



## AGENDA ITEM EXECUTIVE SUMMARY

Title:	Consideration of a Resolution Granting a Tenth Extension to Begin Construction Following Recording of the PUD Final Plat for the First Street Redevelopment PUD Phase III (First St. Development LLC development site- Buildings 1, 2, 3, Phase 3 parking deck, east plaza and riverwalk; Lots 3, 4, 5, 11 & 12)
Presenter:	Rita Tungare

*Please check appropriate box:*

Government Operations	Government Services
Planning & Development	X City Council – New Business (4/7/14)

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

If NO, please explain how item will be funded:

**Executive Summary:**

**Background:**  
Phase III of the First Street Redevelopment PUD includes all of the property on the riverfront and includes Building 1 (River Terrace), Buildings 2 and 3 and the second parking deck (River Loft), the east plaza and river walk, and Building 9 (1 W. Main St/former Manor site). The specific extension is for the First Street LLC development site and includes Buildings 1, 2, 3 the Phase 3 parking deck, east plaza and the riverwalk.

The Final Plat of Subdivision for Phase III was recorded on December 8, 2008, and per Section 17.04.420 of the Zoning Ordinance, construction within the phase, as authorized by the issuance of a building permit, must begin within two years from the date of Final Plat recording for that specific phase. On November 18, 2013, the City Council granted a ninth construction extension, which extended the deadline to April 8, 2014 (Resolution #2013-115). To date, no building permits have been issued for construction on any portion of the Phase III site.

Without any further extension, approval of the PUD Preliminary Plans for the Phase III buildings and site improvements will lapse. ***The Special Use for PUD Ordinance, which established the Zoning Standards for the site, will remain in place.*** However, if no extension is granted, future PUD Preliminary Plans (including building architecture, streetscape, and landscape designs) will require a new review and approval by the Plan Commission and City Council.

The Zoning Ordinance allows the City Council to grant no more than a one-year extension to begin construction. The City of St. Charles, as a landowner within the site, was a signatory to the Final Plat of Subdivision. City Council approval of the developer’s extension request will constitute the City’s authorization for the extension.

**Current Request from First St. Development LLC:**  
First St. Development LLC has not submitted a written request for an extension. When the previous extension was granted on November 18, 2013, the City Council outlined benchmarks for the developer to meet prior to April 7, 2014. An updated table of these benchmarks has been prepared by staff and is attached.

**Note:** *This extension relates only to the PUD plan approvals for the property and has no direct relation to the timing provisions of the Redevelopment Agreement with First St. LLC.*

