been realized by conforming to the applicable requirements.**

Factors listed in Section 17.04.400.B shall be used to justify the relief from requirements:

1. The PUD will provide community amenities beyond those required by ordinance, such as recreational facilities, public plazas, gardens, public are, pedestrian and transit facilities.
2. The PUD will preserve open space, natural beauty and critical environmental areas in excess of what is required by ordinance or other regulation.
3. The PUD will provide superior landscaping, buffering or screening.
4. The buildings within the PUD offer high quality architectural design.
5. The PUD provides for energy efficient building and site design.
6. The PUD provides for the use of innovative stormwater management techniques.
7. The PUD provides accessible dwelling units in numbers or with features beyond what is required by the Americans with Disabilities Act (ADA) or other applicable codes.
8. The PUD provides affordable dwelling units in conformance with, or in excess of, City policies and ordinances.
9. The PUD preserves historic buildings, sites or neighborhoods.

Please see attached

iii. The proposed PUD conforms with the standards applicable to Special Uses (section 17.04.330.C.2).

Submit responses on form: "Findings of Fact Sheet – Special Use"

iv. The proposed PUD will be beneficial to the physical development, diversity, tax base and economic well-being of the City.

The proposed PUD will provide a more efficient drive-thru system will eliminate two curb cuts on Main Street and will continue to provide sales tax revenue for the City.

v. The proposed PUD conforms to the purposes and intent of the Comprehensive Plan.

The Comprehensive Plan identifies this site as Retail and Service which include restaurants.

FINDINGS OF FACT SHEET – SPECIAL USE FOR A PLANNED UNIT DEVELOPMENT (PUD)

ii.

The PUD provides additional community amenities with the outdoor seating area and water feature. It provides superior landscaping, buffering and screening with a generous landscape plan and board on board fence along the southern border and a high quality architectural design. The new building will comply with all regulations for building efficiency. The redevelopment site will provide storm sewer and stormwater treatment.

The departures from the City Code are listed in Section F of the Findings of Fact Sheet. The rear buffer yard reduction is required in order to enhance the north foundation wall landscaping. The rear yard currently does not contain any landscaping and backs up to a parking lot. The reduction in parking is required in order to provide additional landscape area. The traffic study shows 49 spaces will be adequate. Reducing the required trees along a building wall is required because there is not enough room to plant them. The reduction in the lineal feet of landscaping around the non-front façade is required because of the need for the drive-thru facilities along the south building façade, without which the project would not be financially feasible. The reduction in the required ornamental trees and evergreens along Main Street is required because there is not enough room to plant these trees and they would jeopardize the health of the remaining landscaping.

The increase in the number of wall signs is required because the McDonald's signs are needed on the east side, which is an entrance and on the west side so motorists traveling east can see the building signage. The McDonald's "M" logo is a brand feature on the stone arcades of the new McDonald's building. The pre-sale order signs are a convenience for customers in the drive-thru line to review the menu prior to arriving at the custom order display to place their order. This further improves the efficiency of the drive-thru system.

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.

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☑ **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:** (See Special Use Application)

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.

Jacob Steinfink 1/16/13 SB

Record Owner Date

Applicant or Authorized Agent Date

CITY OF ST. CHARLES

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

ST. CHARLES
SINCE 1834

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

FINAL PLAT APPLICATION

RECEIVED
St. Charles, IL
FEB 28 2013
CDD
Planning Division

Received Date

CITYVIEW Project Name:	McDonald's - 1915 W. Main St.
Project Number:	2012 -PR- 008
Application Number:	2013 -AP- 009

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): 09-33-101-005, 006, 052	
	Proposed Subdivision Name: McDonald's	
2. Applicant Information:	Name McDonald's USA, LLC	Phone 630-836-9090
	Address One McDonald's Plaza Oak Brook, IL 60523	Fax 630-836-9191
		Email
3. Record Owner Information:	Name Franchise Realty Investment Trust - IL	Phone 630-836-9090
	Address One McDonald's Plaza Oak Brook, IL 60523	Fax 630-836-9191
		Email
4. Billing: *To whom should costs for this application be billed?*	Name PCA Team, Dept. 212	Phone
	Address 2111 McDonald's Drive Oak Brook, IL 60523	Fax
		Email

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.

2/18/13

Record Owner Date

Applicant or Authorized Agent Date

RECEIVED
St. Charles, IL

JAN 29 2013

CDD
Planning Division

CITY OF ST. CHARLES

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

ST. CHARLES
SINCE 1834

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

PUD PRELIMINARY PLAN APPLICATION

RECEIVED
St. Charles, IL

JAN 29 2013

CDD
Planning Division

Received Date

CITYVIEW	
Project Name:	1915 W. Main St. - McDonalds
Project Number:	2012 -PR- 008
Application Number:	2013 -AP- 004

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): 09-33-101-005, 006, 052	
	Proposed Name of PUD: McDonald's	
2. Applicant:	Name McDonald's USA, LLC	Phone 630-836-9090
	Address One McDonald's Plaza Oak Brook, IL 60523	Fax 630-836-9191
		Email
3. Record Owner:	Name McDonald's Corporation	Phone 630-836-9090
	Address One McDonald's Plaza Oak Brook, IL 60523	Fax 630-836-9191
		Email
4. Billing: *Who is responsible for paying application fees and reimbursements?*	Name PCA Team, Dept. 212	Phone
	Address 2111 McDonald's Drive Oak Brook, IL 60523	Fax
		Email

Legal Description

PARCEL 1: THAT PART OF THE SOUTHWEST 1/4 OF SECTION 28 AND OF THE NORTHWEST 1/4 OF SECTION 33, ALL IN TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE CENTER LINE OF STATE ROUTE NO. 64 WITH THE WESTERLY LINE EXTENDED NORTH OF NINETEENTH STREET; THENCE NORTH 89 DEGREES 17 MINUTES WEST ALONG SAID CENTER LINE OF STATE ROUTE NO. 64, 85 FEET FOR THE POINT OF BEGINNING; THENCE SOUTH 0 DEGREES 05 MINUTES WEST PARALLEL WITH THE EXTENSION OF THE WEST LINE OF SAID NINETEENTH STREET, 204 FEET, THENCE NORTH 89 DEGREES 17 MINUTES WEST PARALLEL WITH THE CENTER LINE OF SAID STATE ROUTE NO. 64, 150 FEET; THENCE NORTH 0 DEGREES 05 MINUTES EAST, PARALLEL WITH THE WEST LINE AND WEST LINE EXTENDED OF SAID NINETEENTH STREET, 204.0 FEET TO THE CENTER LINE OF SAID STATE ROUTE NO. 64, THENCE SOUTH 89 DEGREES 17 MINUTES ALONG SAID CENTER LINE, 150.0 FEET TO THE POINT OF BEGINNING, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

PARCEL 2: LOT 5 AND THE EASTERLY 77 FEET, AS MEASURED ALONG THE NORTH LINE, OF LOT 6,

EXCEPTING THEREFROM THAT PART TAKEN FOR ROAD PURPOSES IN CASE 04ED 16, ALL IN IN BLOCK 1 OF FAIRVIEW PLAZA, UNIT NO. 6, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

V3 COMPANIES • 7325 JANES AVENUE, WOODRIDGE, IL 60517 • PH: 630.724.9200 • FX: 630.724.9202 • V3CO.COM

VISIO, VERTERE, VIRTUTE ... THE VISION TO TRANSFORM WITH EXCELLENCE

OWNER AUTHORIZATION

To: City of St. Charles, Illinois

Re: Application for Final Plat
for McDonald's Restaurant with Drive-In Facilities ("Project")
1915 W. Main Street, St. Charles, Illinois ("Property")

The undersigned, Franchise Realty Investment Trust - IL ("Owner"), hereby authorizes McDonald's USA, LLC, as Applicant, to execute all necessary applications, and hereby authorizes Henry S. Stillwell III and Rathje & Woodward, LLC, as attorneys, to attend and give testimony at all public hearings and meetings on behalf of Owner before the Corporate Authorities of the City of St. Charles, Illinois, and such of its appointed boards and committees as may be necessary and appropriate, with respect to the above referenced Project pertaining to the above referenced Property.

This authorization shall remain in force and effect unless and until expressly terminated by written notice given by Owner to the City of St. Charles.

Dated this 18th day of February 2013.

Franchise Realty Investment Trust - IL

By: _____

Print Name: Catherine A. Griffin

Title: Vice President and Assistant Secretary

OWNERSHIP DISCLOSURE FORM
CORPORATION

State of Illinois)
) SS.
~~Kane~~ County)
DUPAGE

I, Catherine A. Griffin, being first duly sworn on oath depose and say that I am the Vice President + Assistant Secretary of Franchise Realty Investment Trust - IL, an (Illinois) (Maryland) Corporation and that the following persons are all of the shareholders of 7% or more of the common stock of said Corporation:

None

BY: [signature] SB

TITLE: Vice President + Assistant Secretary

Subscribed and Sworn before me this 19th day of February, 20 16.

OFFICIAL SEAL
MICHELE M LECHTENBERG
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:02/24/16

Michele M. Lechtenberg
Notary Public

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

ST. CHARLES
SINCE 1834

Staff Report

TO: Chairman Todd Wallace
And the Members of the Plan Commission

FROM: Matthew O'Rourke, AICP
Planner

RE: Proposed Special Uses for a Planned Unit Development, Restaurant, and Drive-Through Facility at 1915 W. Main Street (McDonald's)

DATE: March 15, 2013

I. APPLICATION INFORMATION:

Project Name: 1915 W. Main Street (McDonald's)

Applicant: McDonald's USA, LLC.

Purpose: Review of applications for Special Uses (Planned Unit Development, Restaurant, and Drive-Through Facility), and related plans for the proposed demolition and reconstruction of the existing McDonald's restaurant.

General Information:

Site Information	
Location	1915 W. Main Street
Acres	1.12

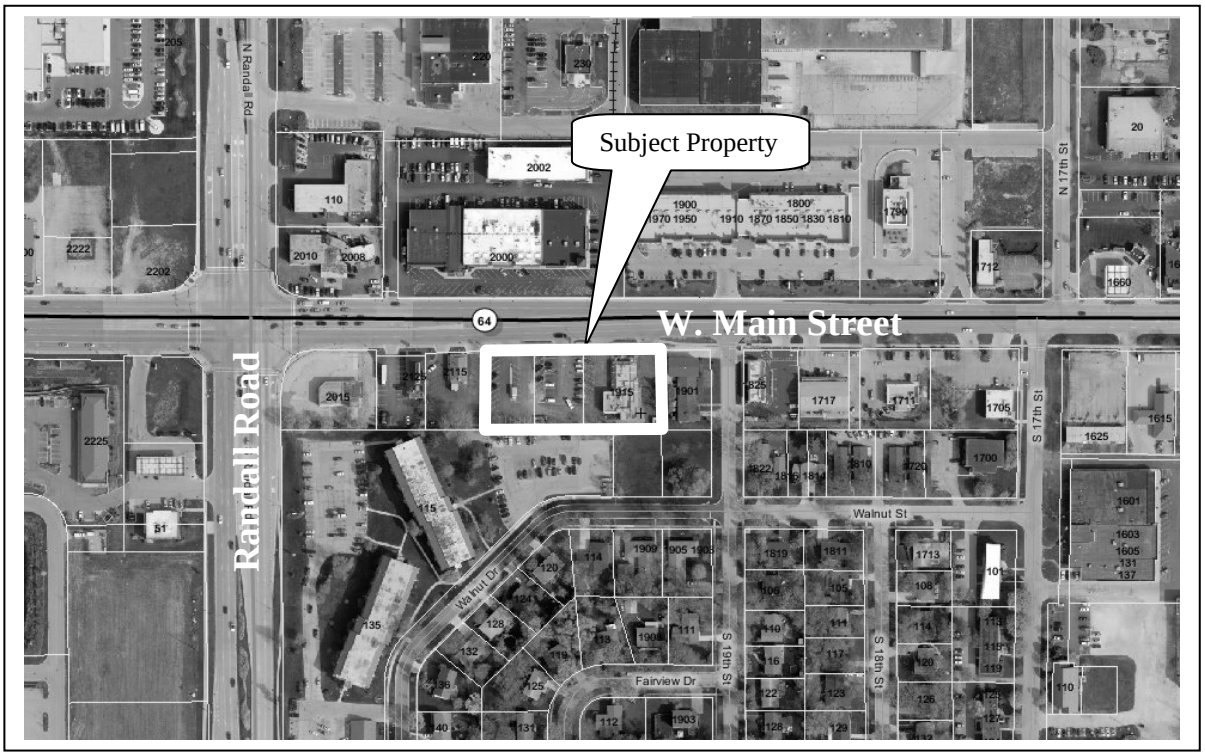
Applications	**1) Special Use for a Planned Unit Development, Restaurant, and Drive-Through Facility**
	2) PUD Preliminary Plan
	3) Final Plat of Subdivision
Applicable Ordinances and Zoning Code Sections	17.04 Administration 17.14 Business and Mixed Use Districts 17.24 Off Street Parking, Loading & Access 17.28 Landscaping and Screening 17.06.030 Standards and Guidelines – BL, BC, BR, & O/R Districts Title 16 Subdivisions and Land Improvement

Existing Conditions	
Land Use	Existing McDonald's Restaurant
Zoning	BL-Local Business and Special Use for a Drive-Through Facility

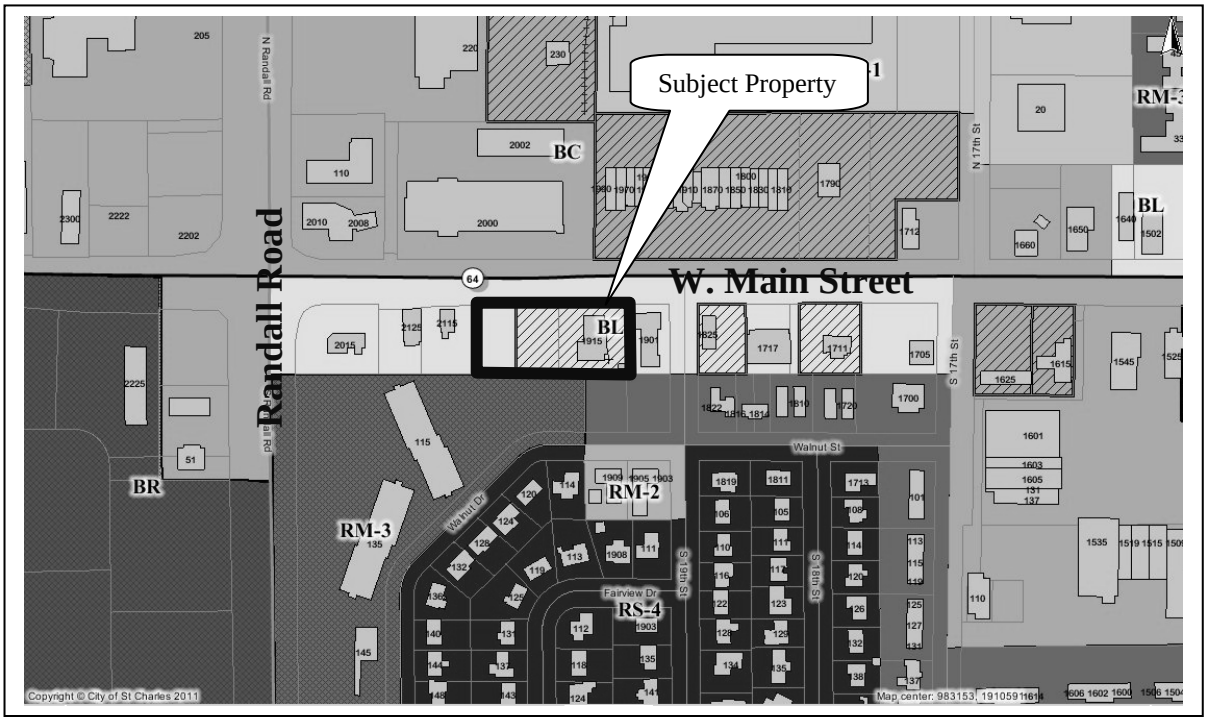
Zoning Summary		
North	BC-Community Business	Multi-Tenant Commercial Buildings
East	BL-Local Business	Commercial Building
South	RM-3 General Residential PUD	Fox Run Apartments/Parking Lot
West	BL-Local Business	Commercial Buildings

Comprehensive Plan Designation
Retail and Service

Aerial Photograph



Surrounding Zoning



II. BACKGROUND

A. BUSINESS HISTORY

The McDonalds' located at 1915 W. Main Street has been in operation since the 1970's. A Drive-Through Facility was added to the business in 1980.

B. CONCEPT PLAN

In November and December of 2012, the applicant presented a Concept Plan for this proposal to the Plan Commission and Planning & Development Committee respectively. During the Concept Plan review, the applicant stated their intention was to request the following deviations through the PUD process:

- Reduction in the required landscape buffer along the southern property line from 10' to 5'.
- Reduction in the number of required off-street parking stalls from 52 to 49.
- Landscaping deviations:
  - Reduction in the amount of foundation landscaping around the building.
  - Reduction in the required number of ornamental trees along W. Main Street.
  - Reduction in the number of required foundation trees.
- Increase in the permitted number of wall signs from 1 to 6.

In general, both the Plan Commission and Planning & Development Committee stated that creating a Planned Unit Development to accommodate this proposal was appropriate. These two groups also stated the following comments:

Plan Commission Comments:

- Create enhanced buffers or screening between this property and the properties to the west and south.

Planning and Development Committee Comments:

- Create a cross-access between the McDonald's property and the property to the west (Beef Shack).

III. PROPOSAL:

The owner of the McDonald's restaurant located at 1915 W. Main Street is proposing to demolish the existing building and construct a new restaurant on this site. The applicant has submitted petitions for Special Uses (Planned Unit Development, Restaurant, and Drive-Through Facility), PUD Preliminary Plan, and Final Plat of Subdivision. The details of the proposal are as follows:

- Construct a new 5,234 SQ FT restaurant on the property.
- The location of the restaurant will be further west on the property and oriented to be parallel with Rt. 64.
- Eliminate 2 of the 4 existing curbs cuts onto Rt. 64.
- New Drive-Through Facility with a dual-order station.
  - 15 drive-through stacking spaces.
- 49 parking spaces.
- All new landscaping around the site.
- Deviation requests through the PUD (Detailed in Staff Analysis).

IV. STAFF ANALYSIS

Staff performed an analysis of the submitted PUD Preliminary Plans for conformance with all relevant standards of the City' Ordinances. The following is a detailed description of Staff's analysis:

A. COMPREHENSIVE PLAN

Land Use Designation
The current Comprehensive Plan land use designation for this property is Retail and Service. Retail and Service is defined as follows:

"Retail and Service. Includes most business uses such as stores, restaurants, consumer and business services and professional offices. The maximum Floor Area Ratio is 0.35."

B. BULK AND SETBACK STANDARDS

This property is zoned BL-Local Business. Staff has reviewed the submitted plans to ensure conformance with the applicable bulk and setback regulations per **Table 17.14-2 Business and Mixed Use Districts Bulk Regulations**. The following table summarizes this review (Deviation requests are highlighted with ***bold italics)***:

Category	Zoning Ordinance Standard	Proposed
Lot Area	1-Acre For Restaurants	1.12 Acres
Lot Width	N/A	327'
Building Setbacks:		
Front	20'	69'
Interior Side: East	5'	124'
Interior Side: West	5'	85'
Exterior Side	20'	N/A
Rear	20'	33'
Parking/Paving Setbacks:		
Front	10'	10'
Interior Side : East	0'	1.8'
Interior Side: West	0'	1.2'
Exterior Side	10'	N/A
Rear	See Landscape Buffer Yard	5'
Maximum Building Coverage	60%	11%
Landscape Buffer Yard	***10' required landscape buffer when property abuts residential zoning (south property line)***	***5'***
Parking Stall Size	9' wide by 18' long (2' overhang allowed where parking stalls abut green space)	9' wide by 20' angled parking stalls.
Drive-Aisle Width	24' or 14' One Way	Minimum 18' (one way proposed around entire site)
Parking Requirement	***10 Spaces per 1,000 SQ FT of GFA - (52 required)***	***49***

The applicant is proposing a 6' tall ornamental fence along the western property line up to the trash enclosure.

Proposed Deviations

1. Landscape Buffer

   Per **Table 17.14-2** a landscaped buffer yard of 10' in width is required when commercial properties abut properties with an underlying zoning designation of residential. The property to the south is zoned RM-3 General Residential (PUD). This property is part of the Fox Run apartment complex.

   The applicant is requesting to reduce this required landscape buffer yard to 5' in width. This portion of the property is used as an off-street parking lot for Fox Run residents. Currently, there is no buffer yard between the McDonald's property and the Fox Run property. The applicant is proposing a 6' tall privacy fence along the south property line

2. Off-Street Parking

   The applicant is requesting a deviation to reduce the required number of off-street parking spaces from 52 to 49. The applicant has submitted a parking analysis memo dated 1/25/2013. This analysis states:

   - Peak hour parking demand was observed at:
     - Weekday (12:00PM – 1:00PM).
     - Weekend (12:00PM – 1:00PM).
   - Maximum parking demand observed was 48 spaces.
   - 4 to 8 of these parked vehicles patronized the business to the west.
   - Several drivers attempted to use the drive-through, but decided to order inside the restaurant due to the current drive-through configuration.
   - Based on the current conditions, peak hour parking demand is 10.67 spaces per 1,000 SF FT.

The memo illustrates how similar facilities indicate that dual drive-through lanes reduce the onsite parking demand. The following table summarized these findings:

Store Location	**1520 Naper Blvd. Naperville, IL**	**225 Ogden Ave. Downers Grove, IL**
GFA of Restaurant (SQ FT)	5,344	5,477
Parking Spaces Provided	59	50
Observe Peak Hour Demand	37	32
Peak Hour Demand Ratio (Per 1,000 SQ FT)	6.92	5.84
Peak Parking Demand Reduction	26%	37%

The memo concludes that the dual drive-through lane will reduce the peak hour parking demand on this site by 26% or to a ratio of 7.89 parking spaces per 1,000 SQ FT for a total of 41 needed off-street parking spaces. Therefore, the requested reduction from 52 to 49 spaces will accommodate the anticipated peak hour parking demand.

C. CROSS ACCESS

The Parking Analysis Memo also contains an analysis of a potential cross access with the property to the west (Beef Shack). The details of this analysis are as follows:

- The counterclockwise flow of the McDonald's and Beef Shack sites make it difficult to provide and access point.
- Shared access point to the west will result in a loss of off-street parking spaces for both businesses.
- Shared access point will warrant the relocation of the proposed trash enclosure, further reducing onsite parking spaces.
- Cross access does not encourage patrons to park in one location and visit both businesses since they are similar.
- The combined loss of parking spaces to McDonald's and Beef Shack will cause an increase in Beef Shack patrons parking on McDonald's property exacerbating current issues.
- Ingress and egress from both sites will still be limited to W. Main Street and not create any alternatives.

D. DRIVE-THROUGH FACILITY

Staff has reviewed the proposed Drive-Through Facility for conformance with the standards of **Section 17.24.100 Drive-Through Facilities**. The following table details that review:

Category	Zoning Ordinance Standard	Proposed
Required Stacking Spaces	15	15
Required Parking Stall Size	9' X 20'	9' X 20'
Screened from Public Street	Must not be along or screened from public street	Drive-Through is located away from the public street

Staff Comments

The submitted plans show 14 stacking spaces starting at the pick-up window or main point of service. There is 1 stacking space shown at a 3rd pick-up window, which is for orders that take longer to complete. **Section 17.24.100.B.2** states, *"For a Car Wash, stacking spaces shall begin behind the last vehicle being washed. For all other drive-through uses, stacking spaces shall include the vehicle stopped at a last point of service, such as a window."*

E. LANDSCAPE PLAN

Staff reviewed the submitted landscape plan for conformance with the relevant standards of **Chapter 17.26 Landscaping and Screening**. The following table details that review (Deviation requests are highlighted with ***bold italics)***:

Category	Zoning Ordinance Standard	Proposed
Interior Parking Lot Green Space	10% (2,794.5 SQ FT required)	11.2% (3,138.3 SQ FT)
Foundation Landscaping		
Trees	***2 per every 50 lineal feet of building wall - (12 required)***	***9***
Bushes, Shrubs, and perennials	20 per every 50 lineal feet of building wall - (131 required)	220
Front Façade	75% of the lineal frontage of the front façade – (33.75 lineal feet required)	38 lineal feet
Non-Front Facades	***50% of total lineal feet of wall frontage (136.8 lineal feet required)***	***128.3 lineal feet***
Parking Lot Screening	50% of lineal footage from a public street up 30" in height	50% is Screened
Public Street Frontage Landscaping		
Shade Trees	1 per every 40 lineal feet of building wall - (6 required)	6
Ornamental/ Evergreen Trees	***2 per every 40 lineal feet of building wall - (12 required)***	***0***
Bushes, Shrubs, and perennials	Per **Section 17.26.090.3 Required Landscape Materials** if the applicant utilizes a berm, decorative fence, or sculpted berming for 50% of the street frontage then they only need to provide landscaping for 40% of the lineal street frontage. - (130.8 lineal feet required)	Applicant has proposed an ornamental fence for 50% of the W. Main Street Frontage. They have supplemented landscaping along the fence for more than 130.8 lineal feet of the street frontage.
Parking Lot Shade Trees	1 per 160 SQFT of interior parking lot green space - (17 trees required)	17

Staff Comments

Proposed Outdoor Seating Area and Enhanced Landscape Features

In order to offset the proposed deviations from the landscape ordinance, the applicant has proposed a large public outdoor seating area and enhanced landscape features that will be visible from Rt. 64. These features are as follows:

- Outdoor seating open to the public.
- A landscaped water feature to enhance the public seating area and view from Rt. 64.
- Additional interior parking lot greenspace and landscape materials.

- The applicant has provided 220 bushes, shrubs, and perennials in the foundation landscape areas as opposed to the 131 that are required.

F. BUILDING ARCHITECTURE

Staff has reviewed the submitted building elevations for conformance with the standards established in **Section 17.06.030 Standards and Guidelines – BL, BC, BR, & O/R Districts**. The elevations conform to those standards.

G. SIGNAGE

Staff reviewed the proposed signage detailed on the architectural elevations for conformance with the relevant standards of **Table 17.28-2 Permitted Signs for Business and Mixed Use Districts**. The following table details that review:

Wall Signage Area	**Zoning Ordinance Standard**	**Proposed**
Front Elevation/East	0 SQ FT	45 SQ FT
Non-Drive Through Elevation/North	177 SQ FT	45 SQ FT
Drive-Through Elevation/South	0 SQ FT	0 SQ FT
Rear Elevation/West	0 SQ FT	45 SQ FT
Monument Sign Area	100 SQ FT	67 SQ FT
Monument Sign Height	15' above the grade from the public street	15'
Monument Sign Setback	10' from property line	10' from property line

Proposed Deviations

Per **Table 17.28-2 Permitted Signs for Business and Mixed Use Districts** one wall sign is permitted for each public street frontage of a zoning lot. Since this property has one street frontage only 1wall sign is permitted. There are 6 wall signs shown on the proposed elevations. The applicant has requested a deviation to permit the 6 walls signs.

H. FINAL PLAT OF SUBDIVISION

The applicant has submitted a Final Plat of Subdivision. The site is currently comprised of the 3 individual parcels. The applicant is proposing to consolidate these parcels into one larger parcel that encompasses the entire site.

I. WATER MAIN LOCATION

There is a public water main located in the McDonald's parking lot west of the existing building. This pipe connects two City water mains located along W. Main Street and south of this property. This water main cannot remain in its current location since it would be located directly under the proposed building. The applicant is working with the Community Development Engineering Division to relocate this water main along the western property line to ensure that area water pressure and volume are not affected by this development.

V. RECOMMENDATION

Conduct the public hearing and close if all the testimony has been taken.

Staff has placed this item on the meeting portion of the agenda for a vote should the Plan Commission feel that they have enough information to make a recommendation.

Staff recommends approval of the applications contingent upon resolution of any outstanding staff comments, and has provided draft findings of fact to support that recommendation.

VI. ATTACHMENTS

- Application for a Special Use; revised 2/28/2013
- Application for PUD Preliminary Plan; received 1/29/2013
- Application for Final Plat of Subdivision; received 2/28/2013
- Parking Analysis Memo; V3 Companies; dated 1/25/2013
- Preliminary Engineering Plans; V3 Companies; dated 1/25/2013
- Architectural Elevations; M US Restaurant Development; dated 11/15/2012
- Final Plat of Subdivision; V3 Companies; dated 2/25/2013

SPECIAL USE FOR A PLANNED UNIT DEVELOPMENT AT 1915 W. MAIN STREET (MCDONALD'S)

From the St. Charles Zoning Ordinance, Section 17.04.410.D.3:
The Plan Commission shall not favorably recommend, and the City Council shall not approve, a Special Use for a PUD or an amendment to a Special Use for a PUD unless they each make findings of fact based on the application and the evidence presented at the public hearing that the PUD is in the public interest, based on the following criteria:

i. The proposed PUD advances one or more of the purposes of the Planned Unit Development procedure stated Section 17.04.400.A.

The proposed PUD advances the following purposes stated in **Section 17.04.400.A Purposes**:

Purpose 1: "To promote a creative approach to site improvements and building design that results in a distinctive, attractive development that has a strong sense of place, yet becomes an integral part of the community."

The new PUD will permit the redevelopment of a restaurant facility on its current property. The proposed deviations will promote the creation of a new aesthetically pleasing building with enhanced landscape features and public amenities such as a public outdoor seating area. The redevelopment will keep an existing, heavily used, business in its current community location.

Purpose 2: "To create places oriented to the pedestrian that promote physical activity and social interaction, including but not limited to walkable neighborhoods, usable open space and recreational facilities for the enjoyment of all.

The proposed PUD Preliminary Plan includes an outdoor seating area that will be open to the public. This area includes enhanced landscaping and a water feature to encourage outdoor dining. These amenities will encourage restaurant diners to utilize and enjoy this new outdoor space.

Purpose 6: "To encourage redevelopment of sites containing obsolete or inappropriate building or uses."

The proposed PUD will facilitate the demolition of an obsolete building and site layout, and construction of a new modern restaurant facility. This proposal will permit an existing business to reinvest in the community and remain at its current location. The site plan and landscape deviations requested will permit the applicant to build a modern facility. The new Drive-Through Facility will eliminate the existing confusing and obsolete drive-through configuration and replace it with a dual order station that will move traffic through the site more efficiently. The redeveloped parking layout will eliminate excess curb cuts, create more orderly traffic patterns, and eliminate the multiple entry points to the drive-through stacking lanes.

ii. The proposed PUD and PUD Preliminary Plans conform to the requirements of the underlying zoning district or districts in which the PUD is located and to the applicable Design Review Standards contained in Chapter 17.06, except where:

a) Conforming to the requirements would inhibit creative design that serves community goals, or

b) Conforming to the requirements would be impractical and the proposed PUD will provide benefits that outweigh those that would have been realized by conforming to the applicable requirements.

Factors listed in Section 17.04.400.B shall be used to justify the relief from requirements.

1. **The PUD will provide community amenities beyond those required by ordinance, such as recreational facilities, public plazas, gardens, public art, pedestrian and transit facilities.**

   The PUD will provide an enhanced public outdoor seating area with landscaping and water feature amenities.

2. **The PUD will preserve open space, natural beauty and critical environmental areas in excess of what is required by ordinance or other regulation.**

   In order to facilitate this development the applicant has requested the following deviations:

   Site Plan:
   - Reduction of the required landscape buffer yard along the south property line from 10' to 5' in width.
   - Reduction in the number of required off-street parking spaces to from 52 to 49.

     There is currently no landscape bufferyard on the south property line. The proposed landscape bufferyard is 5' and contains a new privacy fence.

     These deviations will provide extra space to create public street and foundation landscaping on the site.

   Landscape Plan:
   - Reduction in the number of required ornamental trees along W. Main street from 12 to 0
   - Reduction in the number of required foundation landscape trees from 12 to 0.
   - Reduction in the required lineal feet of foundation landscaping from 136.8 to 128.3 lineal feet.

   The requested deviations will permit the construction of a new development with the following new and enhanced features:
   - New greenspace areas and landscape features to enhance the aesthetics of this property.
   - Enhanced landscaping areas with a new focal water feature.
   - New bushes, shrubs, and perennials in excess of the amount required by **Chapter 17.26 Landscaping and Screening**.
   - The property is currently 0.05 Acres (4.5%) pervious. The proposed PUD will increase the pervious area of the property to 0.23 acres (20.5%**). Section 17.26.060**

     "The minimum percentage of a lot or parcel that is landscaped shall be: …
     b) 15% for a lot or parcel with of-site stormwater storage"

3. **To encourage a harmonious mix of land uses and a variety of housing types and prices.**

N/A

4. **The buildings within the PUD offer high quality architectural design.**

   The proposed building will meet the design guidelines stated in **Section 17.06.030 Standards and Guidelines – BL, BC, BR, & OR Districts.** The applicant is proposing a primarily masonry building with cultured stone accents and unique metal fenestration. Currently, a significant portion of the building exterior is covered by EIFS. Per **Section 17.06.030E.2 Prohibited Materials** EIFS systems are permitted for no more than 10% of any façade. There is no EIFS used in the new building design and this proposal will eliminate the existing use of a prohibited material.

5. **The PUD provides for energy efficient building and site design.**

   Energy efficiency standards for the building have not been identified.

6. **The PUD provides of the use of innovative stormwater management techniques.**

   There are no innovative stormwater features proposed in this PUD.

7. **The PUD provides accessible dwelling units in numbers or with features beyond what is required by the Americans with Disabilities Act (ADA).**

   N/A

8. **The PUD provides affordable dwelling units in conformance with, or in excess of, City policies and ordinances.**

   N/A

9. **The PUD preserves historic building, sites, or neighborhoods.**

   There are no historic sites or buildings in this neighborhood.

iii. The proposed PUD conforms with the standards applicable to Special Uses (Section 17.04.330.C.2).

a. Public Convenience: The Special Use will serve the public convenience at the proposed location.

The proposed Special Use for a PUD will facilitate the redevelopment of an existing restaurant on the same lot it is currently located. Once complete this restaurant will continue to serve the public in its current location.

b. Sufficient Infrastructure: That adequate utilities, access roads, drainage and/or necessary facilities have been, or are being, provided.

The utilities and infrastructure already exist on or are immediately adjacent to the site. The applicant will relocate an existing water main to their western property line to maintain the City's current ability to provide adequate water service to the surrounding neighborhood. The proposal will eliminate two existing curb-cuts onto Rt. 64 which will reduce points of conflict and confusion for motorists entering and existing the site.

c. **Effect on Nearby Property: That the Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair property values within the neighborhood.**

The proposed Special Use will facilitate the reconstruction the same use that exists on the properties. This proposal will not create any new impacts on the surrounding property owners. The construction of a new modern facility will enhance, not diminish or impair property values in the surrounding neighborhood.

d. **Effect on Development of Surrounding Property: That the establishment of the Special Use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.**

The surrounding properties are already developed.

e. **Effect on General Welfare: That the establishment, maintenance or operation of the Special Use will not be detrimental to or endanger the public health, safety, comfort or general welfare.**

The property is already in use by this specific user and restaurant. Since this use is already established there will not be any new impacts created by the establishment of this PUD. The closing of two curb cuts onto W. Main Street will reduce the number of curb cuts entering and exiting the site and increase safety in this area.

f. **Conformance with Codes: That the proposed Special Use conforms to all existing Federal, State and local legislation and regulation and meets or exceeds all applicable provisions of this Title, except as may be varied pursuant to a Special Use for Planned Unit Development.**

The development will conform to all applicable regulations with the exception of the deviations requested as part of the proposed PUD.

iv. The proposed PUD will be beneficial to the physical development, diversity, tax base and economic well-being of the City.

The redevelopment of an existing business with a modern building will enhance the aesthetic character of the development and serve as a model for the redevelopment of similar lots in this area. Encouraging the redevelopment of existing businesses promotes retention of businesses and the economic well-being of the City.

v. The proposed PUD conforms to the purposes and intent of the Comprehensive Plan.

The Comprehensive Plan land use designation for this property is Retail and Service and is defined as *"Includes most business uses such as stores, restaurants, consumer and business services and professional office. The maximum Floor Area Ratio is 0.35."* The proposed use is a restaurant that meets the definition of Retail and Service.

FINDING OF FACT FOR SPECIAL USES (RESTAURANT AND DRIVE-THROUGH FACILITY AT 1915 W. MAIN SREET (MCDONALD')

a. Public Convenience: The Special Use will serve the public convenience at the proposed location.

The proposed Special Uses for a Restaurant and Drive-Through Facility will facilitate the redevelopment of an existing Restaurant and Drive-Through Facility. Currently, both Special Uses exist on this property. The redevelopment of this lot will create an orderly traffic flow pattern and more efficient Drive-Through Facility that will enhance the ability of the restaurant to serve the public.

b. Sufficient Infrastructure: That adequate utilities, access roads, drainage and/or necessary facilities have been, or are being, provided.

The utilities and infrastructure already exist on or are immediately adjacent to the site. The applicant will relocate an existing water main to their western property line to maintain the City's current ability to provide adequate water service to the surrounding neighborhood. The proposal will eliminate two existing curb-cuts onto Rt. 64 which will reduce points of conflict and confusion for motorists entering and exiting the site.

c. Effect on Nearby Property: That the Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair property values within the neighborhood.

The proposed Special Uses will facilitate the reconstruction a Restaurant and Drive-Through Facility that currently exist on the property. Since the use already exists, this proposal will not create any new impacts on the surrounding properties. The construction of a new modern facility will enhance and not diminish or impair the property values in the surrounding neighborhood.

d. Effect on Development of Surrounding Property: That the establishment of the Special Use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

The surrounding properties are already developed.

e. Effect on General Welfare: That the establishment, maintenance or operation of the Special Use will not be detrimental to or endanger the public health, safety, comfort or general welfare.

The property is already in use by this specific user and restaurant. Since this use is already established there will be no impacts created by the establishment of the Special Uses for a Restaurant and Drive-Through. The closing of two curb cuts onto W. Main Street will restrict vehicles entering and exiting the site from four to two egress points and increase the safety of this area.

f. Conformance with Codes: That the proposed Special Use conforms to all existing Federal, State and local legislation and regulation and meets or exceeds all applicable provisions of this Title, except as may be varied pursuant to a Special Use for Planned Unit Development.

Other than the deviations requested through the Special Use for the PUD, the Special Uses for the Restaurant and Drive-Through Facility will conform to all applicable regulations of the Zoning Ordinance. In particular, Restaurants uses are required to be located on a minimum 1-acre lot in the BL – Local Business District. This site has an area of 1.12 acres. Drive-Through Facilities are required to provide 15 stacking-spaces and 15 stacking-spaces are provided.

PARKING ASSESSMENT

DATE: January 25, 2013

TO: McDonald's USA, LLC

FROM: Michael J. Rechtorik, P.E., PTOE
Peter Reinhofer

CC: Ted Feenstra
Andrew Uttan
File

RE: McDonald's USA, LLC
St. Charles Project #06240.59

McDonald's USA is planning to redevelop an existing McDonald's Restaurant site located on Main Street (IL Route 64), just west of 19th Street in St Charles, Illinois. The project site is 1.13 acres and the proposed development will consist of a 5,235 square foot Prototype 45114 building with a double drive-thru lane. There are 49 parking spaces proposed for this development, as illustrated in the attached site plan.

This assessment has been prepared to determine the adequacy of the proposed number of parking spaces. Provided in this assessment is a parking generation analysis and a summary of our findings.

Parking Generation Analysis

The objective of a parking generation analysis is to estimate the parking demand during peak times for a site and determine if the proposed number of parking spaces is adequate to accommodate that peak demand. Typically, required parking for a site is determined using parking ratios for various land uses found in a municipal code.

Parking Requirements per City of St. Charles Municipal Code

The City of St. Charles' Municipal Code, Chapter 17.24.140, provides a schedule of off-street parking ratios to determine the required number of parking spaces corresponding to its specified land use. The municipal code requires 10 parking spaces per 1,000 square feet of gross floor area for restaurants. It also specifies that fractions below one-half may be disregarded.

Therefore, the City of St. Charles Municipal Code requires 52 parking spaces for this proposed development.

Observed Parking Demand at Existing Single-Lane Drive-Thru McDonald's

While the City's Municipal Code provides required parking for the site, parking surveys of the existing site should always be considered as one of the best means to estimate parking demand to account for local conditions. Therefore, a parking accumulation study has been conducted at the existing fast food restaurant to obtain the existing parking demand at regular intervals of time. The parking survey was conducted during the peak weekday (12 PM – 1 PM) and peak weekend (12 PM – 1 PM) hour for the restaurant.

The existing site consists of an approximate 4,500 square foot restaurant with a single drive-thru lane. There are three full-access driveways and one exit-only driveway along Main Street that provide direct access to the site. The site currently includes 67 surface parking spaces, three of which are striped as handicap spaces.

Results of the parking accumulation study are summarized in Table 1, which illustrate that the peak parking demand occurred during the weekday peak hour with 48 occupied parking spaces. However, it was observed that a number of parked vehicles, approximately 4 to 8 during each survey hour, were parking in the west side of the McDonald's parking lot and accessing the Beef Shack restaurant located next door. It was also noted that the three western driveways created confusion in accessing the single-lane drive-thru and that the drive-thru queue was fairly long during the peak hours, up to 14 vehicles. *Several drivers that were hoping to use the drive-thru were observed leaving the drive-thru lane and parking since the drive-thru was too difficult to access and the queue too long.*

Based on the approximate size of the existing facility and the observed parking data, the existing single-lane drive-thru McDonald's has a peak hour parking demand rate of 10.67 spaces per 1,000 square feet, similar to the City Code parking requirement. However, this parking rate does not take into account the vehicles parking at McDonald's and walking off site and the vehicles expecting to use the drive-thru but parked instead due to long queues and confusion at the single-lane drive-thru.

Parking Data at Similar Higher Capacity Drive-Thru McDonald's

Increased capacity of the drive-thru system is expected to increase the amount of drive-thru patrons and thus decrease the amount of walk-up traffic, resulting in a lower parking demand for the site. McDonald's has been implementing tandem drive-thru and dual-lane drive-thru

systems at many of their facilities, which typically results in a lower parking demand. In addition, the proposed access layout will provide efficient on-site circulation accessing the drive-thru lane thus solving the confusion of accessing the drive-thru lane currently being experienced on site.

For example, the attached excerpt from a parking study for another McDonald's includes parking counts at three facilities which are a similar size to that proposed for the St. Charles site – one with a single-lane drive-thru and two with a tandem drive-thru. The observed peak parking demand for the single-lane drive-thru is 50 parked vehicles, resulting in a parking rate of 9.31 spaces per 1,000 square feet. The observed peak parking demand for the two with the tandem drive-thru is 37 spaces and 32 spaces during the peak hour, resulting in parking rates of 6.92 spaces and 5.84 spaces per 1,000 square feet, respectively. This results in a net reduction in peak hour parking rates by 26 percent and 37 percent, respectively when compared to the single-lane drive-thru.

The proposed redeveloped McDonald's includes a dual-lane drive-thru, so it is expected to accommodate more drive-thru patrons. Using the conservative reduction of 26 percent on the parking rates generated at the existing site would result in a parking rate of 7.89 parking spaces per 1,000 gross square feet, or 41 spaces, for the proposed 5,235 square foot building.

Summary and Conclusions

The City of St. Charles' Municipal Code provides a parking rate of 10 parking spaces per 1,000 square feet of gross floor area, which would require 52 parking spaces for the proposed 5,235 square foot McDonald's. The site is proposing to provide 49 spaces, which is less than the required 52 spaces by three spaces.

A parking survey was conducted at the existing single-lane drive-thru McDonald's to estimate the parking demand that accounts for local conditions. The peak parking demand for the site was 48 spaces occupied, resulting a peak parking rate of 10.67 spaces per 1,000 square feet. However, it was observed that vehicles were parking in the McDonald's lot but walking to an adjacent restaurant, there was confusion in accessing the single-lane drive-thru, and that the drive-thru queue was fairly long during observed times resulting in several drivers parking instead of using the drive-thru. While these observations cannot be quantified in a parking rate reduction, it is expected that the existing site requires less than the 48 peak hour occupied spaces.

Other studies have shown that restaurants with additional drive-thru capacity have increased drive-thru sales and decreased vehicles parking, resulting in a lower parking demand. The

proposed redeveloped McDonald's includes a dual-lane drive-thru which will accommodate more drive-thru patrons. Parking surveys for three similar size McDonald's – one with a single-lane drive-thru and two with a tandem drive-thru – result in a lower parking demand for the tandem drive-thru facilities. Using the conservative reduction of 26 percent on the parking rates generated at the existing site would result in a parking rate of 7.89 parking spaces per 1,000 gross square feet, or 41 spaces, for the proposed 5,235 square foot building.

Based on the field observations at the existing restaurant and parking data from several McDonald's with higher capacity drive-thru's, it is our professional opinion that the proposed 49 parking spaces will accommodate the parking demand for the new St. Charles McDonald's. The eight additional parking spaces will provide an additional buffer to account for any special events or parking for neighboring restaurants and maximizes the parking potential for the redeveloped site.

Cross Access

A request at the Concept Meeting was made by a City of St. Charles Alderman to consider providing cross access between the proposed redeveloped McDonald's on Main Street (IL 64) and the adjacent Beef Shack restaurant located directly west. Additionally, there was a request to make the West access point a right-in, right-out only. The existing counterclockwise flow of the Beef Shack and the proposed counterclockwise flow of the McDonald's site make it difficult to provide a practical access point. In addition, a proposed cross access driveway between the two sites will result in the loss of parking spaces for both businesses. Finally, providing cross access between the two sites would not result in access to additional streets, other than Main Street.

Cross access between two adjacent properties is an access management tool typically utilized to reduce the number of driveways along a heavily traveled roadway. Cross access typically supports developments and businesses as customers are encouraged to park once and stay on-site to visit multiple complimentary businesses. However, for this particular site, no additional driveways along IL 64 will be closed other than the two existing driveways on McDonald's property. Also, the land uses are similar businesses and customers will likely not visit both locations as part of the same trip.

Even if cross-access were warranted, cross-access would not be possible in this case due to its impact on McDonald's parking and site circulation. Based on the counterclockwise flow of both the proposed McDonald's parking lot and the Beef Shack and proximity to Main Street, the preferred location for a cross access connection would be at the south property line. This would result in relocating the proposed trash enclosure within the McDonald's parking lot, impacting

additional parking spaces. According to the City of St. Charles Zoning Ordinance, McDonald's is required to provide 52 off-street parking spaces for the proposed development. The current site plan includes 49 parking spaces, which requires a parking space deviation. Providing cross access to the Beef Shack restaurant could result in approximately six parking spaces being eliminated from the McDonald's site due to relocating the trash enclosure and providing the cross-connection. Beef Shack would also lose parking spaces. McDonald's already has problems with Beef Shack customers parking on McDonald's site. Providing this cross-connection and reducing parking further on both sites will jeopardize McDonald's ability to provide adequate parking for its customers.