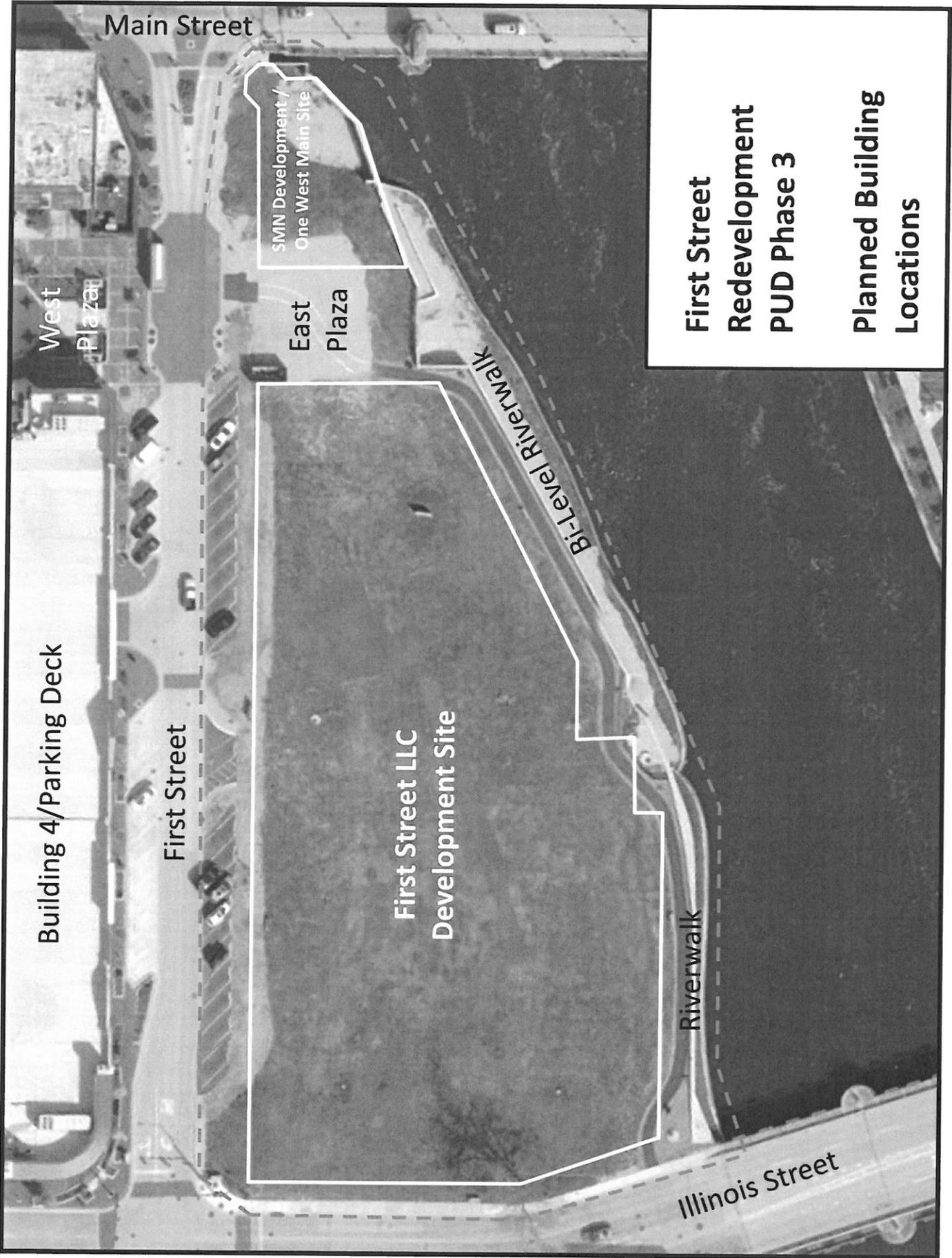
**Attachments:** *(please list)*

Aerial Photo, Progress Table, Staff Memo, Applications submitted by Developer, Resolution

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

Decide whether to grant an extension. Staff does not believe, as is highlighted in the attached table, that the benchmarks set by the City Council have been met completely.

<i>For office use only</i>	Agenda Item Number: <i>IC</i>
----------------------------	-------------------------------



Main Street

West Plaza

SMN Development /  
One West Main Site

East Plaza

First Street LLC  
Development Site

Bi-Level Riverwalk

Riverwalk

Illinois Street

**First Street  
Redevelopment  
PUD Phase 3  
Planned Building  
Locations**

# First Street Phase 3 Progress Table – First Street Development LLC

April 4, 2014

Action Item	Developer Status	City Status
<p><b>ZONING APPLICATIONS</b>                      First Street LLC to file an application for Concept Plan on or before 12/2/13, complete the Concept Plan review process, and subsequently file a complete application for a revised PUD Preliminary Plan for Phase 3, with the goal of providing the City Council with the opportunity to consider a revised PUD Preliminary Plan on or before 4/7/14.</p>	<p>The Concept Plan application was submitted on 12/3/13 (missing the 12/2/13 deadline by one day).                       Revised Building Elevations and a 3D rendering were presented to the Plan Commission on 1/7/14 in response to comments from the Historic Preservation Commission regarding the building architecture.                       On 4/1/14, the developer filed a partial PUD Preliminary Plan application. A geometric plan showing building lots has been submitted.                       The developer also filed a Special Use application requesting to allow office use on the ground floor in Phase 3, which requires a separate process not related to the plan extension.</p>	<p>Staff plan review comments were provided to the developer. The Concept Plan was reviewed by: Historic Preservation Commission on 12/18/13, Plan Commission on 1/7/14, and P&amp;D Committee on 1/13/14. A market study prepared for the City to assess the developer's proposal was provided to the P&amp;D Committee.   <b>The Concept Plan process was completed.</b>                       Staff has reviewed the PUD Preliminary Plan application and geometric site plan. Preliminary engineering, architectural elevations, and landscape plans have not been submitted. Since the application is not complete and was only recently submitted, it has not been advanced to the Plan Commission for review.   <b>The PUD Preliminary Plan application is not complete and therefore City Council has not had an opportunity to review the application.</b></p>
<p><b>TRANSFER OF HARRIS BANK PARCEL TO CITY</b>                      First Street LLC to transfer the former Harris Bank property to the City by 3/25/14.   <b>REDEVELOPMENT AGREEMENT AMENDMENT</b>                      First Street LLC to engage in discussions with staff and reach agreement on terms for amending the Redevelopment Agreement (RDA) to:                      -Amend the conditions and requirements for Phase 3 to conform to the new First St. LLC Concept Plan                      -Allow for Phases 4 &amp; 5 of the project to be separated from the RDA, with First Street LLC having a right of first refusal.</p>	<p>The developer provided a partial response to the draft prepared by staff on 3/6/14 and a complete response on 3/15/14.</p>	<p><b>The property has not been transferred.</b>                       Staff and legal counsel prepared an initial draft of a redevelopment agreement amendment which was provided to the developer on 2/6/14. The developer met with staff to discuss the draft on 2/25/14.                       Staff and the developer met on 3/20/14 to discuss outstanding items, which are summarized in the attached memo.   <b>Staff and First Street LLC have not agreed to terms for amending the RDA.</b></p>