Another major benefit of cross access between properties is providing additional access to other roadways for customers to utilize, allowing them to potentially reduce their travel times to and from the site. A new cross access connection between the two restaurants would not provide any new access for either restaurant to other cross streets, such as Randall Road or 19th Street. McDonald's and Beef Shack customers would still only access Main Street.

In summary, cross access between Beef Shack and the proposed McDonald's development does not provide public benefits by either providing access to a secondary street or providing access between multiple complimentary uses. Additionally, the cross-access will further reduce McDonald's on-site parking to a level which will not adequately meet McDonald's parking demands, while also deviating from the St. Charles Parking requirements by nine spaces rather than three.

Exhibit 5 - McDonald's Parking Summary

	Parked Cars - Weekday (Observed Febraury,2012)				Parked Cars - Weekend (Observed Febraury,2012)			
	McDonald's #1	McDonald's #2	McDonald's #3	McDonald's #4	McDonald's #1	McDonald's #2	McDonald's #3	McDonald's #4
Address	892 W 75th Street Millbrook Drive @ 75th Street Naperville, IL	1520 Naper Blvd Tower Crossing Shopping Center Naperville, IL	225 Ogden Avenue Ogden Avenue @ Cumnor Road Downers Grove, IL	3 S 010 Rte. 53 IL Rte 53 @ Butterfield Road Glen Ellyn, IL	892 W 75th Street Millbrook Drive @ 75th Street Naperville, IL	1520 Naper Blvd Tower Crossing Shopping Center Naperville, IL	225 Ogden Avenue Ogden Avenue @ Cumnor Road Downers Grove, IL	3 S 010 Rte. 53 IL Rte 53 @ Butterfield Road Glen Ellyn, IL
Store Features	Single Drive Thru Adding Duel Drive-thru 5,370 SF 114 Seats 83 Parking Spaces Playplace	Tandem Drive Thru Adding Duel Drive-thru 5,344 SF 114 Seats 59 Parking Spaces No Playplace	Tandem Drive Thru 5,477 SF 128 Seats 50 Parking Spaces Playplace	Double Drive Thru 3,978 SF 124 Seats 57 Parking Spaces No Playplace	Single Drive Thru Adding Duel Drive-Thru 5,370 SF 114 Seats 83 Parking Spaces Playplace	Tandem Drive Thru Adding Duel Drive-Thru 5,344 SF 114 Seats 59 Parking Spaces No Playplace	Tandem Drive Thru 5,477 SF 128 Seats 50 Parking Spaces Playplace	Double Drive Thru 3,978 SF 124 Seats 57 Parking Spaces No Playplace
Time								
7:00 AM	12	16	11	12	4	11	5	6
7:15 AM	12	17	10	11	6	12	5	10
7:30 AM	14	15	12	10	8	13	12	9
7:45 AM	16	17	8	10	8	9	12	12
8:00 AM	22	11	10	14	10	10	19	13
8:15 AM	22	21	14	5	5	13	19	17
8:30 AM	19	24	25	8	12	10	28	6
8:45 AM	20	17	25	7	11	15	29	11
9:00 AM	29	19	26	7	28	10	27	6
9:15 AM	26	15	28	7	27	14	26	8
9:30 AM	28	20	27	9	25	12	24	10
9:45 AM	24	22	20	7	22	23	23	10
10:00 AM	28	27	20	9	22	25	28	10
10:15 AM	23	23	15	10	36	24	24	9
10:30 AM	23	20	8	10	31	22	21	10
10:45 AM	35	16	8	14	35	13	18	10
11:00 AM	28	10	15	13	29	17	15	9
11:15 AM	48	11	19	12	34	16	16	10
11:30 AM	50	17	18	13	34	15	21	10
11:45 AM	46	19	27	13	42	12	16	11
12:00 PM	39	20	32	12	41	15	21	16
12:15 PM	38	25	28	14	37	11	17	16
12:30 PM	39	30	29	10	39	19	29	16
12:45 PM	48	37	21	17	34	15	30	20
1:00 PM	50	33	26	12	28	15	27	17
1:15 PM	35	24	23	10	26	13	23	13
1:30 PM	33	18	17	20	18	13	25	16
1:45 PM	25	14	13	17	20	7	16	15
Total Parking Spaces	83 Spaces	59 Spaces	50 Spaces	57 Spaces	83 Spaces	59 Spaces	50 Spaces	57 Spaces

GEWALT HAMILTON ASSOCIATES, INC.

Table 1: Summary of Parking Occupancy Counts at St. Charles McDonald's

		Friday, November 9, 2012	Saturday, November 10, 2012
Period	**Time**	**Occupied Spaces**	**Occupied Spaces**
1	12:00 PM	38	21
2	12:03 PM	37	25
3	12:06 PM	42	26
4	12:09 PM	42	29
5	12:12 PM	47	31
6	12:15 PM	45	32
7	12:18 PM	45	39
8	12:21 PM	**48**	37
9	12:24 PM	42	37
10	12:27 PM	39	41
11	12:30 PM	37	37
12	12:33 PM	40	**44**
13	12:36 PM	40	36
14	12:39 PM	41	35
15	12:42 PM	38	35
16	12:45 PM	34	36
17	12:48 PM	31	36
18	12:51 PM	30	27
19	12:54 PM	29	35
20	12:57 PM	32	34
21	1:00 PM	35	33

Maximum Parking Demand	48	44
Observed Parking Rate (spaces per 1,000 SF)	10.67	9.78

PRELIMINARY ENGINEERING PLANS
FOR
McDONALD'S
1915 W. MAIN STREET
ST. CHARLES, ILLINOIS

PROJECT TEAM

DEVELOPER

McDonald's USA, LLC
4320 Winfield Rd
Suite 400
Warrenville, Illinois 60555
630 836 9090
Contact: Ed Schneider

ARCHITECT

McDonald's USA LLC.
2111 McDonald's Drive
Department 043
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Contact : Scott Berger

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7325 Janes Avenue
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630 724 9200
Project Manager : Andrew Uttan, P.E., LEED AP
Project Engineer : Matt Brolley, P.E., CFM

SURVEYOR

V3 Companies
7325 Janes Avenue
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630 724 9200
Project Manager : Chuck Bartosz, PLS

LANDSCAPE ARCHITECT

Norris Design
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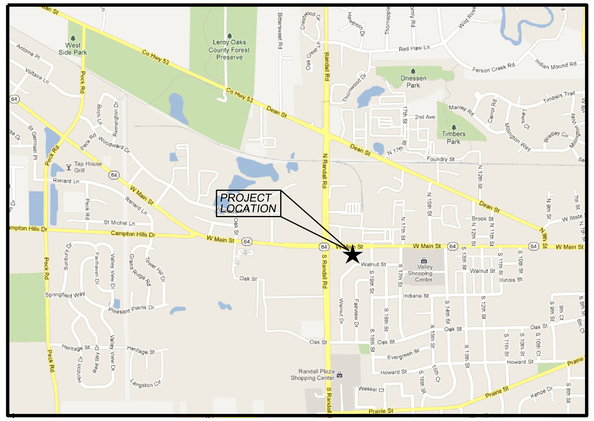
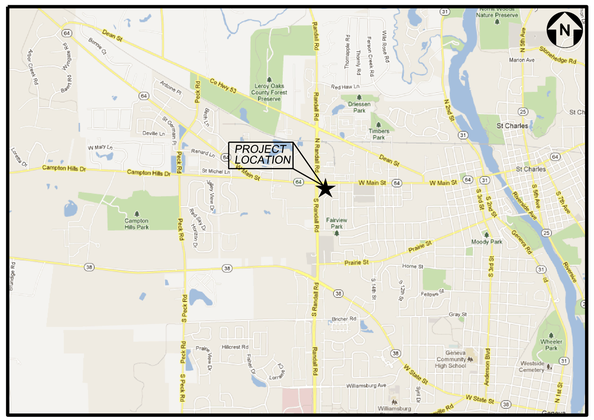
Glen Ellyn, Illinois 60137
630 547 9372
Contact: Keith Demchinski



LOCATION MAP
NO SCALE



VICINITY MAP
NO SCALE

INDEX OF DRAWINGS

C0.0	TITLE SHEET
C1.0	PRELIMINARY SITE PLAN
C1.1	PRELIMINARY SIGNAGE PLAN
C2.0	PRELIMINARY GRADING AND EROSION CONTROL PLAN AND DETAILS
C3.0	PRELIMINARY UTILITY PLAN
C4.0	PRELIMINARY CONSTRUCTION DETAILS
C5.0	PRELIMINARY PHOTOMETRIC PLAN
L1.0	PRELIMINARY LANDSCAPE PLAN
V03.1	ALTA/ACSM LAND TITLE SURVEY & TOPOGRAPHIC SURVEY
V03.2	ALTA/ACSM LAND TITLE SURVEY & TOPOGRAPHIC SURVEY

NOT FOR CONSTRUCTION

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Joint Utility Locating Information for Excavators

BENCHMARKS

SOURCE: BENCHMARKS ESTABLISH VIA TRIMBLE VRS NETWORK. DATUM: NAVD88
GROUND SCALE FACTOR: 1.0000568529

SITE:

STATION DESIGNATION: SBM #1 (V3 CP 102)
ESTABLISHED BY: V3 COMPANIES DATE: 02/09/12

ELEVATION: 669.48 (MEASURED) DATUM: NAVD88
DESCRIPTION: SET CUT CROSS IN CONCRETE WALK AT SOUTHWEST CORNER OF ROUTE 64 AND 19TH STREET.

STATION DESIGNATION: SBM #2 (V3 CP 104)
ESTABLISHED BY: V3 COMPANIES DATE: 02/09/12

ELEVATION: 608.65 (MEASURED) DATUM: NAVD88
DESCRIPTION: SET CUT CROSS IN CONCRETE AT THE NORTHWEST CORNER OF McDONALD'S PARKING LOT.

PROFESSIONAL ENGINEER'S CERTIFICATION

I, ANDREW M. UTTAN, A LICENSED PROFESSIONAL ENGINEER OF ILLINOIS, HEREBY CERTIFY THAT THIS SUBMISSION, OF SHEETS C0.0 THROUGH C5.0 WAS PREPARED ON BEHALF OF MCDONALD'S USA, LLC BY V3 COMPANIES UNDER MY PERSONAL DIRECTION. THIS TECHNICAL SUBMISSION IS INTENDED TO BE USED AS AN INTEGRAL PART OF AND IN CONJUNCTION WITH THE PROJECT SPECIFICATIONS AND CONTRACT DOCUMENTS.

DATED THIS_____ DAY OF_____ , A.D., 2013.

_____
ILLINOIS LICENSED PROFESSIONAL ENGINEER 062-059543
MY LICENSE EXPIRES ON NOVEMBER 30, 2013

ILLINOIS LICENSED DESIGN FIRM NO. 184-000902

REV	DATE	DESCRIPTION	BY

PREPARED BY:
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PREPARED FOR: McDonald's USA, LLC ©

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DRAWN BY: B.JD
STORAGE DATE: 01-25-13
REVIEWED BY: AMU
DATE ISSUED: 01-25-13

TITLE: TITLE SHEET
DESCRIPTION: McDONALD'S - ST. CHARLES
SITE ADDRESS: 1915 W. MAIN STREET, ST. CHARLES, IL
SITE ID: 012-0040
SHEET NO. C0.0

06240.59 - McDONALD'S 1915 W. MAIN STREET, ST. CHARLES

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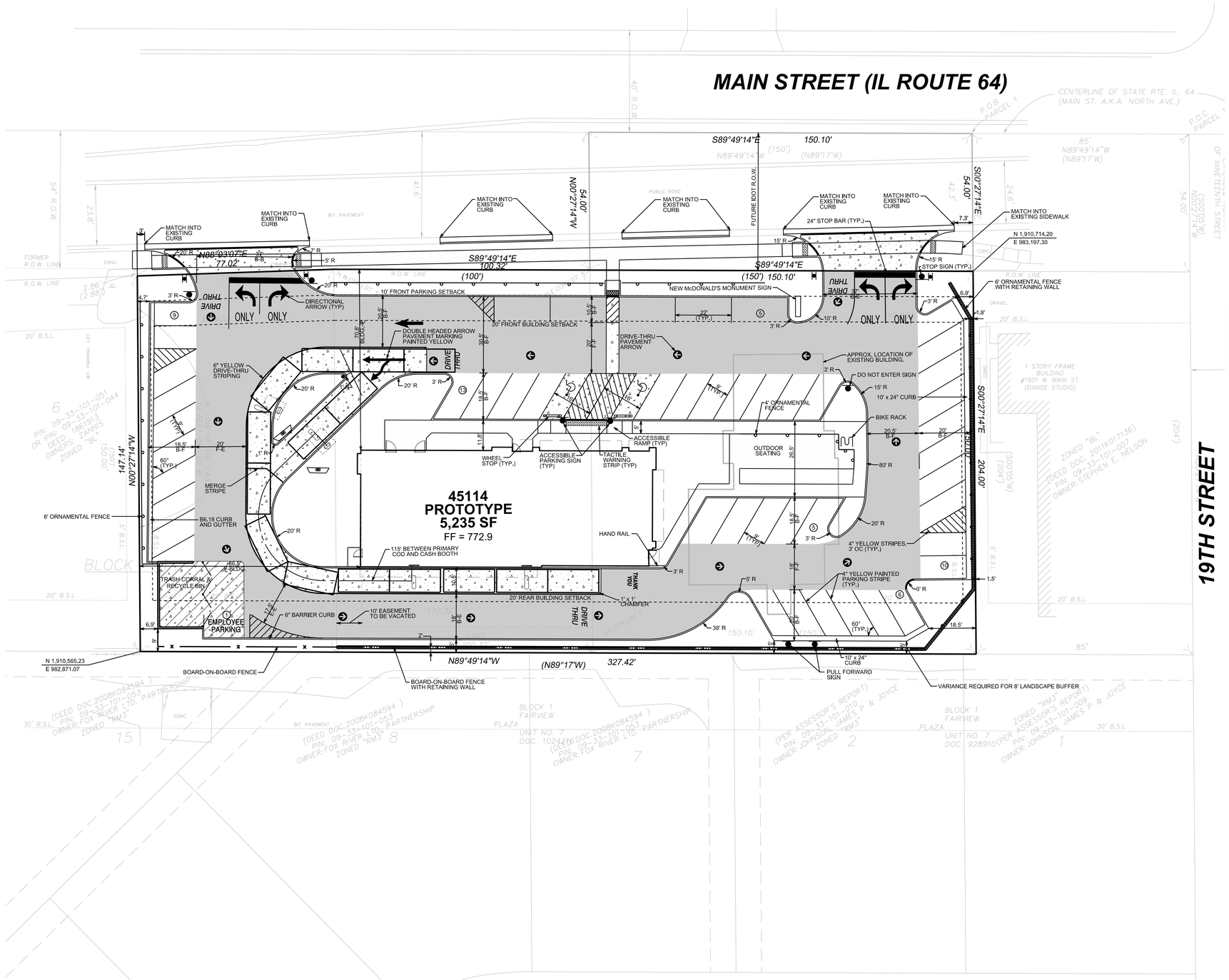

DATA TABLE

SITE DATA	
GROSS PROPERTY AREA	1.12 AC.
NET BUILDABLE AREA (FLOOR AREA)	5,235 SF

PROPOSED PARKING SUMMARY	
REGULAR SPACES	= 47
ACCESSIBLE SPACES	= 2
TOTAL SPACES	= 49
REQUIRED PARKING	= 52

LANDSCAPE SUMMARY	
EXISTING LANDSCAPING	
PERVIOUS AREA	= 0.05 ACRES (4.5%)
IMPERVIOUS AREA	= 1.07 ACRES (95.5%)
PROPOSED LANDSCAPING	
PERVIOUS AREA	= 0.23 ACRES (20.5%)
IMPERVIOUS AREA	= 0.89 ACRES (79.5%)

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		RIGHT-OF-WAY LINE
		PROPERTY LINE (EXTERIOR)
		LOT LINE (INTERIOR)
		EASEMENT LINE
		FENCE LINE
		CENTERLINE
		CURB & GUTTER
		DEPRESSED CURB & GUTTER
		HEAVY DUTY ASPHALT PAVEMENT
		CONCRETE PAVEMENT
		REGULAR DUTY PAVEMENT
		SIDEWALK

NOTES:

1. ALL DIMENSIONS SHOWN ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
2. ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED UNLESS OTHERWISE NOTED.
3. BUILDING DIMENSIONS ARE TO OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
4. ALL CURB AND GUTTER SHALL BE B6 BARRIER CURB UNLESS OTHERWISE NOTED.

REV	DATE	DESCRIPTION	BY

PREPARED BY:
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PREPARED FOR:
McDonald's USA, LLC

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DRAWN BY	SITE ISSUE DATE	REVIEWED BY	DATE ISSUED
BJD	01-25-13	AMU	01-25-13

TITLE: PRELIMINARY SITE PLAN

DESCRIPTION: McDONALD'S - ST. CHARLES

SITE ID: 012-0040

SITE ADDRESS: 1915 W. MAIN STREET, ST. CHARLES, IL

SHEET NO. C1.0

06240.59 - PRELIMINARY SITE PLAN

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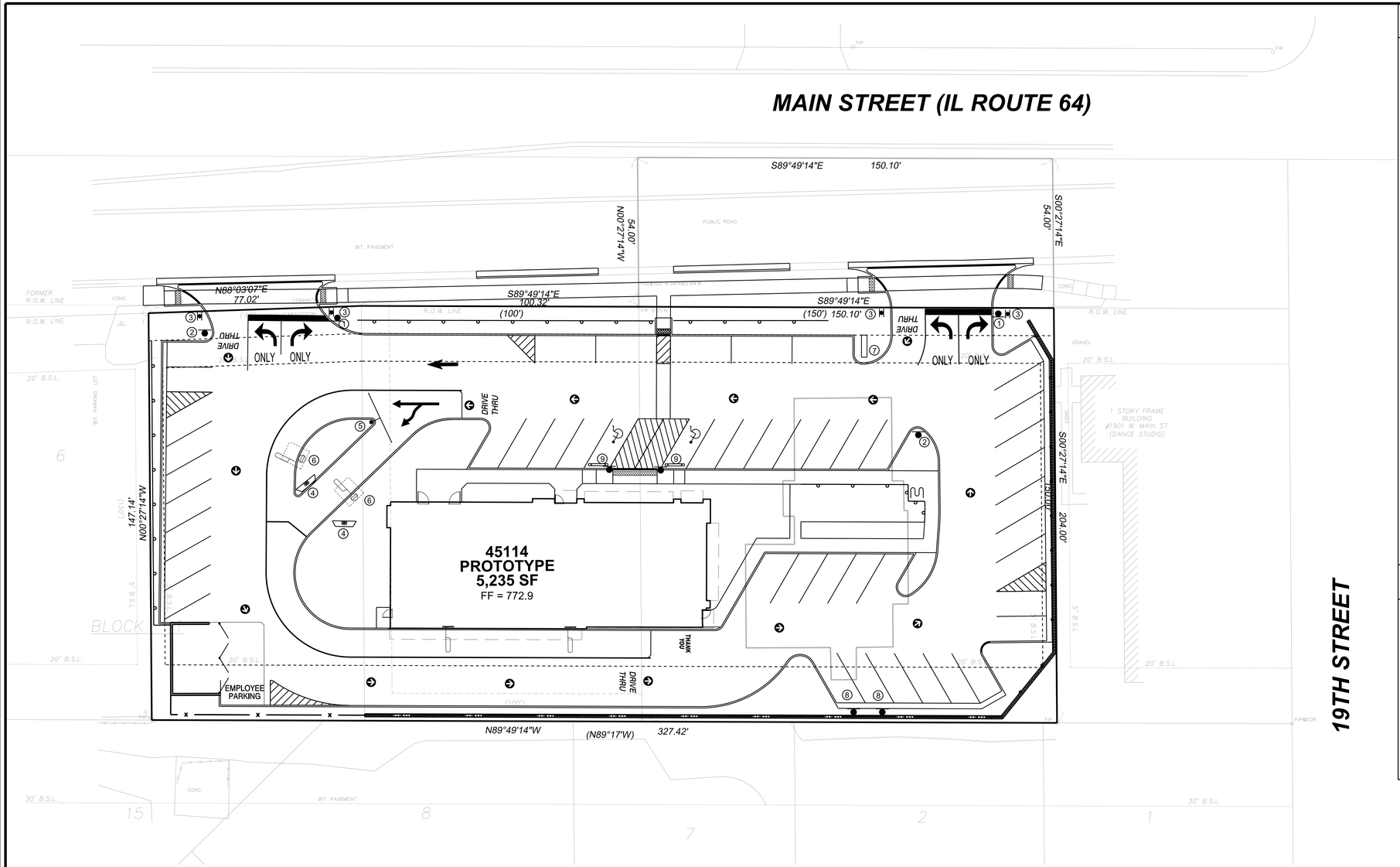

SIGN LEGEND

①	STOP SIGN MUTCD R1-1
②	NO LEFT TURN
③	McDONALD'S DIRECTIONAL SIGN WITH LOGO
④	McDONALD'S MENU BOARD
⑤	McDONALD'S DOUBLE WELCOME POINT GATEWAY WITH ANY LANE SIGN
⑥	CUSTOMER ORDERING DEVICE (C.O.D.)
⑦	MONUMENT SIGN

PARKING CONTROL SIGNAGE

⑧	PULL FORWARD SIGNAGE
⑨	ACCESSIBLE SIGN MUTCD R7-8

20 0 20 40
1"=20'
SCALE FEET

REV	DATE	DESCRIPTION	BY

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DRAWN BY: BJD
STORE ISSUE DATE: 01-25-13
REVIEWED BY: AMU
DATE ISSUED: 01-25-13

TITLE: PRELIMINARY SIGNAGE PLAN
DESCRIPTION: McDONALD'S - ST. CHARLES
SITE ID: 012-0040
SITE ADDRESS: 1915 W. MAIN STREET, ST. CHARLES, IL

SHEET NO. C1.1

06240.59 - PRELIMINARY SIGNAGE PLAN

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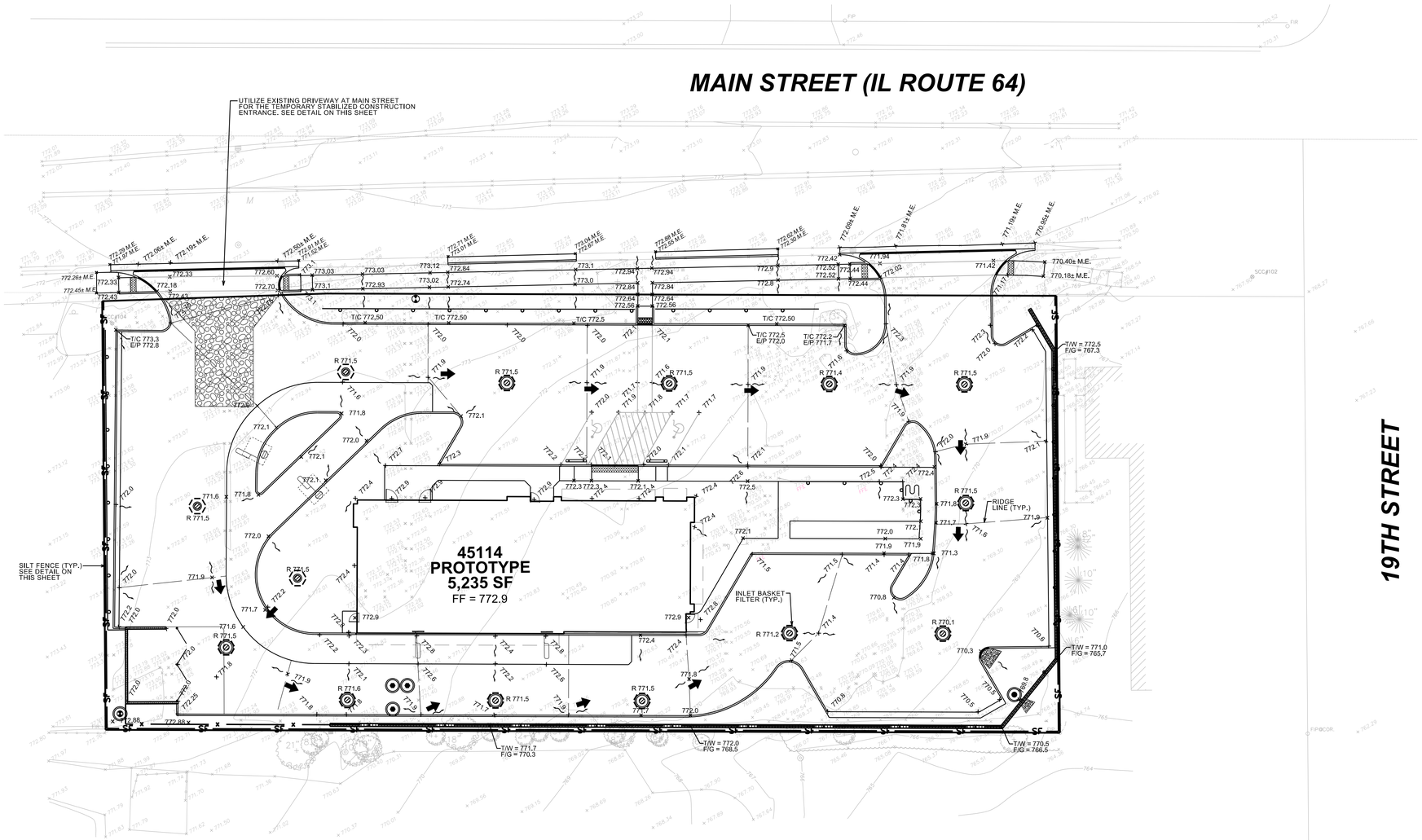

NOTES:

1. ALL PAVEMENT SPOT GRADE ELEVATIONS AND RIM ELEVATIONS WITHIN OR ALONG CURB AND GUTTER REFER TO EDGE OF PAVEMENT ELEVATIONS UNLESS OTHERWISE NOTED.
2. ALL ELEVATIONS SHOWN DEPICT FINISHED GRADE UNLESS OTHERWISE NOTED. SUBTRACT TOPSOIL THICKNESS OR PAVEMENT SECTION TO ESTABLISH SUBGRADE ELEVATIONS.
3. PROVIDE 2.00% MAX (1.00% MIN) CROSS SLOPE AND 5.00% MAX LONGITUDINAL SLOPE ON ALL SIDEWALKS TO COMPLY WITH THE ILLINOIS ACCESSIBILITY CODE.
4. CONTRACTOR TO INSTALL SILT FENCE PRIOR TO COMMENCEMENT OF ANY EARTHWORK. CONTRACTOR TO MAINTAIN SILT FENCE AS SHOWN AND INSTALL ADDITIONAL SILT FENCE WHEREVER NECESSARY THROUGHOUT CONSTRUCTION ACTIVITIES TO MINIMIZE SOIL EROSION.
5. CONTRACTOR TO INSTALL INLET BASKET FILTERS ON ALL OPEN LID STRUCTURES IN PAVED AREAS.
6. EROSION CONTROL BLANKET (NORTH AMERICAN GREEN S150BN OR APPROVED EQUAL) SHALL BE PLACED ON ALL DISTURBED AREAS WITH SIDE SLOPES OF 4:1 OR GREATER, AND IN BOTTOM AND SIDE SLOPES OF ALL SWALES.
7. ALL SEDIMENT AND EROSION CONTROL MEASURES IN AND AROUND THE PROPOSED IMPROVEMENTS ARE TO REMAIN IN PLACE AND TO BE MAINTAINED THROUGHOUT CONSTRUCTION ACTIVITIES UNTIL THE PROPOSED IMPROVEMENTS ARE COMPLETED AND THE SITE ADEQUATELY STABILIZED.
8. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ALL EROSION CONTROL MEASURES AS INDICATED ON THIS SHEET IN ACCORDANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) PREPARED BY V3 COMPANIES. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING THE PROVISIONS INDICATED IN THE SWPPP, INCLUDING EROSION CONTROL MEASURES AND INSPECTION FREQUENCY, AS REQUIRED BY THE IEPA NPDES PHASE II PERMIT PROGRAM REQUIREMENTS.
9. CONTRACTOR TO CONTACT CHRIS TIEDT, CITY OF ST. CHARLES ENGINEERING DIVISION (630-443-3677), TO SCHEDULE A PRE-CONSTRUCTION MEETING PRIOR TO ANY CONSTRUCTION ACTIVITIES.

1"=20' SCALE 20 0 20 40 FEET

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		UTILITY STRUCTURE WITH CLOSED LID
		CURB INLET
		DRAINAGE STRUCTURE WITH OPEN LID
		FIRE HYDRANT
		VALVE IN VALVE BOX
		GATE VALVE IN VALVE VAULT
		FLARED END SECTION (F.E.S.)
710	710	CONTOUR
x 706.00	x 706.0	SPOT ELEVATION
		STORMWATER FLOW DIRECTION
		STORMWATER OVERFLOW ROUTE

REV	DATE	DESCRIPTION	BY

PREPARED BY:
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DRAWN BY	STORMSHELTER	REVIEWED BY	DATE ISSUED
BJD	012-25-13	AMU	012-25-13

TITLE: PRELIMINARY GRADING AND EROSION CONTROL PLAN AND DETAILS

DESCRIPTION: McDONALD'S - ST. CHARLES

SITE ADDRESS: 1915 W. MAIN STREET, ST. CHARLES, IL

SITE ID: 012-0040

SHEET NO. C2.0

06240.59 - PRELIMINARY GRADING AND EROSION CONTROL PLAN AND DETAILS

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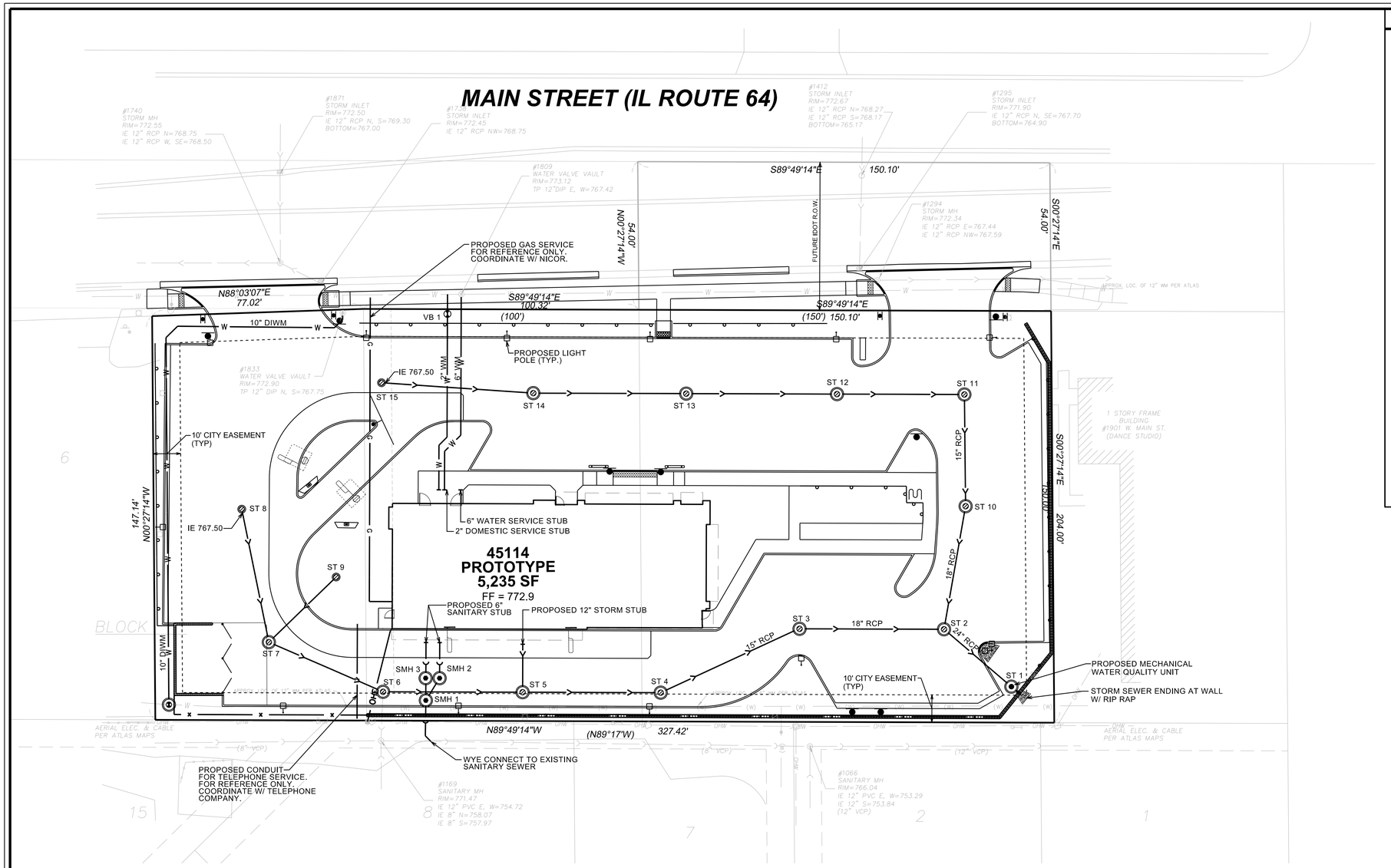
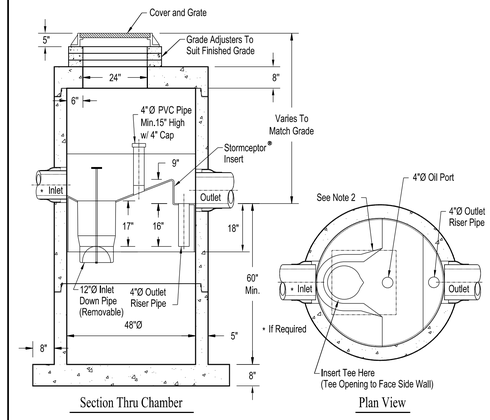


Rinker MATERIALS™

Concrete Pipe Division

STC 450i Precast Concrete Stormceptor®
(450 U.S. Gallon Capacity)



Notes:
1. The Use Of Flexible Connection is Recommended at The Inlet and Outlet Where Applicable.
2. The Cover Should be Positioned Over The Inlet Drop Pipe and The Oil Port.
3. The Stormceptor System is protected by one or more of the following U.S. Patents: #4985148, #5498331, #5725760, #5753115, #5849181, #6068765, #6371690.
4. Contact a Concrete Pipe Division representative for further details not listed on this drawing.

Rinker 027

NOTES:

1. CONTRACTOR TO FIELD VERIFY LOCATION, INVERT, AND SIZE OF ALL EXISTING UTILITIES PRIOR TO ORDERING MATERIALS OR BEGINNING UTILITY WORK. CONTRACTOR TO NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY.
2. UNDERGROUND UTILITY INFORMATION IS BASED ON ATLAS INFORMATION AND AVAILABLE INFORMATION PRESENTED AT THE TIME OF SURVEY. CONTRACTOR TO CALL "JULIE"(1-800-892-0123) TO COORDINATE FIELD LOCATIONS OF EXISTING UNDERGROUND UTILITIES BEFORE ORDERING MATERIALS OR COMMENCING CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY.
3. UNLESS INDICATED OTHERWISE, FRAME AND OPEN LID STRUCTURES IN PAVEMENT SHALL BE NEENAH R-2502 OR APPROVED EQUAL, AND FRAME AND CLOSED LID STRUCTURES IN PAVEMENT SHALL BE NEENAH R-1772 OR APPROVED EQUAL. ALL FRAME AND GRATES SHALL ALSO CONFORM TO LOCAL MUNICIPALITY REQUIREMENTS.
4. LIGHT POLES SHOWN FOR COORDINATION PURPOSES ONLY AND DO NOT REPRESENT ACTUAL SIZE. SEE PLANS BY SITE LIGHTING CONSULTANT FOR SITE LIGHTING INFORMATION.
5. ALL STORM SEWER TO BE 12" RCP UNLESS OTHERWISE NOTED.

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		SANITARY SEWER
		SANITARY FORCE MAIN
		STORM SEWER
		COMBINED SEWER
W	W	WATER MAIN
FO	FO	UNDERGROUND FIBER OPTIC
E	E	UNDERGROUND ELECTRIC
T	T	UNDERGROUND TELEPHONE
OHE	OHE	OVERHEAD ELECTRIC
OHT	OHT	OVERHEAD TELEPHONE
OHW	OHW	OVERHEAD WIRE
		UTILITY STRUCTURE WITH CLOSED LID
		CURB INLET
		DRAINAGE STRUCTURE WITH OPEN LID
		FIRE HYDRANT
		VALVE IN VALVE BOX
		GATE VALVE IN VALVE VAULT
		FLARED END SECTION (F.E.S.)
		LIGHT STANDARD
		OVERHEAD UTILITY POLE

1"=20' SCALE 20 0 20 40 FEET

REV	DATE	DESCRIPTION	BY

PREPARED BY:
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DRAWN BY	SITE/ISSUE DATE	REVIEWED BY	DATE ISSUED
BJD	01-25-13	AMU	01-25-13

TITLE: PRELIMINARY UTILITY PLAN

DESCRIPTION: McDONALD'S - ST. CHARLES

SITE ID: 012-0040

SITE ADDRESS: 1915 W. MAIN STREET, ST. CHARLES, IL

SHEET NO. C3.0

06240.59 - PRELIMINARY UTILITY PLAN

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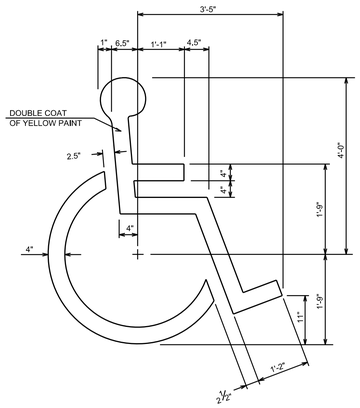
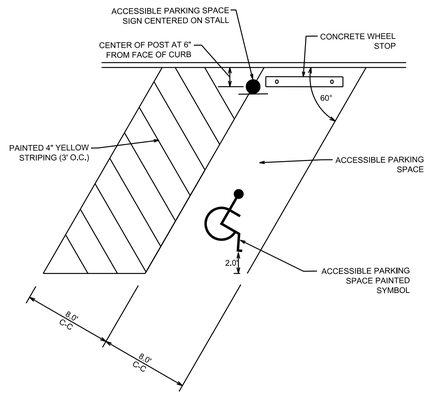
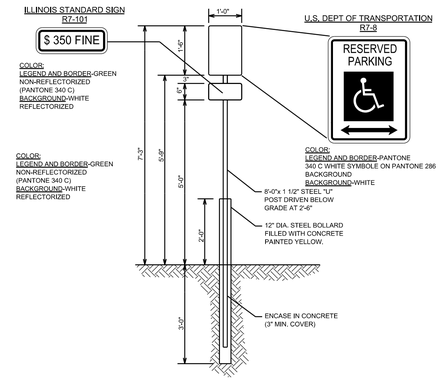


NOTE: SYMBOL TO BE CENTERED IN PARKING STALL.

PAINTED ACCESSIBLE STALL SYMBOL

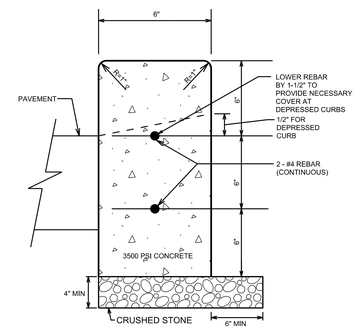


ACCESSIBLE PARKING SPACE DETAIL



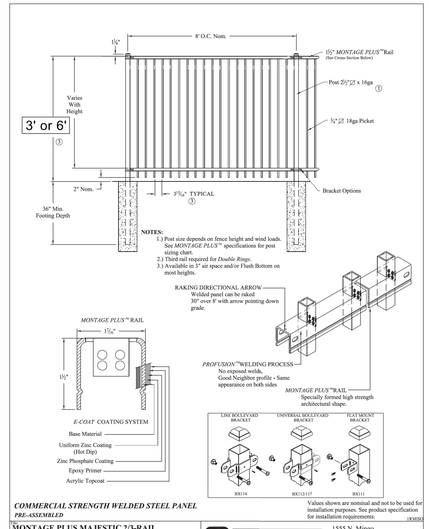
NOTES:
1. WHERE A FINE IN EXCESS OF $250 IS ESTABLISHED BY THE MUNICIPALITY BY ORDINANCE WITH STATUTES, THE ACTUAL AMOUNT OF THE FINE SHOULD BE SHOWN.
2. THIS PLAT MAY BE MOUNTED DIRECTLY BELOW THE R7-8 SIGN OR COMBINED WITH THAT SIGN ON A SINGLE 12 INCH BY 24 INCH PANEL
3. ON THE RESERVED PARKING SIGN, THE ARROW SHOULD BE OMITTED WHERE THERE IS ONLY ONE SPACE. THE ARROW MAY ALSO BE MADE TO POINT IN ONLY ONE DIRECTION. THE ARROW MAY ALSO BE REPLACED BY "TIME" AS 9 AM-5 PM WHERE A PART TIME RESTRICTION EXISTS.
4. ONE IN EVERY EIGHT ACCESSIBLE SPACES, BUT NOT LESS THAN ONE, SHALL BE SERVED BY AN ACCESS AISLE 8 FEET WIDE MINIMUM AND SHALL BE DESIGNATED "VAN ACCESSIBLE".
5. THE LOWEST BOTTOM EDGE OF THE LOWEST REQUIRED SIGN SHALL BE MOUNTED AT 60"

ACCESSIBLE PARKING SPACE SIGN WITH BOLLARD DETAIL



NOTES:
1. PROVIDE 1/2" EXPANSION JOINTS EVERY 50' ON-CENTER.
2. PROVIDE HAND TOOLED CONTRACTION JOINTS EVERY 10' ON-CENTER.

B6 BARRIER CURB



COMMERCIAL STRENGTH WELDED STEEL PANEL
PRE-ASSEMBLED

Values shown are nominal and not to be used for installation purposes. See product specification for installation requirements.
18365D

MONTAGE PLUS MAJESTIC 2/3-RAIL			
DR: CI	SH: 1of 1	SCALE: DO NOT SCALE	
CK: ME	Date: 6/28/10	REV: e	

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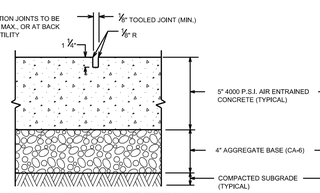
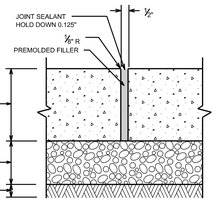
NOTE:

UNLESS OTHERWISE NOTED ON PLANS, CONTRACTION JOINTS TO BE 5'-0" O.C. AND EXPANSION JOINTS TO BE 40'-0" O.C. MAX., OR AT BACK OF CURB, CHANGE OF DIRECTION, OTHER WALK, UTILITY APPURTENANCE, OR FACE OF STRUCTURE.

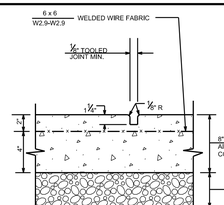


CONTRACTION JOINT DETAIL

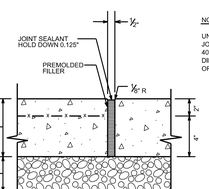


EXPANSION JOINT DETAIL

CONCRETE SIDEWALK



CONTRACTION JOINT DETAIL

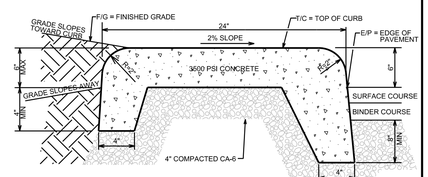


EXPANSION JOINT DETAIL

NOTE:

UNLESS OTHERWISE NOTED ON PLANS, CONTRACTION JOINTS TO BE 5'-0" O.C. & EXPANSION JOINTS TO BE 40'-0" O.C. MAX. OR AT BACK OF CURB, CHANGE OF DIRECTION, OTHER WALK, UTILITY APPURTENANCE, OR FACE OF STRUCTURE.

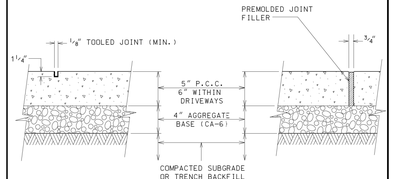
CONCRETE DUMPSTER PAD, DRIVEWAYS AND DRIVE-THRU LANES



NOTES:
1. REINFORCEMENT: PROVIDE 3 No.5 STEEL BARS, 10' LONG, CENTERED OVER ALL TRENCH CROSSINGS.
2. EXPANSION JOINT: PLACE AT ENDS OF ALL RADII, 5' ON EACH SIDE OF DRAINAGE STRUCTURES AND AT 45' MAX. INTERVALS IN STRAIGHT CURB & GUTTER. PROVIDE No. 6x18" LONG SMOOTH STEEL DOWEL BARS WITH 1" DIA. GREASE CAP THRU EXPANSION JOINTS. (3/4" THICK BITUMINOUS FILLER MATERIAL).
3. CONTRACTION JOINT: PROVIDE 2" DEEP CONTRACTION JOINTS AT 15' INTERVALS.
4. 2'-6" LONG TIE BAR ON 2'-6" CENTERS SHALL BE PROVIDED WHEN CURB IS ADJACENT TO P.C.C. PAVEMENT.
5. PROVIDE 2 NO. 6 X 2'-6" LONG TIE BARS TO CONNECT EXISTING AND NEW CURB AND GUTTER.

10" x 24" CURB

CONTRACTION JOINT DETAIL



EXPANSION JOINT DETAIL

NOTES:

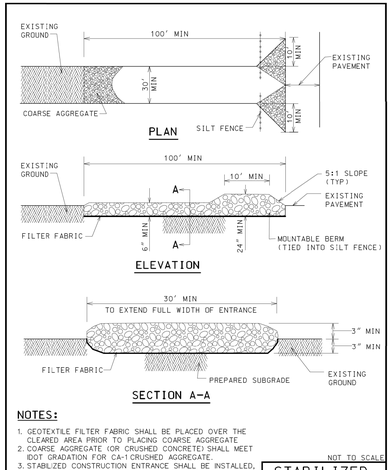
1. UNLESS OTHERWISE NOTED ON PLANS, CONTRACTION JOINTS TO BE AT 5'-0" O.C.
2. EXPANSION JOINTS TO BE 50'-0" O.C. MAX. OR AT BACK OF CURB, CHANGE OF DIRECTION, OTHER WALK, UTILITY APPURTENANCE, OR FACE OF STRUCTURE.
3. PORTLAND CEMENT CONCRETE SHALL CONFORM TO IDOT CLASS SI, MIN. 3,500 PSI (6.1 BAG MIX) AT 14 DAYS, WITH 5% TO 8% AIR ENTRAINMENT. (NO FLY ASH ALLOWED)

NOT TO SCALE

CONCRETE WALK JOINT DETAILS

DATE: 3-31-09

E-5



NOTES:

1. GEOTEXTILE FILTER FABRIC SHALL BE PLACED OVER THE CLEARED AREA PRIOR TO PLACING COARSE AGGREGATE
2. COARSE AGGREGATE (OR CRUSHED CONCRETE) SHALL MEET IDOT GRADATION FOR CA-1 CRUSHED AGGREGATE.
3. STABILIZED CONSTRUCTION ENTRANCE SHALL BE INSTALLED, PRIOR TO ONSET OF CONSTRUCTION OPERATIONS AND SHALL BE MAINTAINED THROUGHOUT THE PROJECT.
4. CONSTRUCTION ENTRANCE SHALL BE REMOVED UPON COMPLETION OF CONSTRUCTION AND ONLY WHEN DIRECTED BY THE CITY.

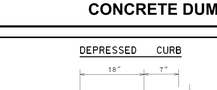
NOT TO SCALE

STABILIZED CONSTRUCTION ENTRANCE DETAIL

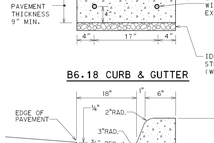
DATE: 3-31-09

C-3

DEPRESSED CURB



B6.18 CURB & GUTTER



NOTES:

1. CONTRACTION JOINTS SHALL BE PLACED AT 15' INTERVALS, AND SHALL BE GROOVED WITH AN EDGING TOOL. SEE ARTICLE 420.10 OF IDOT STANDARD SPECIFICATIONS.
2. EXPANSION JOINTS SHALL BE PLACED AT 60' (MAX) INTERVALS, AT ALL P.C.'S AND P.T.'S, CURB RETURNS, AND AT THE END OF EACH POUR
3. P.C.C. SHALL CONSIST OF IDOT CLASS SI (6.1 BAG MIX) CONCRETE, WITH 5% TO 8% AIR ENTRAINMENT, AND A MINIMUM COMPRESSIVE STRENGTH OF 3,500 PSI AT 14 DAYS.(NO FLY ASH ALLOWED)

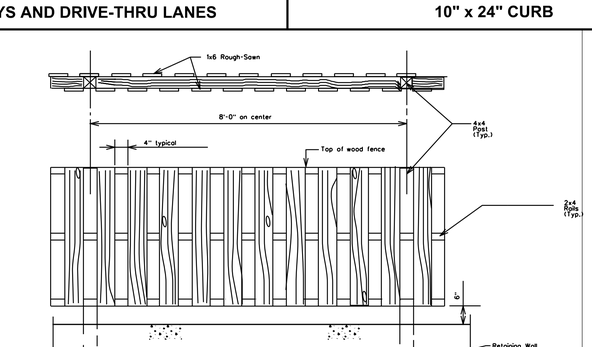
NOT TO SCALE

FOR RESIDENTIAL STREETS ONLY

COMB. CONCRETE CURB AND GUTTER (SPECIAL)
P.C.C. INTEGRAL CURB AND GUTTER (SPECIAL)

DATE: 10-22-10

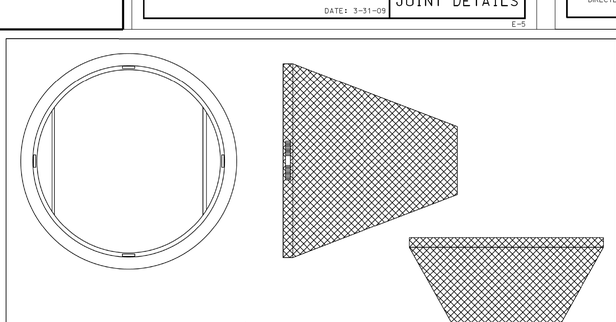
G-1



Note: All Lumber used to be one of the following: Redwood, Cedar, or pressure-treated, stained finish. All fasteners to be galvanized.

ELEVATION OF 6 FOOT FENCE
ON TOP OF RETAINING WALL

N.T.S.

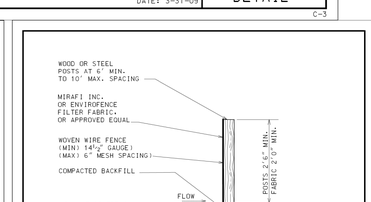


GENERAL NOTES:
FRAME: Top flange fabricated from 1¼"x1¼"x¼" angle. Base rim fabricated from 1¼"x¼" channel. Handles and suspension brackets fabricated from 1¼"x¼" flat stock. All steel conforming to ASTM-A36.
SEDIMENT BAG: Bag fabricated from 4 oz./sq.yd. non-woven polypropylene geotextile reinforced with polyester mesh. Bag secured to base rim with a stainless steel band and lock.

DATE	REVISIONS
01-11-02	Original

Typical Round
Catch-All

Marathon Materials, Inc.



NOTES:

1. FILTER BARRIERS SHALL BE PLACED AT THOSE LOCATIONS SHOWN ON THE PLANS.
2. DEPENDING ON CONFIGURATION, ATTACH FABRIC TO WIRE MESH WITH HOG RINGS, TO WOOD POSTS WITH NAILS, AND TO STEEL POSTS WITH TIE-WIRES AT TOP AND MID-SECTION.
3. OVERLAP FILTER FABRIC BY 6" AND FOLD WHERE 2 SECTIONS ADJOIN.
4. STRAW BALES MAY BE SUBSTITUTED FOR THE FILTER FABRIC, IF APPROVED BY THE VILLAGE ENGINEERING DEPARTMENT
5. INSPECTION OF SILT FENCES SHALL BE AT LEAST ONCE PER WEEK AND AFTER RAIN EVENTS IN EXCESS OF ½". REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
6. SEDIMENT TRAPPED BY THE FENCE SHALL BE REMOVED AND PROMPTLY DISPOSED OF WHENEVER SIGNIFICANT ACCUMULATION OCCURS.
7. BARRIERS SHALL BE MAINTAINED IN PLACE UNTIL COMPLETION OF CONSTRUCTION AND THE UPSLOPE AREA HAS BEEN STABILIZED, AND BE REMOVED ONLY WHEN DIRECTED BY THE CITY.

NOT TO SCALE

SILT FENCE DETAIL

DATE: 3-31-09

E-4

PREPARED FOR:

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DRAWN BY	STORED BY	DATE
BJD		01-25-13
REVIEWED BY		DATE ISSUED
AWJ		01-25-13

TITLE: PRELIMINARY CONSTRUCTION DETAILS

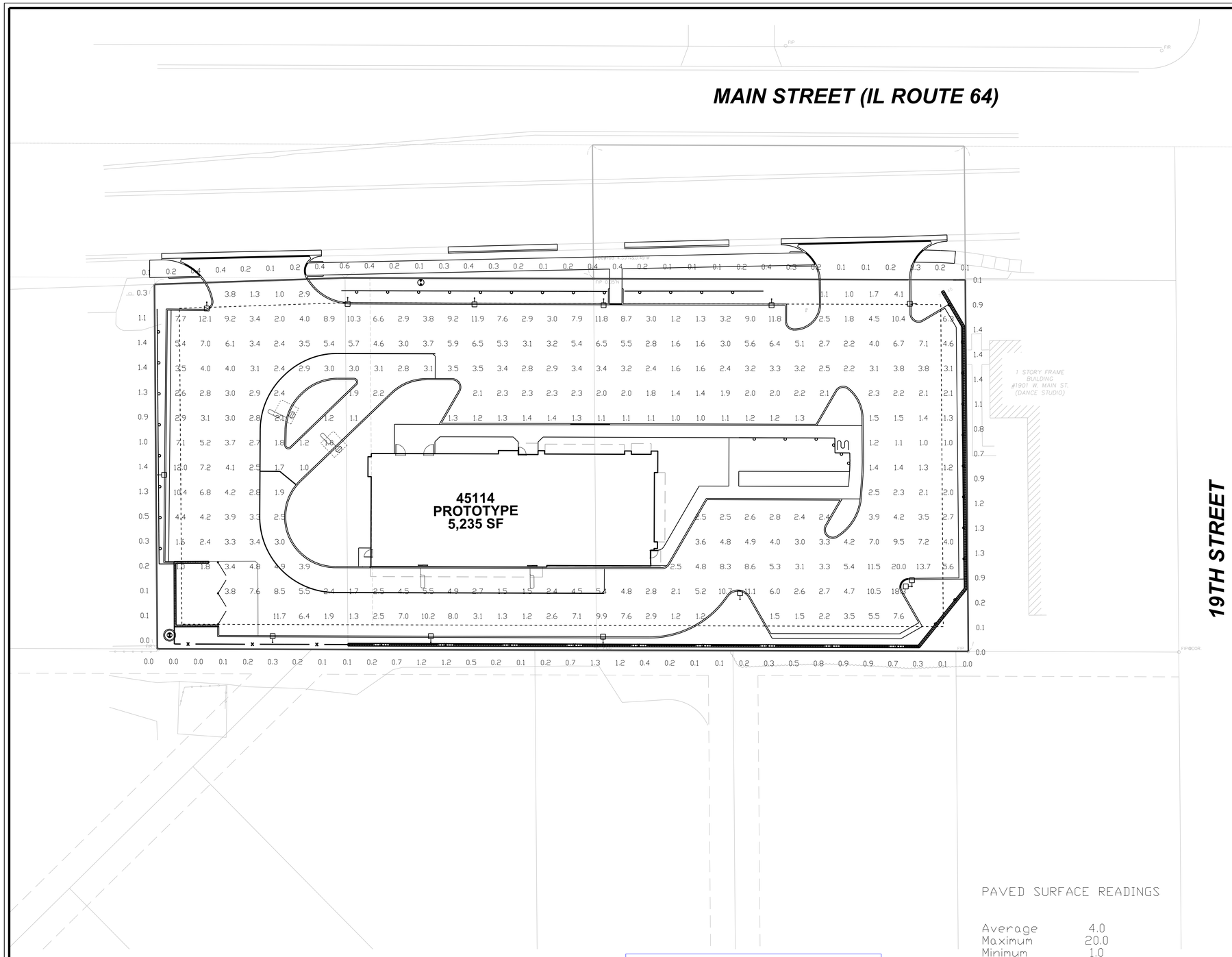
DESCRIPTION: McDONALD'S - ST. CHARLES

SITE ADDRESS: 1915 W. MAIN STREET, ST. CHARLES, IL

SITE ID: 012-0040

SHEET NO. C4.0

06240.59 - PRELIMINARY CONSTRUCTION DETAILS



PAVED SURFACE READINGS

Average	4.0
Maximum	20.0
Minimum	1.0
Avg:Min	3.97
Max:Min	20.00

PROPERTY LINE READINGS

Average	0.5
Maximum	1.4
Minimum	0.0

** - SPECIFY COLOR

NOTE: ALL POLES ARE DRILLED

FIXTURE TYPE:	SYMBOL	QUANTITY	CONFIG	QUANTITY	MOUNTING HEIGHT	LUMENS	POLE TYPE: *	QUANTITY
RSB/RCS-320PSMH-**-4-MT-HSS		13	SGL	11	21'	31,000	SSP-4118-GL-** (4')	12
			DBL 90	1				

* POLES SPECIFIED ON THIS DRAWING ARE RATED FOR AN 90 MPH WIND LOAD. FOR AREAS WHERE THE WIND LOAD CRITERIA EXCEEDS 90 MPH, PLEASE CONSULT FACTORY FOR PROPER POLE SPECIFICATION AND MODEL NUMBER.

THIS LIGHTING PATTERN REPRESENTS ILLUMINATION LEVELS CALULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRES MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS.

NOTES:

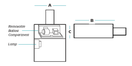
1. THE FOOTCANDLE LEVELS AS SHOWN ARE BASED ON THE FOLLOWING CRITERIA. ANY SUBSTITUTIONS IN SPECIFIED FIXTURES OR CHANGES TO LAYOUT WILL AFFECT LIGHTING LEVELS SHOWN AND WILL NOT BE THE RESPONSIBILITY OF SECURITY LIGHTING.
2. THE CONTRIBUTION OF THE SOFFIT / BUILDING LIGHTING IS NOT REFLECTED ON THE DRAWING UNLESS SOFFIT / BUILDING LIGHTING IS SPECIFIED IN THE FIXTURE SCHEDULE BELOW.
3. DISTANCE BETWEEN READINGS 10'
4. FINAL ADJUSTMENTS TO AIMING ANGLE/DIRECTION OF FIXTURES MAY BE REQUIRED TO ELIMINATE LIGHT TRESPASS OR GLARE ONTO ADJOINING PROPERTIES OR ROADWAYS.
5. FOOTCANDLE LEVELS SHOWN ARE MAINTAINED. MAINTENANCE FACTOR USED ON THIS DRAWING IS 0.75

RSB-RCS/L SERIES

The RSB-RCS/L Series rectangular shoebox is offered in a variety of lighting distributions with sharp cutoff to meet the challenging demands of today's site lighting projects.

Fixture Specifications

- One-piece formed aluminum housing
- Hydroformed aluminum reflector
- Die cast zinc latches permit tool-free entry
- High power factor ballast with -20°F starting
- Consult factory for glare shield options
- Lamp and arm included
- Flat tempered glass lens
- Luminaire finished in weatherproof powder-coat paint
- Available with photocell and polycarbonate shield
- Rotatable optics (RCL only)
- UL listed for wet locations



A	B	C	EPA	WEIGHT
RSB-RCS				
18.25"	23.5"	8.5"	2.1 ft²	42 lbs
RSB-RCL				
22.25"	30"	10.5"	3.0 ft²	70 lbs

ORDERING INFORMATION

SAMPLE CATALOG NUMBER

RSB-RCX XXXXXXX XX X XX

Series | Wattage/Source | Finish | Distribution | Voltage

SERIES

RSB-RCS	RSB Series – Small
RSB-RCL	RSB Series – Large

WATTAGE/SOURCE[1]

100PMH	100 watt pulse start metal halide (RCS)
175PMH	175 watt pulse start metal halide (RCS)
250PMH	250 watt pulse start metal halide (RCS)
320PMH	320 watt pulse start metal halide (RCS/L)
1000MH	1000 watt metal halide (RCL)
100HPS	100 watt high pressure sodium (RCS)
150HPS	150 watt high pressure sodium (RCS)
250HPS	250 watt high pressure sodium (RCS)
400HPS	400 watt high pressure sodium (RCS/L)
1000HPS	1000 watt high pressure sodium (RCL)

FINISH[2]

DB	Dark Bronze
BK	Black
WH	White
PS	Platinum Silver

DISTRIBUTION

3	Type III
4	Type IV
5	Type V (square)

VOLTAGE

MT	Multi-tap (ballast 120, 208, 240, 277)
48	480 volt

1 Consult factory for other wattages and Pulse Start availability.
2 Consult factory for other finishes.

SECURITY LIGHTING SYSTEMS — A FARBELL LIGHTING, INC. COMPANY
Performance Designed Lighting Products
1085 Johnson Drive • Buffalo Grove, IL 60089 • TOLL-FREE: 800-544-4848 • PHONE: 847-279-0627 • FAX: 847-279-0642
www.securitylighting.com

SQUARE STRAIGHT STEEL POLES

Specifications

SSP SERIES

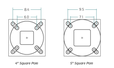
- Square straight steel shaft
- One-piece construction
- 2¼" OD tenons, or factory-drilled side mount
- Ground lug standard (¼" 16 thread)
- Steel base plate
- Two-piece base cover
- Four L-shaped fully galvanized anchor bolts with nuts and washers, metal template
- Finished in weatherproof powder-coat paint
- Gasketed hand hole standard

ORDERING INFORMATION

Pole Catalog Number[1]	Height ft	Wind Load Rating[2] 80mph EPA	90mph EPA	100mph EPA	120mph EPA	Pole Size	Base Square	Bolt Size[4]	Anchor Bolt Circle	Suggested Bolt Circle Range	Bolt Projection	Pole Weight[3] lbs
11 GAUGE												
SSP-4118-XXX-XX	18	10	5.2	2.4	4"	10.25"	9/4"	10.5"	8"	4"	147
SSP-4125-XXX-XX	25	5	1.5	-	4"	10.25"	9/4"	10.5"	8"	4"	238
SSP-4125-XXX-XX	25	10.5	6	-	5"	12"	1"	10.5"	10.13.5"	4"	231
SSP-4125-XXX-XX	25	10	4.5	1.4	5"	12"	1"	10.5"	10.13.5"	4"	263
7 GAUGE												
SSP-4725-XXX-XX	25	10	4.5	1.4	4"	11"	9/4"	10.5"	8.5-12"	4"	266
SSP-5723-XXX-XX	22	19.8	11	5.8	5"	12"	1"	10.5"	10.13.5"	4"	263
SSP-5729-XXX-XX	28	12.2	5.2	1.4	5"	12"	1"	10.5"	10.13.5"	4"	340
SSP-5730-XXX-XX	30	12	4.5	-	5"	12"	1"	10.5"	10.13.5"	4"	398

1 Catalog Number, as listed, does not include tenons or mounting for side mounting. Fixture mounting must be specified by substituting for all XX in Catalog Number.
2 Wind load rating is based on 1.3 gust factor and 50 year mean.
3 Maximum allowable EPA is based on steady wind; of 80 and 100 mph wind gusts to 90 and 120 mph respectively. Pole ratings are based on 1.3 gust factor. All calculations are based on a minimum yield of 55,000 PSI. Calculations per AASHTO LTS.
4 Primary supplied templates must be used when setting anchor bolts. Securing Lighting and being only rated for insertion exchange procedures revealing three bolts in use with the supplied templates.
5 Anchor bolt weights not included.

BOLT TEMPLATE



CATALOG LOGIC

SAMPLE CATALOG NUMBER

SSP X XX X X X XX

Series | Shaft Size Square | Nominal Height | Top Type | Mounting Arrangement | Fixture Type | Finish

SERIES

SSP	Square Straight Steel

SHAFT SIZE SQUARE

41	4.0" 11 ga.
47	4.0" 7 ga.
51	5.0" 11 ga.
57	5.0" 7 ga.

NOMINAL POLE HEIGHT (in feet)

See ordering information above[1]

NOTES: 1 Aluminum poles available, consult factory
2 Pole ratings are based on steady wind and gust ratings unless drill mounting holes are specified
3 Consult factory for available pole options (receptacle, hand-pull boxes, and bracket mounting arms)

TOP TYPE

1	2¼" 6" OD Tenon[2]
5	Removable Tenon[2]
6	Side mount

MOUNTING ARRANGEMENT

A	One Fixture
B	Two Fixtures at 90°
C	Two Fixtures at 180°
D	Three Fixtures at 90°
F	Four Fixtures at 90°
P	Tenons only

FIXTURE TYPE

0	None, tenon only
2	RSB-1 RSB-RCS/RCL, WL, MRC, SL, CRT, CM, CM2

FINISH

DB	Dark Bronze
BK	Black
WH	White
PS	Platinum Silver

1 Consult factory for other available pole heights.
2 Tenons are provided with stainless steel cap covering elements or drill mounting brackets.

ACCESSORY: TENON TOP MOUNTING BRACKET

Catalog Number	Description
TTP-10	Single
TTP-20	Twin 90°
TTP-28	Twin 180°
TTP-30	Triple 90°
TTP-30	Triple 120°
TTP-40	Quad 90°

SECURITY LIGHTING SYSTEMS — A FARBELL LIGHTING, INC. COMPANY
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1085 Johnson Drive • Buffalo Grove, IL 60089 • TOLL-FREE: 800-544-4848 • PHONE: 847-279-0627 • FAX: 847-279-0642
www.securitylighting.com

1"=20'
20 0 20 40
SCALE FEET

REV	DATE	DESCRIPTION	BY

V3 Companies
7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
630.724.9202 fax
www.v3co.com
Visio, Vertere, Virtute...*The Vision to Transform with Excellence*

PREPARED BY:

PREPARED FOR: McDonald's USA, LLC ©

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DRAWN BY	STD ISSUE DATE	REVIEWED BY	DATE ISSUED
BJD	01-25-13	AMU	01-25-13

TITLE: PRELIMINARY PHOTOMETRIC PLAN

DESCRIPTION: McDONALD'S - ST. CHARLES

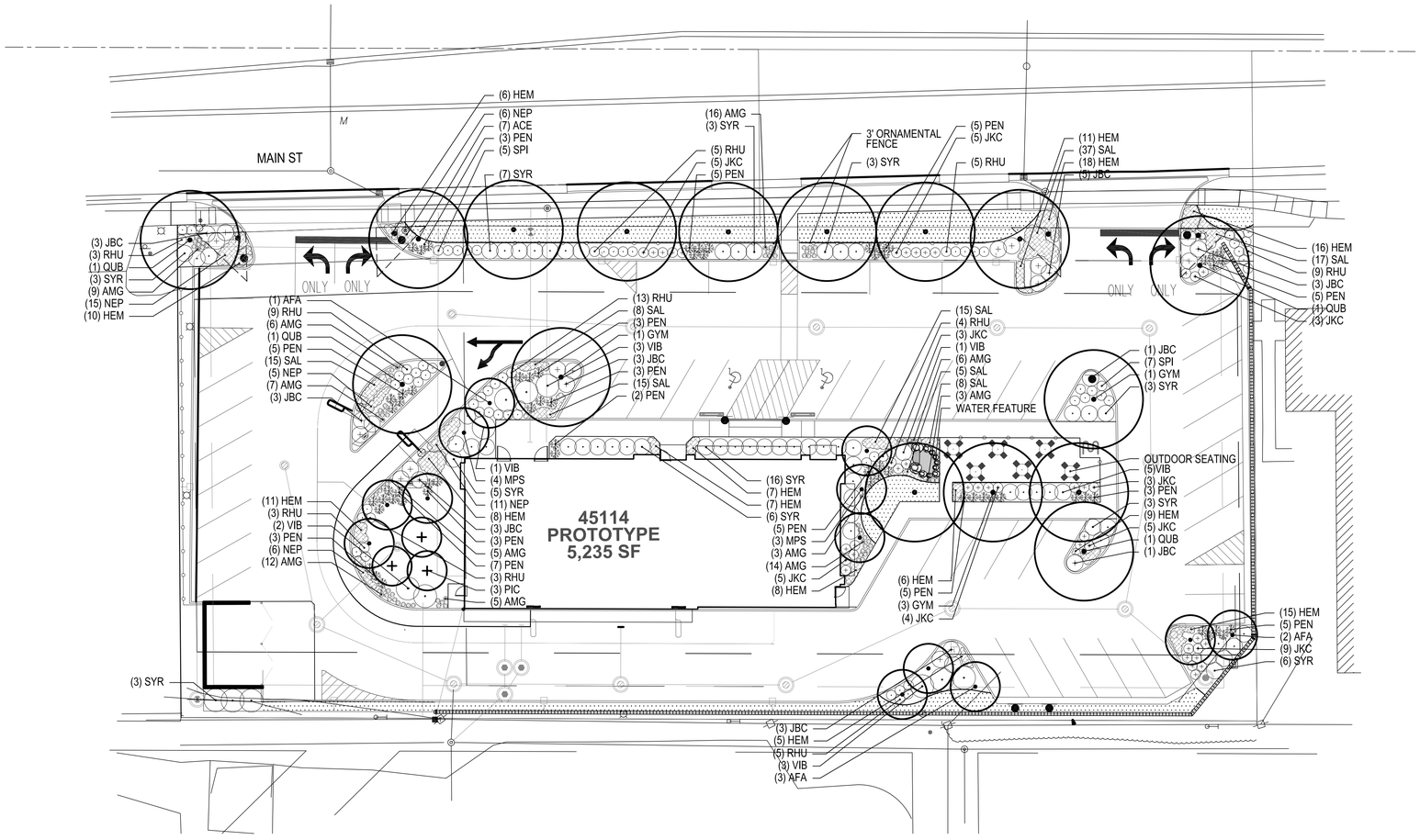
SITE ID: 012-0040

SITE ADDRESS: 1915 W. MAIN STREET, ST. CHARLES, IL

SHEET NO. C5.0

06240.59 - PRELIMINARY PHOTOMETRIC PLAN

** THIS DOCUMENT IS THE PROPERTY OF V3 COMPANIES AND NO PART HEREIN SHALL BE USED EXCEPT FOR THIS SPECIFIC PROJECT WITHOUT THE WRITTEN CONSENT OF V3 COMPANIES. **



NORTH

0 10 20 40

SCALE: 1"= 20'-0"

CONTACT JULIE AT 811 OR 800-892-0123
With the following:
County_____
City/Township_____
Sec & 1/4 Sec No._____
48 HOURS (2 working days) BEFORE YOU DIG

LANDSCAPING AND SCREENING REQUIREMENTS

BUILDING FOUNDATION LANDSCAPING
REQUIRED: 12 TOTAL SHADE, ORNAMENTAL OR EVERGREEN TREES
PROVIDED: 1 SHADE
7 ORNAMENTAL
3 EVERGREEN
TOTAL: 11
REQUIRED: 120 SHRUBS, PERENNIALS OR GRASSES
PROVIDED: 63 SHRUBS
78 PERENNIALS
79 GRASSES
TOTAL: 220
NOTE: WE ARE DISREGARDING REQUIREMENT THAT FOUNDATION PLANTING BE WITHIN 16' OF BUILDING WALL

PUBLIC STREET FRONTAGE LANDSCAPING
REQUIRED: 6 SHADE TREES
PROVIDED: 6 SHADE TREES
REQUIRED: 12 ORNAMENTAL OR EVERGREEN TREES
PROVIDED: 0 ORNAMENTAL TREES
0 EVERGREEN TREES
REQUIRED: 187 LF
PROVIDED: 250 LF

INTERIOR PARKING LOT LANDSCAPING
REQUIRED: 17 SHADE TREES
PROVIDED: 15 SHADE TREES
REQUIRED: 2,793 SF ISLANDS
PROVIDED: 2,793 SF ISLANDS

PLANT LIST

ABBRV.	LATIN NAME	COMMON NAME	QUANTITY	SIZE & SHAPE
DECIDUOUS TREES				
AFA	Acer x freemanii 'Armstrong'	ARMSTRONG MAPLE	6	2.5"/CENTRAL LEADER
ACE	Acer x freemanii 'Marmo'	MARMO MAPLE	7	2.5"/CENTRAL LEADER
GYM	Gymnocladus dioica	KENTUCKY COFFEE TREE	5	2.5"/CENTRAL LEADER
QUB	Quercus bicolor	SWAMP WHITE OAK	4	2.5"/CENTRAL LEADER
EVERGREEN TREES				
PIC	Picea glauca densata	BLACK HILLS SPRUCE	3	8' B&B
ORNAMENTAL TREES				
MPS	Malus 'Pink Spires'	PINK SPIRES CRABAPPLE	7	2"/CENTRAL LEADER
EVERGREEN SHRUBS				
JKC	Juniperus x pfizeriana 'Kallay's Compact'	KALLAYS COMPACT JUNIPER	39	24" B&B
JBC	Juniperus horizontalis 'Blue Chip'	BLUE CHIP JUNIPER	25	#3 CONT.
DECIDUOUS SHRUBS				
RHU	Rhus aromatica 'Gro-low'	GROW LOW SUMAC	59	#3 CONT.
SPI	Spiraea betulifolia 'Tor'	BIRCHLEAF SPIREA	16	#5 CONT.
SYR	Syringa meyer 'Palibin'	DWARF KOREAN LILAC	58	36" B&B
VIB	Viburnum dentatum 'Ralph Senior'	AUTUMN JAZZ VIBURNUM	15	36" B&B
ORNAMENTAL GRASSES				
PEN	Pennisetum alopecuroides	FOUNTAIN GRASS	65	
AMG	Sesleria autumnalis	AUTUMN MOOR GRASS	86	1 GAL.
PERENNIALS				
HEM	Hemerocallis 'Rosy Returns'	ROSY RETURNS DAYLILY	137	1 GAL. 18"O.C.
NEP	Nepeta 'Walkers Low'	WALKERS LOW CATMINT	43	1 GAL. 24"O.C.
SAL	Salvia nemorosa 'May Night'	MAY NIGHT SALVIA	120	1 GAL. 18"O.C.

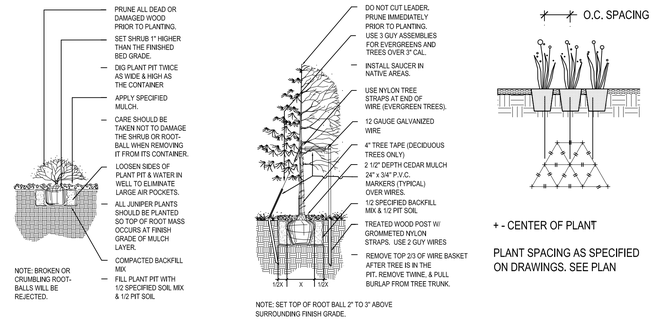
Notes

1. The Landscape Contractor shall be responsible for installing materials and plants shown on the landscape plan.
2. All nursery stock will be well branched, healthy, full, pre-inoculated and fertilized. Deciduous trees shall be free of fresh scars. trunks will be wrapped if necessary to prevent sun scald and insect damage. The landscape contractor shall remove the wrap at the proper time as a part of this contract.
3. All nursery stock shall be guaranteed, by the contractor, for one year from date of final inspection.
4. Clean viable earth will be provided and graded by the General Contractor up to 6 inches below finished grade in turf areas and 18 inches in planting areas.
5. Soil shall be amended with 25% sphagnum peatmoss, 10% humus and 65% pulverized soil for all shrub, ornamental grass, perennial and annual beds.
6. Double shredded hardwood mulch shall be applied three inches in depth to all perennial beds and tree rings, ornamental grass planting beds shown with a hatch are to be mulched with 3" depth pea gravel. Mulch shall not contain any form or other wastes.
7. A chemical weed preventative barrier shall be applied in all wood mulch areas.
A 4" x 14 gauge galvanized edger, Ryerson or equal shall separate the beds from the turf areas as shown on the plans. Edger is not required when adjacent to curbs, walls or walks.
8. Local Utilities will need to be contacted before any type of work is done on the site.
9. Do not disturb paving, lighting, landscaping, irrigation and/or fencing that is adjacent to the site or on the site to remain. The contractor is responsible for the cost to repair such areas if damaged.
10. The contractor shall report any discrepancies in plan vs field conditions in writing immediately to the owners representative prior to continuing with that portion of the work.
11. All trees are to be guyed per the tree planting detail for a period of one year. During the construction period tighten the guy wires as necessary. The landscape contractor shall remove all guying material after one year.
12. Planting beds shall be recessed to prevent the depositing of soil, mulch and other landscape materials on the sidewalk.

Water Feature

The landscape plan indicates the approximate size and location of the water feature. Final decision on the exact dimensions and location shall be made in the field with the approval of the owner's representative. Water feature design and character to be similar to the image above. Contractor to submit samples and shop drawings for approval by the owner's representative prior to installation.

Planting Details



BLUEGRASS/FESCUE SOD

FOR REVIEW ONLY

REV	DATE	DESCRIPTION	BY
	11-15-12	REVISIONS PER CITY COMMENTS	
	2-28-13	REVISIONS	

$FILES $DATES $TIMES

PREPARED BY:

NORRIS DESIGN
Planning | Landscape Architecture
540 Duane Street
Glen Ellyn, Illinois 60137
P 630.547.9372
F 630.790.2204
www.norris-design.com

PREPARED FOR:
McDonald's USA, LLC

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DRAWN BY: EAS
STD ISSUE DATE: 12-10-12
REVIEWED BY: KD
DATE ISSUED: 12-10-12

TITLE: Landscape Plan
DESCRIPTION: McDONALD'S - St Charles, IL
SITE ADDRESS: St Charles, Illinois
SITE ID:

SHEET NO. L1.0

Front Elevation

Materials Legend

- Utility Brick (Main Building) — *Red Velour by Belden*
- Utility Brick (Accent) — *Mocha Velour by Belden*
- Cultured Stone Arcade — *Southwest Pro Fit Ledgestone*
- Canopy (Metal) — *Pantone 109C*
- Glazing (Windows & Storefront) — *1" Insulated Clear Glass*
- Aluminum Trellis (Prefinished)
- Metal (Coping)

Rear Elevation

Non-Drive-Thru Side Elevation

Drive-Thru Side Elevation

us restaurant development
real estate • design • construction

15 November 2012

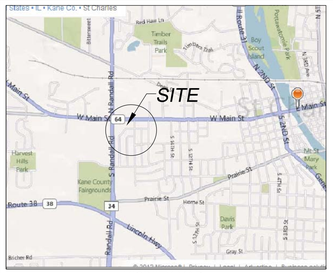
Proposed McDonald's Restaurant
Color Elevation Study
012-0040 St. Charles, IL

FINAL PLAT
OF
McDONALD'S ST. CHARLES SUBDIVISION

PART OF THE SOUTHWEST QUARTER OF SECTION 28 AND THE NORTHWEST QUARTER OF SECTION 33, ALL IN TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS.

P.I.N.S: 09-33-101-006
09-33-101-005
09-33-101-052

PLEASE RETURN THE RECORDED MYLAR TO: CITY OF ST. CHARLES
2 E. MAIN STREET
ST. CHARLES, IL 60174



VICINITY MAP
NOT TO SCALE

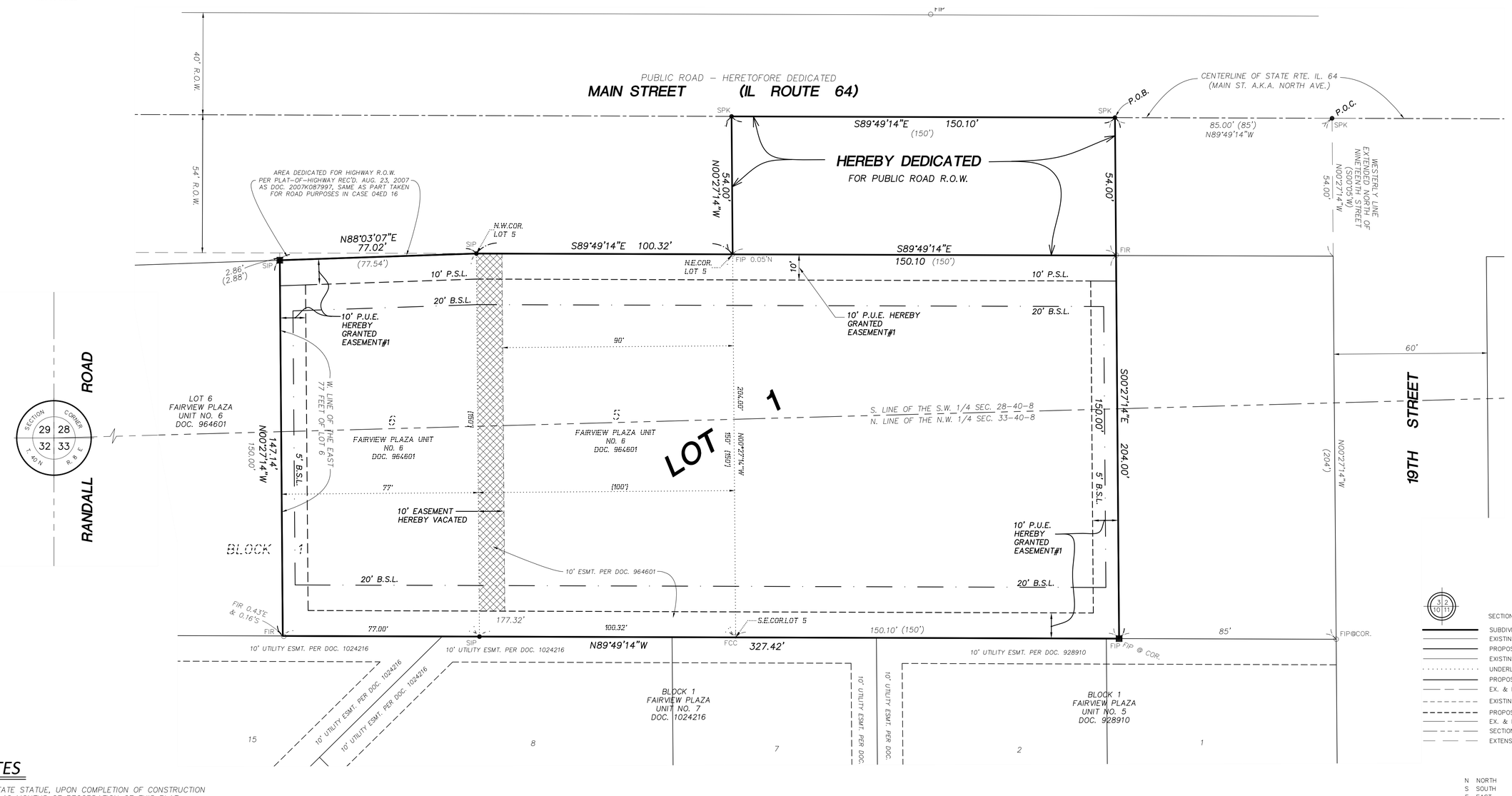
AREA

LOT 1	49,000 sq. ft.	1.1249 acres
PROP.DED.	8,105 sq. ft.	0.1860 acres
TOTAL SUB.	57,105 sq. ft.	1.3109 acres
EASEMENT#1	9122 sq. ft.	0.2094 acres

GRAPHIC SCALE
20 0 10 20
1" = 20'

BASIS OF BEARING
STATE PLANE GRID

GRID MERIDIAN



OWNER/SUBDIVIDER

Franchise Realty Investment Trust - IL,
A Maryland Corporation
One McDonald's Plaza
U.S. Legal Dept #091
Oak Brook, IL 60523
Contact: Amy Wilson

ENGINEER / SURVEYOR

V3 Companies, Ltd.
7325 Janes Avenue, Suite 100
Woodridge, Illinois 60517
630-724-9200 voice
630-724-9202 fax
Project Manager: Andrew Uttan
Land Surveyor: Chuck Bartosz

LEGEND

SECTION CORNER
SUBDIVISION LINE
EXISTING RIGHT-OF-WAY LINE
PROPOSED RIGHT-OF-WAY LINE
EXISTING LOT LINE
UNDERLYING LOT LINE/TEXT
PROPOSED LOT LINE
EX. & PRO. CENTERLINE
EXISTING EASEMENT LINE
PROPOSED EASEMENT LINE
EX. & PRO. BUILDING SETBACK LINE
SECTION LINE
EXTENSION LINE

FOUND ROW MARKER
FIR FOUND IRON ROD
FRS FOUND RAILROAD SPIKE
FPK FOUND PK NAIL
FMG FOUND MAG NAIL
FCC FOUND CUT CROSS
FIP FOUND IRON PIPE
FIB FOUND IRON BAR
SPK SET PK NAIL
SMG SET MAG NAIL
SIP SET IRON PIPE
SET CONCRETE MONUMENT PURSUANT TO 765 ILCS 205

NOTES

1.) PER STATE STATUE, UPON COMPLETION OF CONSTRUCTION OR WITHIN 12 MONTHS OF RECORDATION OF THIS PLAT, MONUMENTS SHALL BE SET AT ALL LOT CORNERS UNLESS OTHERWISE NOTED, OR WHERE CONCRETE MONUMENTS ARE SET.

2.) ALL MEASUREMENTS AND DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

3.) ALL EASEMENTS ARE HEREBY GRANTED UNLESS OTHERWISE NOTED. REFER TO THE EASEMENT PROVISIONS STATEMENT ON SHEET 2 FOR SPECIFIC TERMS AND CONDITIONS.

ABBREVIATIONS

N	NORTH	PC	POINT OF CURVATURE
S	SOUTH	PCC	POINT OF COMPOUND CURVATURE
E	EAST	PRC	POINT OF REVERSE CURVATURE
W	WEST	PT	POINT OF TANGENCY
CB	CHORD BEARING	(0.00')	RECORD DATUM
A	ARC LENGTH	[0.00']	MEASURED DATUM
R	RADIUS	0.00'	CALCULATED DATUM
U.E.	UTILITY EASEMENT	<0.00'>	INFORMATION TAKEN FROM DEED
P.U.E.	PUBLIC UTILITY EASEMENT	ETBE	EXCEPTION TO BLANKET EASEMENT
D.E.	DRAINAGE EASEMENT	M.U.E.	MUNICIPAL UTILITY EASEMENT
EX.	EXISTING	I.E.	INGRESS & EGRESS EASEMENT
PRO.	PROPOSED	R.O.W.	RIGHT-OF-WAY
ESMT.	EASEMENT	P.O.C.	PLACE OF COMMENCEMENT
		P.O.B.	PLACE OF BEGINNING

Engineers
Scientists
Surveyors

7325 Janes Avenue, Suite 100
Woodridge, IL 60517
630.724.9200 voice
630.724.0384 fax
v3co.com

PREPARED FOR:
McDONALD'S USA
2111 McDONALD'S DRIVE
OAK BROOK, IL 60523
630-836-9090

REVISIONS

NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION

FINAL PLAT

McDONALD'S ST. CHARLES SUBDIVISION, ST. CHARLES. ILLINOIS

DRAFTING COMPLETED:	02-25-13	DRAWN BY:	SPK	PROJECT MANAGER:	CWB
FIELD WORK COMPLETED:	N/A	CHECKED BY:	CWB	SCALE:	1" = 20'

Project No: 06240.59
Group No: VP04.2
SHEET NO. 1 of 2

E:\2006\06240\06240.59\Drawings\ACAD\VP04.2 Final\Plat\P\S\06240.59_2013\02\26.dwg, 2/26/2013 11:46:17 AM, sadeva

P.I.N.S: 09-33-101-006
09-33-101-005
09-33-101-052

FINAL PLAT
OF
McDONALD'S ST. CHARLES SUBDIVISION

PART OF THE SOUTHWEST QUARTER OF SECTION 28 AND THE NORTHWEST QUARTER OF SECTION 33, ALL IN TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS.

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE) SS.

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF THE LAND DESCRIBED IN THE ANNEXED PLAT, AND THAT HE HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED THEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

ALSO, THIS IS TO CERTIFY 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

_____

_____

DATED THIS _____ DAY OF _____ A.D. 2013

NOTARY CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE) SS.

I, _____ , A NOTARY PUBLIC, IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT

_____,
PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH OWNERS, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE ANNEXED PLAT AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS THIS _____ DAY OF _____ A.D. 2013, AT _____, ILLINOIS.

_____
NOTARY PUBLIC

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE) SS

I, _____, COUNTY CLERK OF KANE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID FORFEITED TAXES AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE ANNEXED PLAT.

I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE ANNEXED PLAT.

GIVEN UNDER MY HAND AND SEAL AT _____, ILLINOIS,

THIS _____ DAY OF _____, A.D., 20____.

_____
COUNTY CLERK

CERTIFICATE AS TO SPECIAL ASSESSMENT

STATE OF ILLINOIS)
COUNTY OF KANE) SS

I DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE NOT BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THE PLAT.

_____
COLLECTOR OF SPECIAL ASSESSMENT

DATED AT _____, ILLINOIS THIS _____ DAY OF

_____, A.D., 20____.

COUNTY ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE) SS.

THIS PLAT HAS BEEN APPROVED BY THE KANE COUNTY ENGINEER WITH RESPECT TO ROADWAY ACCESS TO _____ PURSUANT TO ILCS CHAPTER 765 PARAGRAPH 205/2

DATED THIS _____ DAY OF _____ A.D. 2013

_____
COUNTY ENGINEER

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE) SS

APPROVED THIS _____ DAY OF _____ A.D., 20_____.

CITY OF ST. CHARLES PLAN COMMISSION

_____
CHAIRMAN

DIRECTOR OF COMMUNITY DEVELOPMENT 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____.

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE) SS

APPROVED AND ACCEPTED THIS _____ DAY OF _____ A.D., 20_____.

CITY COUNCIL OF CITY OF ST. CHARLES, ILLINOIS

_____
MAYOR

ATTEST: _____
CITY CLERK

PROTECTIVE COVENANTS

FORTHCOMING VIA NARRATIVE ON PLAT
OR IN LIEU OF NOTE LISTED HEREON
REFERENCING SAID PROTECTIVE COVENANTS

PUBLIC UTILITIES EASEMENT PROVISIONS

A PERMANENT NON-EXCLUSIVE EASEMENT IS HEREBY GRANTED TO THE CITY OF ST. CHARLES AND TO ALL PUBLIC UTILITY COMPANIES OF ANY KIND OPERATING UNDER FRANCHISE GRANTING THEM EASEMENT RIGHTS FROM SAID CITY OF ST. CHARLES, INCLUDING BUT NOT LIMITED TO, AMERITECH AND NICOR AND TO THEIR SUCCESSORS AND ASSIGNS(HEREIN COLLECTIVELY REFERRED TO AS "GRANTEES"), IN, UPON, ACROSS, OVER, UNDER, AND THROUGH THE AREAS SHOWN BY DASHED LINES AND LABELED "PUBLIC UTILITY EASEMENT" ON THE PLAT OF SUBDIVISION HEREON DRAWN FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, INSPECTING, OPERATING, REPLACING, RENEWING, ALTERING, ENLARGING, REMOVING, REPAIRING, CLEANING, AND MAINTAINING ABOVE GROUND AND UNDERGROUND ELECTRICAL SYSTEMS, CABLE TELEVISION, COMMUNICATION, GAS, TELEPHONE OR OTHER UTILITY LINES OR APPURTENANCES, SANITARY AND STORM SEWERS, DRAINAGE WAYS, STORM WATER DETENTION AND RETENTION, WATER MAINS AND ANY AND ALL MANHOLES, HYDRANTS, PIPES, CONNECTIONS, CATCH BASINS, BUFFALO BOXES AND WITHOUT LIMITATION, SUCH OTHER INSTALLATIONS AS MAY BE REQUIRED TO FURNISH PUBLIC UTILITY SERVICE TO ADJACENT AREAS TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE REAL ESTATE PLATTED HEREIN FOR THE NECESSARY PERSONNEL AND EQUIPMENT TO MAKE ANY OR ALL OF THE ABOVE WORK. THE RIGHT IS ALSO HEREBY GRANTED TO SAID GRANTEES TO CUT DOWN, TRIM, OR REMOVE ANY TREES, SHRUBS, OR OTHER PLANTS THAT INTERFERE WITH THE OPERATION OF OR ACCESS TO SAID UTILITY INSTALLATIONS, WITHOUT LIMITATION, IN, ON, UPON OR ACROSS, UNDER, OR THROUGH SAID EASEMENTS. IN THE EVENT UTILITY MAINTENANCE IS PERFORMED WITHIN THE UTILITY EASEMENT, THE CITY OF ST. CHARLES WILL HAVE NO OBLIGATION WITH RESPECT TO SURFACE RESTORATION INCLUDING, BUT NOT LIMITED TO, THE RESTORATION, REPAIR, OR REPLACEMENT OF ANY LANDSCAPING PROVIDED, HOWEVER, THE GRANTEES SHALL BE OBLIGATED FOLLOWING ANY SUCH WORK, TO BACKFILL AND MOUND SO AS TO RETAIN SUITABLE DRAINAGE, REMOVE DEBRIS, AND LEAVE THE AREA IN GENERALLY CLEAN AND WORKMANLIKE CONDITION. NO PERMANENT BUILDINGS OR TREES SHALL BE PLACED ON SAID EASEMENTS, BUT THE EASEMENT AREAS MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, PAVING, FENCES, SIDEWALKS, CURBING, AND OTHER PURPOSES THAT DO NOT INTERFERE WITH THE AFORESAID USES AND RIGHTS. WHERE AN EASEMENT IS USED FOR STORM OR SANITARY SEWERS, OTHER UTILITY INSTALLATIONS SHALL BE SUBJECT TO THE PRIOR APPROVAL OF SAID CITY OF ST. CHARLES SO AS NOT TO INTERFERE WITH THE GRAVITY FLOW IN SAID SEWER OR SEWERS. UTILITY INSTALLATIONS, OTHER THAN THOSE MANAGED BY THE CITY OF ST. CHARLES, SHALL BE SUBJECT TO THE APPROVAL OF THE CITY OF ST. CHARLES, AS TO DESIGN AND LOCATION, AND ALL OTHER INSTALLATIONS ARE SUBJECT TO THE ORDINANCES OF THE CITY OF ST. CHARLES.

FRANCHISE CERTIFICATE FOR EASEMENT VACATION

STATE OF ILLINOIS)
)SS
COUNTY OF_____)

NICOR:

THIS _____ DAY OF _____A.D. 20____.

_____ TITLE *_____ WITNESS*

AMERITECH:

THIS _____ DAY OF _____A.D. 20____.

_____ TITLE *_____ WITNESS*

COMMONWEALTH EDISON:

THIS _____ DAY OF _____A.D. 20____.

_____ TITLE *_____ WITNESS*

COMCAST:

THIS _____ DAY OF _____A.D. 20____.

_____ TITLE *_____ WITNESS*

ILLINOIS DEPARTMENT OF TRANSPORTATION

STATE OF ILLINOIS)
CITY OF ST. CHARLES) SS.

THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS PURSUANT OF SECTION 2 OF "AN ACT TO REVISE THE LAW IN RELATION TO PLATS, " AS AMENDED. A PLAN THAT MEETS THE REQUIREMENTS CONTAINED IN THE DEPARTMENT'S "POLICY ON PERMITS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS" WILL, BE REQUIRED BY THE DEPARTMENT.

DATED THIS _____ DAY OF _____, 20 ____

BY: _____

SURVEYOR'S AUTHORIZATION CERTIFICATE

I, CHARLES W. BARTOSZ, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3188, DO HEREBY AUTHORIZE THE CITY OF ST. CHARLES OR THEIR AGENT TO FILE WITH THE KANE COUNTY RECORDER'S OFFICE THIS PLAT OF SUBDIVISION KNOWN AS THE McDONALD'S ST. CHARLES SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 28 AND THE NORTHWEST QUARTER OF SECTION 33, ALL IN TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS.

CHARLES W. BARTOSZ
3188
PROFESSIONAL
LAND
SURVEYOR
STATE OF
ILLINOIS
WOODRIDGE, ILLINOIS

_____
CHARLES W. BARTOSZ
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3188
MY LICENSE EXPIRES ON NOVEMBER 30, 2014
V3 CONSULTANTS, LTD. PROFESSIONAL DESIGN FIRM NO. 184000902
THIS DESIGN FIRM NUMBER EXPIRES APRIL 30, 2013

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT I, CHARLES W. BARTOSZ, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3188, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

LOT 5 AND THE EASTERLY 77 FEET OF LOT 6, AS MEASURED ALONG THE NORTH LINE THEREOF, EXCEPTING THEREFROM THAT PART OF LOT 6 TAKEN FOR ROAD PURPOSES IN CASE 04ED 16, ALL IN BLOCK 1 OF FAIRVIEW PLAZA UNIT NO. 6, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 24, 1961 AS DOCUMENT NUMBER 964601, TOGETHER WITH THAT PART OF THE SOUTHWEST 1/4 OF SECTION 28 AND OF THE NORTHWEST 1/4 OF SECTION 33, ALL IN TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE CENTER LINE OF ILLINOIS STATE ROUTE NO. 64 WITH THE WESTERLY LINE EXTENDED NORTH OF NINETEENTH STREET; THENCE NORTH 89 DEGREES 49 MINUTES 14 SECONDS WEST ALONG SAID CENTER LINE OF ILLINOIS STATE ROUTE NO. 64, A DISTANCE OF 85 FEET FOR THE PLACE OF BEGINNING; THENCE SOUTH 00 DEGREES 27 MINUTES 14 SECONDS EAST PARALLEL WITH THE NORTHERLY EXTENSION OF THE WEST LINE OF SAID NINETEENTH STREET, 204.00 FEET; THENCE NORTH 89 DEGREES 49 MINUTES 14 SECONDS WEST PARALLEL WITH THE CENTER LINE OF SAID ILLINOIS STATE ROUTE NO. 64, A DISTANCE OF 150.10 FEET TO THE SOUTHEAST CORNER OF SAID LOT 5; THENCE CONTINUING NORTH 89 DEGREES 49 MINUTES 14 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOTS 5 AND 6, SAID LINE BEING PARALLEL WITH THE CENTER LINE OF SAID ILLINOIS STATE ROUTE NO. 64, A DISTANCE OF 177.32 FEET TO THE WEST LINE OF THE EAST 77 FEET OF SAID LOT 6, AS MEASURED ALONG THE NORTH LINE THEREOF; THENCE NORTH 00 DEGREES 27 MINUTES 14 SECONDS WEST ALONG SAID WEST LINE, 147.14 FEET TO THE SOUTH LINE OF THAT PART OF LOT 6 TAKEN FOR ROAD PURPOSES IN CASE 04ED 16; THENCE NORTH 88 DEGREES 03 MINUTES 07 SECONDS EAST ALONG SAID SOUTH LINE, 77.02 TO THE NORTHWEST CORNER OF SAID LOT 5; THENCE SOUTH 89 DEGREES 49 MINUTES 14 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 5, A DISTANCE OF 100.32 FEET TO THE NORTHEAST CORNER OF SAID LOT 5; THENCE NORTH 00 DEGREES 27 MINUTES 14 SECONDS WEST PARALLEL WITH THE NORTHERLY EXTENSION OF THE WEST LINE OF SAID NINETEENTH STREET, 54.00 FEET TO THE CENTERLINE OF SAID ILLINOIS STATE ROUTE NO. 64; THENCE SOUTH 89 DEGREES 49 MINUTES 14 SECONDS EAST ALONG SAID CENTERLINE, 150.10 FEET TO THE PLACE OF BEGINNING, IN KANE COUNTY, ILLINOIS.

I FURTHER CERTIFY THAT THIS LAND IS WITHIN THE CORPORATE LIMITS OF THE CITY OF ST. CHARLES WHICH HAS ADOPTED AN OFFICIAL COMPREHENSIVE PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY THE STATE OF ILLINOIS ACCORDING TO 65 ILCS 5/11-12-6 AS HERETOFORE AND HEREAFTER AMENDED.

I FURTHER CERTIFY THAT THE ANNEXED PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF. PERMANENT MONUMENTS WILL BE SET AT ALL LOT CORNERS, EXCEPT WHERE CONCRETE MONUMENTS ARE INDICATED.

I FURTHER CERTIFY THAT THIS PROPERTY IS IN AN AREA DETERMINED TO BE OUTSIDE OF 0.2% ANNUAL CHANCE FLOODPLAIN (ZONE X) AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP OF KANE COUNTY, ILLINOIS AND INCORPORATED AREAS (COMMUNITY PANEL NO. 17089C0262H) MAP REVISED AUGUST 3, 2009.

DATED THIS ____ DAY OF _____, A.D., 20____

CHARLES W. BARTOSZ
3188
PROFESSIONAL
LAND
SURVEYOR
STATE OF
ILLINOIS
WOODRIDGE, ILLINOIS

_____
CHARLES W. BARTOSZ
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3188
MY LICENSE EXPIRES ON NOVEMBER 30, 2014.
V3 CONSULTANTS, LTD. PROFESSIONAL DESIGN FIRM NO. 184000902
THIS DESIGN FIRM NUMBER EXPIRES APRIL 30, 2013.

Engineers
Scientists
Surveyors

7325 Janes Avenue, Suite 100
Woodridge, IL 60517
630.724.9200 voice
630.724.0384 fax
v3co.com

PREPARED FOR:
McDONALD'S USA
2111 McDONALD'S DRIVE
OAK BROOK, IL 60523
630-836-9090

REVISIONS

NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION

FINAL PLAT

McDONALD'S ST. CHARLES SUBDIVISION, ST. CHARLES. ILLINOIS

DRAFTING COMPLETED:	02-25-13	DRAWN BY:	SPK	PROJECT MANAGER:	CWB
FIELD WORK COMPLETED:	N/A	CHECKED BY:	CWB	SCALE:	1" = N/A

Project No: 06240.59
Group No: VP04.2
SHEET NO. 2 of 2

ALTA/ACSM LAND TITLE SURVEY & TOPOGRAPHIC SURVEY
OF
McDONALD'S - ST. CHARLES, IL.
(# 1915 W. MAIN STREET)

PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 28 TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS.

P.I.N.S: 09-33-101-006
09-33-101-005
09-33-101-052

FLOOD HAZARD NOTE

THIS PROPERTY IS IN AN AREA DETERMINED TO BE OUTSIDE OF 0.2% ANNUAL CHANCE FLOODPLAIN (ZONE X) AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP OF KANE COUNTY, ILLINOIS AND INCORPORATED AREAS (COMMUNITY PANEL NO. 17089C0262H) MAP REVISED AUGUST 3, 2009.

PARKING STALLS

STANDARD PARKING STALLS=65
ACCESSIBLE PARKING STALLS=3
TOTAL PARKING STALLS=68

AREA

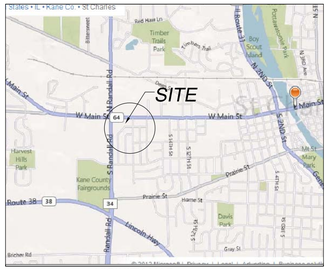
57,105 SQ. FT.
1.3109 ACRES

BASIS OF BEARING

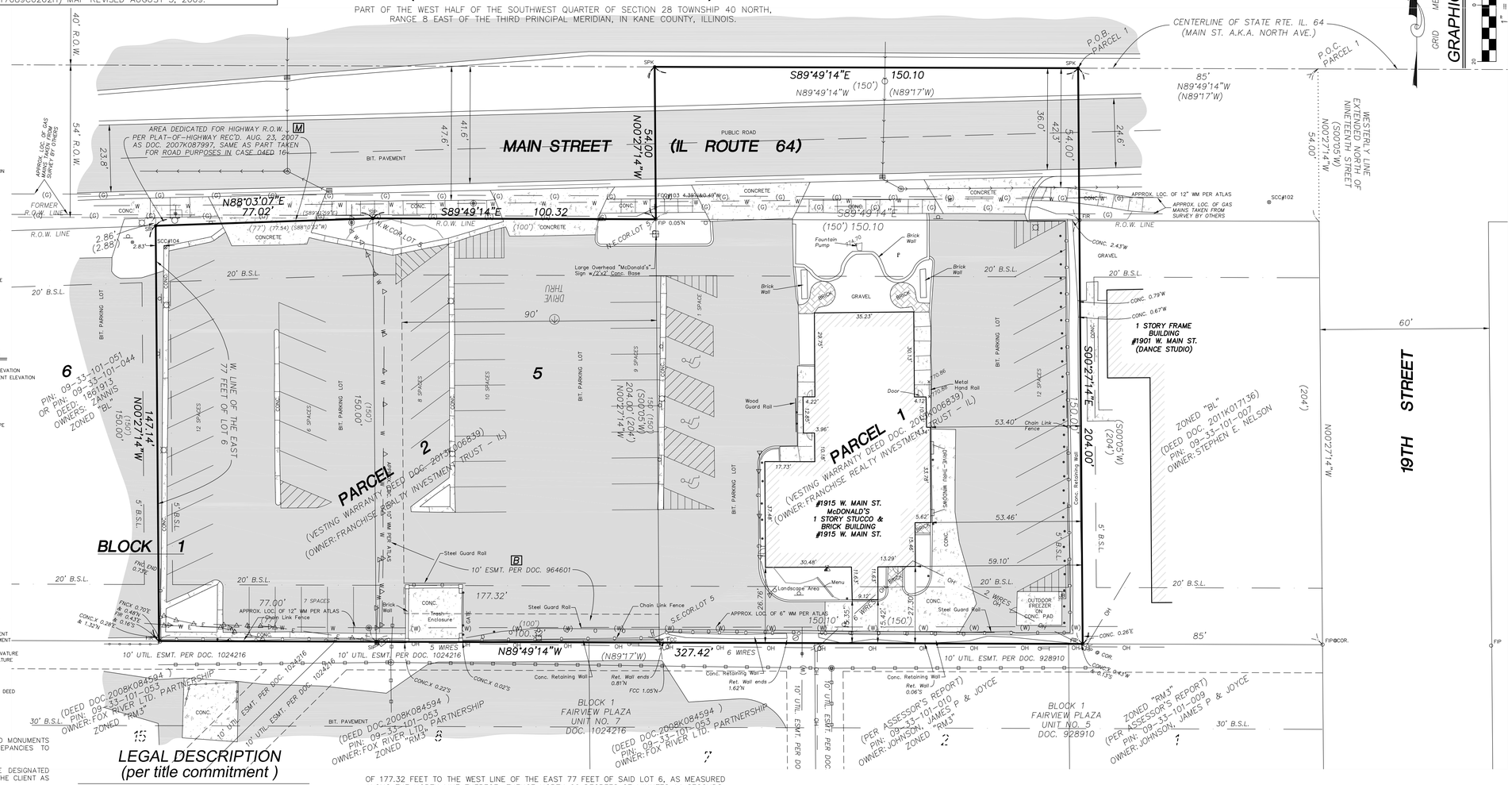
STATE PLANE GRID

CONTIGUITY STATEMENT

ALL PARCELS ARE CONTIGUOUS AND THERE ARE NO GAPS OR GORES



VICINITY MAP
NOT TO SCALE



LEGEND

CABLE TV PEDESTAL
TRAFFIC LIGHT POLE
TRAFFIC CONTROL BOX
TRAFFIC CONTROL VAULT
TRAFFIC LIGHT
TELEPHONE PEDESTAL
TELEPHONE MANHOLE
PAINTED TELEPHONE LINE
FIBER OPTIC CABLE LINE
ANCHOR
GUY POLE
UTILITY POLE
POWER POLE
LIGHT STANDARD
ELECTRIC MANHOLE
ELECTRIC PEDESTAL
ELECTRIC TRANSFORMER PAD
ELECTRIC METER
HANDHOLE
ELECTRICAL JUNCTION BOX
ELECTRIC VAULT
ELECTRIC SERVICE OUTLET BOX
PAINTED ELECTRIC LINE
TRANSFORMER PAD
PAINTED GAS LINE
GAS VALVE
GAS METER
GAS VALVE VAULT
GAS METER
PIPELINE MARKER
MONITORING WELL
POST INDICATOR VALVE
WELL HEAD
FLAGPOLE
MAILBOX
SIGN
POST
PUBLIC PAY TELEPHONE
PARKING METER
WETLAND MARKER
BASKETBALL HOOP
AIR CONDITIONER PAD/UNIT
DECIDUOUS TREE W/ TRUNK SIZE
NON-DECIDUOUS TREE W/ TRUNK SIZE
BUSH
HEADWALL
CURB INLET
STORM INLET
STORM MANHOLE
FLARED END SECTION
CLEANOUT
SANITARY MANHOLE
HOSE BIB
B-BOX
HYDRANT
WATER VALVE
WATER VALVE VAULT
PAINTED WATER LINE
SPRINKLER HEAD
WATER METER
FOUND ROW MARKER
FIR FOUND IRON ROD
FRS FOUND RAILROAD SPIKE
FPK FOUND PK NAIL
FMS FOUND MAG NAIL
FCC FOUND CUT CROSS
FIP FOUND IRON PIPE
FIB FOUND IRON BAR
SPK SET PK NAIL
SMG SET MAG NAIL
SIP SET IRON PIPE

PROPERTY LINE
EXISTING RIGHT-OF-WAY LINE
PROPOSED RIGHT-OF-WAY LINE
EXISTING LOT LINE
PROPOSED LOT LINE
EX. & PRO. CENTERLINE
EXISTING EASEMENT LINE
PROPOSED EASEMENT LINE
EX. & PRO. BUILDING SETBACK LINE
SECTION LINE
EXISTING FENCELINE (CHAIN LINK)
EXISTING FENCELINE (WOOD)
EXISTING FENCELINE (WIRE)
GUARDRAIL
RAILROAD TRACKS
CATV UNDERGROUND CABLE TV
(CATV) UNDERGROUND CABLE TV(ATLAS INFO.)
(FO) UNDERGROUND FIBER OPTIC CABLE(ATLAS)
E UNDERGROUND ELECTRIC
(E) UNDERGROUND ELECTRIC(ATLAS INFO.)
T UNDERGROUND TELEPHONE
(T) UNDERGROUND TELEPHONE(ATLAS INFO.)
G GAS MAIN
(G) GAS MAIN(ATLAS INFO.)
W WATER MAIN
(W) WATER MAIN (ATLAS INFO.)
S SANITARY SEWER
(S) SANITARY SEWER(ATLAS INFO.)
STM STORM SEWER
(STM) STORM SEWER(ATLAS INFO.)
OH EDGE OF WATER
OH OVERHEAD WIRES
CURB
DEPRESSED CURB
700 EXISTING CONTOUR LINE
ASPHALT PAVING OR WATER (LABELED)
UNPAVED ROAD
CONCRETE
WETLANDS
EXISTING BUILDING
MARSH AREA
TITLE EXCEPTION

ABBREVIATIONS

782.62 EXISTING TOP OF CURB ELEVATION
782.12 EXISTING EDGE OF PAVEMENT ELEVATION
+782.5 EXISTING SPOT ELEVATION
B.S.L. BUILDING SETBACK LINE
A.P. ACCESSIBLE PARKING
F.F. FINISHED FLOOR
T.F. TOP OF FOUNDATION
CMP CORRUGATED METAL PIPE
RCP REINFORCED CONCRETE PIPE
VCP VITRIFIED CLAY PIPE
FRM. FRAME
BRK. BRICK
TC TOP OF CURB
DEP DEPRESSED CURB
GUT GUTTER
EP EDGE OF PAVEMENT
F.L. FLOW LINE
CONC. CONCRETE
BIT. BITUMINOUS
MH MANHOLE
CW CONCRETE WALK
TW TOP OF WALL
BW BOTTOM OF WALL
TP TOP OF PIPE
BW BACK OF WALK
FES FLARED END SECTION
INV INVERT
DIP DUCTILE IRON PIPE
SD STORM DRAIN
SAN SANITARY SEWER
N NORTH
S SOUTH
E EAST
W WEST
CB CHORD BEARING
A ARC LENGTH
R RADIUS
U.E. UTILITY EASEMENT
P.U.E. PUBLIC UTILITY EASEMENT
D.E. DRAINAGE EASEMENT
M.U.E. MUNICIPAL UTILITY EASEMENT
I.E. INGRESS & EGRESS EASEMENT
PC POINT OF CURVATURE
PCC POINT OF COMPOUND CURVATURE
PRC POINT OF REVERSE CURVATURE
PT POINT OF TANGENCY
(REC) RECORD DATUM
(MEAS) MEASURED DATUM
CALC CALCULATED DATUM
<DEED> INFORMATION TAKEN FROM DEED
P.O.C. PLACE OF COMMENCEMENT
P.O.B. PLACE OF BEGINNING

GENERAL NOTES

1. COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY POINTS AND MONUMENTS BEFORE ANY CONSTRUCTION, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO SURVEYOR.
2. ONLY PRINTS OF THIS SURVEY WITH AN EMBOSSED SEAL SHALL BE DESIGNATED OFFICIAL COPIES. THIS SURVEY WAS PREPARED FOR THE SOLE USE OF THE CLIENT AS STATED HEREON AND IS NON-TRANSFERABLE.
3. DO NOT SCALE DIMENSIONS FROM THIS PLAT.
4. THE LOCATION OF THE PROPERTY LINES SHOWN ON THE FACE OF THIS PLAT ARE BASED UPON THE DESCRIPTION AND INFORMATION FURNISHED BY THE CLIENT, TOGETHER WITH THE TITLE COMMITMENTS. THE PARCEL WHICH IS DEFINED MAY NOT REFLECT ACTUAL OWNERSHIP, BUT REFLECTS WHAT WAS SURVEYED. FOR OWNERSHIP, CONSULT YOUR TITLE COMPANY.
5. A CURRENT CHICAGO TITLE INSURANCE COMPANY'S TITLE COMMITMENT ORDER NO. 1412 008478140 WITH AN EFFECTIVE DATE OF FEBRUARY 4, 2013 WAS PROVIDED FOR SURVEYORS USE SUBSEQUENT TO THE ORIGINAL TIME OF PREPARATION OF THIS SURVEY. THE PROPERTY IS SUBJECT TO THOSE TITLE EXCEPTIONS LISTED THEREIN. SEE "NOTES FROM SCHEDULE B" TABLE SHOWN HEREON.
6. UTILITIES AND IMPROVEMENTS SHOWN HEREON BASED ON VISIBLE FIELD VERIFIED STRUCTURES. THIS SURVEY MAY NOT REFLECT ALL UTILITIES OR IMPROVEMENTS IF SUCH ITEMS ARE HIDDEN BY LANDSCAPING OR ARE COVERED BY SUCH ITEMS AS DUMPSTERS, TRAILERS, CARS, DIRT, PAVING OR SNOW. AT THE TIME OF THIS SURVEY, SNOW DID NOT COVER THE SITE. LAWN SPRINKLER SYSTEMS, IF ANY, ARE NOT SHOWN ON THIS SURVEY.
7. UNDERGROUND UTILITY LINES SHOWN HEREON ARE BASED ON FIELD LOCATED STRUCTURES IN COORDINATION WITH ATLAS INFORMATION PROVIDED BY UTILITY COMPANIES THROUGH J.U.L.I.E.'S DESIGN STAGE PROCESS. SEE "UTILITY ATLAS NOTES" HEREON FOR SPECIFICS. CALL J.U.L.I.E. AT 1-800-892-0123 FOR FIELD LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO ANY DIGGING OR CONSTRUCTION.
8. OTHER THAN VISIBLE OBSERVATIONS NOTED HEREON, THIS SURVEY MAKES NO STATEMENT REGARDING THE ACTUAL PRESENCE OR ABSENCE OF ANY SERVICE.
9. OVERHEAD WIRES AND POLES (IF ANY EXIST) ARE SHOWN HEREON, HOWEVER THEIR FUNCTION AND DIMENSIONS HAVE NOT BEEN SHOWN.
10. THE PROPERTY IS ZONED BL (LOCAL BUSINESS) SPECIAL USE 4 PER CITY OF ST. CHARLES ZONING MAP DATED 2010. THIS PROPERTY IS SUBJECT TO SETBACKS AS ESTABLISHED PURSUANT TO CITY'S ZONING ORDINANCES AS AMENDED. IN REFERENCE TO TABLE A ITEM 6 OF THE ALTA STANDARDS, THERE MAY BE A NEED FOR AN INTERPRETATION OF A RESTRICTION, THE SURVEYOR CANNOT MAKE A CERTIFICATION ON THE BASIS OF AN INTERPRETATION. SEE ZONING MAPS & NOTES LISTED HEREON.
11. PERMANENT MONUMENTS EXIST/SET AT ALL PROPERTY CORNERS.
12. IT IS THE SURVEYOR'S PROFESSIONAL OPINION THAT A PLAT OF SUBDIVISION OR REPLAT IS NOT NECESSARY IN ORDER TO CONVEY THE SURVEYED PROPERTY.
13. NO WETLANDS OBSERVED ON THE PROPERTY.
14. SURVEYOR IS UNAWARE OF ANY PROPOSED CHANGES IN RIGHT-OF-WAY.

LEGAL DESCRIPTION
(per title commitment)

PARCEL 1:
THAT PART OF THE SOUTHWEST 1/4 OF SECTION 28 AND OF THE NORTHWEST 1/4 OF SECTION 33, ALL IN TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE CENTER LINE OF STATE ROUTE NO. 64 WITH THE WESTERLY LINE EXTENDED NORTH OF NINETEENTH STREET; THENCE NORTH 89 DEGREES 17 MINUTES WEST ALONG SAID CENTER LINE OF STATE ROUTE NO. 64, 85 FEET FOR THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 05 MINUTES WEST PARALLEL WITH THE EXTENSION OF THE WEST LINE OF SAID NINETEENTH STREET, 204 FEET, THENCE NORTH 89 DEGREES 17 MINUTES WEST PARALLEL WITH THE CENTER LINE OF SAID STATE ROUTE NO. 64, 150 FEET; THENCE NORTH 0 DEGREES 05 MINUTES EAST, PARALLEL WITH THE WEST LINE AND WEST LINE EXTENDED OF SAID NINETEENTH STREET, 204.0 FEET TO THE CENTER LINE OF SAID STATE ROUTE NO. 64, THENCE SOUTH 89 DEGREES 17 MINUTES ALONG SAID CENTER LINE, 150.0 FEET TO THE POINT OF BEGINNING, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

PARCEL 2:
LOT 5 AND THE EASTERLY 77 FEET, AS MEASURED ALONG THE NORTH LINE, OF LOT 6, EXCEPTING THEREFROM THAT PART TAKEN FOR ROAD PURPOSES IN CASE 04ED 16, ALL IN BLOCK 1 OF FAIRVIEW PLAZA, UNIT NO. 6, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

NEW LEGAL DESCRIPTION
(Parcel 2)

LOT 5 AND THE EASTERLY 77 FEET OF LOT 6, AS MEASURED ALONG THE NORTH LINE THEREOF, EXCEPTING THEREFROM THAT PART OF LOT 6 TAKEN FOR ROAD PURPOSES IN CASE 04ED 16, ALL IN BLOCK 1 OF FAIRVIEW PLAZA UNIT NO. 6, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 24, 1961 AS DOCUMENT NUMBER 964601, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 5; THENCE NORTH 89 DEGREES 49 MINUTES 14 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOTS 5 AND 6, SAID LINE BEING PARALLEL WITH THE CENTER LINE OF SAID ILLINOIS STATE ROUTE NO. 64, A DISTANCE OF 177.32 FEET TO THE WEST LINE OF THE EAST 77 FEET OF SAID LOT 6, AS MEASURED ALONG THE NORTH LINE THEREOF; THENCE NORTH 00 DEGREES 27 MINUTES 14 SECONDS WEST ALONG SAID WEST LINE, 147.14 FEET TO THE SOUTH LINE OF THAT PART OF LOT 6 TAKEN FOR ROAD PURPOSES IN CASE 04ED 16; THENCE NORTH 88 DEGREES 03 MINUTES 07 SECONDS EAST ALONG SAID SOUTH LINE, 77.02 TO THE NORTHWEST CORNER OF SAID LOT 5; THENCE SOUTH 89 DEGREES 49 MINUTES 14 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 5, A DISTANCE OF 100.32 FEET TO THE NORTHEAST CORNER OF SAID LOT 5; THENCE SOUTH 00 DEGREES 27 MINUTES 14 SECONDS EAST PARALLEL WITH THE WEST LINE OF SAID NINETEENTH STREET, 150.00 FEET TO THE PLACE OF BEGINNING, IN KANE COUNTY, ILLINOIS.

NEW LEGAL DESCRIPTION
(Parcels 1 and 2)

LOT 5 AND THE EASTERLY 77 FEET OF LOT 6, AS MEASURED ALONG THE NORTH LINE THEREOF, EXCEPTING THEREFROM THAT PART OF LOT 6 TAKEN FOR ROAD PURPOSES IN CASE 04ED 16, ALL IN BLOCK 1 OF FAIRVIEW PLAZA UNIT NO. 6, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 24, 1961 AS DOCUMENT NUMBER 964601, TOGETHER WITH THAT PART OF THE SOUTHWEST 1/4 OF SECTION 28 AND OF THE NORTHWEST 1/4 OF SECTION 33, ALL IN TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE CENTER LINE OF ILLINOIS STATE ROUTE NO. 64 WITH THE WESTERLY LINE EXTENDED NORTH OF NINETEENTH STREET; THENCE NORTH 89 DEGREES 49 MINUTES 14 SECONDS WEST ALONG SAID CENTER LINE OF ILLINOIS STATE ROUTE NO. 64, A DISTANCE OF 85 FEET FOR THE PLACE OF BEGINNING; THENCE SOUTH 00 DEGREES 27 MINUTES 14 SECONDS EAST PARALLEL WITH THE NORTHERLY EXTENSION OF THE WEST LINE OF SAID NINETEENTH STREET, 204.00 FEET; THENCE NORTH 89 DEGREES 49 MINUTES 14 SECONDS WEST PARALLEL WITH THE CENTER LINE OF SAID ILLINOIS STATE ROUTE NO. 64, A DISTANCE OF 150.10 FEET TO THE SOUTHEAST CORNER OF SAID LOT 5; THENCE CONTINUING NORTH 89 DEGREES 49 MINUTES 14 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOTS 5 AND 6, SAID LINE BEING PARALLEL WITH THE CENTER LINE OF SAID ILLINOIS STATE ROUTE NO. 64, A DISTANCE OF 177.32 FEET TO THE WEST LINE OF THE EAST 77 FEET OF SAID LOT 6, AS MEASURED ALONG THE NORTH LINE THEREOF; THENCE NORTH 00 DEGREES 27 MINUTES 14 SECONDS WEST ALONG SAID WEST LINE, 147.14 FEET TO THE SOUTH LINE OF THAT PART OF LOT 6 TAKEN FOR ROAD PURPOSES IN CASE 04ED 16; THENCE NORTH 88 DEGREES 03 MINUTES 07 SECONDS EAST ALONG SAID SOUTH LINE, 77.02 TO THE NORTHWEST CORNER OF SAID LOT 5; THENCE SOUTH 89 DEGREES 49 MINUTES 14 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 5, A DISTANCE OF 100.32 FEET TO THE NORTHEAST CORNER OF SAID LOT 5; THENCE NORTH 00 DEGREES 27 MINUTES 14 SECONDS WEST PARALLEL WITH THE NORTHERLY EXTENSION OF THE WEST LINE OF SAID NINETEENTH STREET, 54.00 FEET TO THE CENTERLINE OF SAID ILLINOIS STATE ROUTE NO. 64; THENCE SOUTH 89 DEGREES 49 MINUTES 14 SECONDS EAST ALONG SAID CENTERLINE, 150.10 FEET TO THE PLACE OF BEGINNING, IN KANE COUNTY, ILLINOIS.

NOTES FROM SCHEDULE B

PER TITLE COMMITMENT

	EXCEPTIONS	AFFECTS PROPERTY	NOTE
E	TAXES	YES	NOT PLOTTABLE
F	NOTE	YES	NOT PLOTTABLE
H	NOTE	YES	NOT PLOTTABLE
I	NOTE	YES	NOT PLOTTABLE
J	UNRECORDED LEASES	YES	NOT PLOTTABLE
A	NOTE	YES	NOT PLOTTABLE
K	RIGHTS OF THE PUBLIC, STATE & MUNICIPALITY FOR THAT PART FALLING IN ROUTE 64	YES	NOT PLOTTABLE
M	PLAT OF HIGHWAY DOC. 2007K087997	YES	PLOTTED HEREON
L	GRANT GAS & ELECTRIC DOC. 479731	*	NOT PLOTTABLE
B	EASEMENT F.P.U.6.	YES	PLOTTED HEREON

* UTILITY LINE PER DOCUMENT SEEMS TO RUN EAST-WEST ALONG THE NORTH FRONTAGE OF PROPERTY. PRECISE LOCATION VAGUE. SEE DOCUMENT FOR SPECIFICS.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

TO CHICAGO TITLE INSURANCE COMPANY AND MCDONALD'S USA, LLC, A DELAWARE LIMITED LIABILITY COMPANY, MCDONALD'S REAL ESTATE COMPANY, A DELAWARE CORPORATION AND MCDONALD'S CORPORATION, A DELAWARE CORPORATION, & FRANCHISE REALTY INVESTMENT TRUST - IL, A MARYLAND TRUST

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE REQUIREMENTS PROVIDED BY MCDONALD'S AND THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6, 7A, 8, 9, 11B, 13, 17, AND 19 OF TABLE A THEREOF.

FIELD WORK COMPLETED ON FEBRUARY 17, 20 12

DATED THIS 13TH DAY OF APRIL, A.D., 20 12

CHARLES W. BARTOSZ
3188 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS
WOODRIDGE, ILLINOIS

CHARLES W. BARTOSZ
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3188
MY LICENSE EXPIRES ON NOVEMBER 30, 2012.
V3 COMPANIES OF ILLINOIS, LTD. PROFESSIONAL DESIGN FIRM NO. 184000902
THIS DESIGN FIRM NUMBER EXPIRES APRIL 30, 2013.

REV	DATE	DESCRIPTION	BY
2	2/25/13	PER CLIENT EMAIL RECEIVED 2/22/13 (GAS & V.D.)	CWB
1	7/06/12	PER RECEIPT OF UPDATED TITLE COMMITMENT AND CLIENT	CWB

COMMENTS DATED 6/29/2012

PREPARED BY:
V3 Companies
7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
630.724.9202 fax
www.v3co.com

V3 JOB NO.: 06240.59 vp03.1

PREPARED FOR:
McDonald's USA, LLC

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DRAWN BY SPK
STD ISSUE DATE
REVIEWED BY CWB
DATE ISSUED 6/13/12

TITLE ALTA/ACSM LAND TITLE SURVEY & TOPOGRAPHIC SURVEY
DESCRIPTION McDONALD'S - ST. CHARLES, ILLINOIS
SITE ID 012-0040
SITE ADDRESS #1915 W. MAIN STREET

SHEET NO. V03.1
SHEET 1 OF 2

ALTA/ACSM LAND TITLE SURVEY & TOPOGRAPHIC SURVEY

OF

McDONALD'S - ST. CHARLES, IL.

(# 1915 W. MAIN STREET)

PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 28 TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS.

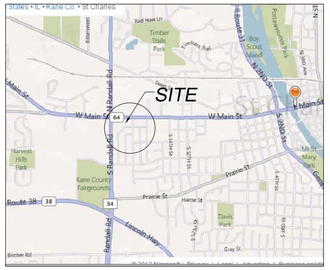
P.I.N.S: 09-33-101-006
09-33-101-005
09-33-101-052

BASIS OF BEARING

STATE PLANE GRID

GRID MERIDIAN

GRAPHIC SCALE 1" = 20'



VICINITY MAP
NOT TO SCALE

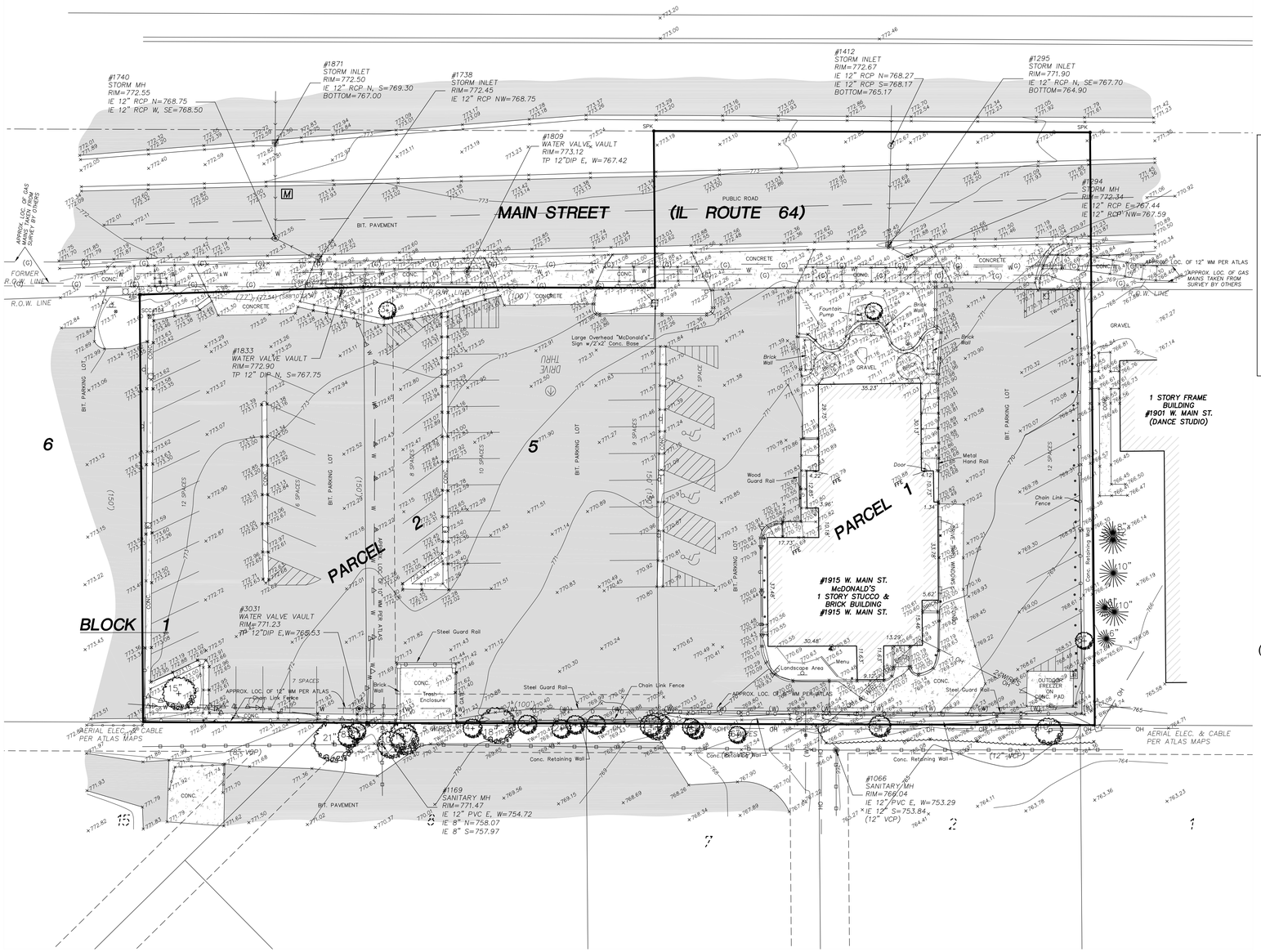
LEGEND

- CABLE TV PEDESTAL
- TRAFFIC LIGHT POLE
- TRAFFIC CONTROL BOX
- TRAFFIC CONTROL VAULT
- TRAFFIC LIGHT
- TELEPHONE PEDESTAL
- TELEPHONE MANHOLE
- PAINTED TELEPHONE LINE
- FIBER OPTIC CABLE LINE
- ANCHOR
- GUY POLE
- UTILITY POLE
- POWER POLE
- LIGHT STANDARD
- ELECTRIC MANHOLE
- ELCTRIC PEDESTAL
- ELECTRIC TRANSFORMER PAD
- ELECTRIC METER
- HANDHOLE
- ELECTRICAL JUNCTION BOX
- ELECTRIC VAULT
- ELECTRIC SERVICE OUTLET BOX
- PAINTED ELECTRIC LINE
- TRANSFORMER PAD
- PAINTED GAS LINE
- GAS VALVE
- GAS METER
- GAS VALVE VAULT
- GAS METER
- PIPELINE MARKER
- MONITORING WELL
- POST INDICATOR VALVE
- WELL HEAD
- FLAGPOLE
- MAILBOX
- SIGN
- POST
- PUBLIC PAY TELEPHONE
- PARKING METER
- WETLAND MARKER
- BASKETBALL HOOP
- AIR CONDITIONER PAD/UNIT
- DECIDUOUS TREE W/ TRUNK SIZE
- NON-DECIDUOUS TREE W/ TRUNK SIZE
- BUSH
- HEADWALL
- CURB INLET
- STORM INLET
- STORM MANHOLE
- FLARED END SECTION
- CLEANOUT
- SANITARY MANHOLE
- HOSE BIB
- B-BOX
- HYDRANT
- WATER VALVE
- WATER VALVE VAULT
- PAINTED WATER LINE
- SPRINKLER HEAD
- WATER METER
- FOUND ROW MARKER
- FIR FOUND IRON ROD
- FRS FOUND RAILROAD SPIKE
- FPK FOUND PK NAIL
- FMG FOUND MAG NAIL
- +FCC FOUND CUT CROSS
- FIP FOUND IRON PIPE
- FIB FOUND IRON BAR
- SPK SET PK NAIL
- SMG SET MAG NAIL
- SIP SET IRON PIPE

- PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- PROPOSED RIGHT-OF-WAY LINE
- EXISTING LOT LINE
- PROPOSED LOT LINE
- EX. & PRO. CENTERLINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- EX. & PRO. BUILDING SETBACK LINE
- SECTION LINE
- EXISTING FENCELINE (CHAIN LINK)
- EXISTING FENCELINE (WOOD)
- EXISTING FENCELINE (WIRE)
- GUARDRAIL
- RAILROAD TRACKS
- CATV — UNDERGROUND CABLE TV
- (CATV) — UNDERGROUND CABLE TV(ATLAS INFO.)
- (FO) — UNDERGROUND FIBER OPTIC CABLE(ATLAS)
- E — UNDERGROUND ELECTRIC
- (E) — UNDERGROUND ELECTRIC(ATLAS INFO.)
- T — UNDERGROUND TELEPHONE
- (T) — UNDERGROUND TELEPHONE(ATLAS INFO.)
- G — GAS MAIN
- (G) — GAS MAIN(ATLAS INFO.)
- W — WATER MAIN
- (W) — WATER MAIN (ATLAS INFO.)
- S — SANITARY SEWER
- (SAN) — SANITARY SEWER(ATLAS INFO.)
- STM — STORM SEWER
- (STM) — STORM SEWER(ATLAS INFO.)
- OH — OVERHEAD WIRES
- CURB
- DEPRESSED CURB
- 700 — EXISTING CONTOUR LINE
- ASPHALT PAVING OR WATER (LABELED)
- UNPAVED ROAD
- CONCRETE
- WETLANDS
- EXISTING BUILDING
- MARSH AREA

ABBREVIATIONS

782.62	EXISTING TOP OF CURB ELEVATION
782.12	EXISTING EDGE OF PAVEMENT ELEVATION
+ 782.45	EXISTING SPOT ELEVATION
B.S.L.	BUILDING SETBACK LINE
A.P.	ACCESSIBLE PARKING
F.F.	FINISHED FLOOR
T.F.	TOP OF FOUNDATION
CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
VCP	VITRFIED CLAY PIPE
FRM.	FRAME
BRK.	BRICK
TC	TOP OF CURB
DEP	DEPRESSED CURB
GUT	GUTTER
EP	EDGE OF PAVEMENT
F.L.	FLOW LINE
CONC.	CONCRETE
BIT.	BITUMINOUS
MH	MANHOLE
CW	CONCRETE WALK
TW	TOP OF WALL
BW	BOTTOM OF WALL
TP	TOP OF PIPE
BW	BACK OF WALK
FES	FLARED END SECTION
INV	INVERT
DIP	DUCTILE IRON PIPE
SD	STORM DRAIN
SAN	SANITARY SEWER
N	NORTH
S	SOUTH
E	EAST
W	WEST
CB	CHORD BEARING
A	ARC LENGTH
R	RADIUS
U.E.	UTILITY EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
M.U.E.	MUNICIPAL UTILITY EASEMENT
I.E.	INGRESS & EGRESS EASEMENT
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVATURE
PRC	POINT OF REVERSE CURVATURE
PT	POINT OF TANGENCY
(REC)	RECORD DATUM
[MEAS]	MEASURED DATUM
CALC	CALCULATED DATUM
<DEED>	INFORMATION TAKEN FROM DEED
P.O.C.	PLACE OF COMMENCEMENT
P.O.B.	PLACE OF BEGINNING



BENCHMARK

SOURCE: BENCHMARKS ESTABLISH VIA TRIMBLE VRS NETWORK. DATUM IS NAVD88, GROUND SCALE FACTOR: 1.0000568529

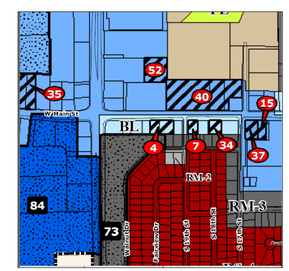
SITE:

STATION DESIGNATION: SBM #1 (V3 CP 102)
ESTABLISHED BY: V3 COMPANIES
DATE: 02/09/12

ELEVATION: 669.48 (MEASURED)
DATUM: NAVD88
DESCRIPTION: SET CUT CROSS IN CONCRETE WALK AT SOUTHWEST CORNER OF ROUTE 64 AND 19TH STREET.

STATION DESIGNATION: SBM #2 (V3 CP 104)
ESTABLISHED BY: V3 COMPANIES
DATE: 02/09/12

ELEVATION: 608.65 (MEASURED)
DATUM: NAVD88
DESCRIPTION: SET CUT CROSS IN CONCRETE AT THE NORTHWEST CORNER OF McDONALD'S PARKING LOT.



ZONING MAP ENLARGED
NOT TO SCALE

(ZONED "BL - Local Business Special Use 4")
PER CITY OF ST. CHARLES ZONING MAP
PUBLICATION DATE: MARCH 1, 2010

Bulk regulations taken verbatim from the City's Zoning Ordinance Table 17.14-2

ft = feet sf = square feet du = dwelling unit B = building and structures P = parking lots	BL
Minimum Lot Area[1]	Dwelling, Upper Level: 3,000sf/du Drive-thru facilities, Minor Motor Vehicle Service & Repair: 1 acre Other Uses: No minimum lot area
Minimum Lot Width	None
Maximum Building Coverage	60%
Maximum Gross Floor Area per Building	10,000 sq
Maximum Building Height	30 ft
Front Yard	B: Minimum 20 ft P: Minimum 10 ft
Side Yards:	
Interior Side Yard	B: Minimum 5 ft P: None
Exterior Side Yard	B: Minimum 20 ft P: Minimum 10 ft
Minimum Rear Yard	B: 20 ft, P: None
Landscape Buffer Yard (B, P)[2]	10 ft

ft = feet
sf = square feet
du = dwelling unit
B = building and structures
P = parking lots

UTILITY ATLAS NOTES:

J.U.L.I.E. DESIGN STAGE ATLAS REQUEST PROCESS
D.I.G NO.: X0390291 RCV'D. 02/08/12

THOSE NOTIFIED	RESPONSE
AT&T DISTRIBUTION	NO RESPONSE
COMCAST	SUPPLIED MAPS
CITY OF ST. CHARLES	SUPPLIED MAPS
NICOR GAS	SUPPLIED MAPS
COMED	SUPPLIED MAPS

REV	DATE	DESCRIPTION	BY
2	2/25/13	PER CLIENT EMAIL RECEIVED 2/22/13 (GAS & V.D.)	CWB
1	7/06/12	PER RECEIPT OF UPDATED TITLE COMMITMENT AND CLIENT COMMENTS DATED 6/29/2012	CWB

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PREPARED FOR:
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DRAWN BY: SPK
STD ISSUE DATE
REVIEWED BY: CWB
DATE ISSUED: 2/13/12

TITLE: ALTA/ACSM LAND TITLE SURVEY & TOPOGRAPHIC SURVEY

DESCRIPTION: McDONALD'S – ST. CHARLES, ILLINOIS

SITE ID: 012-0040

SITE ADDRESS: #1915 W. MAIN STREET

SHEET NO. V03.2

SHEET 2 OF 2