## Staff Memo

**TO:** Mayor Raymond P. Rogina  
And Members of the City Council

**FROM:** Rita Tungare, Mark Koenen

**CC:** Mayor Rogina

**RE:** Status of First Street RDA discussion with First Street Development LLC

**DATE:** April 3, 2014

---

## BACKGROUND

Based on direction from the City Council on November 18, 2013, staff and legal counsel have engaged in discussions with First Street Development LLC regarding a potential amendment to the First Street Project Redevelopment Agreement (RDA). The amendment to the RDA is necessitated by the developer's request for the City to consider a new building program for the portion of the Phase 3 project site that was planned for Buildings 1, 2, 3 and the parking deck for Phase 3.

## STATUS

Staff prepared in initial draft of an RDA amendment based on the Concept Plan information submitted by the developer. This draft was sent to the developer to review on February 6, 2014. Staff and the developer met to discuss the draft on February 25, 2014. The developer provided a partial response to staff's draft on March 6, 2014 and a complete response by March 15, 2014. Staff and the developer met to discuss the developer's response on March 20, 2014.

## OUTSTANDING ITEMS

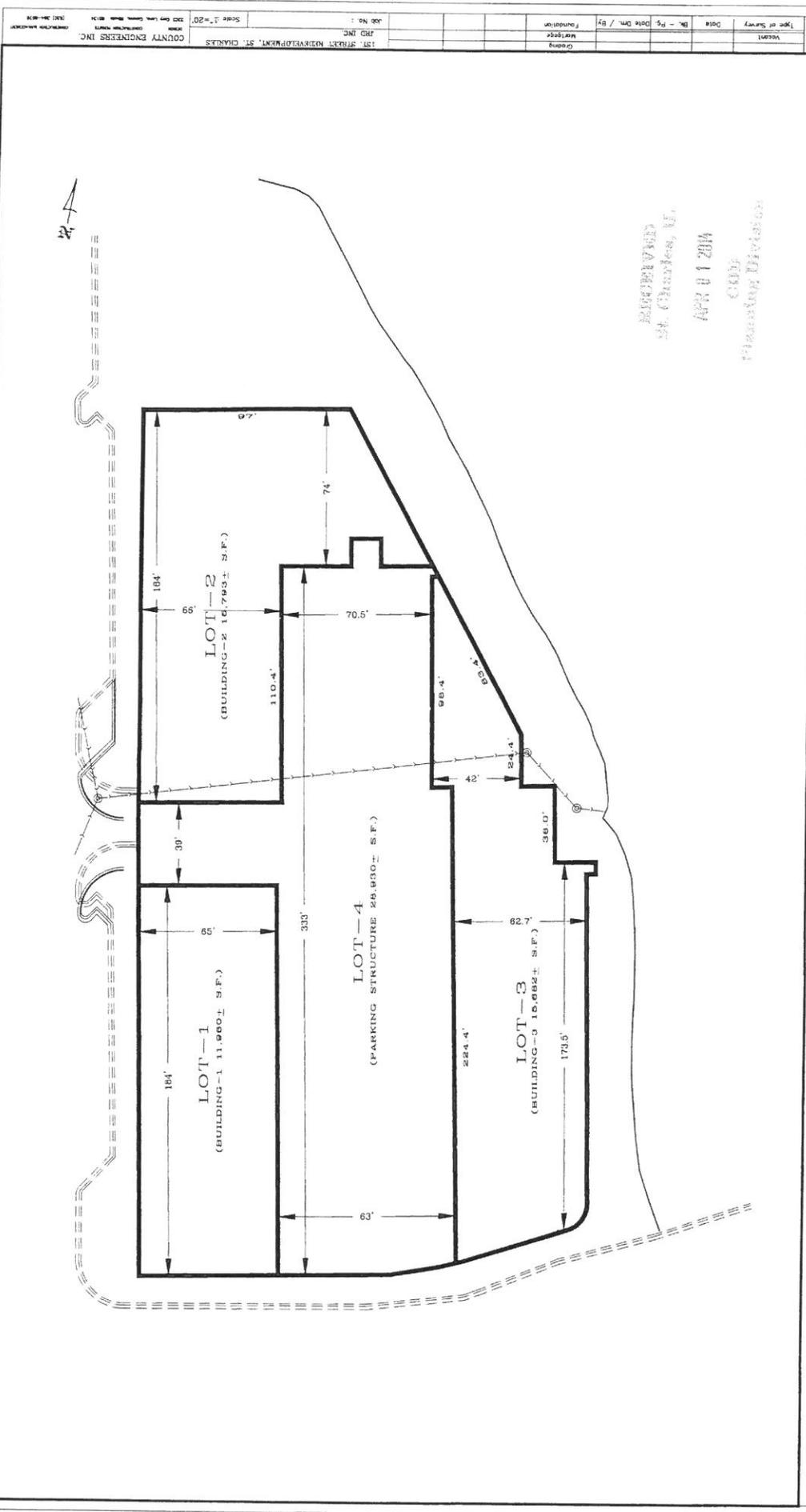
Based on discussions between staff and the developer, the following issues remain to be resolved:

- **Site Plan/Legal Descriptions:** The developer has submitted a partial PUD Preliminary Plan application with a geometric layout of the proposed re-platting of the building lots (attached as Exhibit "A"). An engineered site plan will be needed to finalize the location of lot lines. An engineered site plan would include building footprints, sidewalk and access locations, and the location of service facilities including refuse collection.
- **Cost of the Parking Deck:** Under the current RDA, the City is to pay the developer for constructing the public portion of the parking deck in Phase 3. The developer has provided an estimate of the total cost (\$1,815,000) for constructing the new proposed parking deck, but staff has requested that further detail be provided to assess the developer's cost figure.
- **Phases 4 & 5:** The City Council had suggested the developer be provided with a "first right of refusal" for the later phase of the project, Phase 4 and 5. Staff has recommended that these phases

be deleted from the RDA with the proposed amendment. The developer does not agree with this change.

- **Harris Bank Parcel:** To date, the developer has not transferred the former Harris Bank parcel to the City and has not agreed to do so as a precondition to the RDA amendment.
- **Construction Schedule:** Staff and the developer have not agreed on a timeline for the remaining buildings to be constructed, including the length of the window for construction on each building to be completed. The developer has proposed construction start / completion dates as follows:

<u>Phase</u>	<u>Start</u>	<u>Completion</u>
○ Phase 3A (Building 1, 2, & parking deck):	9/1/14	3/1/16
○ Phase 3B (Building 3):	9/1/16	3/1/18
○ Phase 4:	9/1/18	3/1/20
○ Phase 5:	9/1/20	4/1/22



REVIEWED  
 BY: CHARLES, E.  
 APR 01 2014  
 COUNTY ENGINEERS  
 Planning Division

Sheet	Project	Date	By	Check	Scale	Notes
1	1ST STREET DEVELOPMENT, ST. CHARLES	APR 01 2014	CHARLES, E.		Scale 1"=20'	
2						
3						
4						
5						
6						
7						
8						
9						
10						

COUNTY ENGINEERS INC.  
 1000 LEXINGTON AVENUE, SUITE 1000  
 ST. CHARLES, MISSOURI 63301  
 PHONE: (636) 938-8800  
 FAX: (636) 938-8801

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



COMMUNITY DEVELOPMENT/PLANNING DIVISION

PHONE: (630) 377-4443 FAX: (630) 377-4062

**PUD PRELIMINARY PLAN APPLICATION**

Received Date  
St. Charles, IL  
APR 01 2014  
CDD  
Planning Division

**CITYVIEW**

Project Name: First St. Phase III  
Project Number: 2013 -PR- 018  
Application Number: 2014 -AP- 016

*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): 09-34-127-005, 006, 007, 002  
09-27-378-011, 012, 010, 009, 008  
Proposed Name of PUD:

**2. Applicant:**

Name	<u>First Street Development, LLC.</u>	Phone	<u>630-443-9393</u>
Address	<u>409 Illinois Ave #1-D</u>	Fax	<u>630-443-9008</u>
	<u>St. Charles, IL 60174</u>	Email	<u>Bob@MidwestCustomHomes.com</u>

**3. Record Owner:**

Name	<u>City of St. Charles + First Street Development</u>	Phone	
Address		Fax	
		Email	

**4. Billing:**

*Who is responsible for paying application fees and reimbursements?*

Name	<u>First Street Development, LLC</u>	Phone	<u>630-443-9393</u>
Address	<u>409 Illinois Ave. #1-D</u>	Fax	
	<u>St. Charles, IL 60174</u>	Email	

## Attachment Checklist

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

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

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

**REIMBURSEMENT OF FEES AGREEMENT:**

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

**PROOF OF OWNERSHIP and DISCLOSURE:**

- a) a current title policy report; or
- b) a deed and a current title search.

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

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

**PLAT OF SURVEY:**

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

**SOIL AND WATER CONSERVATION DISTRICT APPLICATION:**

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

**ENDANGERED SPECIES REPORT:**

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

**PLANS:** *To follow*

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:** *More Detail To Follow*

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:** *Existing*

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:** *To Follow*

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.

*NA* □ **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:** *To Follow By City*

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:** *Same as Previous*

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:

*Previous*

- 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:**

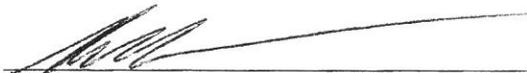
If the PUD Preliminary Plan involves the subdivision of land, a completed Subdivision Preliminary Plan Checklist must be submitted. This Subdivision Checklist may reference the same set(s) of plans as the preceding checklists for Site/Engineering, Sketch Plan, Tree Preservation, and Landscape Plans,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

**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.**

  
\_\_\_\_\_  
Record Owner

*4-1-14*  
\_\_\_\_\_  
Date

\_\_\_\_\_  
Applicant or Authorized Agent

\_\_\_\_\_  
Date

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



COMMUNITY DEVELOPMENT/PLANNING DIVISION

PHONE: (630) 377-4443 FAX: (630) 377-4062

**SPECIAL USE APPLICATION**

RECEIVED  
 Received Date  
 St. Charles, IL  
 APR 01 2014  
 CDD  
 Planning Division

**CITYVIEW**

Project Name: First St. phase II  
 Project Number: 2013 -PR- 018  
 Application Number: 2014 -AP- 015

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): 09-34-127-009, 006, 004, 008, 002  
09-27-378-011, 012, 010, 009, 008  
 Street Address (or common location if no address is assigned):

**2. Applicant Information:**

Name: First Street Development, LLC. Phone: 630-443-9393  
 Address: 409 Illinois Ave # 1-D Fax: 630-443-9008  
St. Charles, IL 60174 Email: Bebe.Midwestcustomhomes.com

**3. Record Owner Information:**

Name: City of St. Charles + Phone:  
 Address: First Street Development, LLC. Fax:  
 Email:

**4. Billing:**  
 To whom should costs for this application be billed?

Name: First Street Development, LLC Phone: 630-443-9393  
 Address: 409 Illinois Ave # 1-D Fax:  
St. Charles, IL 60174 Email:

**Information Regarding Proposed Special Use:**

Comprehensive Plan designation of the property: PUD

Is the property a designated Landmark or in a Historic District? Yes

What is the property's current zoning? PUD

What is the property currently used for? Vacant

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.

Change of first floor use to include office + professional services

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

Construction of building per PUD

**For Special Use Amendments only:**

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

Why is the proposed change necessary?

Change of first floor use to include office + professional services

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/cepublic/>

❑ **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.**

  
\_\_\_\_\_  
Record Owner

4-1-14  
\_\_\_\_\_  
Date

\_\_\_\_\_  
Applicant or Authorized Agent

\_\_\_\_\_  
Date

**City of St. Charles, Illinois  
Resolution No. \_\_\_\_\_**

**A Resolution Granting a Tenth Extension to Begin Construction Following  
Recording of the PUD Final Plat for the  
First Street Redevelopment PUD Phase III, Lots 3, 4, 5, 11 & 12  
(First St. Development LLC development site- Buildings 1, 2, 3,  
Phase 3 parking deck, east plaza and riverwalk)**

**Presented & Passed by the  
City Council on \_\_\_\_\_**

WHEREAS, on December 8, 2008, the Final Plat of Subdivision for Phase III of the First Street Redevelopment PUD was recorded in the Kane County Recorders Office as Document Number 2008K089916; and

WHEREAS, Buildings 1, 2, 3 and the Phase 3 parking deck in Phase 3, located on Lots 3, 4, 5 and 11, were proposed to be developed by First Street Development LLC, and a public plaza and riverwalk improvements were to be constructed on Lot 12 surrounding these lots; and

WHEREAS, Section 17.04.420 of the St. Charles Zoning Ordinance requires that if construction for each phase of the PUD, as authorized by the issuance of a building permit, does not begin within two (2) years of the date of the recording of the PUD Final Plat for that phase, approval of the PUD Preliminary Plans for the phase shall lapse; and

WHEREAS, on November 10, 2010, the City Council approved Resolution No. 2010-44, granting a 12-month extension to begin construction, extending the date from December 8, 2010 to December 8, 2011; and

WHEREAS, on December 6, 2011, the City Council approved Resolution No. 2011-106, granting an extension to begin construction, extending the date from December 8, 2011 to January 17, 2012; and

WHEREAS, on January 17, 2012, the City Council approved Resolution No. 2012-2, granting an extension to begin construction, extending the date from January 17, 2012 to February 21, 2012; and

WHEREAS, on February 21, 2012, the City Council approved Resolution No. 2012-15, granting an extension to begin construction, extending the date from February 21, 2012 to May 7, 2012; and

WHEREAS, on May 7, 2012, the City Council approved Resolution No. 2012-36, granting an extension to begin construction, extending the date from May 7, 2012 to July 17, 2012; and

WHEREAS, on, July 16, 2012, the City Council approved Resolution No. 2012-89, granting an extension to begin construction, extending the date from July 17, 2012 to May 7, 2013; and

WHEREAS, on, May 6, 2013, the City Council approved Resolution No. 2013-44, granting an extension to begin construction, extending the date from May 7, 2013 to August 20, 2013; and

WHEREAS, on, August 19, 2013, the City Council approved Resolution No. 2013-95, granting an extension to begin construction, extending the date from August 20, 2013 to November 20, 2013; and

WHEREAS, on, November 19, 2013, the City Council approved Resolution No. 2013-115, granting an extension to begin construction, extending the date from November 20, 2013 to April 8, 2014; and

WHEREAS, to-date no building permits have been issued for construction within said phase; and

WHEREAS, Keith Kotche, on behalf of property owners First Street Development LLC, has requested an extension to begin construction of buildings in Phase III.

NOW THEREFORE, be it resolved by the Mayor and City Council of the City of St. Charles, Kane and DuPage Counties, Illinois that pursuant to Section 17.04.420 of the St. Charles Zoning Ordinance, an extension to begin construction following recording of the PUD Final Plat shall be granted for Lots 3, 4, 5, 11 and 12 of Phase III of the First Street Redevelopment. Construction shall begin no later than \_\_\_\_\_, and the PUD Preliminary Plan shall remain valid until \_\_\_\_\_.

PRESENTED to the City Council of the City of St. Charles, Illinois, this 7th day of April 2014.

PASSED by the City Council of the City of St. Charles, Illinois, this 7th day of April 2014.

APPROVED by the Mayor of the City of St. Charles, Illinois, this 7th day of April 2014.

Resolution No. \_\_\_\_\_  
Page 3

---

Raymond P. Rogina, Mayor

ATTEST:

---

City Clerk

COUNCIL VOTE:

Ayes:

Nays:

Absent:

Abstain: