

AGENDA
CITY OF ST. CHARLES
PLANNING & DEVELOPMENT COMMITTEE
ALD. DAN STELLATO – CHAIRMAN
MONDAY, MARCH 10, 2014 - 7:00 PM
CITY COUNCIL CHAMBERS
2 E. MAIN STREET

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. COMMUNITY & ECONOMIC DEVELOPMENT**
 - a. Presentation by CMAP and Kane County Staff –“Homes for a Changing Region: Draft Recommendations”.
 - b. Recommendation to approve a Minor Change to PUD Preliminary Plan for Regency Estates (Layout and Paving Plan).
 - c. Recommendation to approve a PUD Preliminary Plan and Final Plat of Subdivision – Pine Ridge PUD Lots 8 & 9 (The Learning Experience).
 - d. Recommendation to approve Minor Change to PUD Preliminary Plan for Main St. Commons PUD (Spotted Fox Ale House- 3615 E. Main St.) – Outdoor dining area.
 - e. Consideration of extension request from SMN Development regarding First Street Building 9 (One West Main building).
- 4. ADDITIONAL BUSINESS**
- 5. EXECUTIVE SESSION**
 - Personnel
 - Pending Litigation
 - Probable or Imminent Litigation
 - Property Acquisition
 - Collective Bargaining
- 6. ADJOURNMENT**



AGENDA ITEM EXECUTIVE SUMMARY

| | |
|---------------|---|
| Title: | Presentation by CMAP and Kane County Staff - “Homes for a Changing Region: Draft Recommendations” |
| Staff: | Matthew O’Rourke Rita Tungare, Director of Community & Economic Development |

Please check appropriate box:

| | | | |
|---|----------------------------------|--|---------------------|
| | Government Operations | | Government Services |
| X | Planning & Development (3/10/14) | | City Council |

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

If NO, please explain how item will be funded:

Executive Summary:

In 2012, Batavia, Geneva, North Aurora and St. Charles applied to the Chicago Metropolitan Agency for Planning (CMAP) for a Local Technical Assistance grant to create a sub-regional housing plan. The plan is being prepared as part of the Metropolitan Mayors Caucus’ (MMC) Homes for a Changing Region project, at no direct cost to the four municipalities. The project is a planning process to determine future housing needs and to formulate strategies/policies to meet those needs. MMC partners with CMAP, the Metropolitan Planning Council and groups of communities to prepare housing plans. Kane County Development Department staff has also partnered with CMAP to provide assistance for projects located in Kane County.

Alderman Rita Payleitner and Housing Commission Chair Cindy Holler, and staff members Matthew O'Rourke and Rita Tungare represent the City on the project's Steering Committee. CMAP and Kane County last updated the P & D Committee on 10/14/2013. Since that time they have completed the public outreach workshops/online participation and created draft recommendations.

Representatives from Kane County and CMAP are presenting the draft recommendations based on the information gathered during the outreach efforts, comments from City Staff, and comments from the City’s Housing Commission.

*Kane County and CMAP are revising the Draft Recommendations Document based on the Housing Commission’s comments. Staff will include this document next week when the revisions are complete.

Attachments: *(please list)*

Homes for a Changing Region - Outreach Summary Memo, Homes for a Changing Region – Draft Recommendations

Recommendation / Suggested Action *(briefly explain):*

Presentation by CMAP and Kane County Staff and discussion of the “Homes for a Changing Region: Draft Recommendations”

| | |
|-----------------------------|-------------------------------|
| <i>For office use only:</i> | <i>Agenda Item Number: 3a</i> |
|-----------------------------|-------------------------------|

TO: CITY OF ST. CHARLES
FROM: HOMES PROJECT TEAM
SUBJECT: OUTREACH SUMMARY
DATE: JANUARY 9, 2014



What is *Homes*?

Homes for a Changing Region provides technical assistance to municipal leaders, charting future demand and supply trends for housing in communities and developing long-term housing policy plans. The communities of St. Charles, Geneva, Batavia, and North Aurora were awarded assistance to complete a *Homes* plan through the Chicago Metropolitan Agency for Planning's (CMAP) local technical assistance (LTA) program in the summer of 2012. Beginning in the spring of 2013, CMAP, Metropolitan Mayors Caucus (MMC), Metropolitan Planning Council (MPC), and Kane County Development Department have worked with the four communities free-of-charge.

Outreach Efforts

Public input is a critical component of producing housing plans that can be implemented through policy. The public must have a chance to assess and understand options, communicate their preferences, and then see those preferences reflected in the final document. Since initially meeting with both elected officials and City staff this past summer, the project team has undertaken the following two outreach efforts to gather input:

- Designed, planned, and facilitated one public workshop for the City on Wednesday, November 20, where residents provided feedback on preferred types and locations for housing both throughout the City and in five focus areas along the Randall Road corridor. Approximately 14 residents and elected officials attended the workshop.
- To gather additional input, the project team created an interactive website to supplement responses from the public workshop. Through the website, 117 visitors left feedback.

Outreach Highlights

This memo summarizes the feedback received at both the public workshop and through the website. The following pages contain a summary of the housing and image preference survey results and the community mapping exercise. Following the summary are charts that show the responses to the survey questions. At the end of the memo are a series of maps that synthesize the public workshop and interactive website feedback, showing where community members prefer various development types. Note that feedback on the focus area was gathered only at the in-person public workshop, and not through the website. Also note that not all participants chose to answer all survey questions or place chips on the map.

Outreach efforts predominantly reached homeowners over the age of 45, thus all results should be viewed with the understanding that the community contains other groups whose opinions may differ from those who participated. In reviewing the responses, the following feedback particularly stands out:

Housing Preference

- While most respondents currently live in single-family homes, over half expect to move to a different type of home in the future.
- Most respondents feel that seniors and young people (under 30 years old) prefer a type of housing other than single-family.
- Almost all respondents feel new growth and development should be accommodated only through redevelopment of previously developed areas, or a mix of redevelopment and vacant areas; few would like to see only greenfield development.
- A slight majority of respondents feel different housing types should be separated by neighborhood rather than in mixed-use buildings or a variety of housing types within neighborhoods.

Image Preference

- Respondents expressed interest in all of the housing types; a majority of respondents indicated they would like to see all of the housing types somewhere in the community.
- The strongest rated image was the duplex (#3), with just 4% indicating the structure would not fit in the city. Respondents also replied very positively to the small-scale, mixed-use structure (#2).
- Respondents answered positively to all images of non-single family housing types. A majority of residents indicate they would like to see townhomes, apartment buildings, duplexes, and quads either in their neighborhood or somewhere within the city. However, nearly half of respondents feel the larger apartment building (#5) would not fit in the city.
- Respondents also answered positively to both the small-lot and large-lot single family housing types. However, a larger percentage would like to see the large-lot single family home in their neighborhood rather than the small-lot single family homes.
- For the Transit Oriented Development (#8), respondents were nearly split between wanting to see it somewhere in the city and feeling it would not fit in the city.

Community Mapping

Community-wide Maps¹

- The first community-wide map shows the location of all development type chips placed throughout the St. Charles study area. Most development types are scattered throughout the city, although some general trends can be seen. Overall, participants support residential development of all kinds in the northeastern area of the city. Participants specifically envisioned a townhouse/condo style of development at the Oliver Hoffman property. Townhouse/condo style developments were supported in large pockets throughout the city. Main street type

¹ See Appendix 1 for a description of the development type “chips” used in the exercise.

development is preferred in and around the downtown area, and along Route 64 east of downtown, where retail is also supported. Along Randall Road, retail, TOD, and some residential uses are supported. TOD was also envisioned in areas along Kirk Road and in some locations downtown. Areas identified as in need of renovation are scattered around town, but generally are clustered around the Route 64 and Randall Road corridors.

- The second community-wide map shows the frequency of which development type chips were placed in certain areas. Most chips were placed at any given location only once or twice. However, chips were placed on the old St. Charles mall site with more frequency, indicating participants' desire for its redevelopment.
- The final community-wide map indicates areas of desired preservation and revitalization. This input was gathered only at the in-person public workshop, where community members gathered in two groups to give input. Therefore, the highest possible frequency is two. Both groups would like to see the St. Charles mall site and area around it revitalized. Revitalization is also desired in large areas throughout the city along the Randall Road, Route 64, and Dean Street corridors, as well as north of Crane Road. Areas of preservation include the riverfront and along Routes 25 and 31, centered on Route 64, as well as south of Red Gate Road.

Focus Area Map

- Input on the five sites along the Randall corridor that make up St. Charles' focus area was gathered only at the in-person public workshop, and not through the interactive website. The focus area map shows the location of all development type chips placed. In general, residents would like to see a mix of uses on all five sites. Residential development is supported on all sites, mostly in the form of multi-family or mixed-use buildings. Commercial development is also supported on all sites. Participants envisioned the inclusion of amenities, the possibilities of which included linear parks and trails, pocket parks, plazas, etc., for all five sites. Participants indicated specific interest in linear green space amenities which would provide connectivity, buffering between uses, as well as stand-alone parks in some cases.

Housing Preferences

| Question | Response | Percent |
|--|--|---------|
| What type of housing do you live in? | Single family | 80% |
| | Apartment or condo | 1% |
| | Townhome or duplex | 19% |
| | Other | 0% |
| Do you own or rent | Own | 97% |
| | Rent | 3% |
| In your next move, what types of housing do you see yourself living in? | Single family | 44% |
| | Apartment or condo | 10% |
| | Townhome or duplex | 33% |
| | Other | 14% |
| What type of housing do you imagine most seniors would prefer? | Single family | 11% |
| | Apartment or condo | 36% |
| | Townhome or duplex | 33% |
| | Other | 14% |
| What type of housing do you imagine most young people (under 30) would prefer? | Single family | 24% |
| | Apartment or condo | 44% |
| | Townhome or duplex | 30% |
| | Other | 3% |
| Where do you think new growth and development should occur? | Redevelopment | 39% |
| | Vacant areas | 10% |
| | A mix of the two | 51% |
| How should housing be distributed in the city? | Mixed use buildings in neighborhoods | 14% |
| | A variety of housing in neighborhoods | 35% |
| | Separate housing types by neighborhood | 51% |

Demographics

| Question | Response | Percent |
|---------------|-------------------------------------|---------|
| Age | <25 | 0% |
| | 25-44 | 19% |
| | 45-64 | 54% |
| | 65+ | 27% |
| Ethnicity | American Indian | 0% |
| | Asian | 2% |
| | Black or African American | 1% |
| | Native Hawaiian or Pacific Islander | 0% |
| | Hispanic or Latino/a | 0% |
| | White | 95% |
| | Other or choose not to respond | 2% |
| Live and Work | I live in the city | 60% |
| | I work in the city | 2% |
| | I live AND work in the city | 31% |
| | Neither | 7% |

Image Preference Survey

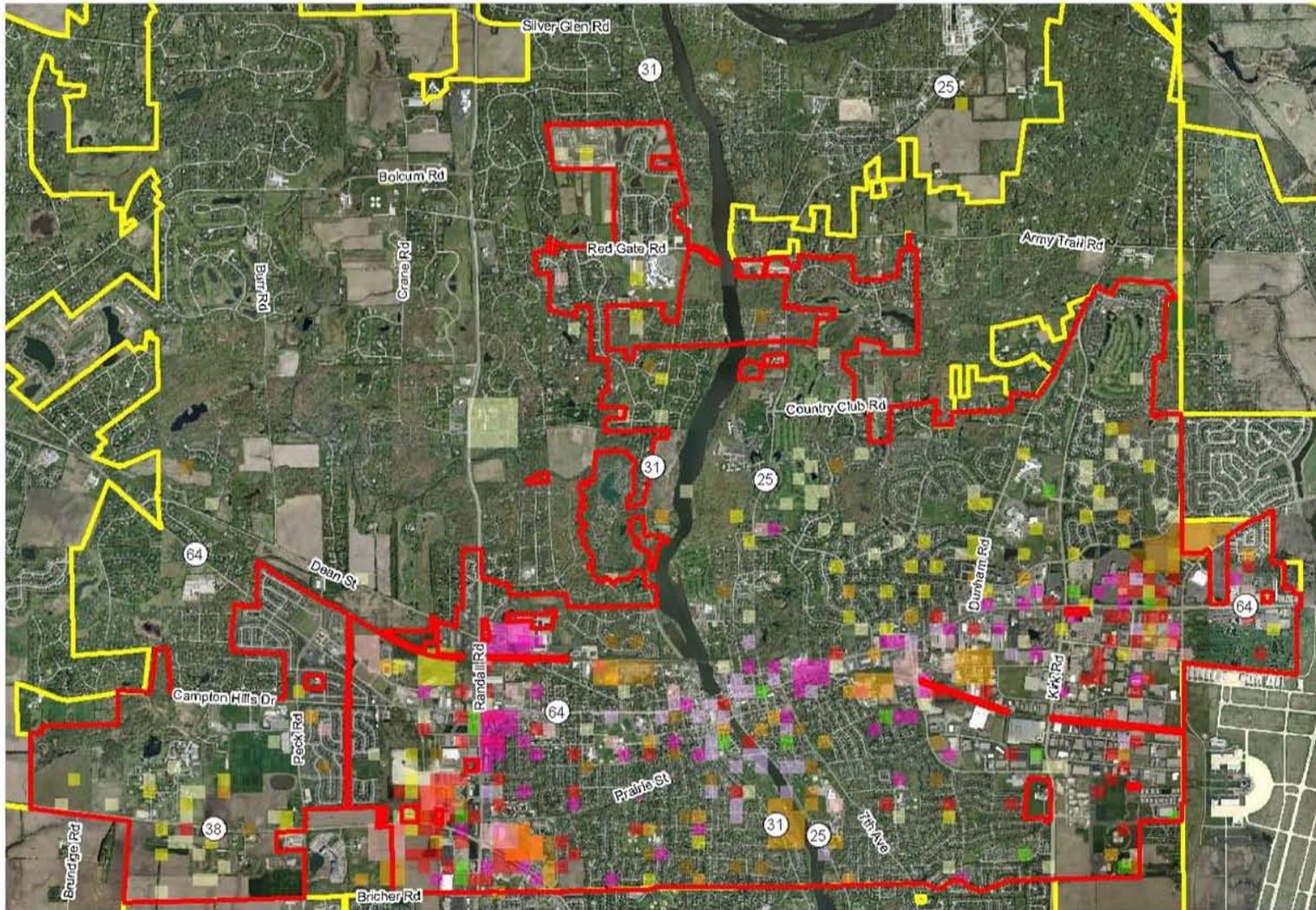
| Question | Response | Percent |
|--|--|---------|
| 1. How does this building fit the village/city:  | I'd like to see this in my neighborhood | 31% |
| | Not in my neighborhood, but elsewhere in the community | 57% |
| | It wouldn't fit in the city | 13% |
| 2. How does this building fit the village/city:  | I'd like to see this in my neighborhood | 29% |
| | Not in my neighborhood, but elsewhere in the community | 65% |
| | It wouldn't fit in the city | 6% |
| 3. How does this building fit the village/city:  | I'd like to see this in my neighborhood | 73% |
| | Not in my neighborhood, but elsewhere in the community | 24% |
| | It wouldn't fit in the city | 4% |
| 4. How does this building fit the village/city:  | I'd like to see this in my neighborhood | 10% |
| | Not in my neighborhood, but elsewhere in the community | 65% |
| | It wouldn't fit in the city | 25% |
| 5. How does this building fit the village/city:  | I'd like to see this in my neighborhood | 2% |
| | Not in my neighborhood, but elsewhere in the community | 53% |
| | It wouldn't fit in the city | 45% |
| 6. How does this building fit the village/city:  | I'd like to see this in my neighborhood | 31% |
| | Not in my neighborhood, but elsewhere in the community | 50% |
| | It wouldn't fit in the city | 19% |

Image Preference Survey (cont.)

| Question | Response | Percent |
|---|--|---------|
| 7. How does this building fit the village/city:  | I'd like to see this in my neighborhood | 53% |
| | Not in my neighborhood, but elsewhere in the community | 37% |
| | It wouldn't fit in the city | 11% |
| 8. How does this building fit the village/city:  | I'd like to see this in my neighborhood | 7% |
| | Not in my neighborhood, but elsewhere in the community | 46% |
| | It wouldn't fit in the city | 48% |
| 9. How does this building fit the village/city:  | I'd like to see this in my neighborhood | 19% |
| | Not in my neighborhood, but elsewhere in the community | 60% |
| | It wouldn't fit in the city | 21% |

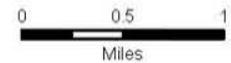
Community Mapping
1. Community-wide Maps

St. Charles Study Area - All Chips Placed



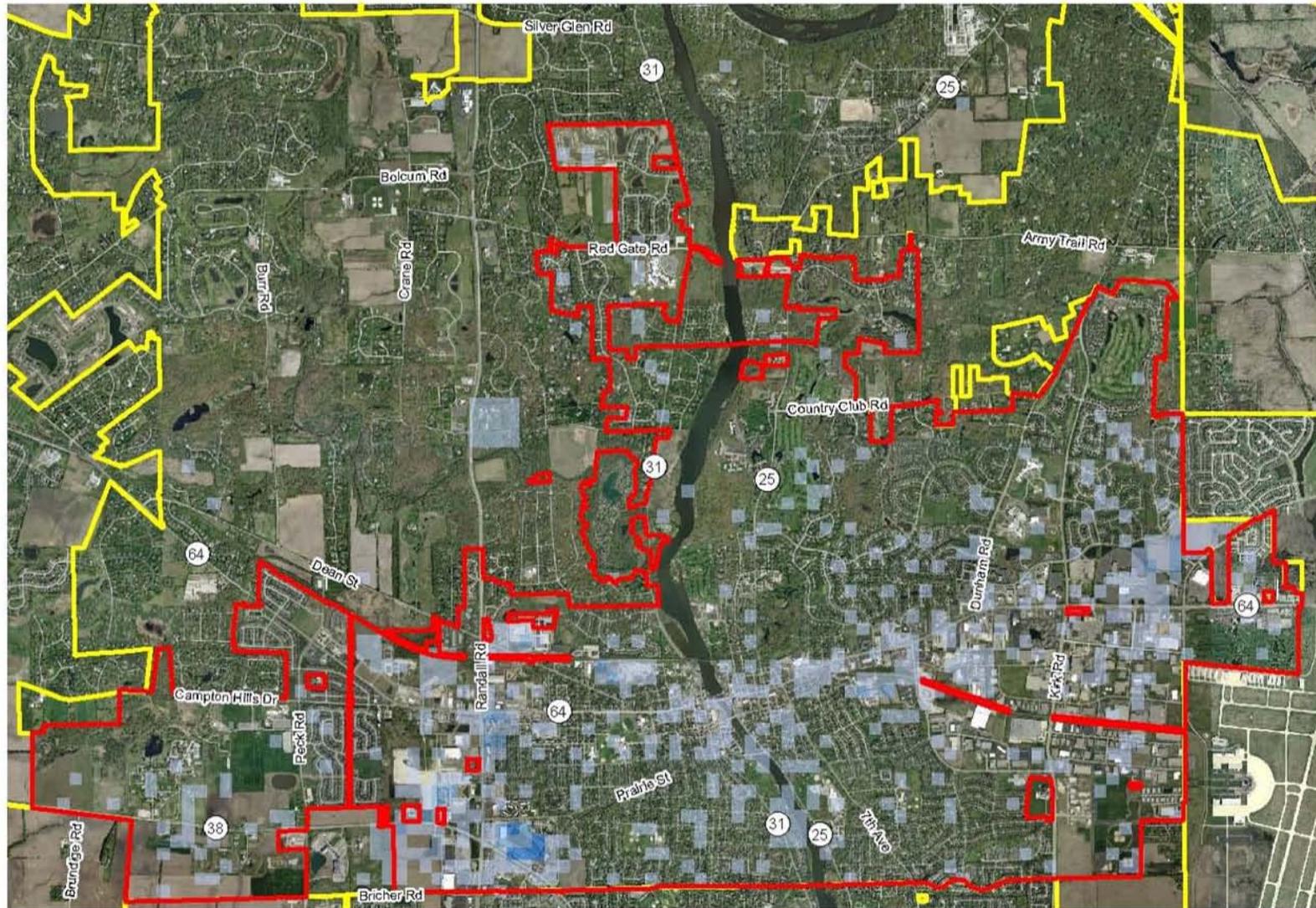
- | | | |
|--------------------------|---------------------|----------------------------|
| Large Lot Neighborhood | Main Street | TOD |
| Residential Neighborhood | Retail | St. Charles Corp. Limits |
| Townhouse/Condo | Neighborhood Center | Other Municipal Boundaries |
| Compact Neighborhood | Renovation | |

Note: The Study Area of St. Charles includes the unincorporated areas to the east of Campton Hills, south of South Elgin and west of Wayne.



Kane County GIS - TJM - 1/14

St. Charles Study Area - Frequency

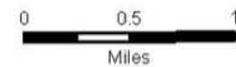


Frequency

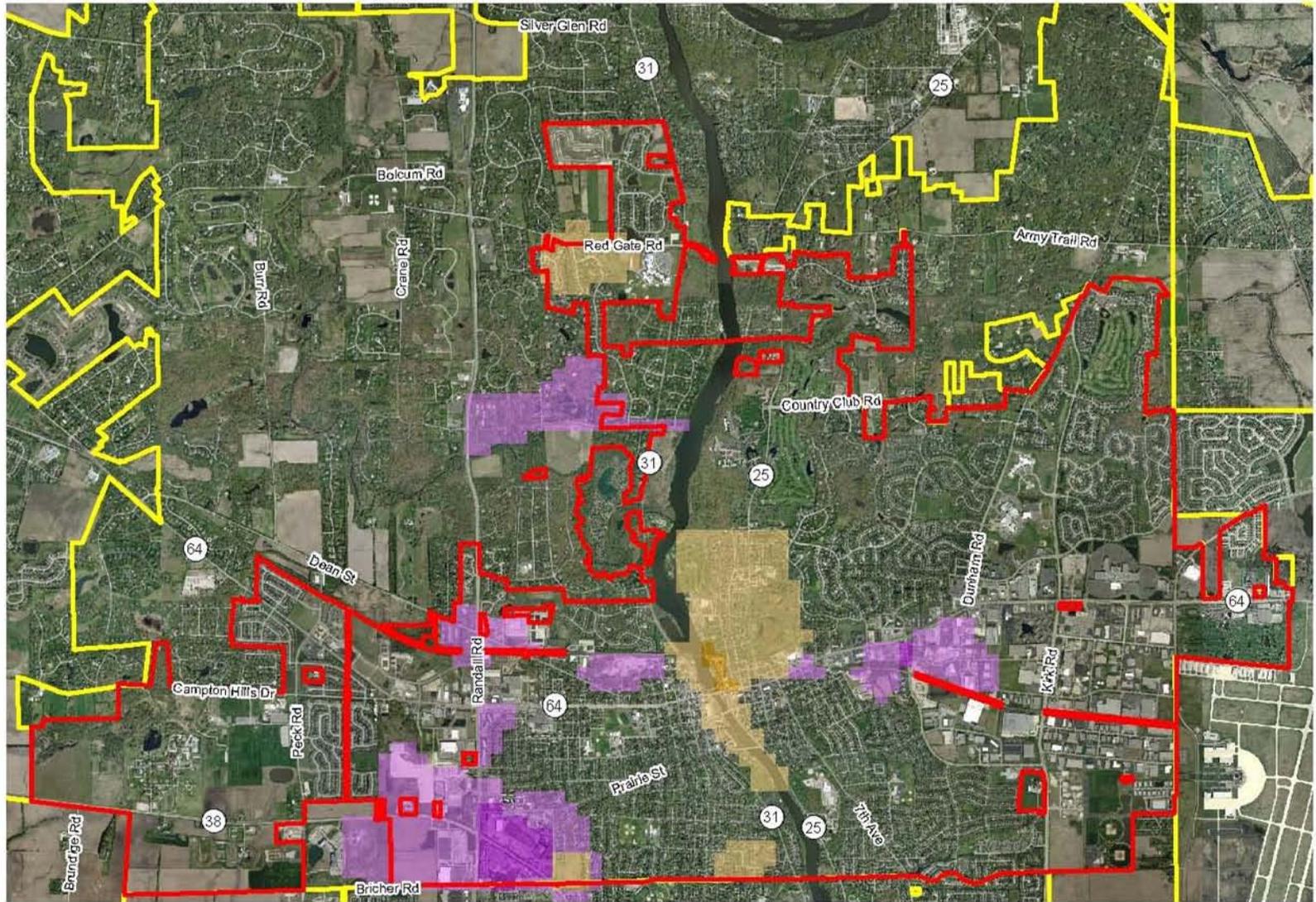


-  St. Charles Corp. Limits
-  Other Municipal Boundaries

Note: The Study Area of St. Charles includes the unincorporated areas to the east of Campton Hills, south of South Elgin and west of Wayne.



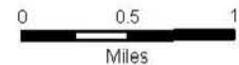
St. Charles Study Area - Preserve and Revitalize



| Revitalize | Preserve |
|---|---|
|  1 |  1 |
|  2 |  2 |

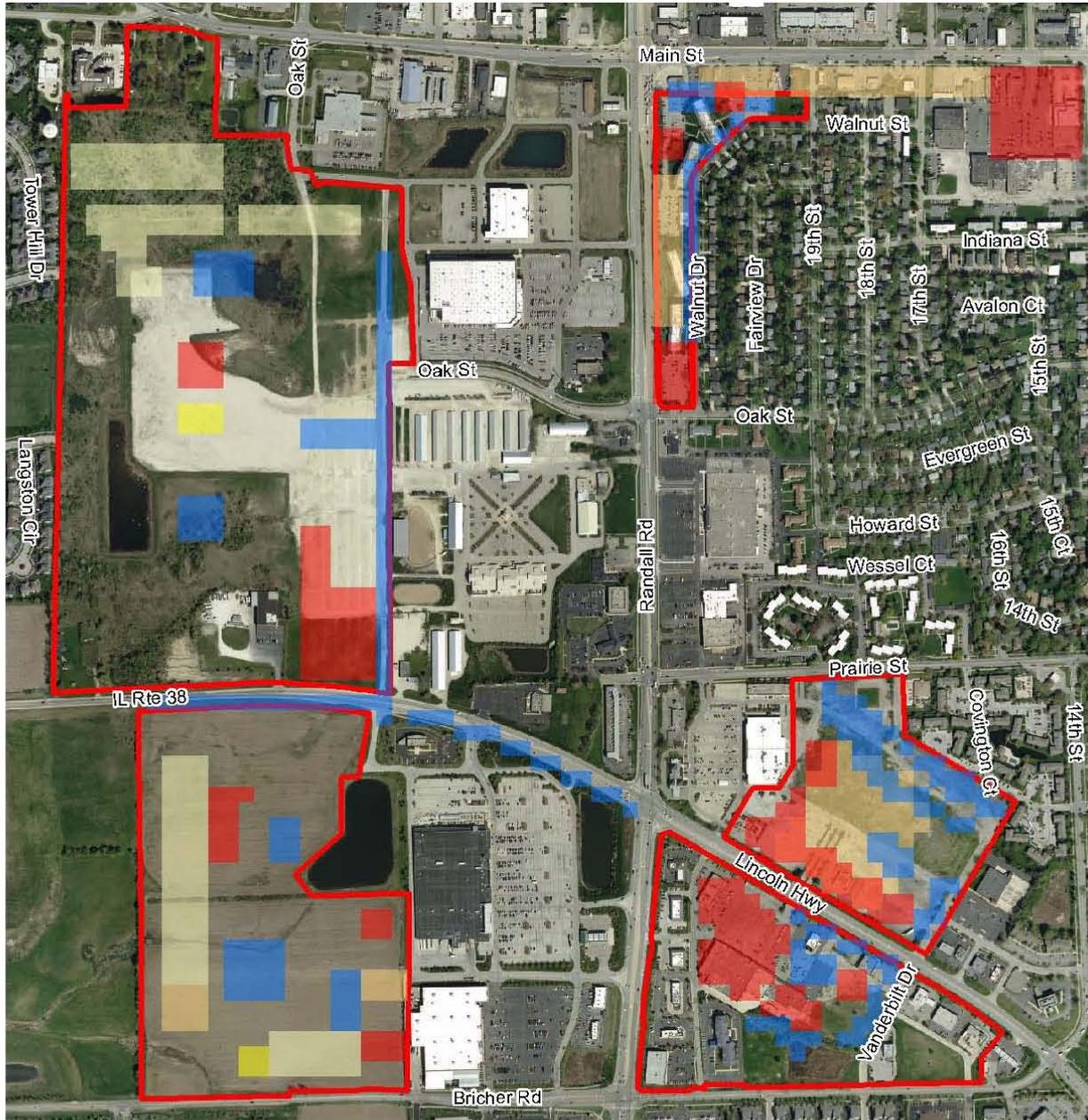
-  St. Charles Corp. Limits
-  Other Municipal Boundaries

Note: The Study Area of St. Charles includes the unincorporated areas to the east of Campton Hills, south of South Elgin and west of Wayne.



2. Focus Area Map

St. Charles Focus Area - All Chips Placed



Single Family Attached
Multi-Family/Mixed Use

Commercial
Amenities



1 inch = 700 feet

Kane County GIS - TJM - 1/14

APPENDIX 1- Development Type Descriptions

- **Large Lot Neighborhood-** Entirely single-family, detached homes. Large lot neighborhoods are typically isolated or far from employment and retail services. One acre lots and larger characterize this development of very large residences without sidewalks. Travel to and from destinations is usually by automobile travel.
- **Residential Subdivision-** A mix of large and small lot single-family, detached homes and duplexes. Street networks include many cul-de-sacs. Residential subdivisions are designed for automobile travel. Street connectivity and walkability are generally low.
- **Compact neighborhood-** Medium density residential areas comprised of small lot single family dwellings and duplexes. Street connectivity allows for a walkable environment and transit options.
- **Townhome/condo-** Single-family homes with shared walls that may be one or multiple stories. Townhomes and condos may be located on the edges of residential neighborhoods and along major roads.
- **Neighborhood Center-** Small scale, 1 to 3 story mixed-use areas intended to serve nearby neighborhoods with retail, dining, and services. They provide employment, entertainment and housing options such as apartments, condos and townhomes, with small lot single-family homes near the edges.
- **Main Street-** A mix of uses and a connected (“grid”) street network. Main streets are pedestrian oriented. Shared parking allows users to park once and walk to several destinations. Buildings typically stand 2 to 3 stories tall and include townhomes or apartments above storefronts.
- **Retail-** Retail centers provide shopping and services. Buildings are typically located away from the street, with entrances oriented toward surrounding parking lots. Smaller scale retail can be more oriented toward the street or can be arranged like an outdoor shopping mall.
- **Transit Oriented Development (TOD)-** TOD refers to new, usually infill development, along transit lines. Transit development areas are usually pedestrian oriented with a mix of housing, retail and office amenities.
- **Renovation-** Areas with great potential for reinvestment and redevelopment. Infill development will create new small lot single family homes, duplexes and townhomes. Storefronts are improved to create walkable main streets with retail and offices connected to neighborhoods.

APPENDIX 2- Development Type Chips Placed

| | |
|---|-----|
| Total Chips Placed (Excluding Preserve & Revitalize) | 660 |
| Large Lot Neighborhood | 108 |
| Residential Neighborhood | 72 |
| Townhouse/Condo | 94 |
| Compact Neighborhood | 60 |
| Main Street | 41 |
| Retail | 126 |
| Neighborhood Center | 46 |
| Renovation | 93 |
| TOD | 20 |

TO: CITY OF ST. CHARLES
FROM: HOMES PROJECT TEAM
SUBJECT: REPORT OUTLINE AND
PRELIMINARY DRAFT RECOMMENDATIONS
– VERSION 3
DATE: FEBRUARY 24, 2014



What is *Homes*?

Homes for a Changing Region provides technical assistance to municipal leaders, charting future demand and supply trends for housing in communities and developing long-term housing policy plans. The communities of St. Charles, Geneva, Batavia, and North Aurora were awarded assistance to complete a *Homes* plan through the Chicago Metropolitan Agency for Planning's (CMAP) local technical assistance (LTA) program in the summer of 2012. Beginning in the spring of 2013, CMAP, Metropolitan Mayors Caucus (MMC), Metropolitan Planning Council (MPC), and Kane County Development Department have worked with the four communities free-of-charge.

Summary of Progress to Date

Since initially meeting with both elected officials and City staff, the project team has undertaken the following:

- Presented a preliminary analysis of the existing and projected housing data to a joint meeting of the Housing and Planning & Development Committees on Monday, October 14th.
- Designed, planned, and facilitated one public workshop for the City on Wednesday, November 20th. Residents provided feedback on preferred types and locations for housing both throughout the City and in five focus areas along the Randall Road corridor. Approximately 14 residents and elected officials attended the workshop.
- Collected additional public input through an interactive website which was open throughout the month of November. A total of 117 visitors from St. Charles left feedback through the website.

Next Steps: Feedback on Draft Plan Outline and Policy Recommendations

By mid-March or so City of St. Charles staff will receive a draft plan that includes both analysis and recommendations, ensuring staff and elected officials have the opportunity to make revisions before design and layout take place. However, **at this time the project team is asking for feedback on the plan outline, and particularly the recommended strategies.** The following questions especially interest the project team:

- What revisions, if any, would you suggest for these recommendations?
- Are there any recommendations that you feel are missing from this outline?
- Do you anticipate that any of these recommendations would not meet with the Council's approval?

Draft Plan Outline

Project Summary

- I. Community Strengths
 - a. Fox River
 - b. Fox River Bike Trail
 - c. Historic downtown
 - d. Strong manufacturing base
 - e. Transportation network
 - i. Routes 64, 25, 31
 - ii. Randall and Kirk Roads
- II. Community Challenges
 - a. If and how to accommodate growth
 - b. Redevelopment of mall sites

Existing Conditions

- I. Location – bordering towns
- II. Population and households

Current Housing Analysis

- I. Housing units by type
- II. Housing units by tenure
- III. Tenure by household income
- IV. Affordability
 - a. Housing affordability for owners and renters
 - b. Utility Costs
 - i. Household energy use compared to Kane County
 - c. Transportation costs
 - i. Employment base
 - ii. Annual transportation costs
 - iii. Commuting patterns
- V. Current owner analysis
- VI. Current rental analysis
- VII. Market segmentation analysis

Projecting Future Housing Needs

- I. Future ownership needs
- II. Future rental needs
- III. Combined housing needs
- IV. Urban Design Focus Area (visualization)
 - a. Five areas along and near the Randall Road corridor

Capacity for Growth

- I. Total capacity for development and redevelopment by unit type
- II. Vacancy analysis

Conclusion and Recommendations

- I. Capacity for growth vs. projected future housing need by unit type
- II. Recommendations (see next page)

Recommended Strategies

1. Consider options to increase residential density in downtown St. Charles through context and design-sensitive development

The City of St. Charles should consider zoning code amendments and policies to encourage increased residential density in the downtown. The existing downtown infrastructure including retail stores, services, entertainment destinations, restaurants, jobs and mobility options make the downtown area an ideal location to increase population density. Increasing the downtown population would also result in more foot traffic to support downtown businesses. Through the First Street Redevelopment PUD, progress has been made to add housing to the downtown area. This has resulted in the construction of new apartment and townhome units, with subsequent phases anticipated to add more housing. Additional policies to encourage downtown residential development will expand on this success.

Methods to consider include creating a downtown building height overlay district, reducing parking standards, and amending per unit area requirements. Special attention should be given to architectural and public space design.

- A downtown building height overlay district could cover all or parts of the CBD-1 and CBD-2 zoning districts, as deemed appropriate, without impairing important sightlines and harming the historic character of the downtown. Currently, the highest permitted multi-family structures in the downtown area are five stories (CBD-1 Central Business District). Allowing for the development of slightly taller buildings would decrease the price per unit for the developer, resulting in the provision of lower-cost multi-family units, the demand for which data show is currently unmet and is expected to grow in the future. Increasing the height of downtown St. Charles would create the potential for increased mixed use development, including restaurants and entertainment, and multifamily housing, which appeals to the younger population the City wishes to attract. The City of Batavia has adopted a building height overlay district in their downtown and can be used as a resource.
- The City should also consider examining its parking standards for residential development in the CBD-1 and CBD-2 zoning districts to determine whether the existing standards could be revised to meet parking demand while avoiding unnecessary costs to developers, which in turn increases per-unit prices to renters and owners. CMAP has developed a parking toolkit (*Parking Strategies to Support Livable Communities*) to help communities address their parking concerns, which may be a good starting point for exploring changes to parking requirements. The City may consider applying to CMAP for completion of a parking study. This study would help the City analyze the existing zoning code and determine the ideal parking requirements for the downtown area.
- The City should explore options for reducing the lot size requirements for residential units in the CBD-1 and CBD-2 zoning districts in order to provide new opportunities for higher density residential development. The lot size requirement for the CBD-1 district, 1,000 sq. ft. per residential unit, results in a maximum density of 43 units per acre. For the CBD-2 district, 2,200 sq. ft. per residential unit is required, for a maximum density of 19 units per acre. Reducing the per unit lot size requirements would allow for increased residential density, create new opportunities for adding residential units, encourage the adaptive reuse of existing buildings, and would help developers to reduce per-unit costs, dropping the unit price or rent for consumers.

- While encouraging new downtown residential and mixed-use development, the City should ensure the architecture of new structures is compatible with the historic character of the downtown, taking cues from architectural elements present among the City’s iconic downtown buildings. While architectural design itself is important, elements of surrounding public spaces should be given special consideration. This includes supporting open space, particularly along and connecting to the riverfront, and sidewalk width able to accommodate outdoor café seating, inviting benches, and increased foot traffic and street life. Through good urban design that creates a “living room” of sorts for residents and patrons of downtown, the area will become a more attractive place to live, work, play, and invest.

References:

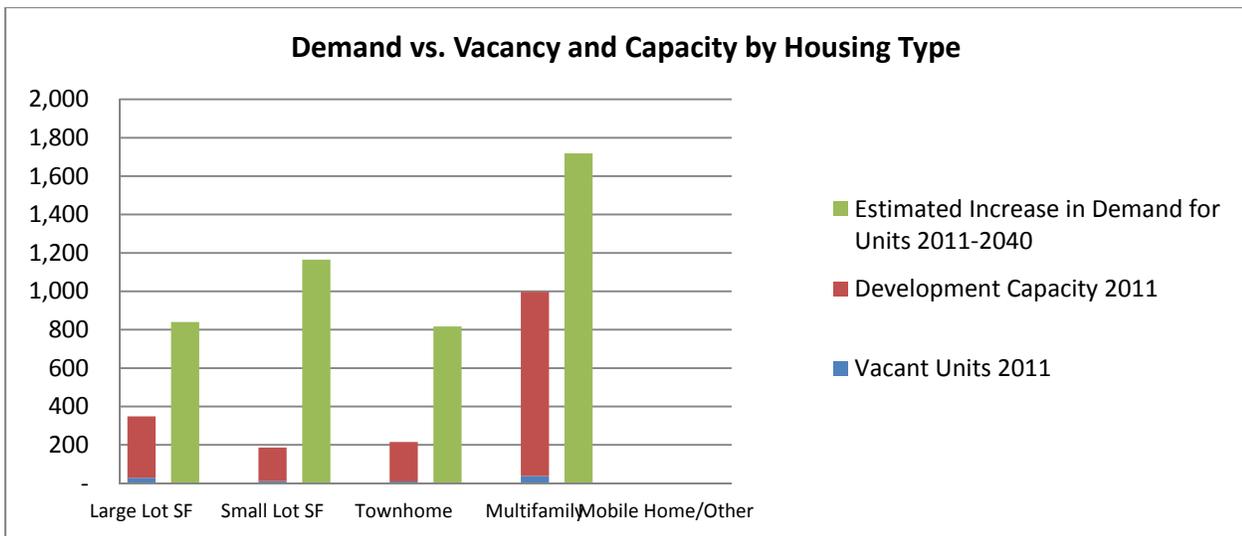
Batavia Downtown Building Height Overlay District: http://www.cityofbatavia.net/content/articlefiles/6867-3-4_Downtown%20Building%20Height%20Overlay-5-17-10.pdf

Parking Strategies to Support Livable Communities:
<http://www.cmap.illinois.gov/documents/10180/57858/Parking+2012.pdf/c31f6573-37d3-4bec-989b-bcebe3e120ae>

2. Consider zoning and rezoning redevelopable and newly annexed land to accommodate current and future housing demand.

St. Charles staff and *Homes* data have identified multiple parcels that may be suitable for annexation and redevelopment within the City’s planning area. These areas present the opportunity for the development of diverse housing types within and directly adjacent to the city’s current boundary. City staff has identified up to 103 acres that could be annexed in the short-term. This acreage is immediately adjacent to St. Charles’ existing municipal boundary and is within the city’s planning area.

Additionally, the *Homes* capacity analysis identified 98 acres of currently redevelopable land within the City’s incorporated area. Data indicates that there is, and will continue to be, high demand for a variety of housing types in the city, affordable to a range of incomes. The most significant unmet demand is expected for multi-family units, including mixed use development, and for small-lot single family units. The zoning of any newly annexed land and the rezoning of redevelopable parcels can help accommodate anticipated gaps in the city’s housing supply.



3. Explore options for Employer-assisted housing programs.

The City should educate St. Charles employers about opportunities for employer-assisted housing (EAH). EAH programs assist employees in obtaining rental and/or ownership housing within the community with tax credits helping to offset the cost to the employer.

In St. Charles, where demand for housing affordable to moderate-income households exceeds supply, and where many of the jobs provided in the community pay moderate wages, EAH programs could help those working in St. Charles to obtain affordable housing within the community.

EAH programs not only benefit employees; employers benefit, as research shows lower turnover rates for employers with EAH programs, as does the community itself, by allowing for the provision of attainable housing to support the workforce. An additional employer benefit is the significant reductions in employee travel times to work, creating a workforce that is more invested in their workplace and the communities in which they now live (which are typically the communities that the employers sought to impact in the first place). Examples of successful EAH programs include:

- Chicago Public Schools
- Loyola Medical Center
- Mercy Hospital
- University of Chicago
- City Colleges of Chicago

St. Charles has a strong base of manufacturing jobs, with 4,613 (22.3%) of jobs provided in St. Charles in the manufacturing sector (as of 2011), as well as a large percentage of jobs in educational services (2,331; 11.3%). Employers working in these sectors generally earn modest incomes, and may have difficulty finding attainable housing within St. Charles.

Metropolitan Planning Council (MPC) recommends that employers connect with nonprofit housing counselors to assist in starting and managing EAH programs. MPC is currently developing an EAH guide that the City could reference to administer the program.

4. Incorporate attainable workforce housing along major transportation corridors

St. Charles should consider residential uses as a component of redevelopment projects along primary transportation corridors within the city. Developers should be encouraged to utilize the density bonus provisions established in Chapter 17.18 “Inclusionary Housing” for providing affordable housing units, as well as Kane County’s Transportation Impact Fee Discount Program for dense housing constructed near Pace bus stops within St. Charles’ city limits. Along the Randall Road corridor in particular, the inclusion of residential uses is consistent with Kane County’s Randall/Orchard Corridor Bus Rapid Transit (BRT) Feasibility Study that shows the need for housing developments on transit routes to reduce traffic congestion and provide affordability for residents through decreased transportation costs. St. Charles should also consider recommendations from the forthcoming joint CMAP/Kane County Primary Transit Network Study. Long-term plans for BRT on Randall Road will lead to increased pressure for residential development along the corridor.

References:

Randall / Orchard Corridor Bus Rapid Transit Feasibility Study:

<http://kdot.countyofkane.org/Randall%20Orchard%20Bus%20Rapid%20Transit%20Study/Randall%20Orchard%20BRT%20Feasibility%20Study.pdf>

CMAP / Kane County Primary Transit Network Study: To be completed summer of 2014

Kane County Transportation Impact Fee Discount:

http://www.co.kane.il.us/dot/impactFees/flexible/Section_Eighteen_Discount_Program.pdf

5. Encourage housing options for seniors

St. Charles understands the need to provide senior housing options in the community. A variety of senior housing options currently exist in the City, such as Hunt Club Village, Carriage Oaks, and Carol Towers independent living apartments, as well as Delnor Glen which offers independent living townhomes, memory care, and assisted living. Given the projected increases in the local senior population out to the year 2040, the City should continue to support senior housing developments, including continuum of care facilities. These facilities offer a range of housing types and services for seniors depending on need. The City should continue to encourage a mix of senior housing options through the following efforts:

- Actively seek to attract senior housing development, particularly a continuum of care facility, by working to market St. Charles as an attractive location for senior development and forming relationships with potential developers. Special consideration should be given to affordable senior housing/continuum of care developments.
- Consider creating an incentive package to attract the type of senior housing the City desires. Incentives could include density bonuses, reduced permitting fees, and reduced parking requirements.
- The City should work with the Central Fox Valley Subregion to develop “aging in place” information for residents, which would identify important modifications needed to improve accessibility, eliminate barriers and create safer spaces for seniors who wish to remain in their current home. *(Note: we plan for this to be a subregional recommendation; if the subregion decides against this recommendation, we can change the wording to reflect that the City could developing these materials on their own)*

6. Reaffirm the City's commitment to be an open community

A key component for any community seeking to maintain an efficient and effective housing market is ensuring that local housing and service providers show openness to current and future residents of all backgrounds. The following strategies outline ways St. Charles can continue fostering openness throughout the City.

The St. Charles website provides information to new and existing residents about services available in the City, including information on local, county, and state resources. The City's website does not appear to currently provide information about how residents can file complaints about housing discrimination. St. Charles should provide such contact information on its website. Moreover, the City should ensure that all of the service information reflects its commitment to openness by including a statement of welcome for people of all backgrounds. The City should also consider installing a translation widget like Google Translate to its website to provide a variety of language options in which City materials can be viewed. City materials should also be accessible to persons with disabilities, including those with sight or hearing impairments.

Care should be taken to make sure that multi-family housing meets both the design standards of the Illinois Accessibility Code (IAC) and the Fair Housing Act. Statewide, the IAC requires that new residential housing be accessible to persons with disabilities. Under the IAC, prior to issuing permits, municipalities must evaluate whether the designs comply with the IAC. However, municipalities are not obligated to assess whether the plans comply with the federal Fair Housing Act under the IAC. The federal law requires that multi-family housing with four or more units include basic attributes of accessibility (e.g., accessible entrances, accessible routes, accessible kitchens and bathrooms, and accessible common areas).

The City should make a concerted effort to actively partner with non-profit organizations that assist lower-income individuals and households obtain, retain, and maintain housing in the community. Partnerships with organizations serving St. Charles, including Habitat for Humanity of Northern Fox Valley, Mercy Housing, Lazarus House, and Community Contacts, Inc. should be pursued and supported.



AGENDA ITEM EXECUTIVE SUMMARY

| | |
|-------------------|---|
| Title: | Recommendation to Approve a Minor Change to PUD Preliminary Plan for Regency Estates (Layout and Paving Plan) |
| Presenter: | Matthew O'Rourke |

Please check appropriate box:

| | | | |
|---|------------------------------------|--|---------------------|
| | Government Operations | | Government Services |
| X | Planning & Development – (3/10/14) | | City Council |
| | Public Hearing | | |

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

If NO, please explain how item will be funded:

Executive Summary:

Background:

In 2011, the City Council approved an amendment to the original Regency Estates PUD to permit the construction of 44 single-family homes as opposed to the 56 townhome units that were not constructed. There are 5 existing townhome units that were constructed prior to this approval that are still part of the development. The new single-family development utilized the existing street layout and improvements that were already constructed by the previous developer.

The PUD Preliminary Plans approved in 2011 indicate that sections of depressed curb, located for the anticipated townhome driveways, were to be removed and replaced by non-mountable curb.

Proposal:

The applicant, Greg Heinrich representing K. Hovnanian Homes, is in the process of finishing construction of the development. K. Hovnanian Homes is requesting a Minor Change to the approved Regency Estates PUD Preliminary Plan. The applicant is requesting that the approved PUD Preliminary Plans be modified to permit the mountable curbs that were already constructed to remain instead of replacing these curb sections with non-mountable curb.

The Development Engineering Division and Public Works Department have reviewed the request and have stated that modifications are satisfactory. The Development Engineering Division Manager Chris Tiedt has noted one comment that the location of certain mountable curb sections are not shown in the appropriate location and need to be changed before the plan is approved by the City Council.

Attachments: *(please list)*

Application for Minor Change to PUD Preliminary Plan, received 1/31/2014; Approved Layout and Paving Plan; V3 Companies; dated 3/30/2011; Revised Layout and Paving Plan; V3 Companies; dated 8/21/2013; Photos of Existing Mountable and Non-Mountable Curb in Regency Estates.

Recommendation / Suggested Action *(briefly explain):*

Recommendation to approve application for Minor Change to PUD Preliminary Plan for Regency Estates (Layout and Paving Plan).

| | |
|-----------------------------|------------------------------|
| <i>For office use only:</i> | <i>Agenda Item Number:3b</i> |
|-----------------------------|------------------------------|

Community & Economic Development

Planning Division

Phone: (630) 377-4443

Fax: (630) 377-4062



ST. CHARLES
SINCE 1834

Staff Report

TO: Chairman Daniel P. Stellato
And Members of the Planning and Development Committee

FROM: Matthew O'Rourke, AICP
Planner

RE: Proposed Minor Change to PUD Preliminary Plans for Regency Estates.

DATE: February 26, 2014

I. APPLICATION INFORMATION:

Project Name: Regency Estates.

Applicant: Greg Heinrich, K. Hovnanian Homes

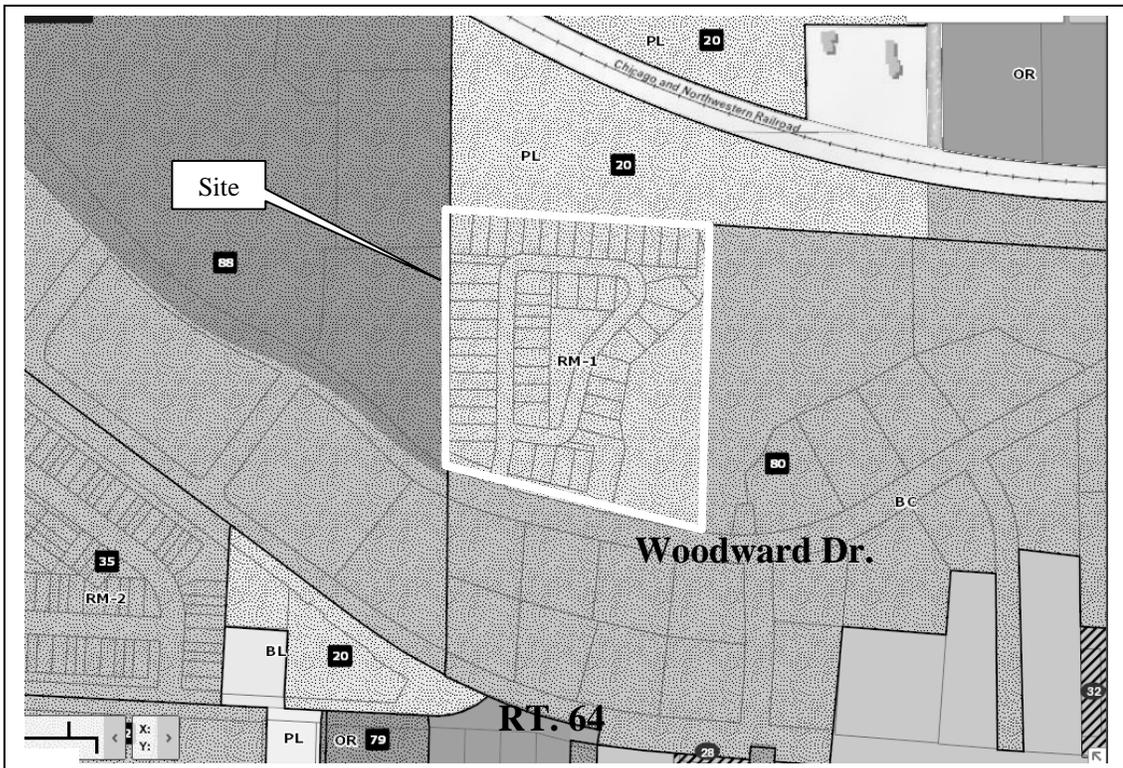
Purpose: Minor change to modify the amount of mountable curb replaced by non-mountable curb.

| General Information: | | |
|--|--|---------------------|
| Site Information | | |
| Location | Intersection of Woodward Dr. and Regency Ct.; North of Rt.64 and East of Oak St. | |
| Acres | 13.17 | |
| Applications | 1) Minor Change to PUD Preliminary Plan | |
| Applicable Ordinances and Zoning Code Sections | 17.04.430 – Changes in Planned Unit Developments Title 16 “Subdivisions and Land Improvement” | |
| Existing Conditions | | |
| Land Use | Residential | |
| Zoning | RM-1 Mixed Medium Density Residential District PUD | |
| Zoning Summary | | |
| North | PL- Public Land | Park |
| East | BC- Community Business (PUD) | Vacant (Pine Ridge) |
| South | BC- Community Business (PUD) | Vacant (Pine Ridge) |
| West | OR- Office Research (PUD) | Corporate Reserve |
| Comprehensive Plan Designation | | |
| Single-Family Attached Residential | | |

Aerial Photo



Surrounding Zoning



II. BACKGROUND

In 2011, the City Council approved Ordinance No. 2011-Z-4 “Ordinance Granting Approval of an Amendment to an Existing Special Use for a Planned Unit Development, Approval of a PUD Preliminary Plan, Approval of a Final Plat of Resubdivision and Related Matters - Regency Estates PUD”. The ordinance approved an amendment to the original Regency Estates plan to permit the construction of 44 single-family homes as opposed to the 56 townhome units that were not constructed. There are 5 existing townhome units that were constructed prior to this approval that are still part of the development. The new single-family development utilized the existing street layout and improvements that were already constructed by the previous developer.

The PUD Preliminary Plans approved in 2011 indicate that sections of depressed curb, located for the anticipated townhome driveways, were to be removed and replaced by non-mountable curb.

III. PROPOSAL

The applicant, Greg Heinrich representing K. Hovnanian Homes, is in the process of finishing construction of the development. K. Hovnanian Homes is requesting a Minor Change to the approved Regency Estates PUD Preliminary Plan. The applicant is requesting that the approved PUD Preliminary Plans be modified to permit the mountable curbs that were already constructed to remain instead of replacing these curb sections with non-mountable curb.

IV. STAFF ANALYSIS

A. MINOR CHANGE

Based on the details of the proposal, staff has determined that this project meets the criteria of a minor change to a PUD. **Section 17.04.430.B Minor Changes** of the Zoning Ordinance states that a change to the PUD plan constitutes a minor change under the following circumstances:

“The City Council may, without review and recommendation of the Plan Commission, approve minor changes in the PUD plans that do not change the concept or intent of the PUD. Minor changes are defined as any change not defined as a major change (see Paragraph A above) or an authorized administrative change (see Paragraph C below).”

B. PLAN CHANGES

Staff has included the approved Layout and Paving Plan dated 2/2/2011 (Attachment 1) and the revised plan dated 8/21/2013 (Attachment 2). The two plans highlight the sections of curbing that are proposed to be removed.

The Development Engineering Division and Public Works Department have reviewed the request and have stated that modifications are satisfactory. The Development Engineering Division Manager Chris Tiedt has noted one comment that the location of certain mountable curb sections are not shown in the appropriate location and need to be changed before the plan is approved by the City Council.

V. RECOMMENDATION

Staff recommends approval of the application for Minor Change to PUD Preliminary Plan contingent upon compliance with staff comments.

VI. ATTACHMENTS

- Application for Minor Change to PUD Preliminary Plan; received 1/31/2014
- Approved Layout and Paving Plan; V3 Companies; dated 3/30/2011
- Revised Layout and Paving Plan; V3 Companies; dated 8/21/2013
- Photos of Existing Mountable and Non-Mountable Curb in Regency Estates.

Photos of Existing Curbs

Non-Mountable Curb



Mountable Curb



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

MINOR CHANGE TO PUD APPLICATION

RECEIVED
 Received Date
 St. Charles, IL

 JAN 31 2014

 CDD
 Planning Division

| | |
|-----------------|-----------------------------|
| CITYVIEW | |
| Project Name: | <u>Regency Estates</u> |
| Project Number: | <u>2010</u> -PR- <u>005</u> |
| Application No. | <u>2014</u> -AP- <u>006</u> |

Instructions:

A Minor Change to PUD is one that modifies an approved PUD Preliminary Plan in a manner that complies with all standards of the Special Use for PUD Ordinance applicable to the property and meets the definition of a Minor Change as contained either in Section 17.04.430 of the Zoning Ordinance or the Special Use for PUD Ordinance.

To request approval of a Minor Change, complete this application and submit it with all required attachments to the Planning Division. When the application is complete, City staff will schedule a review by the Planning and Development Committee of the City Council. The Committee's recommendation will be forwarded to the City Council for final action.

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): | |
| | Street Address (or common location if no address is assigned): <u>Regency Court West & East</u> | |
| 2. Applicant Information: | Name <u>Greg Heinrich</u> | Phone <u>630-742-5258</u> |
| | Address <u>234 Bluegrass PKWY</u> <u>Oswego, IL 60543</u> | Fax |
| | | Email <u>gheinrich@khol.com</u> |
| 3. Record Owner Information: | Name <u>K. Houscainian Homes</u> | Phone <u>630-210-8888</u> |
| | Address <u>1804 Naper Blvd</u> <u>Naperville, IL</u> | Fax |
| | | Email |
| 4. Billing: <i>To whom should costs for this application be billed?</i> | Name <u>K. Houscainian Homes</u> | Phone <u>630-210-8888</u> |
| | Address <u>1804 Naper Blvd</u> <u>Naperville, IL 60563</u> | Fax |
| | | Email |

INFORMATION FOR PROPOSED MINOR CHANGE:

NAME OF PUD: Curb modification for Regency Estates Subdivision

PUD ORDINANCE #: _____

Identify Specific PUD Plans to be changed:

1. Modified the engineering plans to leave in most of the curb
2. depressions on the existing street
3. _____

Description of Proposed Changes:

Modify plan to leave curb depressions in place on existing streets

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 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.
- COVER LETTER:** describing the proposed minor change requested, why it is necessary, and how it is different from the currently approved plan.

✕ 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.

Plans Shall include the following:

- Site Plan indicating location of proposed change.
- Existing streets on and adjacent to the tract.
- Architectural elevations showing existing/approved and proposed building design, color and materials (if applicable)
- If change is proposed to landscaping, show approved and proposed drawings, indicate species and quantities of plant material to replace existing/approved materials.

Additional information may be necessary depending on the specific change proposed.

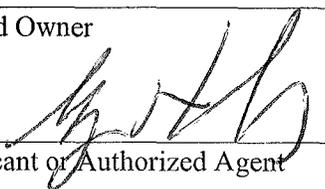
I (we) certify that this application and the documents submitted with it are true and correct to the best of my (our) knowledge and belief.

Record Owner

Date

Applicant or Authorized Agent

Date



9/21/13



January 30, 2013

City of St. Charles
Two East Main Street
St. Charles, IL 60174-1984

Attention: Community Development and Planning Division

Reference: Minor Change Request to PUD Application
Regency Estates

Please find attached our completed Minor Change to PUD Application along with the requested supporting documentation.

We respectfully request a modification in the engineering plans to leave the current curb depressions in place on the existing streets.

If you require any additional information or documentation, please feel free to contact us.

Thank you for considering our proposed modification, and we look forward to hearing from you at your earliest convenience.

A handwritten signature in black ink, appearing to read "GH", is written over the printed name of Greg Heinrich.

Greg Heinrich
Senior Community Manager
K. Hovnanian Estates at Regency, LLC

GH/bg

attachments

**OWNERSHIP DISCLOSURE FORM
LIMITED LIABILITY COMPANY (L.L.C.)**

STATE OF ILLINOIS)
) SS.
KANE COUNTY)

I, Greg Heinrich, being first duly sworn on oath depose and say that I am
Manager of K. Hornanian Estates at Regency, LLC, an Illinois Limited Liability
Company (L.L.C.), and that the following persons are all of the members of the said L.L.C.:

Andy Konorodoff _____

By: [Signature], Manager

Subscribed and Sworn before me this 30 day of
January, 20 14.

[Signature]
Notary Public

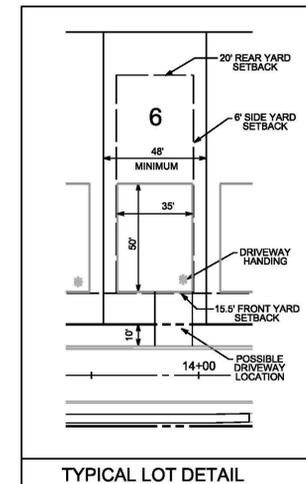


NOTES:

1. ALL PROPOSED CURB AND GUTTER SHALL BE B6.12 UNLESS OTHERWISE NOTED.

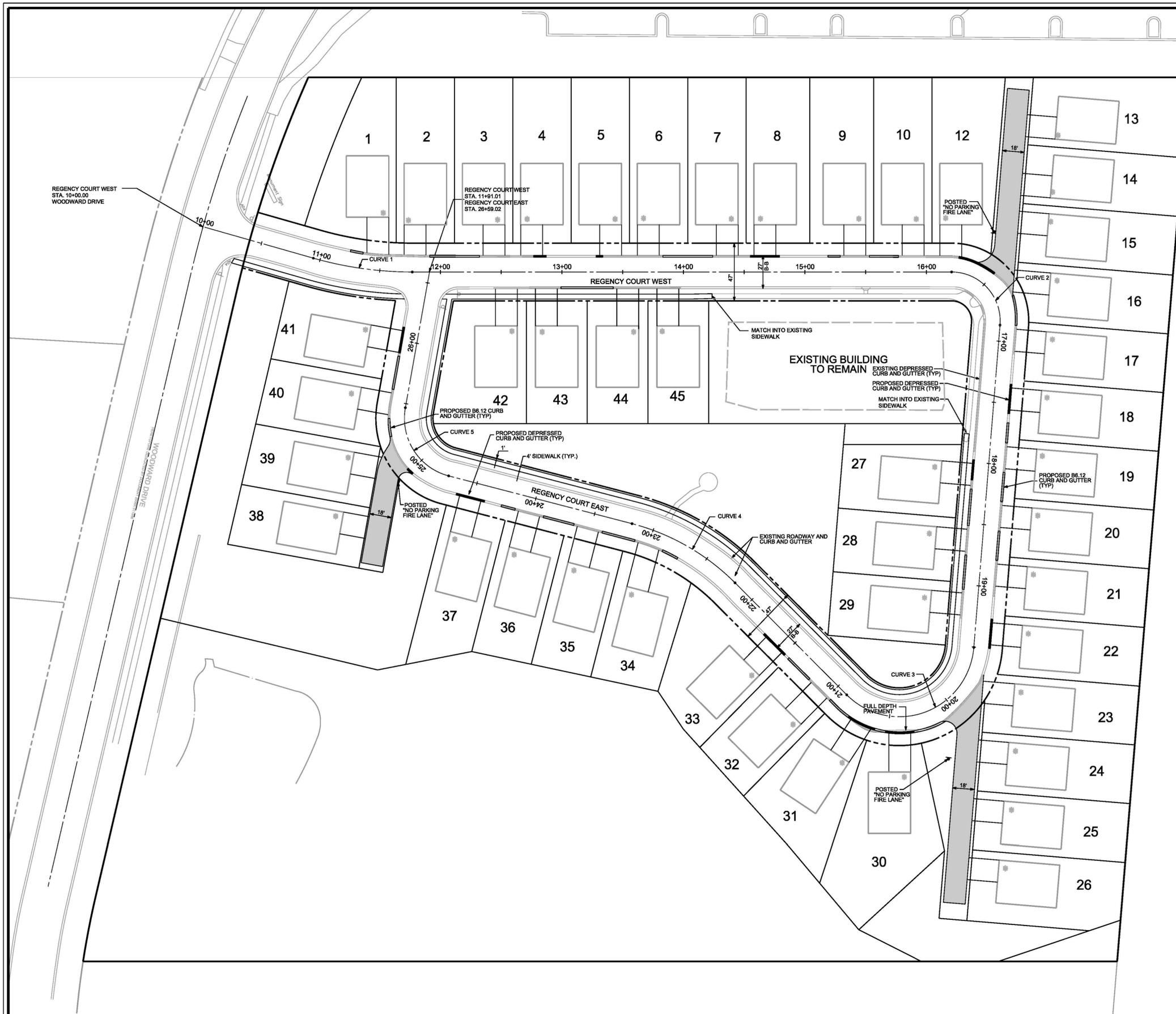
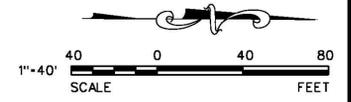
EXISTING ROADWAY CENTERLINE CURVE DATA

| CURVE NO. | 1 | 2 | 3 | 4 | 5 |
|---------------|----------------|----------------|----------------|----------------|----------------|
| DELTA | 15°45'09.77" | 94°41'32.00" | 130°05'24.00" | 30°19'30.62" | 85°44'20.62" |
| RADIUS | 300.00 | 40.00 | 62.50 | 186.50 | 48.50 |
| LENGTH | 82.48 | 66.11 | 139.64 | 98.71 | 72.58 |
| TANGENT | 41.50 | 43.42 | 132.16 | 50.54 | 45.02 |
| P.C. STATION | 10+94.35 | 16+20.77 | 19+50.34 | 22+19.50 | 24+74.11 |
| NORTHING | 1,911,671.88 | 1,912,197.30 | 1,912,217.11 | 1,912,020.31 | 1,911,784.10 |
| EASTING | 979,931.31 | 979,940.02 | 980,245.78 | 980,194.13 | 980,108.14 |
| P.T. STATION | 11+76.83 | 16+86.87 | 20+89.98 | 23+18.21 | 25+46.69 |
| NORTHING | 1,911,753.38 | 1,912,237.38 | 1,912,112.68 | 1,911,935.26 | 1,911,748.21 |
| EASTING | 979,942.18 | 979,983.09 | 980,284.91 | 980,146.32 | 980,052.76 |
| CHORD LENGTH | 82.22 | 58.842 | 111.52 | 97.56 | 65.99 |
| CHORD BEARING | N07°35'50.17"E | N47°04'01.29"E | S20°32'30.71"E | S29°20'25.98"W | S57°02'50.98"W |



PAVEMENT DRIVEWAY SECTION

- 1 1/2" (MIN) HOT MIX ASPHALT SURFACE COURSE (PLACED ON SECOND DAY, OR AS DIRECTED BY ENGINEERING DEPARTMENT)
- 8 1/4" (MIN) HOT MIX ASPHALT
- 4" (MIN) SUBBASE GRANULAR MATERIAL, TYPE B
- COMPACTED SUBGRADE



| REVISIONS | | | | | |
|-----------|----------|--|-----|------|-------------|
| NO. | DATE | DESCRIPTION | NO. | DATE | DESCRIPTION |
| 1 | 02-02-11 | REVISED PER CITY REVIEW | | | |
| 2 | 02-16-11 | REVISED LOTS 30 - 33 AND ADDRESSED CITY COMMENTS | | | |
| 3 | 03-30-11 | REVISED PER CITY REVIEW | | | |

PROJECT NO.: 10190
 FILE NAME: C3.0_Lay10190
 ORIGINAL ISSUE DATE: 12-06-2010
 SCALE: 1" = 40'

DESIGNED BY: MFC
 DRAWN BY: VRS
 CHECKED BY: HEV
 PROJECT MANAGER: HEV

REGENCY ESTATES
 ST. CHARLES ILLINOIS

LAYOUT AND PAVING PLAN

DRAWING NO. **C3.0**

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

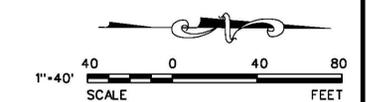
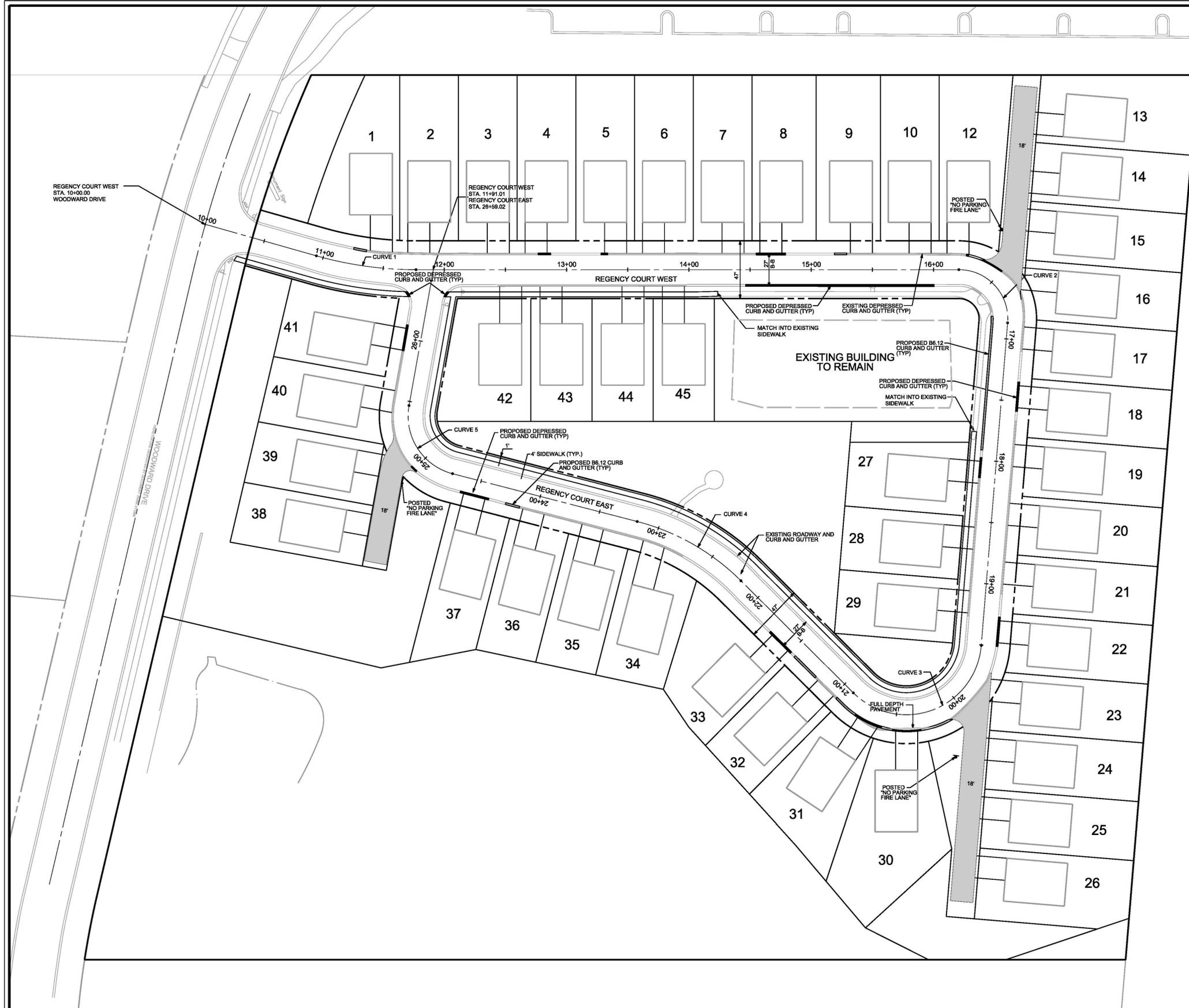
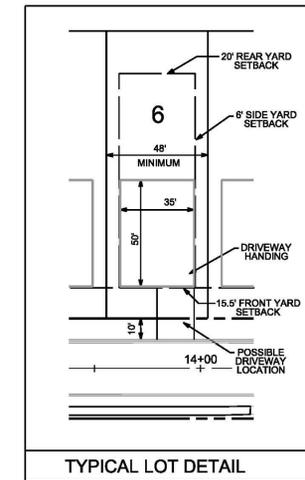
Visio, Vertere, Virtute... "The Vision to Transform with Excellence"

NOTES:

1. ALL PROPOSED CURB AND GUTTER SHALL BE B6.12 UNLESS OTHERWISE NOTED.

EXISTING ROADWAY CENTERLINE CURVE DATA

| CURVE NO. | 1 | 2 | 3 | 4 | 5 |
|---------------|----------------|----------------|----------------|----------------|----------------|
| DELTA | 15°45'09.77" | 94°41'32.00" | 130°05'24.00" | 30°19'30.62" | 85°44'20.62" |
| RADIUS | 300.00 | 40.00 | 62.50 | 186.50 | 48.50 |
| LENGTH | 82.48 | 66.11 | 139.64 | 98.71 | 72.58 |
| TANGENT | 41.50 | 43.42 | 132.16 | 50.54 | 45.02 |
| P.C. STATION | 10+94.35 | 16+20.77 | 19+50.34 | 22+19.50 | 24+74.11 |
| NORTHING | 1,911,671.88 | 1,912,197.30 | 1,912,217.11 | 1,912,020.31 | 1,911,784.10 |
| EASTING | 979,931.31 | 979,940.02 | 980,245.78 | 980,194.13 | 980,108.14 |
| P.T. STATION | 11+76.83 | 16+86.87 | 20+89.98 | 23+18.21 | 25+46.69 |
| NORTHING | 1,911,753.38 | 1,912,237.38 | 1,912,112.68 | 1,911,935.26 | 1,911,748.21 |
| EASTING | 979,942.18 | 979,983.09 | 980,284.91 | 980,146.32 | 980,052.76 |
| CHORD LENGTH | 82.22 | 58.842 | 111.52 | 97.56 | 65.99 |
| CHORD BEARING | N07°35'50.17"E | N47°04'01.29"E | S20°32'30.71"E | S29°20'25.98"W | S57°02'50.98"W |



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

| REVISIONS | | | | | |
|-----------|----------|--|-----|------|-------------|
| NO. | DATE | DESCRIPTION | NO. | DATE | DESCRIPTION |
| 1 | 02-02-11 | REVISED PER CITY REVIEW | | | |
| 2 | 02-16-11 | REVISED LOTS 30 - 33 AND ADDRESSED CITY COMMENTS | | | |
| 3 | 03-30-11 | REVISED PER CITY REVIEW | | | |
| 4 | 08-21-13 | CURB REVISIONS | | | |

PROJECT NO.: 10190
 FILE NAME: C3.0_Lay10190
 ORIGINAL ISSUE DATE: 12-06-2010
 SCALE: 1" = 40'

DESIGNED BY: MFC
 DRAWN BY: VRS
 CHECKED BY: HEV
 PROJECT MANAGER: HEV

REGENCY ESTATES

ST. CHARLES ILLINOIS

LAYOUT AND PAVING PLAN

DRAWING NO. **C3.0**



AGENDA ITEM EXECUTIVE SUMMARY

| | |
|------------|---|
| Title: | Recommendation to Approve a PUD Preliminary Plan and Final Plat of Subdivision – Pine Ridge PUD Lots 8 & 9 (The Learning Experience). |
| Presenter: | Matthew O'Rourke |

Please check appropriate box:

| | | | |
|---|------------------------------------|--|---------------------|
| | Government Operations | | Government Services |
| X | Planning & Development – (3/10/14) | | City Council |
| | Public Hearing | | |

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

If NO, please explain how item will be funded:

Executive Summary:

The Learning Experience (represented by Anthony DeAngelis of IMDC-CS, LLC.) has submitted applications for a PUD Preliminary Plan and Final Plat of Subdivision in relation to the construction of a new The Learning Experience daycare facility on Lot 8 of the Pine Ridge PUD. The details of the proposal are as follows:

1. PUD Preliminary Plan

- One 10,000 square foot daycare building.
 - Outdoor play area to the west of the proposed building.
- A new access-point off of the internal circulation drive with a shared access road for Lots 8 & 9.
 - The circulation for the daycare site will be one-way.
- 41 parking spaces.

2. Final Plat of Subdivision

The applicant is proposing to resubdivide Lots 8 & 9 to increase the size of Lot 8 so the daycare is completely constructed on Lot 8. The resized lots are proposed as follows:

- Lot 8 – 52,872 square feet.
- Lot 9 – 43,575 square feet.

Plan Commission Review

The Plan Commission reviewed and recommended approval of the applications for a PUD Preliminary Plan and Final Plat of project on 2/18/2014, contingent upon resolution of any outstanding staff comments.

Attachments: (please list)

Application for a PUD Preliminary Plan, received 1/29/2014; Application for a Final Plat of Subdivision, received 1/29/2014; PUD Preliminary Plans, Source Architecture, dated 1/29/2014; Final Plat of Subdivision, Johnson-Western Surveying, LLC., received 1/29/2014; Pine Ridge PUD Ordinance, Relevant Exhibits (Ordinance No. 2006-Z-4)

Recommendation / Suggested Action (briefly explain):

Recommendation to approve a PUD Preliminary Plan and Final Plat of Subdivision – Pine Ridge PUD Lots 8 & 9 (The Learning Experience).

| | |
|-----------------------------|-------------------------------|
| <i>For office use only:</i> | <i>Agenda Item Number: 3c</i> |
|-----------------------------|-------------------------------|

Community & Economic Development

Planning Division

Phone: (630) 377-4443

Fax: (630) 377-4062



Staff Report

TO: Chairman Daniel P. Stellato
And the Members of the Planning & Development Committee

FROM: Matthew O'Rourke, AICP
Planner

RE: PUD Preliminary Plan and Final Plat of Subdivision for Lots 8 & 9 in the Pine Ridge PUD
(The Learning Experience)

DATE: February 26, 2014

I. APPLICATION INFORMATION:

Project Name: Pine Ridge PUD Lots 8 & 9 (The Learning Experience)

Applicant: Anthony DeAngelis, President IMDC-SC, LLC.

Purpose: PUD Preliminary Plan and Final Plat of Subdivision review for a proposed daycare on Lot 8 of the Pine Ridge PUD and resubdivision of Lots 8 & 9.

| General Information: | | |
|---|---|---------------------------------|
| Site Information | | |
| Location | Lots 8 & 9 in the Pine Ridge PUD | |
| Acres | 1.21 Acres – The Learning Experience (2.21 Acres - Lots 8 & 9 Subdivision) | |
| Applications | 1) PUD Preliminary Plan | |
| | 2) Final Plat of Subdivision | |
| Applicable Zoning Code Sections and PUD Ordinance | Table 17.14-2 “Business and Mixed Use Bulk Standards” Ordinance 2006-Z-4 “An Ordinance Rezoning Property and Granting a Special Use as a Planned Unit Development for Pine-Ridge Park and Regency Estates PUD (A Portion of the West Gateway PUD)” Title 16 “Subdivisions and Land Improvement” | |
| Existing Conditions | | |
| Land Use | Vacant (Pine Ridge PUD) | |
| Zoning | BC- Community Business (PUD) | |
| Zoning Summary | | |
| North | BC- Community Business (PUD) | Vacant, Pine Ridge PUD |
| East | BC- Community Business (PUD) | Vacant/ALDI |
| South | OR-Office Research | Single Family, Assisted Living |
| West | BC- Community Business (PUD) | Corporate Reserve Business Park |
| Comprehensive Plan Designation | | |
| Neighborhood Commercial | | |

II. PROJECT OVERVIEW:

A. BACKGROUND

In 2006, the City Council approved the Pine Ridge PUD Ordinance 2006-Z-4 “An Ordinance Rezoning Property and Granting a Special Use as a Planned Unit Development for Pine-Ridge Park and Regency Estates PUD (A Portion of the West Gateway PUD)”. The details of the Pine Ridge PUD approval are as follows:

- Permits a variety of commercial uses.
- A Concept Plan and Final Plat of Subdivision for the Pine Ridge commercial portion of the development were approved.
 - Each commercial lot is required to have a PUD Preliminary Plan reviewed by the Plan Commission and approved by City Council as the lots are developed.
 - Final Plat of Subdivision – In 2006, the City Council also approved Resolution 26-2005 “A Resolution Approving the Final Plat of Subdivision Pine Ridge Business Park Phase I (West Gateway PUD)”. This Plat of Subdivision formally created the existing lots for future commercial uses and stormwater retention areas.
- Road, utility, and stormwater infrastructure layout.
- Specific standards for:
 - Architectural design.
 - Bulk requirements.
 - Signage.
 - Landscaping.

B. PROPOSED DEVELOPMENT

The Learning Experience (represented by Anthony DeAngelis of IMDC-CS, LLC.) has submitted applications for a PUD Preliminary Plan and Final Plat of Subdivision in relation to the construction of a new The Learning Experience daycare facility on Lot 8 of the Pine Ridge PUD. The details of the proposal are as follows:

1. **PUD Preliminary Plan**

- One 10,000 square foot daycare building.
 - Outdoor play area to the west of the proposed building.
- A new access-point off of the internal circulation drive with a shared access road for Lots 8 & 9.
 - The circulation for the daycare site will be one-way.
- 41 parking spaces.

2. **Final Plat of Subdivision**

The applicant is proposing to resubdivide Lots 8 & 9 to increase the size of Lot 8 so the daycare is completely constructed on Lot 8. The resized lots are proposed as follows:

- Lot 8 – 52,872 square feet.
- Lot 9 – 43,575 square feet.

III. ANALYSIS OF PLANS

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

A. PERMITTED USES

Exhibit IV-A of the Pine Ridge PUD lists all the uses that are permitted or considered special uses within this PUD. **Nursery Schools and Daycare Centers** is listed as a permitted use.

B. BULK AND SETBACK STANDARDS

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

| Category | Pine Ridge PUD / Zoning Ordinance Standard | Proposed |
|------------------------------|---|---|
| Lot Area | 1 – Acre (Underlying Zoning District) | 1.21 acres |
| Lot Width | None | 202’ |
| Rt. 64 Setback | 50’ | 50’ |
| Building Setbacks: | | |
| <i>Front: South (Rt. 64)</i> | 50’ | 115’ |
| <i>Interior Side: East</i> | 0’ | 29’ |
| <i>Interior Side: West</i> | 0’ | 90’ |
| <i>Rear: North</i> | 0’ | 23.3’ |
| Parking Setbacks: | | |
| <i>Front: South (Rt.64)</i> | 50’ | 50’ |
| <i>Interior Side : East</i> | 0’ | 0’ |
| <i>Interior Side: West</i> | 0’ | 5’ |
| <i>Rear: North</i> | 0’ | 28’ |
| F.A.R | 0.40 | 0.19 |
| Building Height | 40’ | 27’ |
| Parking Stall Size | 9’ wide by 18’ | 9’ x 18’ |
| Drive-Aisle Width | 14’ (One Way), 24’ (Two Way) | 16.5 Feet (One Way Portion), 24’ (Two Way Portion) |
| Parking Requirement | 3.5 Spaces per 1,000 SQ FT of GFA - (35 Required) | 41 |

The applicant is proposing a cross-access easement over the proposed eastern access-drive/parking aisle to accommodate any future uses on Lot 9. Staff has asked the applicant to stub-out the southern portion of this drive to establish an ingress-egress point for Lot 9.

C. PLAT OF SUBDIVISION

The applicant is proposing to utilize all of Lot 8 and a portion of Lot 9 for the daycare facility. The applicant is proposing to resubdivide Lots 8 & 9 so that the daycare is completely located on Lot 8. The subdivision results in slightly larger Lot 8 and smaller Lot 9. The minimum required lot size in the underlying BC Zoning District is 1-acre.

- Lot 8 is proposed at 52,872 square feet (1.21 acres)
- Lot 9 is proposed at 43,575 square feet (1.00 acre).

D. LANDSCAPE PLAN

Exhibit IV-A of the Pine Ridge PUD established the landscape standards for this development. Staff has reviewed the submitted landscape plan and determined that the plan does meet the standards in the PUD.

E. BUILDING ARCHITECTURE

Exhibit IV-A contains architectural design guidelines for all lots within the Pine Ridge PUD. Staff has reviewed the submitted building elevations for conformance with these standards and determined that they are consistent with the requirements of the Pine Ridge PUD.

F. SIGNAGE

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

| Category | Pine Ridge PUD /Zoning Ordinance Standard | Proposed |
|--------------------------------------|---|----------------|
| Wall Signage Area | | |
| <i>South Elevation (Rt.64)</i> | 1.5 times the lineal frontage of the building (180 square feet permitted) | 36 square feet |
| <i>North Elevation</i> | 1.5 times the lineal frontage of the building (124.5 square feet permitted) | 0 square feet |
| <i>West Elevation</i> | 1.5 times the lineal frontage of the building (124.5 square feet permitted) | 0 square feet |
| <i>East Elevation (Randall Road)</i> | 1.5 times the lineal frontage of the building (180 square feet permitted) | 0 square feet |
| Free Standing Sign Area | 32 square feet per sign face | 29 square feet |
| Monument Sign Height | 10' | 8' |
| Monument Sign Setback | 10' from property line | 15' |

IV. **PLAN COMMISSION RECOMMENDATION**

The Plan Commission reviewed and recommended approval of the applications for a PUD Preliminary Plan and Final Plat of Subdivision on 2/18/2014, contingent upon resolution of any outstanding staff comments.

V. **RECOMMENDATION**

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

VI. ATTACHMENTS

- Application for a PUD Preliminary Plan; received 1/29/2014.
- Application for a Final Plat of Subdivision; received 1/29/2014.
- PUD Preliminary Plans; Source Architecture; dated 1/29/2014.
- Final Plat of Subdivision; Johnson-Western Surveying. LLC.; received 1/29/2014.
- Pine Ridge PUD Ordinance, Relevant Exhibits (Ordinance No. 2006-Z-4).

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

| | |
|---------------------|--|
| CITYVIEW | |
| Project Name: | <i>Pine Ridge - lot 8+9 - Leaning Experience</i> |
| Project Number: | <i>2014 -PR- 004</i> |
| Application Number: | <i>2014 -AP- 004</i> |

Received Date
RECEIVED
St. Charles, IL
JAN 29 2014
CDD
Planning Division

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): LOT 8 AND 9 | |
| | Proposed Name of PUD: PINE RIDGE PARK | |
| 2. Applicant: | Name RON SORCE | Phone 847.392.2600 |
| | Address 3030 W. SALT CREEK LANE, SUITE 122 ARLINGTON HEIGHTS, IL 60005 | Fax 847.394.4972 |
| | | Email RSORCE@SORCEARCHITECTURE.COM |
| 3. Record Owner: | Name | Phone |
| | Address | Fax |
| | | Email |
| 4. Billing: <i>Who is responsible for paying application fees and reimbursements?</i> | Name | Phone |
| | Address | Fax |
| | | 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://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

N/A □ **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.

N/A □ **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

N/A **PUBLIC BENEFITS, DEPARTURES FROM CODE:**

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

SCHEDULE: Construction schedule indicating:

- a. Phases in which the project will be built with emphasis on area, density, use and public facilities, such as open space, to be developed with each phase. Overall design of each phase shall be shown on the plat and through supporting material.
- b. Approximate dates for beginning and completion of each phase.
- c. If different land use types are to be included within the PUD, the schedule must include the mix of uses to be built in each phase.

N/A **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.

N/A **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.

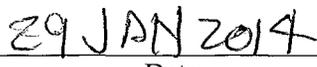
N/A **HISTORIC DESIGNATION:** Is the property a designated Landmark or in a Historic District? _____

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

Date


Applicant or Authorized Agent


Date

**OWNERSHIP DISCLOSURE FORM
LIMITED LIABILITY COMPANY (L.L.C.)**

STATE OF ILLINOIS)
) SS.
KANE COUNTY)

I, Charles Buttle, being first duly sworn on oath depose and say that I am Officer of Real Property Holding – St. Charles, IL, LLC, Delaware Limited Liability Company (L.L.C.) , and that the following persons are all of the members of the said L.L.C.:

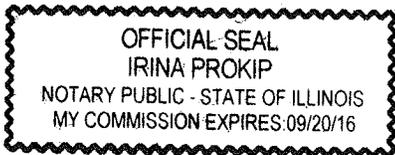
| | |
|--------------------------|-------|
| <u>Land Holding, LLC</u> | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |

By: Charles Buttle, Officer
Charles Buttle

Subscribed and Sworn before me this 29th day of
January, 2014.



Notary Public



City of St. Charles Ownership Disclosure Form

**OWNERSHIP DISCLOSURE FORM
LIMITED LIABILITY COMPANY (L.L.C.)**

STATE OF ILLINOIS)
) SS.
KANE COUNTY)

I, Anthony DeAngelis, being first dully sworn on oath depose and say that I am President of IMDC-SC, LLC, an Illinois Limited Liability Company (L.L.C.), and that the following party is the sole member of the said L.L.C.:

Inland Midwest Development Corporation, a Delaware corporation

By: *Anthony DeAngelis*, President

Subscribed and Sworn before me this 23rd day of January, 2014.

Mary L. Rammien
Notary Public



CITY OF ST. CHARLES

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

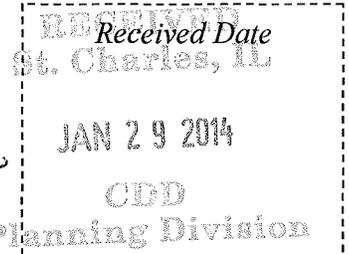


COMMUNITY DEVELOPMENT/PLANNING DIVISION

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

FINAL PLAT APPLICATION

| | |
|---------------------|--|
| CITYVIEW | |
| Project Name: | <u>Pine Ridge Park - lot 8 & 9 - Learning Experience</u> |
| Project Number: | <u>2014 -PR- 004</u> |
| Application Number: | <u>2014 -AP- 005</u> |



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): LOT 8 AND 9 | |
| | Proposed Subdivision Name: PINE RIDGE PARK | |
| 2. Applicant Information: | Name RON SORCE | Phone 847.392.2600 |
| | Address 3030 W. SALT CREEK LANE, SUITE 122 ARLINGTON HEIGHTS, IL 60005 | Fax 847.394.4972 |
| | | Email RSORCE@SORCEARCHITECTURE.COM |
| 3. Record Owner Information: | Name | Phone |
| | Address | Fax |
| | | Email |
| 4. Billing: <i>To whom should costs for this application be billed?</i> | Name | Phone |
| | Address | 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.

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

N/A **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

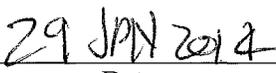
I (we) certify that this application and the documents submitted with it are true and correct to the best of my (our) knowledge and belief.

Record Owner

Date



Applicant or Authorized Agent



Date

FINAL PLAT SUBMITTAL CHECKLIST

Lot 8 & 9, PINE RIDGE PARK

Name of Development

Note: To properly complete this application:

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

Final Plat:

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

- GL a. North direction is shown.
- GL b. Scale is shown (minimum one inch equals 100 feet).
- N/A c. Section corners and section lines are accurately tied into subdivision by distances and angles.
- N/A d. Official survey monuments are shown and dimensioned.
- GL e. All necessary easements are shown and dimensioned.
- f. An accurate legal description of the entire area under immediate development within the Planned Unit Development/Subdivision.
- GL g. Location and dimensions of the building lots, common permanent open space, existing permanent buildings, easements and rights-of way.
- N/A h. An open space easement on the common area assuring that the open space shall remain open for perpetuity.
- GL i. Tabulations on each separate unsubdivided use area, including land area, number of buildings, number of dwellings per acre (PUD).
- GL j. Building setback lines are shown and dimensioned.
- GL k. Lot areas are shown.
- GL l. Street names are shown.

- N/A m. Areas to be dedicated or reserved for public use are shown and described and the purpose is designated.
- ___ n. Protective covenants are lettered on the plat or are appropriately referenced.
- ___ o. Required certificates are shown as provided in Title 16, "Subdivisions and Land Improvements":
- ___ 1. Surveyor's certificates (including signature and seal).
 - ___ 2. Owner's certificate (including signature).
 - ___ 3. Notary certificate (including signature and seal).
 - ___ 4. County clerk certificate (including signature).
 - ___ 5. Certificate as to special assessments.
 - ___ 6. Certificate of county superintendent of highways, if applicable (including signature).
 - ___ 7. Certificate of Public Works and Buildings, Division of Waterways, State of Illinois, if applicable (including signature).
 - ___ 8. Plan Commission certificate.
 - ___ 9. Director of Public Works certificate.
 - ___ 10. City Council certificate.
 - ___ 11. Special Flood Hazard Area Certificate.
 - ___ 12. Mortgagee Certificate, as required.



Signature -- Applicant

1/29/14

Date

EXHIBIT "IV-A"

Development Standards and Design Criteria - Pine Ridge Park

A. The provisions of Chapter 17.24 "B3 Service Business District" shall apply to Pine Ridge Park except that the following provisions for permitted and special uses, floor area ratio, maximum building height, minimum yards and setbacks, sign regulations, landscaping requirements, and architectural standards shall apply in lieu of any conflicting provisions of Chapter 17.24:

1. Permitted and Special Uses

(a) Permitted Uses

- Amusement establishments, including bowling alleys, pool halls, gymnasiums, swimming pools and skating rinks
- Amusement game device arcade provided the arcade meets all the standards and requirements specified for such arcades in the St. Charles Zoning Ordinance
- Antique shops
- Apparel shops
- Art and school supply stores
- Art galleries
- Auction rooms
- Automobile accessory stores
- Automotive vehicle and automotive equipment sales;
- Bakeries, where not more than fifty percent of the floor access is devoted to processing, and not employing more than eight persons
- Banks and financial institutions with or without drive-in lanes
- Barbershops
- Beauty parlors
- Bicycle sales, rental and repair
- Blueprinting and photocopying establishments
- Book/stationery/greeting card stores
- Building material sales, with accessory outside storage, provided outside storage does not exceed sixteen feet in height;
- Contractors' and construction offices
- Camera and photographic supply stores
- Candy and ice cream stores
- Carpet and rug stores
- Caskets and casket supplies
- Catering establishments
- China and glassware stores
- Churches

- Clothing establishments
- Clubs and lodges, private, fraternal, or religious
- Coffee shop
- Coin and philatelic stores
- Computer sales and service
- Convenience stores
- Currency exchanges
- Custom dressmaking
- Department stores
- Drive-in establishments and facilities
- Drug stores
- Dry-cleaning and laundry
- Electronics and household appliance stores
- Employment agencies
- Exterminating shops
- Feed stores
- Fire stations
- Flower shops and greenhouses
- Food stores - including grocery stores, meat markets, bakeries, and delicatessens (retail only)
- Frozen food shops, including locker rental in conjunction therewith
- Fuel and ice sales, retail only
- Furniture stores, including upholstery when conducted as part of the retail operation and secondary to the principal use
- Furrier shops, including incidental storage and conditioning of furs
- Garden supply and seed stores
- Gift shops
- Haberdasheries
- Hardware stores
- Hobby shops
- Interior decorating shops, including upholstery and making of draperies, slipcovers, or other similar articles when conducted as part of the retail operations and secondary to the principal use
- Jewelry stores, including watch repair
- Job printing shops, using presses having beds of not more than fourteen inches and twenty inches
- Landscape contractors
- Laundromats
- Leather goods and luggage store
- Libraries
- Libraries, branch
- Liquor stores, retail sales
- Loan offices
- Machinery and equipment sales, but not including service, repair,

or reconditioning and storage of all machinery shall be within enclosed buildings

- Mail order houses
- Meat markets, including the sale of meat and meat products to restaurants, motels, clubs and other similar establishments when conducted as part of the retail business on the premises
- Medical and dental clinics
- Meeting halls
- Millinery shops
- Monument sales
- Motels
- Museums
- Musical instrument sales and repair
- Newspaper offices, but not including printing
- Nurseries
- Nursery schools and day care centers
- Office supply stores
- Offices, business, professional and public
- Opticians and optometrists
- Orthopedic and medical appliance stores, but not including the assembly or manufacture of such articles
- Parking lots and storage garages (automobile)
- Paint and wallpaper stores
- Pet shops
- Physical fitness, gymnasiums and reducing salons
- Photocopying and photography studios
- Picture framing, when conducted on the premises for retail trade
- Plumbing showrooms and shops
- Police stations
- Post office
- Radio and television service and repair shops
- Recording studios
- Recreational buildings, community centers, and meeting halls
- Restaurants with or without drive-in lanes
- Schools, commercial or trade, not involving any danger of fire, explosion, nor of offensive noise, vibration, smoke, dust, odor, glare, heat, or other objectionable influences
- Schools, music, dance or business
- Secondhand stores and rummage shops
- Sewing machine sales and service, household machines only
- Shoe and hat repair stores
- Sporting goods stores
- Tailor shops
- Taxidermists

- Telegraph offices
- Telephone exchanges and telephone transmission equipment buildings and electric distribution centers
- Temporary buildings for construction purposes for a period not to exceed the duration of such construction
- Tobacco shops, retail sales
- Toy shops
- Travel bureaus and transportation ticket offices
- Typewriter and adding machine sales and service establishments
- Undertaking establishments and funeral parlors
- Variety stores
- Vehicle service facilities
- Veterinary clinics
- Video and audio tape and supply stores
- Accessory uses to the permitted uses listed above in this section
- Other accessory uses: Communication antennas

(b) Special Uses

- Outdoor dining
- Outdoor entertainment
- Outdoor sales areas

2. Floor Area Ratio (FAR): The Maximum Building Coverage shall be 0.40.
3. Building Height: The maximum building height shall be 3 stories or 40 feet, not including screening devices for roof top mechanical equipment, whichever is greater.
4. Minimum Yards and Setbacks:
 - (a) Minimum building and parking setback along West Main Street: 50 feet
 - (b) Minimum building setback along collector and arterial streets (other than Main Street): 40 feet
 - (c) Minimum parking setback along collector and arterial streets (other than Main Street): 20 feet
 - (d) Minimum interior side and rear yard for parking along the easterly and northerly property lines of Pine Ridge Park: 5 feet

5. Signs

(a) Freestanding Signs

(i) Number and Size:

(aa) Adjacent to Main Street:

- One double-faced 200 sq. ft. sign at the full access on Main Street;
- One double-faced 100 sq. ft. sign at the right-in-right-out on Main Street;
- Five monument signs (one for each outlot, fronting Main Street) – 32 sq. ft. size, with maximum height not to exceed 8 feet above grade.

(bb) Adjacent to Woodward Drive: One double-faced freestanding monument sign is permitted for each lot – 32 sq. ft. in size with a maximum height of 8 ft. above grade.

(ii) Setback: All freestanding signs shall be setback from the nearest right-of-way a minimum of ten (10) feet.

(iii) Exterior Materials and Design: The base, framing, and display area of a freestanding monument sign shall be architecturally compatible with the materials, colors and design of the building to which it is accessory. There shall be no restriction on the color or any lettering, logos, or other advertising on the sign.

(b) Other Provisions

(i) Other signs including wall signs and awnings are permitted. The surface area of a sign or signs attached to a wall shall not exceed one and one half square feet for each linear foot of frontage of the wall on which the sign or signs are located. Lettering on awnings or canopies shall not exceed one square foot for each linear foot of frontage of the awning or canopy on which the lettering is located. In the case of a use which does not have any exterior wall frontage, the surface area of such sign shall not exceed one and one half (1.5%) percent of the floor area occupied by such use.

(ii) There shall be no flashing lights or moving parts on any sign within the Commercial Parcel.

(iii) Use of awning signage is encouraged to compliment and

harmonize with the building design, materials and colors.

- (iv) Temporary Signs shall comply with the provisions of Section 17.02.150 C. of the St. Charles Zoning Code, except as modified by the provisions of Exhibit "V" to this Ordinance.

6. Landscape Standards: Landscaping shall comply with the provisions of the St. Charles Zoning ordinance and with the following additional requirements:

(a) General Provisions

- (i) The preservation of existing trees and other vegetation shall be considered in the landscape design. Grading and other site improvements shall be designed so as to preserve existing trees whenever practical, while allowing permitted development, in accordance with the provisions of Chapter 8.30 of the St. Charles Municipal Code, "Tree Preservation on Private Property".
- (ii) Landscape design shall provide for appropriate proportion, balance, unity, variety of species, and variety of color and texture evident throughout the four seasons.
- (iii) Landscaping materials native to the region shall be used whenever feasible.
- (iv) Landscaping shall be designed to complement the massing of buildings, screen parking and service areas, and to provide visual relief.
- (v) Landscaping shall be designed so as to reduce the intrusion of headlights and other glare.
- (vi) Landscaping shall be designed with attention to the long-term maintenance of the plant materials. Irrigation systems shall be installed when necessary to ensure long-term maintenance.
- (vii) Earth mounds and berming are encouraged, where appropriate. Berms should be no steeper than a 1 to 3 proportion.

(b) Parking Lot and Vehicle Use Area Internal Planting

- (i) Landscape islands shall be provided so that not more than 20 consecutive parking spaces adjoin each other.

- (ii) The minimum size of landscape islands shall be 9 feet in width and 18 feet in length, and should be graded to provide a crown of approximately 6-12 inches.
- (c) Building Foundation Landscaping
 - (i) Foundation plantings may be formal and uniform, or uneven and naturalistic. Foundation plantings should respond to the materials and form of a building.
 - (ii) Consideration of the mature size of plants is important in the design of foundation plantings. In particular, the relationship of the plant's mature size to the placement and size of windows, architectural features and the height of the building is important.
 - (iii) Foundation plantings for retail buildings should be installed where reasonably practicable across the front facade and along the building at the corner side yards, excepting entrance walks and drives, drive-in facilities and approaches, pedestrian areas and other such features and amenities which are not conducive to foundation plantings.
- (d) Landscaping Signage: Monument signs should have a landscape bed surrounding the base.

7. **Architectural Standards**

A. *Articulation of Building Facades*

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

1. Building walls that are visually prominent as viewed from any public street, or from an internal circulation road that provides access to two or more buildings, should conform with the following standards:
 - a. Walls that are over one-hundred (100) feet in length should incorporate offsets, projections or recesses a minimum of three (3) feet in depth, extending over twenty percent (20%) of the façade, as measured in square feet of wall area.
 - b. Architectural features such as arcades, arbors, windows, doors, entryways, awnings, pilasters, cornices, decorative banding, and other decorative features should comprise at least fifty percent (50%) of visually prominent building walls, as measured in square feet of wall area.
2. All building walls that face the street should have at least two (2) of the following architectural features to avoid the appearance of blank walls facing the street:

- i. change in wall plane of at least two (2) feet,
 - ii. change in wall texture or masonry patterns,
 - iii. transparent windows,
 - iv. columns or pilasters.
3. Building entryways should offer protection from weather such as overhangs, awnings, canopies, etc.
 4. Building design should include features to add identity and architectural interest such as projecting cornices, medallions, lighting fixtures, art work, belt courses of a different color or texture, pilasters, etc.
 5. Predominant façade colors should be subtle, neutral or earth-tones. Primary colors, high-intensity colors, metallic or fluorescent colors, and black are prohibited as predominant façade colors. Building trim and accent areas may be brighter and include primary colors (as detailed in Section G. Colors, below).

B. Windows and Transparency

Intent: Allow people outside commercial buildings to see activity within, and allow people inside to see activity and weather conditions outside.

1. Retail buildings and tenant spaces with 30,000 square feet or less of gross floor area should provide windows so that the first floor is transparent from a height of eighteen (18) inches to a minimum of seven (7) feet above the walkway grade for no less than sixty percent (60%) of the horizontal length of the facade, and should include a public entrance. Windows shall be clear glass (no tinted or reflective glass), recessed or projected in the wall plane to create shadow and visual interest, and should include visually prominent sills or other appropriate forms of framing. Awnings, pilasters or columns may be used to accentuate window openings and add interest to the design of the building.
2. Development of the outlots should help define and enhance the character of the public street frontage by placing outlot buildings near the street with showcase windows and architectural features oriented toward the street as well as to the interior parking lot.

C. Building Entrances and Pedestrian Walkways

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

1. Buildings should have a public entrance on a façade that faces a public street or private drive that provides primary access.
2. All public entrances should be articulated from the building mass. Examples of such

articulation include: canopies or porticos, overhangs, arcades, raised corniced parapets over the door, peaked roof forms, arches, outdoor patio or seating areas, display windows, details such as tile work and moldings integrated into the building design, and integral planters or wing walls that include landscaping or seating.

3. Facades which abut parking areas and contain a public entrance should provide pedestrian walkways and foundation landscape areas parallel to the foundation not less than six (6) feet in width. Sidewalks in this area should have a minimum width of six (6) feet.
4. Pedestrian routes to building entrances should be marked with pavers, striping, or delineated by the design and location of landscape features.

D. Roof Design

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

1. Roof lines should either be varied with a change in height or the incorporation of a major focal point feature, such as a dormer, gable or projected wall feature, minimum of every one-hundred (100) linear feet in building length.
2. Exposed roof materials shall be similar to, or an architectural equivalent of asphalt or fiberglass shingle, wood shingle, standing seam metal roof or better. The roof of any building may be flat.
3. Parapets should feature three-dimensional cornices or other shadow-creating detail elements along their tops.
4. Mansard roof designs are discouraged.
5. "Green roof" designs are encouraged.
6. Pipe stacks and similar appurtenances that are required by code and cannot reasonably be hidden should be concealed as much as possible by location and coloring.

E. Building Wall Materials

Intent: Buildings should be constructed of quality materials that reduce maintenance costs over the life of the building, relate to traditional building materials used historically in Kane County, and reinforce the character of the community. Approved and prohibited building materials are:

1. Approved Materials
 - a. Brick
 - b. Wood
 - c. Native or architectural cast stone

- d. Tinted and/or textured concrete masonry units
- e. Cement based Stucco
- f. Tilt-up concrete panels designed with an architectural pattern or a brick veneer are permitted; plain concrete panels are prohibited

2. Prohibited Materials

- a. Smooth-faced, untinted concrete masonry units
- b. Exterior Insulation Finish Systems
- c. Vinyl
- d. Plain tilt-up concrete panels

F. Screening of Mechanical Equipment

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

- a) A raised parapet or other architectural feature that is an integral part(s) of the building may be required as screening for rooftop mechanical equipment or to soften rooftop views.
- b) Screening for rooftop mechanical equipment shall incorporate similar architectural features of the building and/or be constructed of a material and color compatible with other elements of the building.
- c) Incidental rooftop equipment deemed unnecessary to be screened by the Director of Community Development or a designee shall be of color to match the roof or the sky, whichever is more effective.
- d) Equipment used for mechanical, processing, bulk storage tanks, or equipment used for suppressing noise, odors, and the like that protrudes from a side of a building or is located on the ground adjacent to a building shall be screened from public view as much as practical with materials matching the design of the building. Where miscellaneous exterior equipment cannot be fully screened with matching building materials, landscaping may be used as additional screening.

G. Colors

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

H. Compatibility within the Development

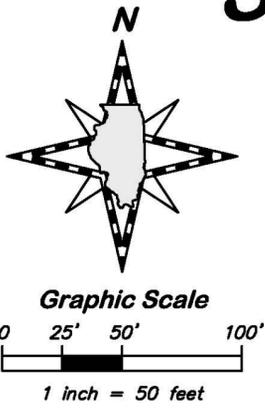
The buildings to be developed within the Pine Ridge Property shall be compatible and harmonious with each other in their exterior architectural design features. Compatibility of architectural design features may be achieved by similarity of some design elements, while allowing dissimilarity of others.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

- a. Type of materials (brick, stone, wood, metal, etc.)
- b. Colors and textures of exterior surfaces
- c. Architectural scale (size and height of buildings, both actual and perceived)
- d. Placement and rhythm of doors, windows, wall planes, visible wall joints, and visible roof elements.

I. Refuse enclosures

Refuse enclosures should be made of the same building materials as the building they are to serve, and should be gated.

"ALTA/ACSM Land Title Survey" of Lots 8 and 9 Pine Ridge Park Phase 1 St. Charles Kane County Illinois



Notes:

Easements and Servitudes shown hereon are based upon Record Document 2006K011887 and Certificate of Correction per Document 2006K025375 and Title Commitment issued by Chicago Title Insurance Company, identified as Number 1401 880013088 D2 with an effective date of August 27, 2013.

The property described is located within "Zone X" (area determined to be outside the 0.2% annual chance floodplain) as identified by NFIP Flood Insurance Rate Map Panel 261 of 410, Map No. 17089C0261 H with a map revision date of August 3, 2008.

W 27. Subject to Declaration Stormwater Drainage Easements per Document 2011K027333.

The maximum relative positional precision of the survey does not exceed that which is specified therein.

Gross Land Area 96,446 Square Feet= 2.214 Acres.

All distances are given in feet and decimal parts thereof.

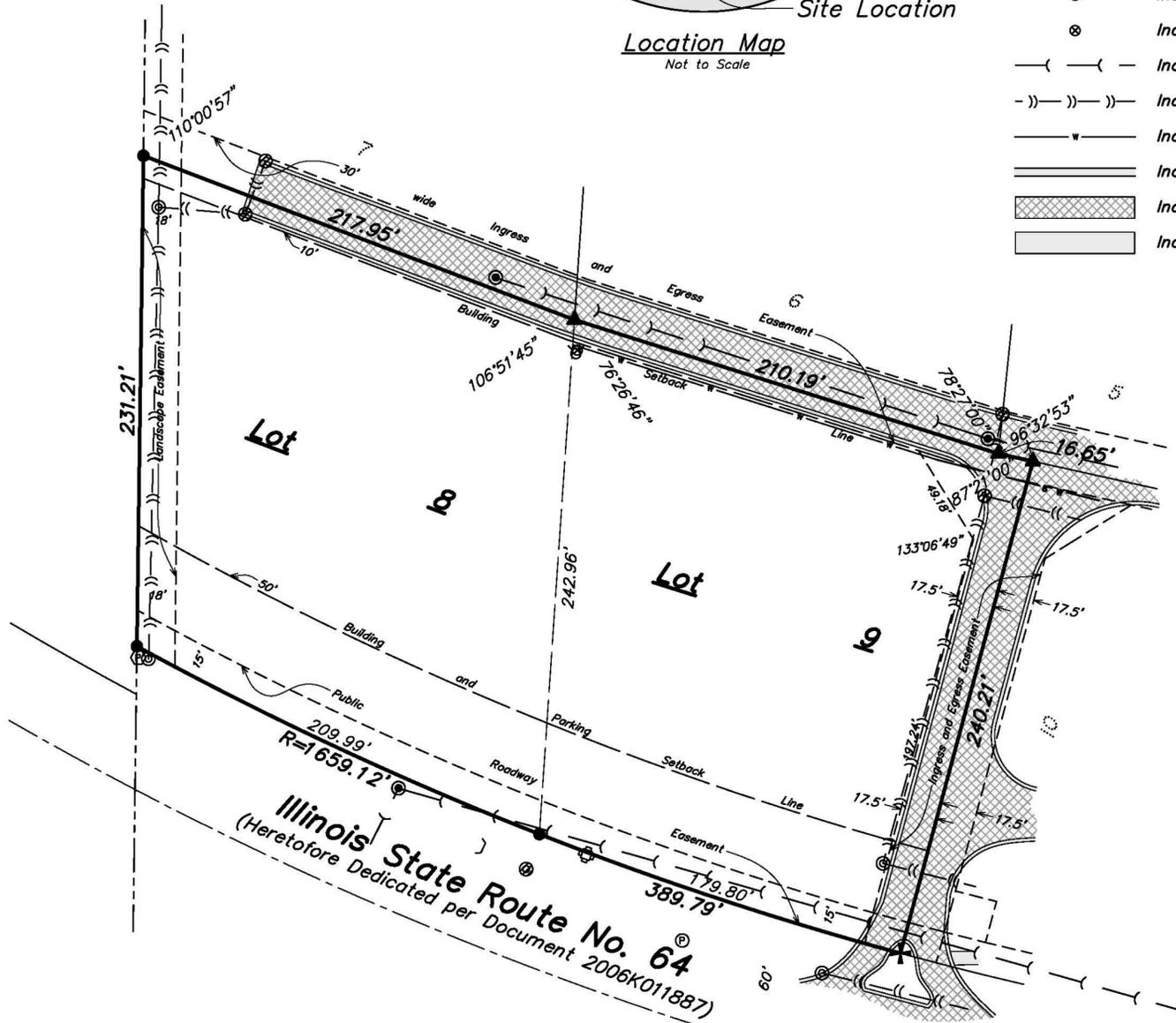


Site Location

Location Map

Not to Scale

- ⊕ Indicates cross
- Indicates iron stake
- ▲ Indicates P.K. Nail
- ⊕ Indicates phone pedestal
- ⊕ Indicates telephone manhole
- ⊕ Indicates sanitary sewer manhole
-] Indicates flared end section
- ⊕ Indicates storm round open grate
- ⊕ Indicates storm sewer manhole
- ⊕ Indicates storm catch basin
- ⊕ Indicates traffic signal light
- ⊕ Indicates fire hydrant
- ⊕ Indicates water shut off valve
- (—)— Indicates sanitary sewer line
-))--))--))-- Indicates storm sewer line
- |— Indicates underground water line
- ==== Indicates curb and gutter
- ▨ Indicates asphalt surface
- ▭ Indicates concrete surface



Property Description

Lots 8 and 9 of Pine Ridge Park Phase 1, according to the plat thereof Recorded January 31, 2006 as Document 2006K011887, in the City of St. Charles, Kane County, Illinois.

Certification to: IMDC Acquisitions, LLC; and Chicago Title Insurance Company, and their respective successors and /or assigns

This is to certify that this map or plat and survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 3, 4, 8 and 11(a) of Table A thereof. The field work was completed on October 25, 2013.

Date of plat or map: November 6, 2013.

Carol A. Sweet-Johnson
Illinois Professional Land Surveyor No. 3342
License Expiration Date: November 30, 2014
Illinois Professional Design Firm No. 184-005518

Prepared by:
Johnson - Western Surveying, L.L.C.
A Measure Above the Rest
1 Chain = 66 Feet
825 West State Street, Suite 207
Geneva, Illinois 60134
(630) 845-3166

Ordered by & Prepared for:
Inland Midwest
Development Corporation

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| | |
|---------------------------|-------------------|
| Field Bk/Page No: 9/23-24 | S-T-R: 29-40-B |
| File Name: 2013_159_L8-9 | Drawn by: MLF |
| Directory: CAD7\2013_159 | Job No.: 2013_159 |



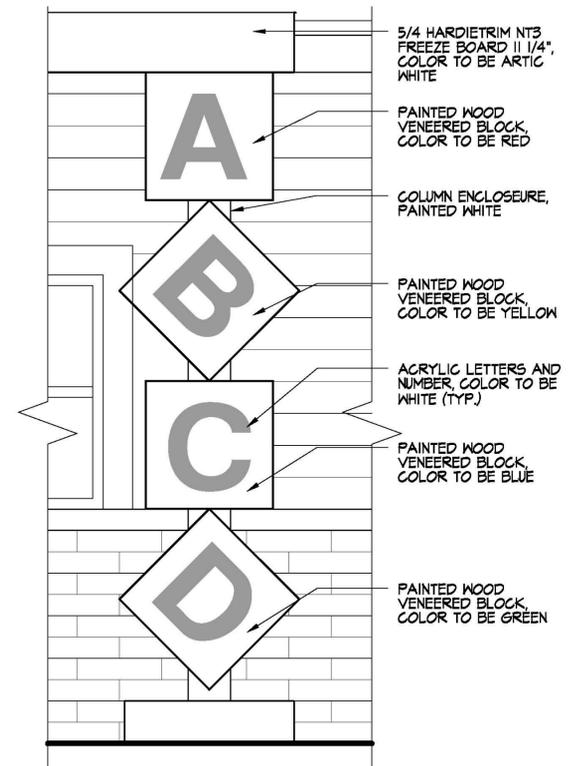
1 SOUTH ELEVATION (FACING WEST MAIN STREET RTE. 64)
SCALE: 1/8" = 1'-0"



4" HARDIEPLANK SMOOTH LAP SIDING COLORPLUS NAVAJO BEIGE
6'-0" LEXINGTON VINYL PRIVACY FENCE AROUND PLAYGROUND AREA; COLOR WHITE

APPROX. 36 SF. INTERNALLY ILLUMINATED SIGN
DECORATIVE ROUND LOUVER, COLOR TO BE WHITE (TYP.)
8x8 COLUMN WITH CUSTOMIZED PATTERN COLUMN WRAPPING. SEE DETAIL 5/A-2.1
EXTERIOR LIGHT FIXTURE, COLOR TO BE WHITE. (TYP.)

5 COLUMN DETAIL
SCALE: 3/4" = 1'-0"



5/4 HARDIETRIM NT3 FREEZE BOARD 1 1/4", COLOR TO BE ARTIC WHITE
PAINTED WOOD VENEERED BLOCK, COLOR TO BE RED
COLUMN ENCLOSEURE, PAINTED WHITE
PAINTED WOOD VENEERED BLOCK, COLOR TO BE YELLOW
ACRYLIC LETTERS AND NUMBER, COLOR TO BE WHITE (TYP.)
PAINTED WOOD VENEERED BLOCK, COLOR TO BE BLUE
PAINTED WOOD VENEERED BLOCK, COLOR TO BE GREEN



GAF SHINGLE ROOFING MODEL TYPE: TIMBERLINE HD BISCAYNE BLUE (TYP.)
6" HARDIEPLANK LAP SIDING COLORPLUS NAVAJO BEIGE (TYP.)
BRICK BASE COLOR; TRADITIONAL RED (TYP.)
4'-0" VINYL PRIVACY FENCE; COLOR WHITE

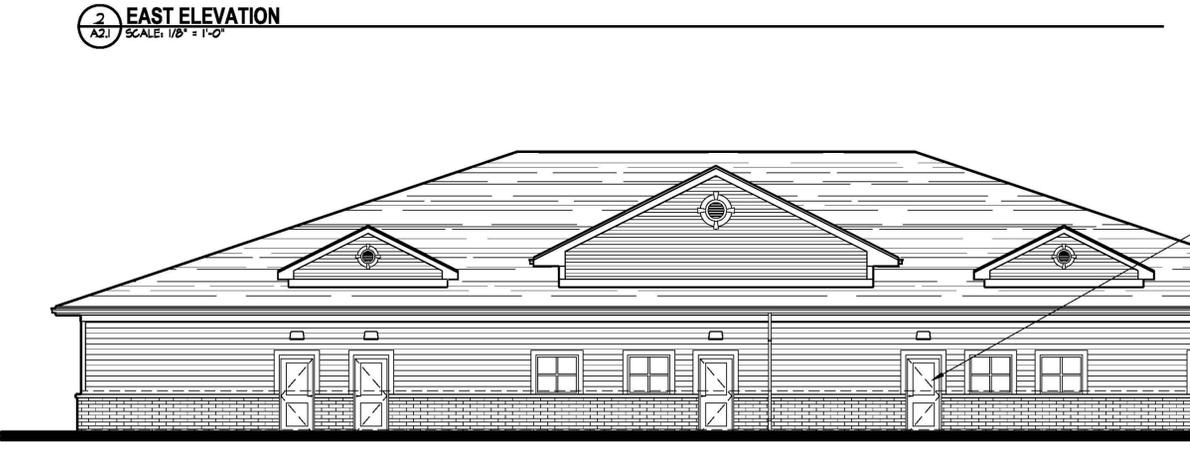
METAL DOOR WITH TEMPERED GLASS, COLOR TO BE WHITE

HUDSON AWNING FLAME RETARDANT FABRIC; COLOR TO BE FERRARI 502-2161 BLUE (TYP.)

STL. COLUMN WRAPPED WITH SQUARE VINYL PVC TUBE NON-TAPERED (TYP.)

T/ROOF 128'-0"
BUILDING OVERHANG 110'-0"
T/FINISHED FLOOR 100'-0"

3 WEST ELEVATION
SCALE: 1/8" = 1'-0"



2-PANEL METAL FRAME AND DOOR; COLOR TO BE WHITE. (TYP.)
STOREFRONT METAL FRAME WINDOW; COLOR TO BE WHITE (TYP.)
AZEK WINDOW AND DOOR TRIM; COLOR TO BE WHITE (TYP.)
PRE CAST LIMESTONE STONE SILL (TYP.)
FENCE NOT SHOWN FOR CLARITY

4 NORTH ELEVATION (FACING WOODWARD DRIVE)
SCALE: 1/8" = 1'-0"

SORCE ARCHITECTURE

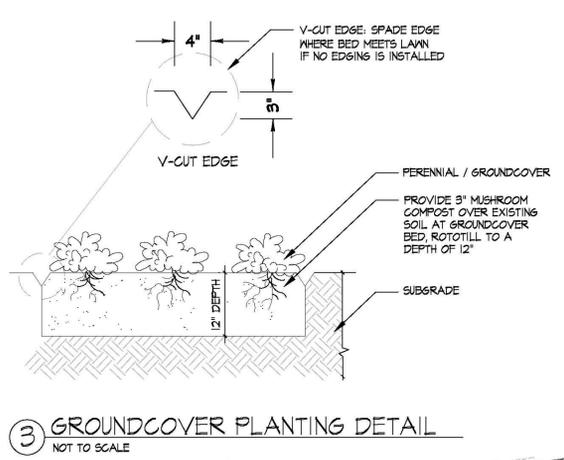
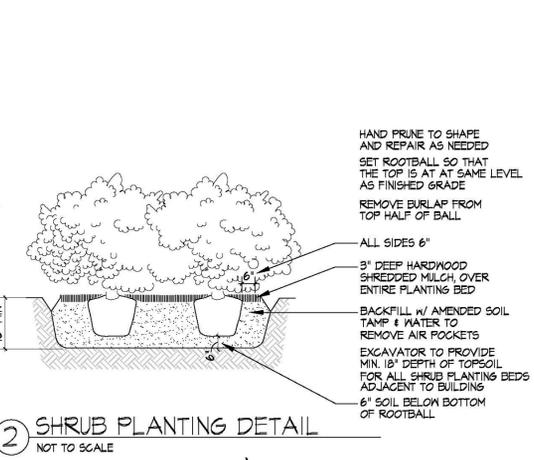
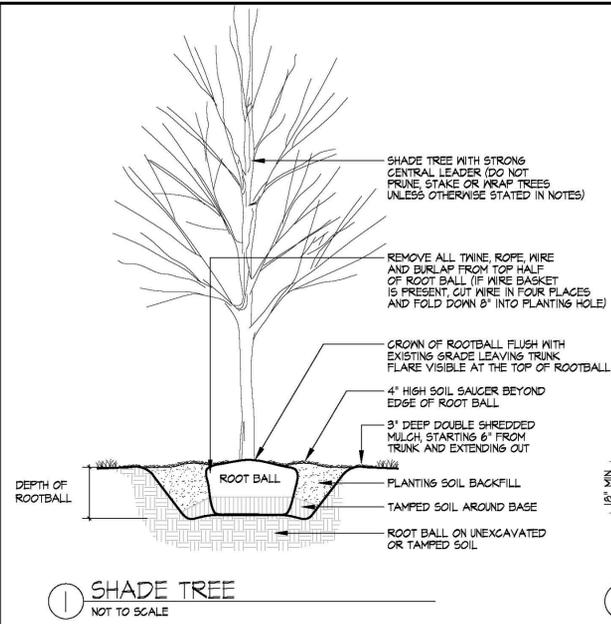
EXPIRES 11/28/14

LOT 8 & 9 PINE RIDGE PARK
THE LEARNING EXPERIENCE
2790 WEST MAIN STREET
ST. CHARLES, ILLINOIS

| REVISIONS | | | |
|-----------|----------|----|--------------------------------|
| NO. | DATE | BY | DESCRIPTION |
| KL | 02/12/14 | | REVISED PER STAFF COMMENTS |
| GL | 02/14/14 | | REV. PLAN COMMISSION SUBMITTAL |

PROJECT # 13153
DRAWN BY KL
CHECKED BY RPS
START DATE 12/14/2013
SHEET TITLE PROPOSED EXT. ELEV.
SHEET NUMBER

A2.1



PLANT LIST:

| Trees | Qty | Botanic Name | Common Name | Qty | Size | Remarks |
|------------|-----|---|----------------------------|-------|----------|---|
| SS | 8 | Acer miyabei Morton | State Street Miyabe Maple | 2 | 1/2" cal | Specimen, symmetrical, branched at 6' above ground |
| HL | 3 | Gleditsia triacanthos Skyline | Skyline Honey Locust | 2 | 1/2" cal | Specimen, symmetrical, branched at 6' above ground |
| CP | 5 | Fyrus callierana Chanticleer | Chanticleer Pear | 2 | 1/2" cal | Specimen, symmetrical, branched at 6' above ground |
| BC | 7 | Taxodium distichum Shawnee Brave | Shawnee Brave Bald Cypress | 2 | 1/2" cal | Specimen, symmetrical, branched at 6' above ground |
| Shrubs | 21 | Buxus macrophylla Green Mountain | Green Mountain Boxwood | 90" | ht | Specimen, symmetrical, full branching to ground |
| | 16 | Buxus macrophylla Green Velvet | Green Velvet Boxwood | 18" | w | Specimen, symmetrical, full branching to ground |
| | 43 | Diervilla sessilifolia Butterfly | Southern Bush Honey-suckle | 36" | | Specimen, full branching to ground |
| | 30 | Forsythia Minor | Show Off Forsythia | 24" | | Full branching to ground |
| | 15 | Fothergilla gardenii | Dwarf Fothergilla | 24" | | Full branching to ground |
| | 12 | Hydrangea arborescens Abetna Incredible | Incredible Hydrangea | 36" | | Full branching to ground, symmetrical |
| | 24 | Juniperus chinensis Dab's Frosted | Dab's Frosted Juniper | 24" | | Specimen, full branching to ground |
| | 16 | Rhus aromatica Grow-Low | Grow-Low Sumac | 36" | | Full branching to ground |
| | 76 | Rosa rugosa Frau Dagmar Hastrup | Frau Dagmar Hastrup Rose | 24" | | Full branching to ground, symmetrical |
| | 71 | Spiraea bumalda Goldflame | Goldflame Spirea | 24" | | Full branching to ground |
| | 3 | Syringa meyeri Palibin | Dwarf Korean Lilac | 24" | | Full branching to ground, Prune after flowers in spring |
| | 8 | Thuja occidentalis Holmstrup | Holmstrup Arborvitae | 4" | ht | Specimen, full branching to ground |
| | 15 | Thuja occidentalis Smaragd | Emerald Green Arborvitae | 4" | ht | Specimen, full branching to ground |
| Grasses | 51 | Calamagrostis acutiflora Karl Forester | Feather Reed Grass | 1 gal | | Cut to ground in March/April |
| | 14 | Deschampsia cespitosa 'Goldtau' | Gold Tau Tufted Hair Grass | 1 gal | | Cut to ground in March/April |
| Perennials | 64 | Sporobolus heterolepis | Prairie Dropseed | 1 gal | | Cut to ground in March/April |
| | 12 | Leucanthemum x superbum 'Banana Cream' | Banana Cream Daisy | 1 gal | | Plant 24" on center |
| | 20 | Sedum spectabile Autumn Joy | Autumn Joy Sedum | 1 gal | | Plant 18" on center |
| | 16 | Sedum reflexum Angelina | Angelina Sedum | 16 | Flats | 24" Flat Plant 12" on center |

GENERAL NOTES:

- Contractor shall follow and conform to the city of St Charles, IL building codes.
- Determine and verify exact locations of all underground utilities in the field before work begins. Call JULIE 1-800-842-0123 (48 hours) before you dig, excluding Sat., Sun. and holidays.
- Landscape Architect not responsible for installation permits unless otherwise noted.
- Site, walk, and parking shall be kept clean at all times and shall be thoroughly cleaned at the end of each working day.
- Plants and other materials are quantified and summarized for the convenience of the owner and jurisdictional agencies only. Confirm and install sufficient quantities to complete the work as drawn.
- Plant Material. The requirements for measurements, branching and ball size shall conform to the Code of Standards (260.1-1980) by The American Association of Nurserymen, Inc. All plants shall be nursery grown and either balled and burlapped or container grown.
- Plant Installation. Set plant material in the planting pit to proper grade and alignment. Set plants upright, plumb, and face to give the best appearance or relationship to each other or adjacent structure. Do not fill around trunks or stems. Do not use frozen or muddy mixture for backfilling. Supply a minimum of 12" of soil mix on all sides of rootballs for trees and shrubs unless otherwise noted. First groundcover and perennials and lamp down soil around pot so pot does not heave in frost. Water in before applying mulch. Do not cover foliage with mulch.
- Trees shall be installed a minimum of five feet horizontally from sanitary sewers, sanitary services, water mains, and from water services. Trees shall be installed a minimum of ten feet horizontally from utility structures and appurtenances, including but not limited to manholes, valve vaults, valve boxes, and fire hydrants.
- Mulch. Provide 3" loose measure of mulch throughout all planting areas including groundcover beds. Type of mulch TBD by owner.
- Seed. Supply and install new Hydroseeding with mat, Kentucky Bluegrass blend, on a minimum 4" deep rolled, fine graded, pulverized topsoil (12" total). Topsoil to be supplied, placed, and graded by General Contractor.
- Spade edge where planting bed meets lawn if no edging is installed.
- For all hardscape and location of all existing and proposed utilities and easements, see engineering drawings.
- Upon completion of all landscape work, the LG shall notify the owner for approval and acceptance. LG shall guarantee all work and plant material for a minimum of one year, after acceptance by the owner, of completed landscape work.

VILLAGE REQUIREMENTS:
PUBLIC FRONTAGE AT ROUTE 64

184.9 LF OF PUBLIC FRONTAGE
REQUIRED EVERY 40 LF: 1 SHADE TREE, 2 ORN/EVERGRN TREE, 10 SHRUBS (3' o.c.)

| | REQUIRED | PROPOSED |
|-------------------------|----------|----------|
| SHADE TREE, 2 1/2" CAL | 5 | 5 |
| ORN/EVERGRN TREE, 6' HT | 9 | 0* |
| SHRUBS, 24" HT | 46 | 46 |

PUBLIC FRONTAGE AT NORTH FRONTAGE ROAD

284.9 LF OF PUBLIC FRONTAGE
REQUIRED EVERY 40 LF: 1 SHADE TREE, 2 ORN/EVERGRN TREE, 10 SHRUBS (3' o.c.)

| | REQUIRED | PROPOSED |
|-------------------------|----------|-----------------------|
| SHADE TREE, 2 1/2" CAL | 7 | 7 |
| ORN/EVERGRN TREE, 6' HT | 14 | 28 (4' ht Arborvitae) |
| SHRUBS, 24" HT | 71 | 71 |

PARKING LOT

REQUIRED: 10% PARKING LOT AREA LANDSCAPED WITH 1 TREE PER 160 SF LANDSCAPING AREA

| | REQUIRED | PROPOSED |
|------------------------|----------|----------|
| SHADE TREE, 2 1/2" CAL | 9 | 9 |
| PARKING LOT SCREENING | 50% | 50% |

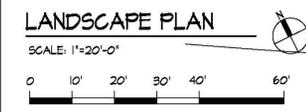
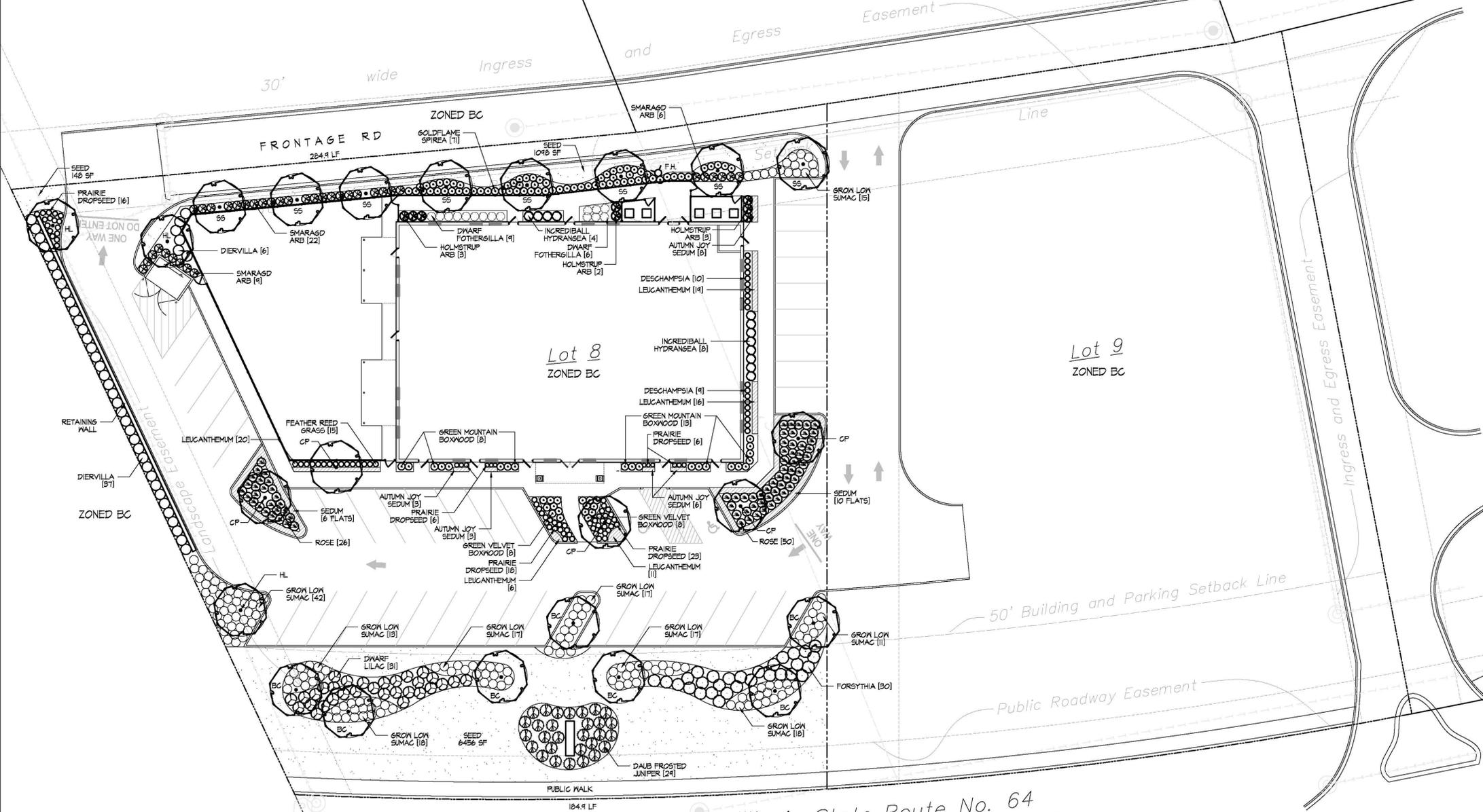
FOUNDATION PLANTING

408.3 LF BUILDING WALL (1 PLANT UNIT PER 50 FT)
REQUIRED: 8 PLANT UNITS (PLANT UNIT = 2 SHADE/EVERGRN/ORNAMENTAL TREES, 20 SHRUBS)

| | REQUIRED | PROPOSED |
|----------------------------|----------|----------|
| TREES, 2 1/2" CAL OR 6' HT | 16 | 2* |
| SHRUBS/PERENNIALS | 160 | 160 |

* SUBSTITUTIONS FOR REQUIREMENTS DUE TO SITE RESTRICTIONS:

311 SHRUBS SUBSTITUTED FOR 28 ORNAMENTAL/EVERGREEN TREES (COST VALUE EQUAL)



Illinois State Route No. 64
(Heretofore Dedicated per Document 2006K011887)
ZONED OR (OFFICE/RESEARCH)



PAMELA Self
Landscape Architecture
One Anne Court
Hawthorn Woods
Illinois • 60047
ph: 847.438.4422
fx: 847.438.5944

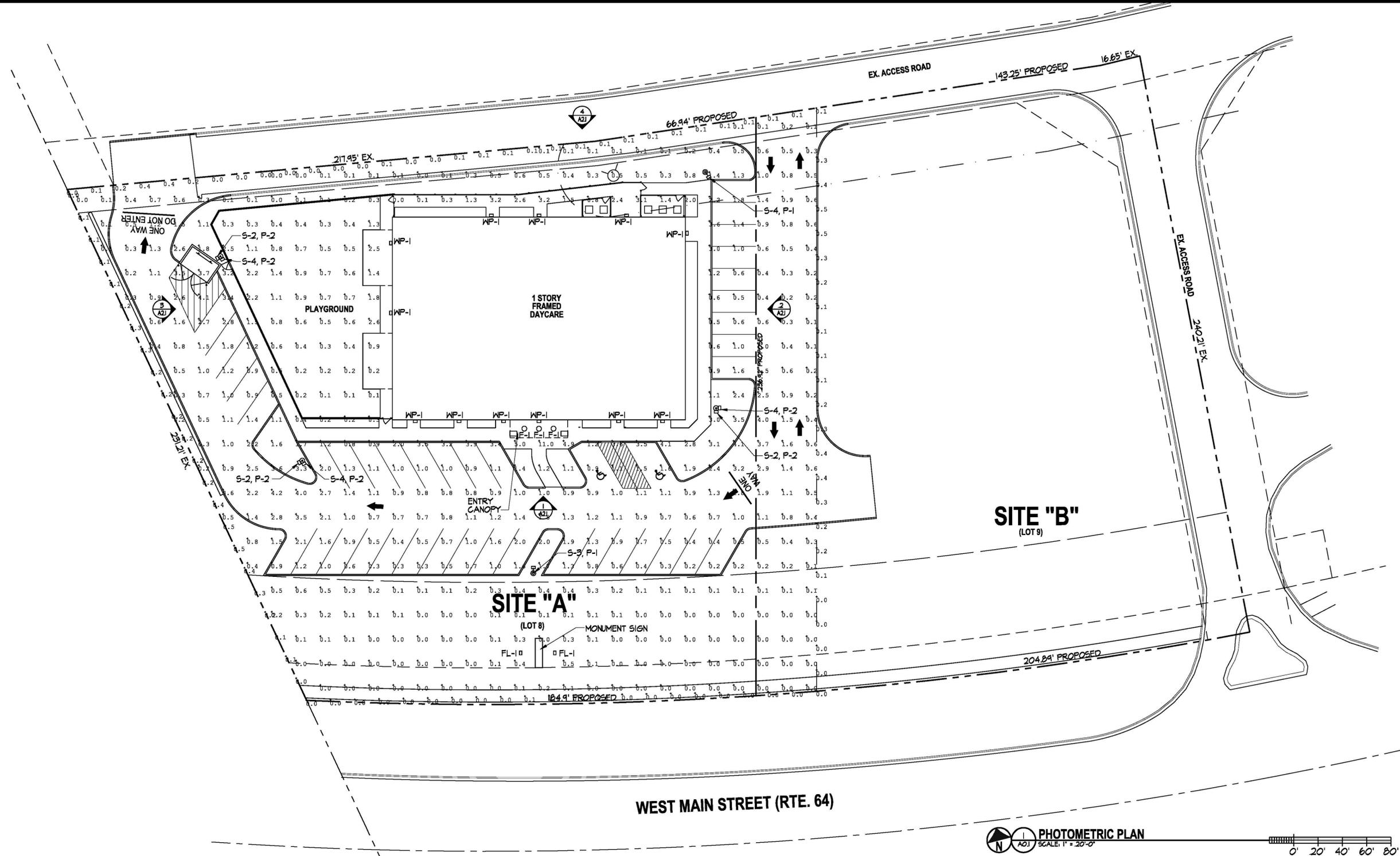
Project:
LEARNING EXPERIENCE
2790 WEST MAIN ST
ST CHARLES, IL

Title:
LANDSCAPE PLAN

| REVISIONS: | no. | date | issue |
|------------|-----|----------|-----------|
| | 1 | 11/24/14 | SUBMITTAL |

Start Date: 1/21/2014
design: PKS
drawn by: JRA
sheet: 1 of 1

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| Symbol | Qty | Label | Arrangement | Lum. Watts | Lum. Lumens | LLF | Description |
|--------|-----|-------|-------------|------------|-------------|-------|---|
| ⊙ | 3 | F-1 | SINGLE | 84 | 1907 | 0.540 | Liton #LFH8226UE/LR862C-LR852C |
| ⊞ | 3 | S-2 | SINGLE | 79.2 | 4988 | 0.894 | Eye Lighting #A-L645-27-UY-XT-XEX (Provide 90 deg tenon mount as req) |
| ⊞ | 1 | S-3 | SINGLE | 79.2 | 4864 | 0.894 | Eye Lighting #A-L645-37-UY-XT-XEX |
| ⊞ | 4 | S-4 | SINGLE | 80.5 | 4538 | 0.894 | Eye Lighting #A-L645-47-UY-XT-XEX (Provide 90 deg tenon mount as req) |
| ⊙ | 2 | P-1 | SINGLE | | | | LytePoles #401-4011-16-HB |
| ⊞ | 3 | P-2 | DOUBLE | | | | LytePoles #401-4011-16-HB (Provide 90 deg tenon mount with fixtures as req) |
| ⊞ | 12 | WP-1 | SINGLE | 75.2 | 2862 | 0.540 | Spaulding #LMC-84F-LP84-8-4-2EM12 |
| ⊞ | 2 | FL-1 | SINGLE | 70 | 3548 | 0.612 | Kim #AFL13-70PMH(VOLT)-DB-BDDB-JBR21 |

| Label | CalcType | Units | Avg | Max | Min | Avg/Min | Max/Min |
|--------------------------------|-------------|-------|------|------|-----|---------|---------|
| East Property Line Calc Pts | ILLUMINANCE | Fc | 0.21 | 0.5 | 0.0 | N.A. | N.A. |
| Full Site CalcPts_1 | ILLUMINANCE | Fc | 0.89 | 11.0 | 0.0 | N.A. | N.A. |
| North Property Line CalcPts | ILLUMINANCE | Fc | 0.09 | 0.4 | 0.0 | N.A. | N.A. |
| Sign_Side_3 | ILLUMINANCE | Fc | 9.92 | 13.3 | 6.0 | 1.65 | 2.22 |
| South Property Line Calc Pts_1 | ILLUMINANCE | Fc | 0.01 | 0.1 | 0.0 | N.A. | N.A. |
| West Property Line Calc Pts | ILLUMINANCE | Fc | 0.20 | 0.5 | 0.0 | N.A. | N.A. |

| Label | Area | Total Watts | LPD |
|---------|-------|-------------|-------|
| LPDArea | 58466 | 1933.199 | 0.033 |

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PROJECT # 15155
 DRAWN BY KL
 CHECKED BY RPS
 START DATE 12/14/2013
 SHEET TITLE PHOTOMETRIC PLAN
 SHEET NUMBER

REVISIONS
 REV. NO. REV. BY DATE DESCRIPTION

PLAN COMMISSION SUBMITTAL
 EXPIRES 11/20/14

SORCE ARCHITECTURE
 300 SALT CREEK LN. STE. 102, AUBURNVILLE, ILINOIS 61803 PHONE: 815.292.2000 FAX: 815.294.9472 WWW.SORCEARCHITECTURE.COM

LOT 8 & 9 PINE RIDGE PARK
THE LEARNING EXPERIENCE
2790 WEST MAIN STREET
ST. CHARLES, ILLINOIS

PH.1

FINAL ENGINEERING FOR:
THE LEARNING EXPERIENCE
 LOTS 8 & 9, PINE RIDGE PARK,
 CITY OF ST. CHARLES, ILLINOIS
 EARTHWORK, DRAINAGE, STORM SEWER
 PAVING & EROSION CONTROL

2014

OWNER/DEVELOPER

IMDC-SC LLC
 2900 MIDWEST BLVD
 OAKBROOK, IL 60523
 (630) 218-5773 (630) 954-5665 fax

ARCHITECT

SORCE ARCHITECTURE
 3030 SALT CREEK LN, SUITE 122
 ARLINGTON HEIGHTS, IL 60005
 (847) 392-2600 (847) 394-4972 fax

NOTES:

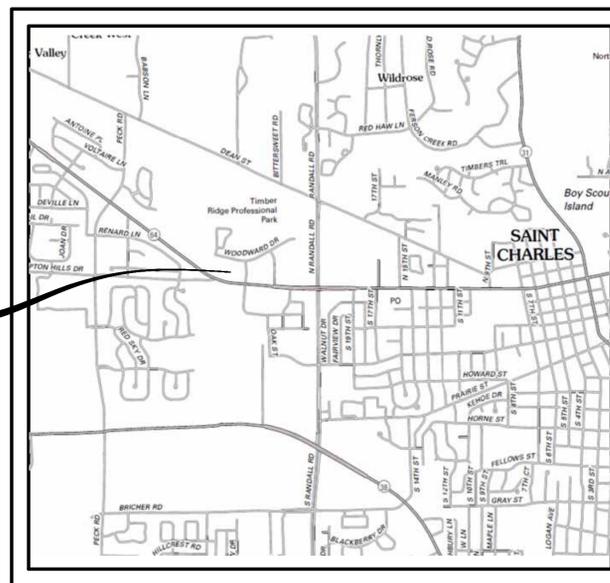
EXISTING BOUNDARY & TOPOGRAPHIC SURVEY PROVIDED BY
 JOHNSON-WESTERN SURVEYING, L.L.C.

BENCHMARKS:

SHEET INDEX

- 1.) TITLE SHEET
- 2.) GENERAL NOTES & SPECIFICATIONS
- 3.) EXISTING CONDITIONS
- 4.) SITE PLAN
- 5.) UTILITY PLAN
- 6.) GRADING & DRAINAGE PLAN
- 7.) EROSION & SEDIMENT CONTROL PLAN
- 8.) EROSION & SEDIMENT CONTROL DETAILS
- 9.) CONSTRUCTION DETAILS
- 10.) CONSTRUCTION DETAILS
- 11.) CONSTRUCTION DETAILS

SITE LOCATION



LOCATION MAP

NOT TO SCALE

**FOR REVIEW PURPOSES ONLY
 NOT FOR CONSTRUCTION**



PROFESSIONAL ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
) S.S.
 COUNTY OF KANE)

I, JOHN B. SPENADER, A LICENSED PROFESSIONAL ENGINEER OF ILLINOIS, HEREBY CERTIFY THAT THIS TECHNICAL SUBMISSION WAS PREPARED ON BEHALF OF IMDC-SC LLC, BY SILVER EDGE CONSULTANTS LLC UNDER MY PERSONAL DIRECTION. THIS TECHNICAL SUBMISSION IS INTENDED TO BE USED AS AN INTEGRAL PART OF AND IN CONJUNCTION WITH THE PROJECT SPECIFICATION AND CONTRACT DOCUMENTS.

DATED THIS ____ DAY OF _____, A.D. 2014

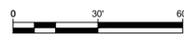
ILLINOIS LICENSED PROFESSIONAL ENGINEER No. 062-032151
 MY LICENSE EXPIRES ON NOVEMBER 30, 2015

IMDC-SC LLC
 2900 MIDWEST BLVD
 OAKBROOK, IL 60523
 (630) 218-5773 (630) 954-5665 fax

| REVISIONS | | | | | |
|-----------|------|-------------|--------|------|-------------|
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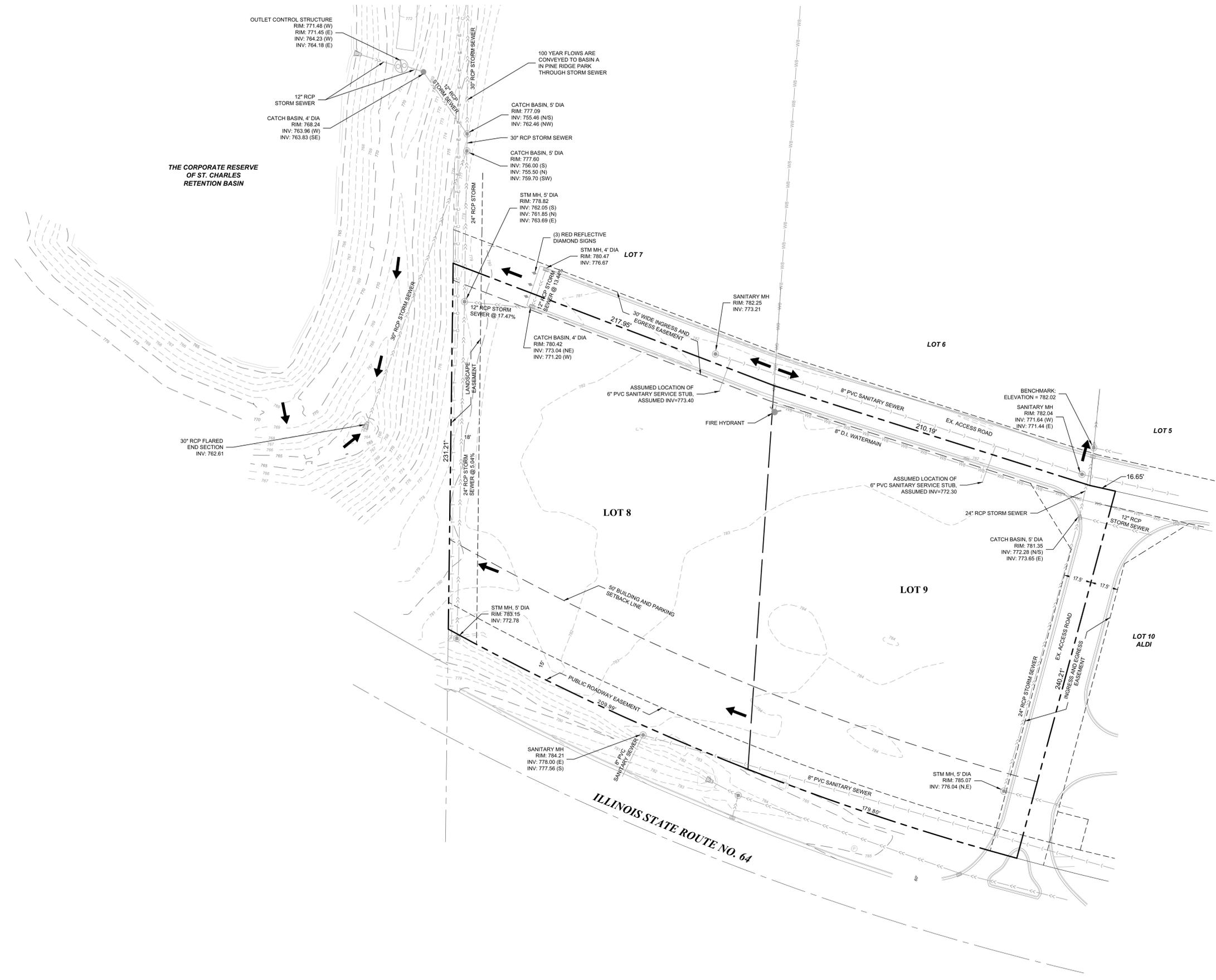
SILVER EDGE CONSULTANTS LLC
 215 FULTON STREET
 GENEVA, ILLINOIS 60134
 (630) 800-4801
 Illinois Professional Design Firm No. 184-005641
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FILE NAME: 1_TITLE.dwg
 DIRECTORY: CAD14/116001
 DRAWN BY: DGW
 DATE: 1/24/2014



LEGEND

- BOUNDARY LINE
- - - EASEMENT LINE
- - - SETBACK LINE
- - - CONTOUR LINE
- STORM SEWER
- SANITARY SEWER
- WATERMAIN
- ELECTRIC
- CABLE TV
- TELEPHONE
- SANITARY MANHOLE
- FIRE HYDRANT
- STORM CURB STRUCTURE
- STORM MANHOLE
- FLARED END SECTION
- PHONE PEDESTAL
- TELEPHONE MANHOLE
- OVERLAND FLOOD ROUTE



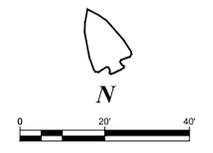
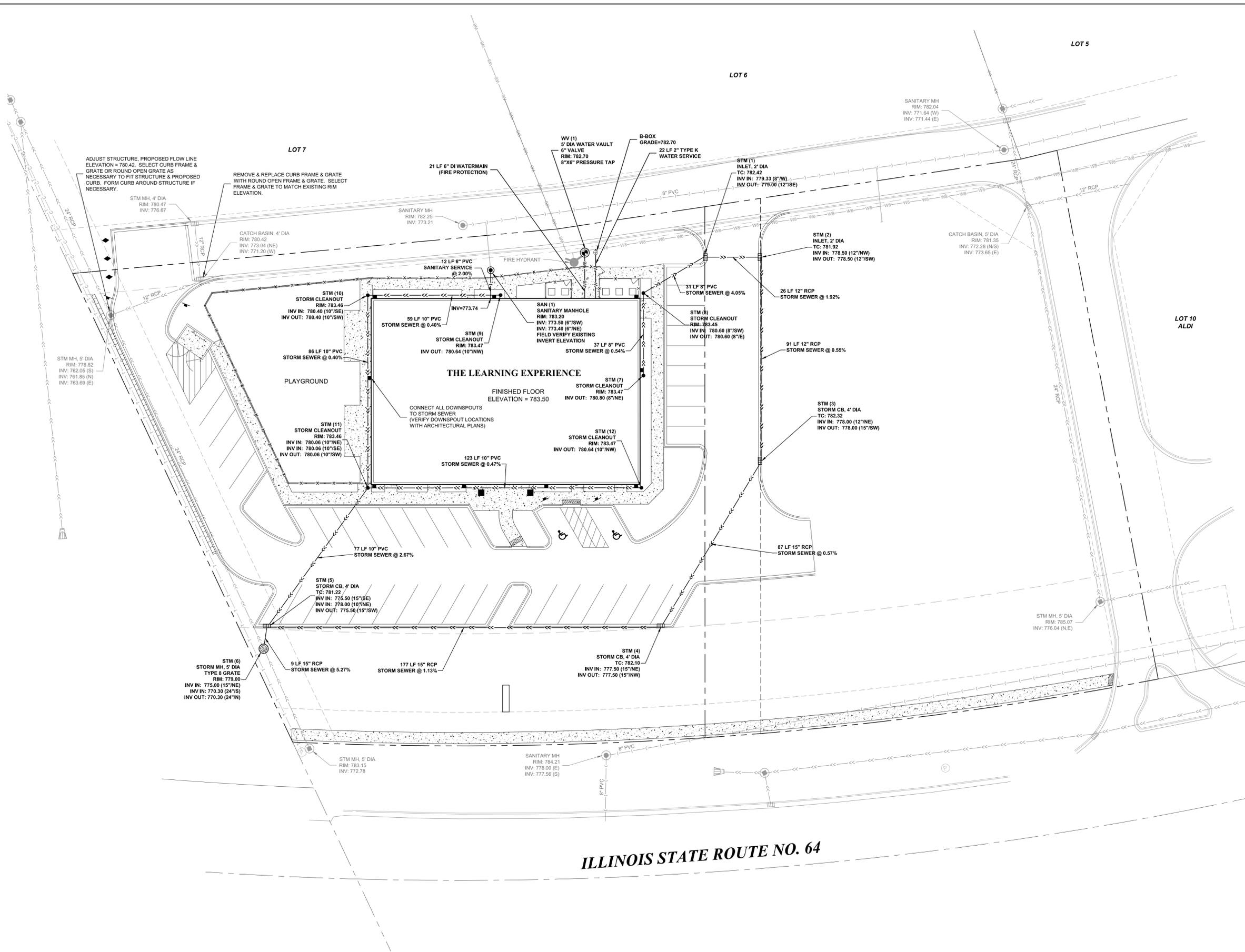
PREPARED FOR:
IMDC-SC LLC
2900 MIDWEST BLVD
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(630) 218-5773 (630) 954-5665 fax

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| NUMBER | DATE | NUMBER | DATE | DESCRIPTION | DESCRIPTION |
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|---|----------------|------------------|-----------------|
| THE LEARNING EXPERIENCE - EXISTING CONDITIONS | | | |
| LOTS 8 & 9, PINE RIDGE PARK, CITY OF ST. CHARLES, ILLINOIS | | | |
| FILE NAME: 3_EX COND | DESIGN BY: JBS | JOB NO.: 116.001 | XREF: OVERALL |
| DIRECTORY: CAD\14116001 | DRAWN BY: DGW | DATE: 12/4/2014 | SCALE: 1" = 30' |
| | | | SHEET 3 OF 11 |

FILE NAME: C:\Users\jbs\Documents\14116001\14116001.dwg, DATE PLOTTED: 1/23/2014 10:54:30 AM



| EXISTING | LEGEND | PROPOSED |
|----------|--------------------------------|----------|
| --- | BOUNDARY LINE | --- |
| --- | STORM SEWER | --- |
| --- | SANITARY SEWER | --- |
| --- | WATERMAIN | --- |
| --- | ELECTRIC | --- |
| --- | GAS | --- |
| --- | TELEPHONE | --- |
| --- | OVERHEAD WIRE | --- |
| ○ | SANITARY MANHOLE | ○ |
| ○ | SANITARY CLEANOUT | ○ |
| ○ | STORM MANHOLE, CLOSED LID | ○ |
| ○ | STORM MANHOLE, OPEN LID | ○ |
| ○ | STORM CATCH BASIN, CLOSED LID | ○ |
| ○ | STORM CATCH BASIN, OPEN LID | ○ |
| ○ | STORM INLET, OPEN LID | ○ |
| ○ | STORM CURB STRUCTURE | ○ |
| ○ | STORM CLEANOUT | ○ |
| ○ | RCP FES SECTION W / GRATE | ○ |
| ○ | WATER VALVE & VAULT | ○ |
| ○ | WATER VALVE | ○ |
| ○ | FIRE HYDRANT & AUXILIARY VALVE | ○ |
| ○ | B-BOX | ○ |
| ○ | UTILITY POLE | ○ |

- UTILITY NOTES**
- BEFORE EXCAVATION, ALL UNDERGROUND UTILITIES SHALL BE LOCATED IN THE FIELD BY THE PROPER AUTHORITIES. THE LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES SHOWN ARE APPROXIMATE AND THOSE SHOWN ARE NOT NECESSARILY ALL OF THE EXISTING UTILITIES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE, LOCATION, AND SIZE OF ALL UTILITIES AND UNDERGROUND STRUCTURES AND REPORT DISCREPANCIES TO THE ENGINEER PRIOR TO THE COMMENCEMENT OF WORK.
 - ALL UTILITY AND SERVICE TRENCHES UNDER OR WITHIN (3) FEET OF PAVED SURFACES SHALL BE BACKFILLED WITH TRENCH BACKFILL, AS INDICATED ON THE TYPICAL TRENCH SECTION.
 - ALL EXISTING STRUCTURE RIMS SHALL BE ADJUSTED TO MATCH PROPOSED GRADES.
 - ALL SANITARY & SANITARY SEWER SERVICES SHALL BE PVC SDR-26 PIPE CONFORMING TO ASTM D-2241-86 WITH ELASTOMERIC JOINTS PER ASTM D-3212.
 - ALL WATER MAIN SHALL BE CEMENT LINED DUCTILE IRON PIPE, CLASS 52 CONFORMING TO AWWA C-151 WITH PUSH-ON OR MECHANICAL JOINTS AND SHALL HAVE A MINIMUM OF 5.0 FEET OF COVER. BRASS WEDGES SHALL BE USED AT ALL JOINTS ALONG WITH POLYWRAP, PER CITY REQUIREMENT.
 - RCP STORM SEWER SHALL CONFORM TO ASTM C 76, CLASS IV, WITH JOINTS CONFORMING TO ASTM C-443.
 - PVC STORM SEWER SHALL BE SDR-26 MIN. AND OF WATERMAIN QUALITY CONFORMING TO ASTM D-2241 WITH ASTM D-3139 JOINTS.
 - ALL UTILITY LINES SHALL BE A MINIMUM 5 FT. FROM B-BOXES AND FIRE HYDRANTS.

FRAMES & GRATES
(UNLESS NOTED OTHERWISE)

| | |
|---------------------------|---|
| WATER & SANITARY: | NEENAH R-1713 (SEE STANDARD COVER DETAIL) |
| TYPE 8 GRATE: | NEENAH R-4340-B OR EQUAL |
| CURB INLET FRAME & GRATE: | NEENAH R-3281-A OR EQUAL |

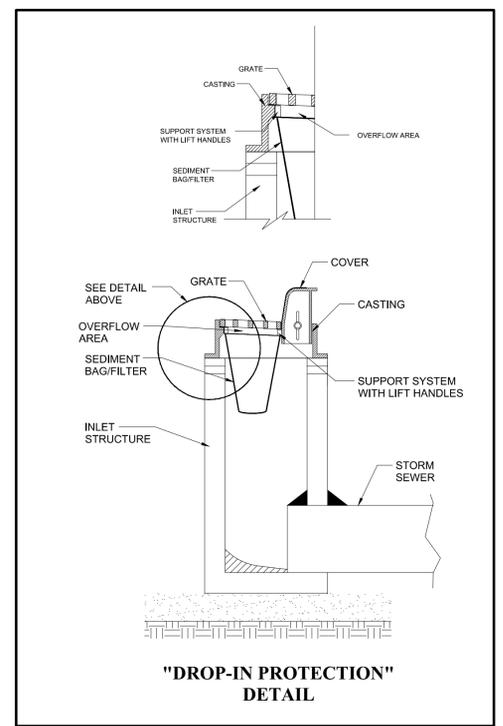
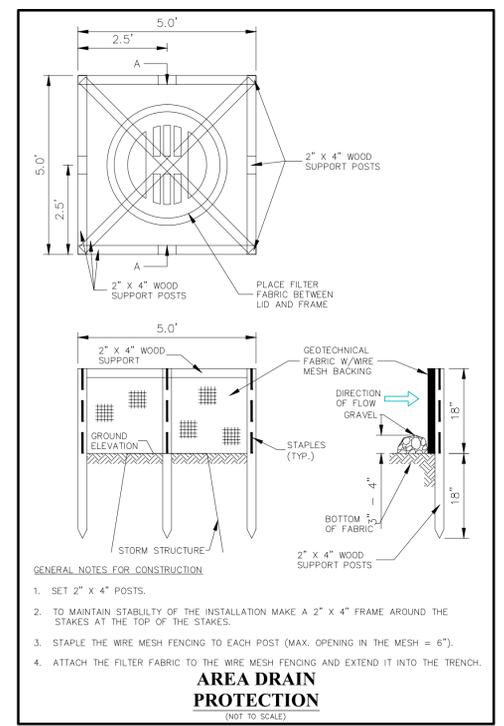
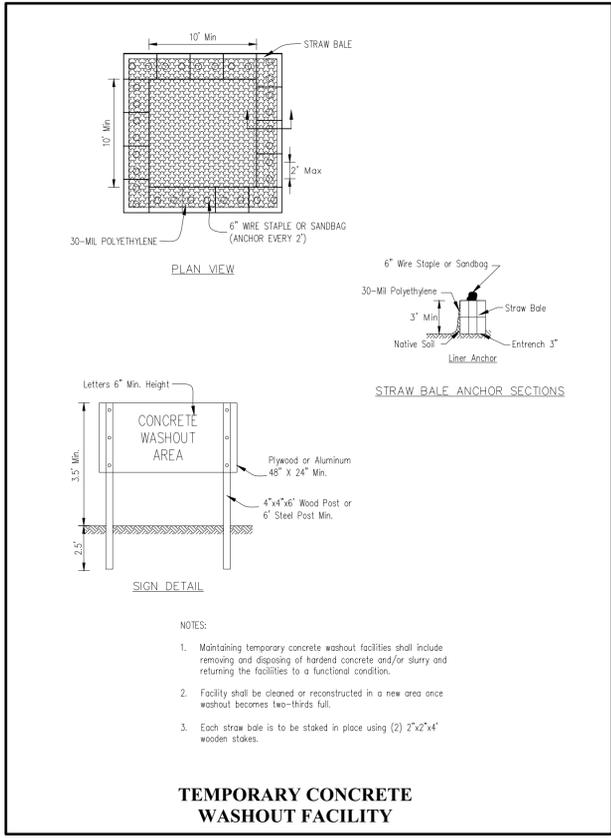
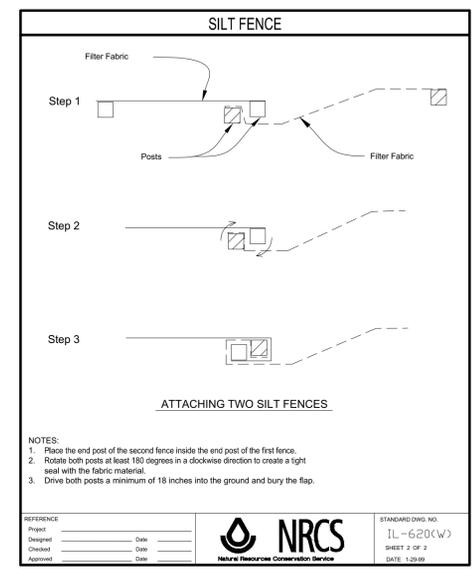
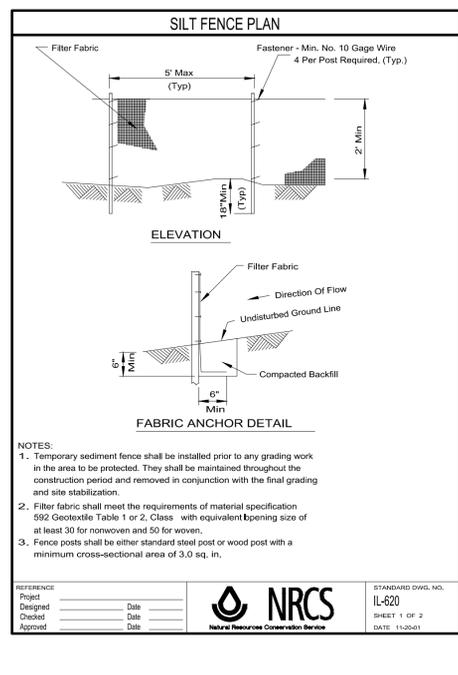
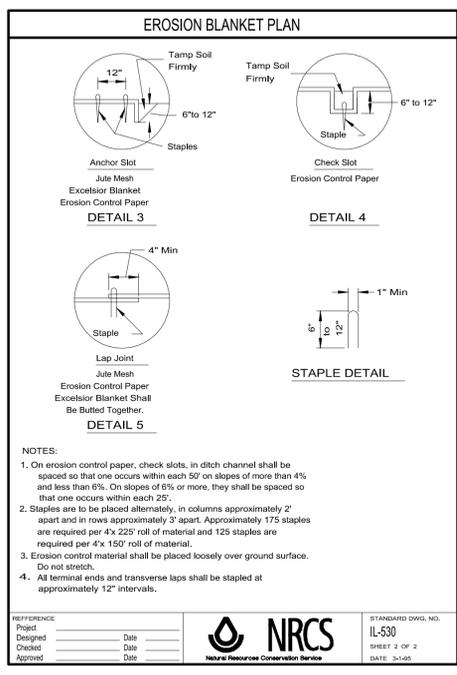
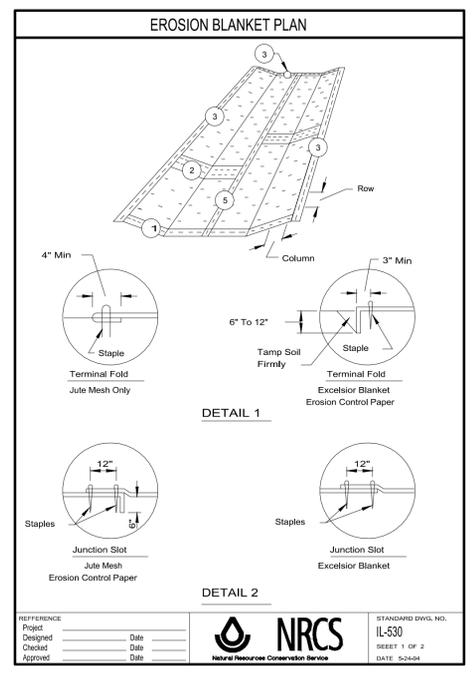
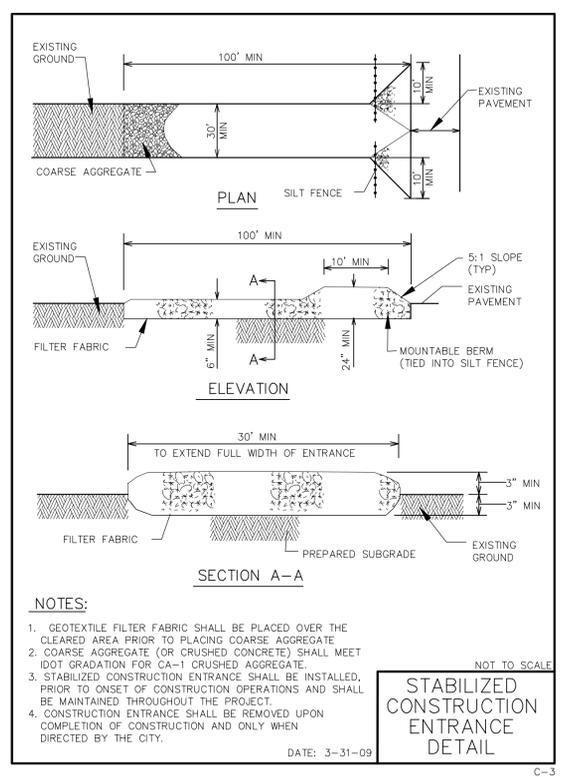
ILLINOIS STATE ROUTE NO. 64

PREPARED FOR:
IMDC-SC LLC
2900 MIDWEST BLVD
OAKBROOK, IL 60523
(630) 218-5773 (630) 954-5665 fax

PREPARED BY:
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| THE LEARNING EXPERIENCE - UTILITY PLAN | | | |
| LOTS 8 & 9, PINE RIDGE PARK, CITY OF ST. CHARLES, ILLINOIS | | | |
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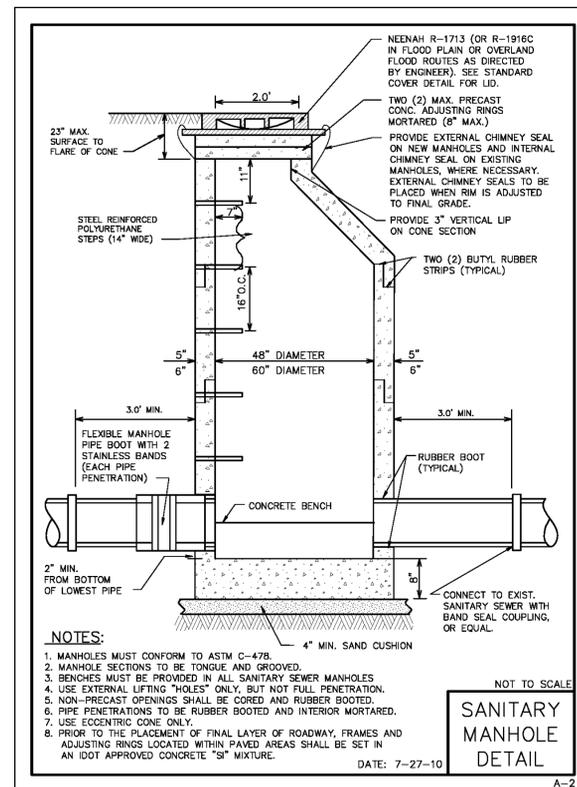
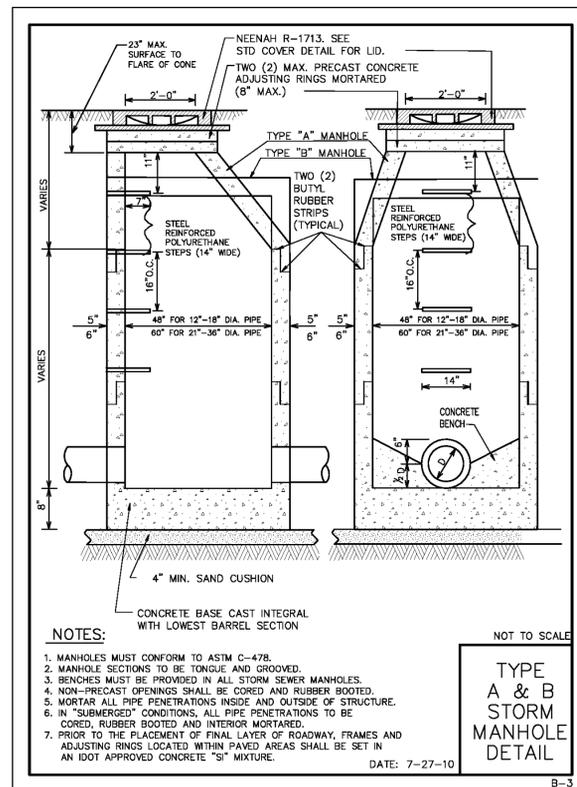
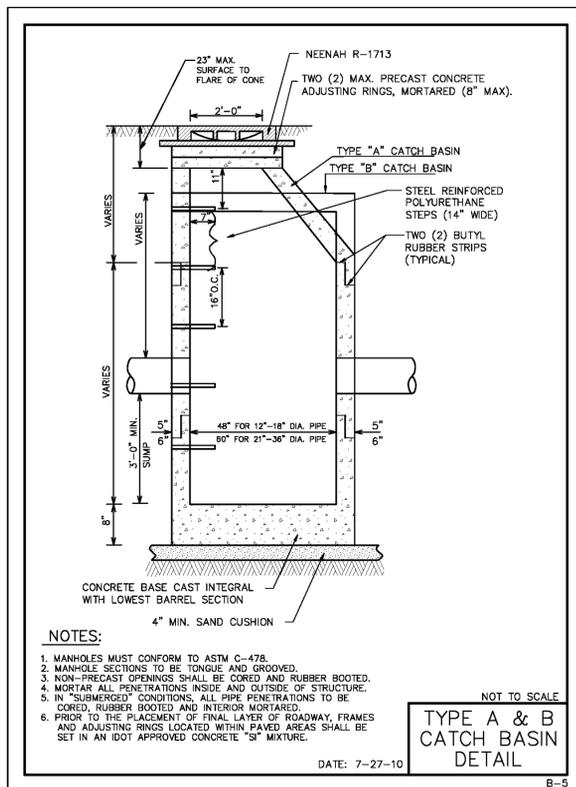
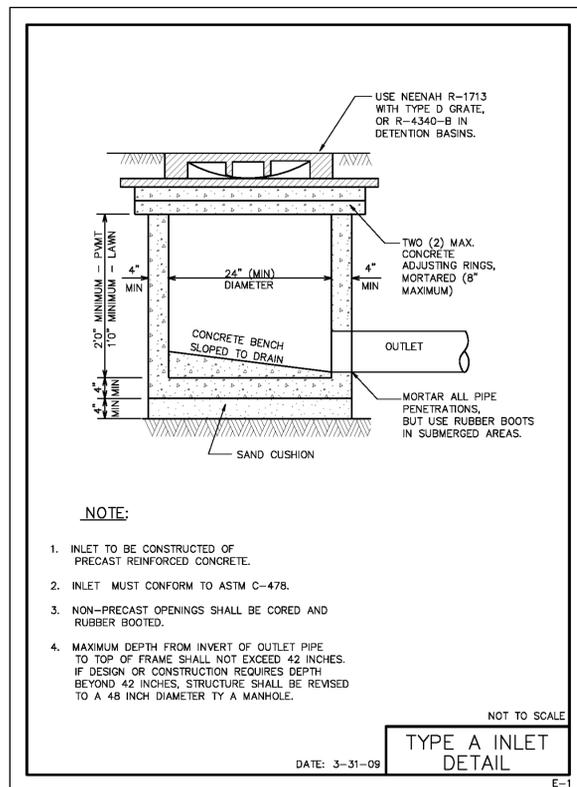
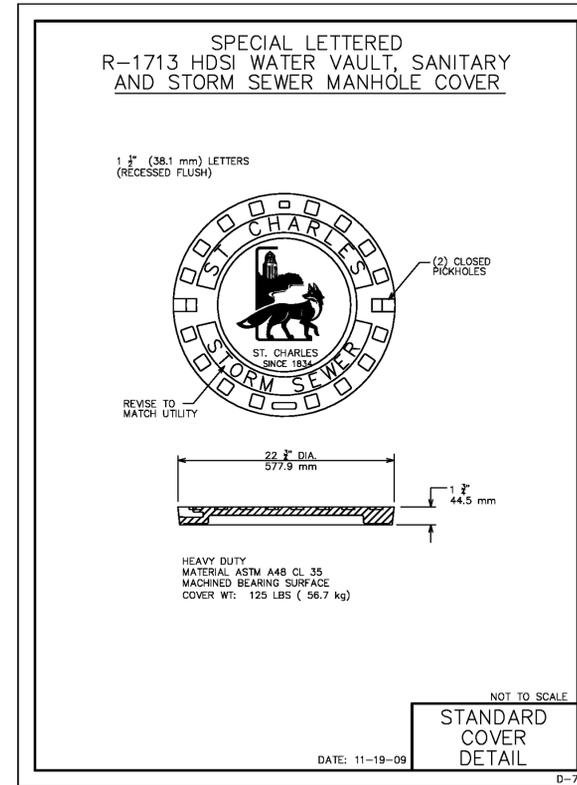
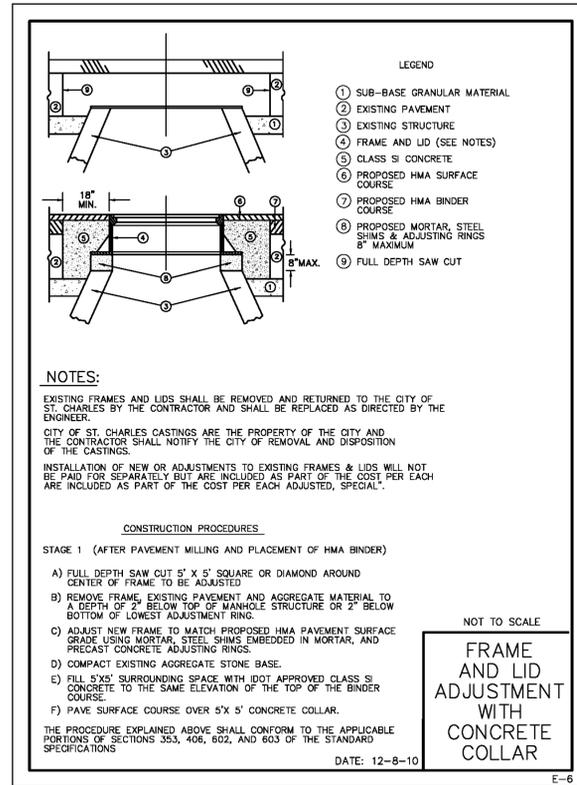
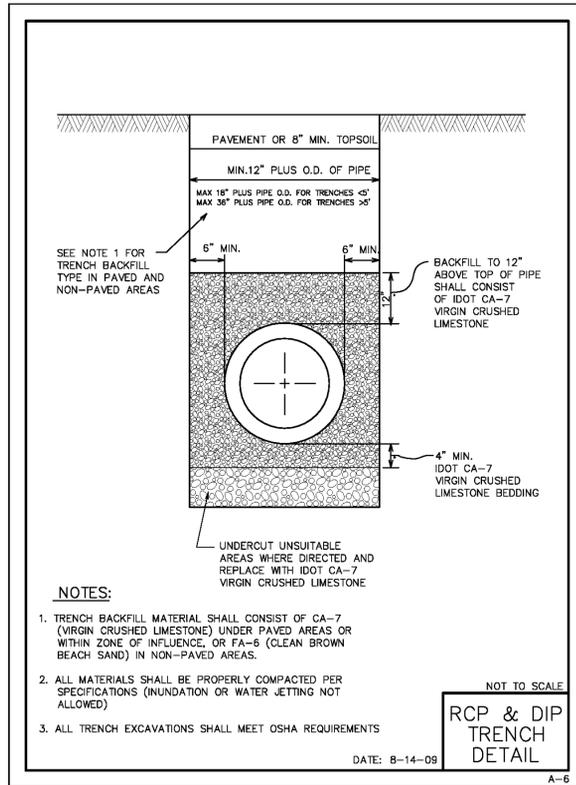
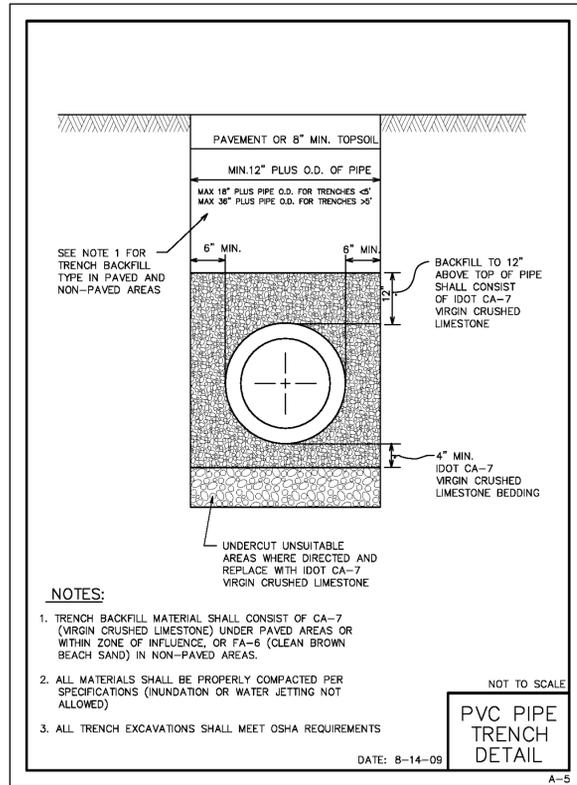


| STABILIZATION TYPE | JAN. | FEB. | MAR. | APR. | MAY | JUNE | JULY | AUG. | SEPT. | OCT. | NOV. | DEC. |
|--------------------|------|------|------|------|-----|------|------|------|-------|------|------|------|
| PERMANENT SEEDING | | | A | | | | | | | | | |
| DORMANT SEEDING | B | | | | | | | | | | | B |
| TEMPORARY SEEDING | | | C | | | D | | | | | | |
| SODDING | | | E** | | | | | | | | | |
| MULCHING | F | | | | | | | | | | | |

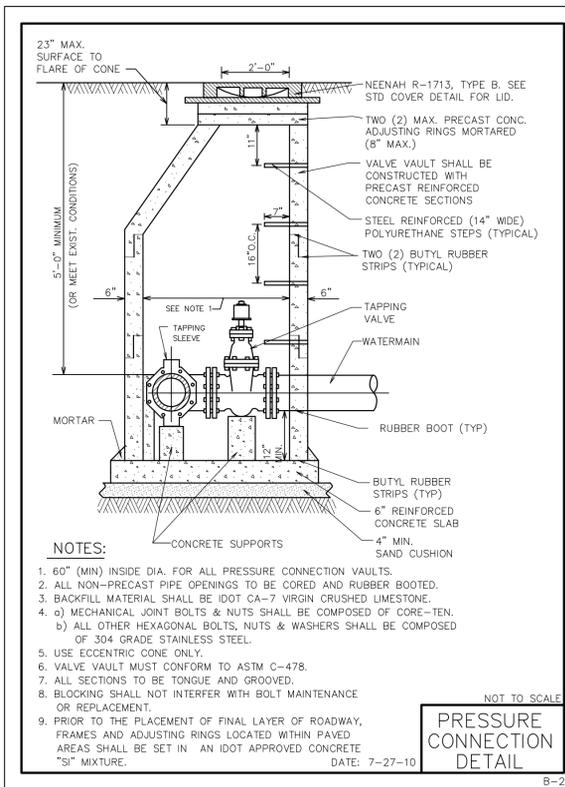
A KENTUCKY BLUEGRASS 90 LBS/ACRE MIXED WITH PERENNIAL RYEGRASS 30 LBS/ACRE
 B KENTUCKY BLUEGRASS 135 LBS/ACRE MIXED WITH PERENNIAL RYEGRASS 45 LBS/ACRE + 2 TONS STRAW MULCH/ACRE
 C SPRING OATS 100 LBS/ACRE
 D WHEAT OR CEREAL RYE 150 LBS/ACRE
 E SOD
 F STRAW MULCH 2 TONS/ACRE

* IRRIGATION NEEDED DURING JUNE AND JULY.
 ** IRRIGATION NEEDED FOR 2 TO 3 WEEKS AFTER APPLYING SOD.

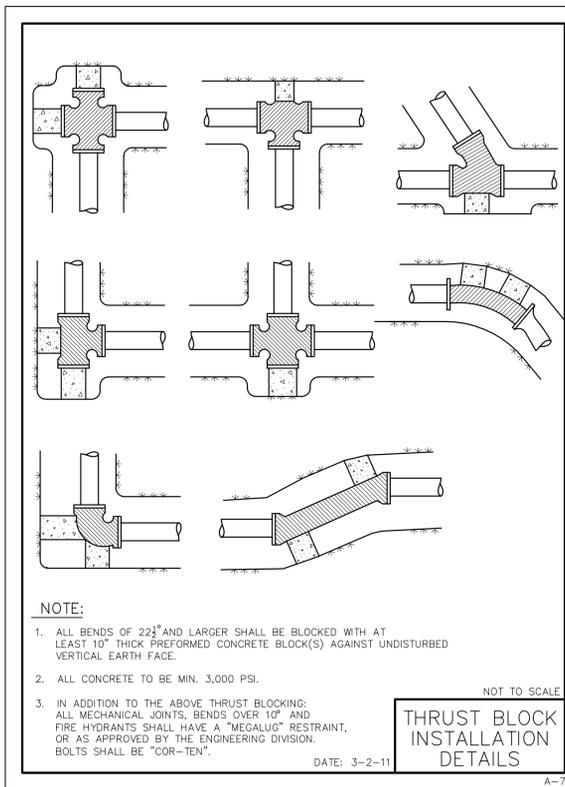
SOIL PROTECTION CHART



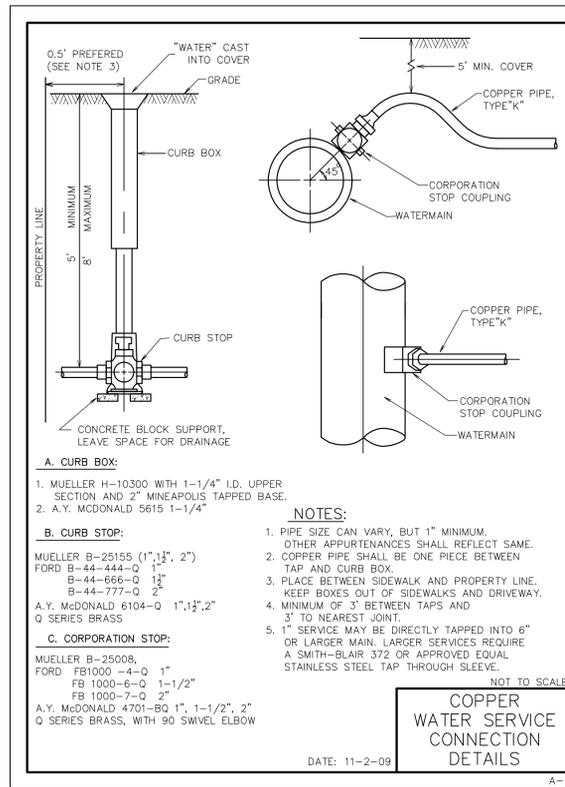
| REVISIONS | | REVISIONS | |
|-----------|------|-----------|------|
| NUMBER | DATE | NUMBER | DATE |
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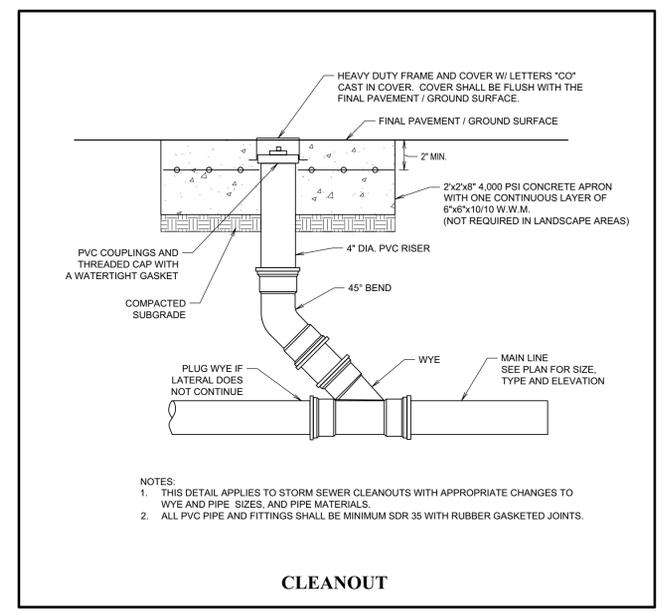
NOT TO SCALE
PRESSURE CONNECTION DETAIL
B-2



NOT TO SCALE
THRUST BLOCK INSTALLATION DETAILS
A-7



NOT TO SCALE
COPPER WATER SERVICE CONNECTION DETAILS
A-3



CLEANOUT

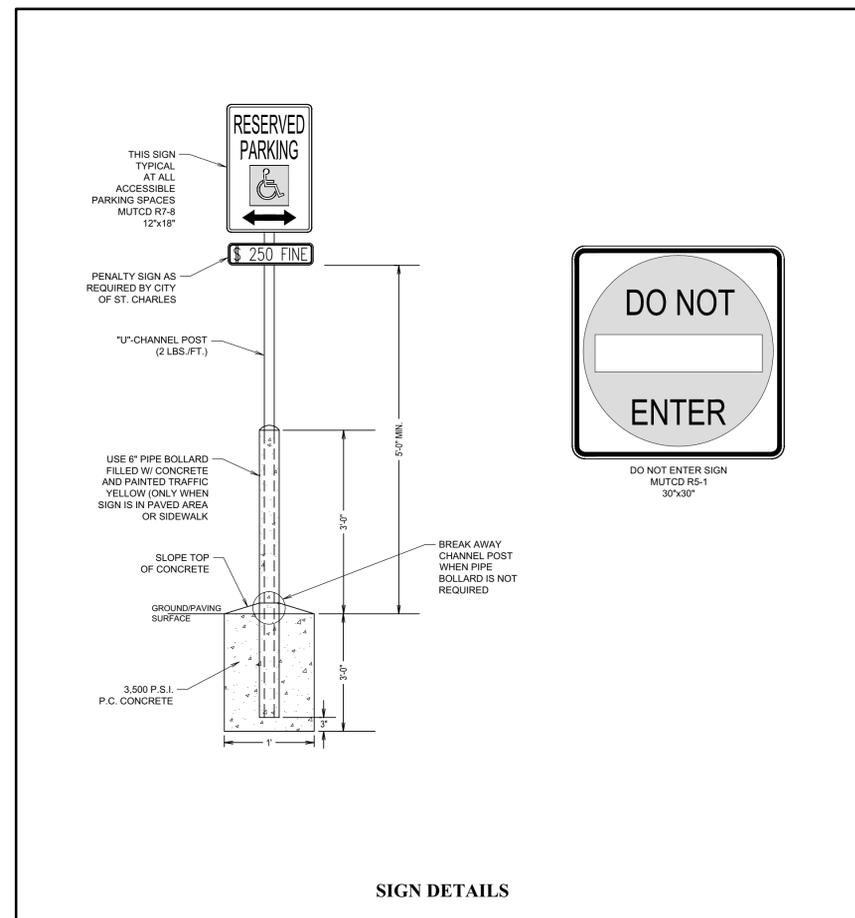
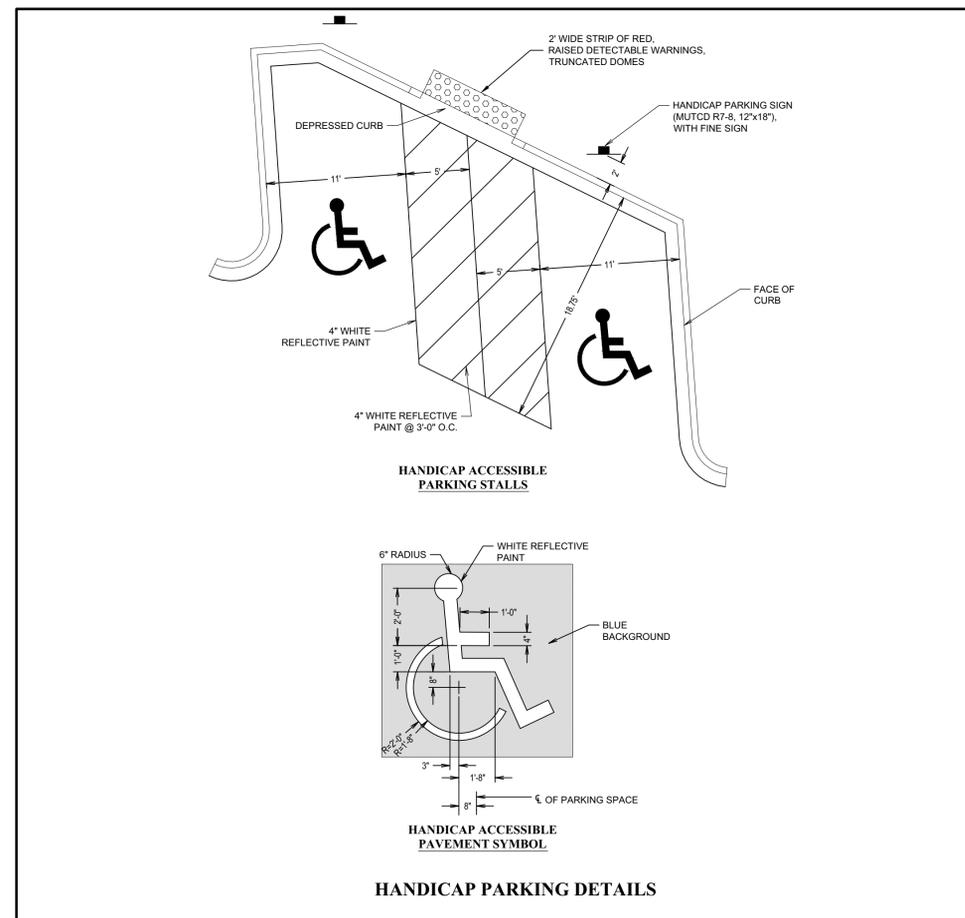
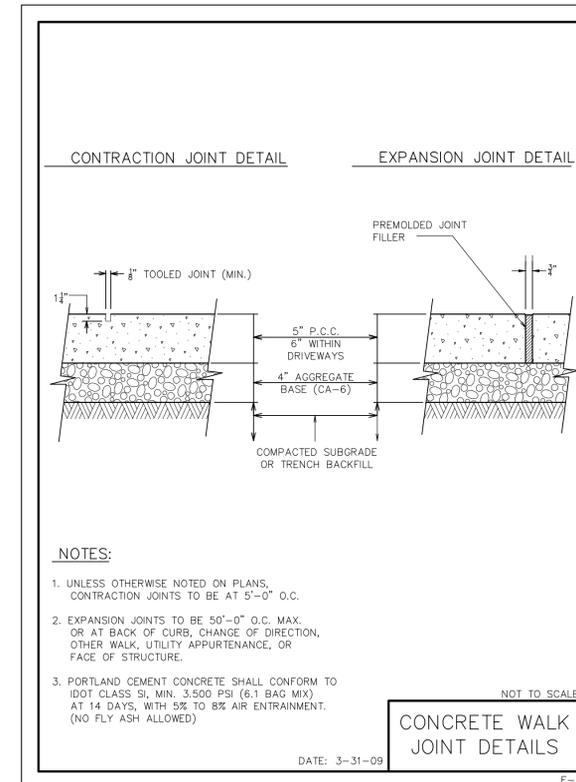
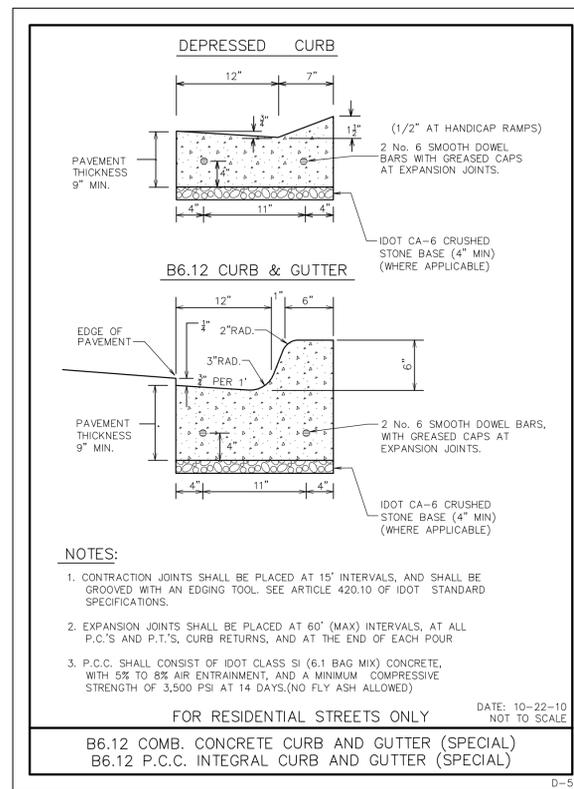
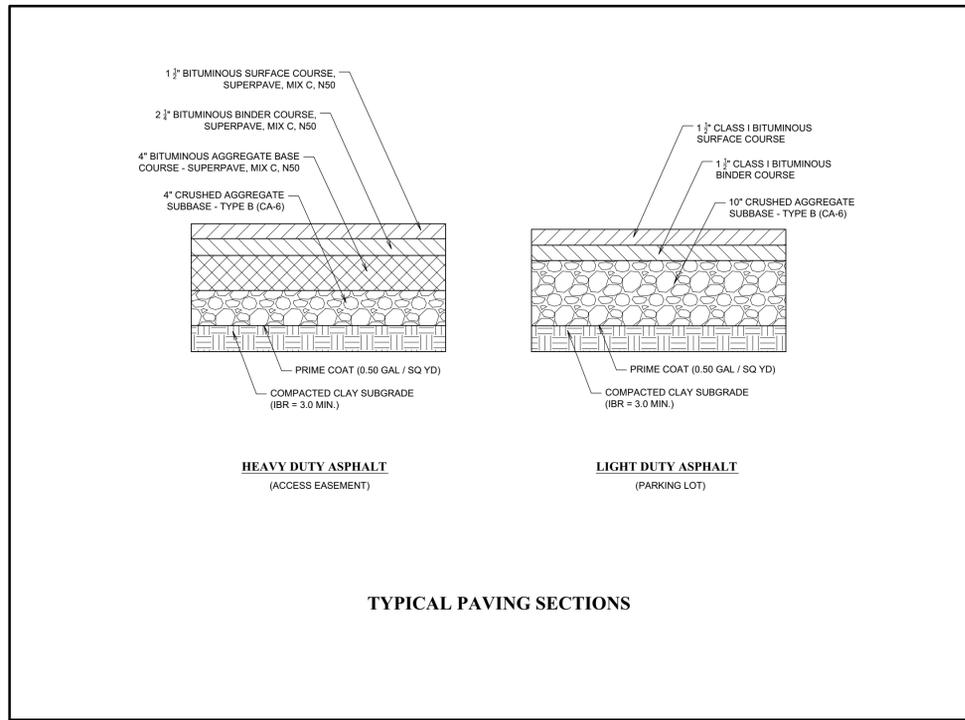
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2900 MIDWEST BLVD
OAKBROOK, IL 60523
(630) 218-5773 (630) 954-5665 fax

PREPARED BY:
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GENEVA, ILLINOIS 60134
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| THE LEARNING EXPERIENCE - CONSTRUCTION DETAILS | | | |
|--|----------------|------------------|---------------|
| LOTS 8 & 9, PINE RIDGE PARK, CITY OF ST. CHARLES, ILLINOIS | | | |
| FILE NAME: 9_DETAILS | DESIGN BY: JBS | JOB NO.: 116.001 | XREF: OVERALL |
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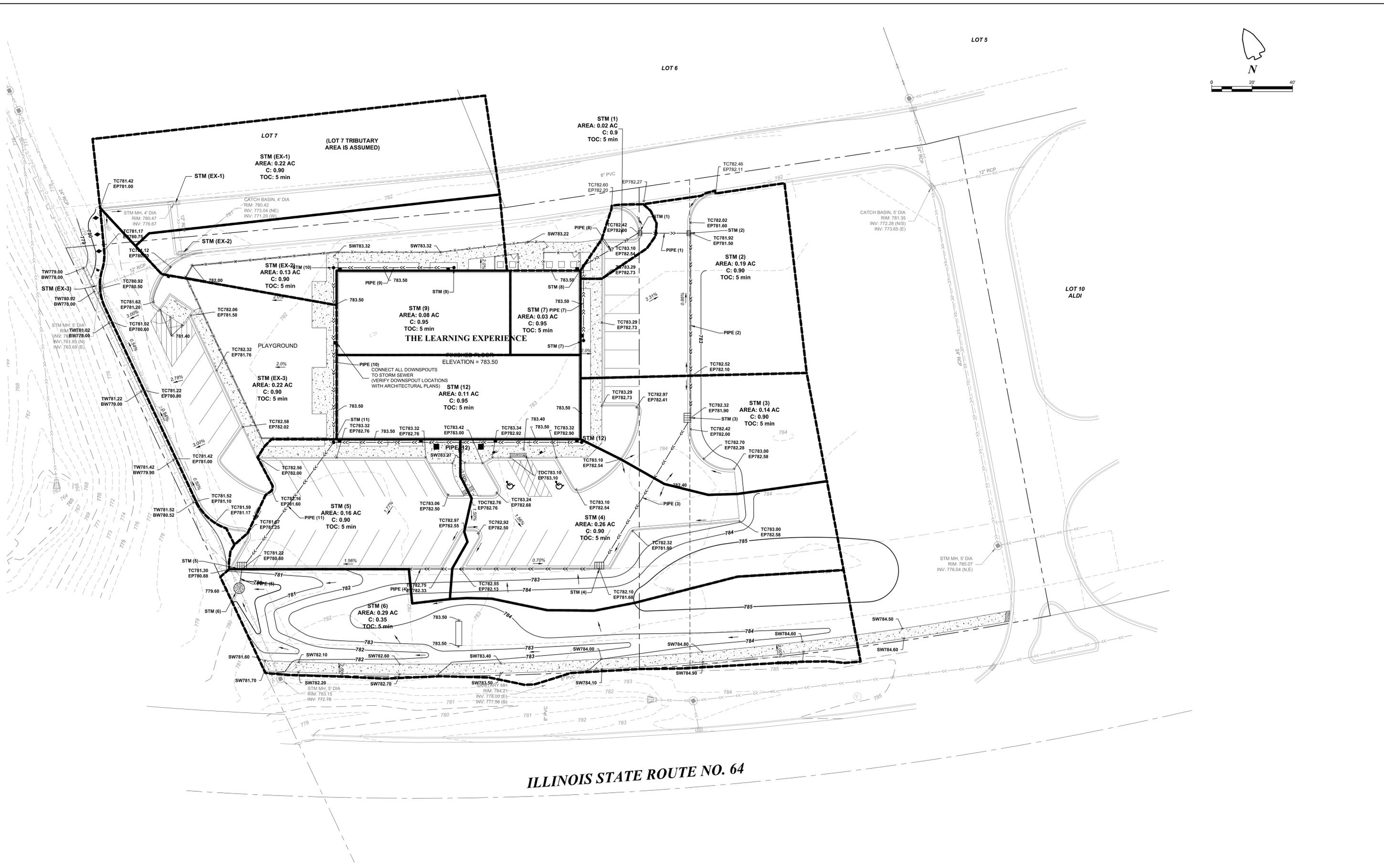
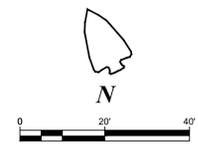
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PREPARED FOR:
IMDC-SC LLC
2900 MIDWEST BLVD
OAKBROOK, IL 60523
(630) 218-5773 (630) 954-5665 fax

PREPARED BY:
SILVER EDGE CONSULTANTS LLC
215 FULTON STREET
GENEVA, ILLINOIS 60134
(630) 800-4801
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| NUMBER | | DATE | DESCRIPTION | REVISIONS | | DESCRIPTION |
|--------|------|-------------|-------------|-----------|-------------|-------------|
| NUMBER | DATE | DESCRIPTION | NUMBER | DATE | DESCRIPTION | |
| | | | | | | |
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| | | | | | | |

| THE LEARNING EXPERIENCE - CONSTRUCTION DETAILS | | | |
|--|----------------|-------------------|----------------|
| LOTS 8 & 9, PINE RIDGE PARK, CITY OF ST. CHARLES, ILLINOIS | | | |
| FILE NAME: 9_DETAILS | DESIGN BY: JBS | JOB. NO.: 116.001 | XREF: OVERALL |
| DIRECTORY: CAD14116001 | DRAWN BY: DGW | DATE: 1/24/2014 | SCALE: NONE |
| | | | SHEET 11 OF 11 |



ILLINOIS STATE ROUTE NO. 64

PREPARED FOR:
MDC-SC LLC
 2900 MIDWEST BLVD
 OAKBROOK, IL 60523
 (630) 218-5773 (630) 954-5665 fax

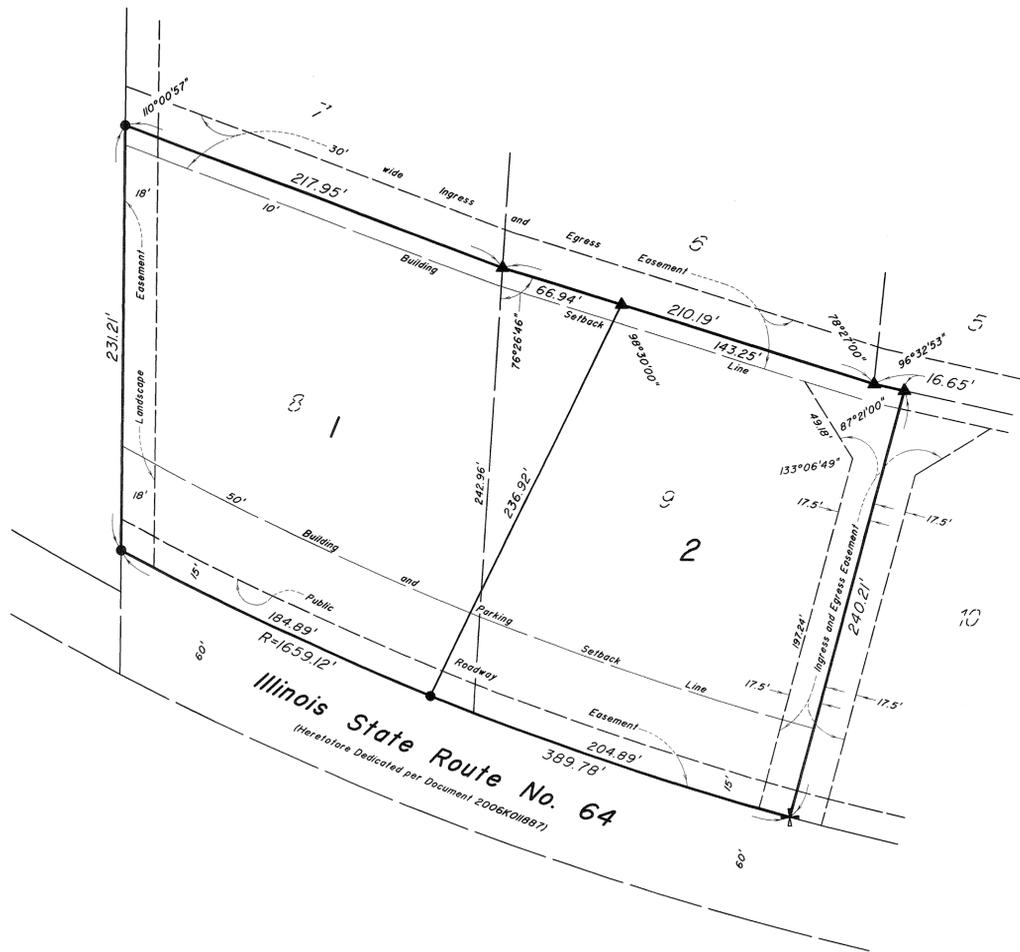
PREPARED BY:
SILVER EDGE CONSULTANTS LLC
 215 FULTON STREET
 GENEVA, ILLINOIS 60134
 (630) 800-4801
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| NUMBER | | DATE | | DESCRIPTION | |
|--------|--|------|--|-------------|--|
| | | | | | |
| | | | | | |
| | | | | | |

THE LEARNING EXPERIENCE - STORM SEWER CATCHMENT AREA EXHIBIT
 LOTS 8 & 9, PINE RIDGE PARK, CITY OF ST. CHARLES, ILLINOIS

| | | | |
|----------------------------|----------------|------------------|-----------------|
| FILE NAME: STORM CATCHMENT | DESIGN BY: JBS | JOB NO.: 116.001 | XREF: OVERALL |
| DIRECTORY: CAD14116001 | DRAWN BY: DGW | DATE: 12/4/2014 | SCALE: 1" = 20' |

Pine Ridge Park Phase I Planned Unit Development Resubdivision of Lots 8 and 9 City of St. Charles Kane County Illinois



Notes:

- Lot 1 shall not have direct access onto Illinois State Route No. 64
- Ingress and Egress, Landscape and Public Roadway Easements shown hereon were established by Document 2006K01887
- Lots 1 and 2 are subject to Utility Easement established by Document 2006K01887
- Protective Covenants are filed separately

- Indicates iron stake
- ▲ Indicates P.K. nail
- ⊕ Indicates cross cut in concrete

Lot 1 = 52,872 square feet
Lot 2 = 43,575 square feet

State of Illinois)
)ss
County of Kane)

This is to certify that I, Carol A. Sweet-Johnson, an Illinois Professional Land Surveyor of Johnson-Western Surveying, L.L.C. (Illinois Professional Design Firm No. 184-005518) at the request of the owner thereof, have surveyed, subdivided and platted the following described property:

Lots 8 and 9 of Pine Ridge Park, Phase I, Planned Unit Development, City of St. Charles, Kane County, Illinois according to the plat thereof recorded January 31, 2006 as Document 2006K01887, in the City of St. Charles, Kane County, Illinois and containing 2.214 acres.

I further certify that the plat hereon drawn is a correct and accurate representation of said survey and subdivision. All distances are shown in feet and decimal parts thereof.

I further certify that no part of the above described property is located within a special flood hazard area as identified by the Federal Emergency Management Agency (F.E.M.A.) based on flood insurance map community Panel Number 17089C0261F dated December 20, 2002.

I further certify that the property shown on the plat hereon drawn is situated within the corporate limits of the City of St. Charles, Illinois which has adopted an official comprehensive plan and that said premises are located within Community Unit School District No. 303.

Given under my hand and seal at Geneva, Illinois, this _____ day of _____, 2014.

Illinois Professional Land Surveyor No. 035-003342
License expiration date November 30, 2014

State of Illinois)
)ss
County of Kane)

This is to certify that IMDC-SC, L.L.C. is the owner of the land described in the foregoing surveyor's certificate and has caused the same to be surveyed, subdivided and platted as shown by the annexed plat for the uses and purposes therein set forth as allowed and provided by statute, the subdivision to be known as "PINE RIDGE PARK, PHASE I, PLANNED UNIT DEVELOPMENT, RESUBDIVISION OF LOTS 8 AND 9, CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS", and it hereby acknowledges and adopts the same under the style and title aforesaid.

Dated at St. Charles, Illinois, this _____ day of _____, 2014.

Managing Partner

State of Illinois)
)ss
County of Kane)

I, _____ a Notary Public in and for the County and State aforesaid hereby certify that _____, Managing Partner of IMDC-SC, L.L.C., who is personally known to me to be the same person whose name is subscribed to the foregoing owner's certificate, appeared before me this day in person and acknowledged the execution of the annexed plat and accompanying instrument as his free and voluntary act.

Given under my hand and Notarial Seal, this _____ day of _____, 2014.

Notary Public

State of Illinois)
)ss
County of Kane)

This is to certify that I, John A. Cunningham, County Clerk in and for the County and State aforesaid, find no redeemable tax sale, unpaid forfeiture taxes or unpaid current taxes against any of the real estate described in the foregoing surveyor's certificate.

Dated at Geneva, Illinois, _____, 2014.

County Clerk

State of Illinois)
)ss
County of Kane)

I hereby certify that there are no delinquent or unpaid forfeited special assessments or any deferred installments thereof that have not been apportioned against any of the land described on the attached plat.

Dated at St. Charles, Illinois, this _____ day of _____, 2014.

Collector of Special Assessments

State of Illinois)
)ss
County of Kane)

Accepted and approved by the Plan Commission of the City of St. Charles, Kane County, Illinois this _____ day of _____, 2014.

By: _____
Chairman

State of Illinois)
)ss
County of Kane)

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

Dated at St. Charles, Illinois, this _____ day of _____, 2014.

Director of Community Development

State of Illinois)
)ss
County of Kane)

Accepted and approved by the City Council of the City of St. Charles, Kane County, Illinois this _____ day of _____, 2014.

By: _____ Mayor Attest: _____ City Clerk

State of Illinois)
)ss
County of Kane)

This Instrument No. _____, was filed for record in the Recorder's Office of Kane County, Illinois, on the _____ day of _____, 2014, at _____ o'clock _____ M., and was recorded in Plat Envelope No. _____.

County Recorder

Prepared by:
Johnson-Western Surveying, L.L.C.



825 West State Street, Suite 207
Geneva, Illinois 60134
(630) 845-3166

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AGENDA ITEM EXECUTIVE SUMMARY

| | |
|------------|---|
| Title: | Recommendation to approve Minor Change to PUD Preliminary Plan for Main Street Commons PUD (Spotted Fox Ale House- 3615 E. Main St.)- Outdoor dining area |
| Presenter: | Russell Colby |

Please check appropriate box:

| | | | |
|---|------------------------------------|--|---------------------|
| | Government Operations | | Government Services |
| X | Planning & Development – (3/10/14) | | City Council |
| | Public Hearing | | |

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

If NO, please explain how item will be funded:

Executive Summary:

The Spotted Fox Ale House is proposing the addition of an outdoor dining area on the north side of the restaurant. The dining area would be adjacent to and overlooking the detention basin located between the restaurant and Main St./Rt. 64.

The patio would be constructed of concrete or paver bricks and measure 20 by 40 feet. A decorative aluminum fence would be constructed to enclose the patio area. A new door would be cut into the building to provide access from the restaurant to the patio area. A sidewalk would also be constructed leading from the sidewalk near the front door to the patio area.

The proposed patio area is located partially over a utility easement running along the perimeter of the restaurant lot. Staff is recommending that the patio only be allowed to encroach into this utility easement provided that it is constructed in such a manner that the patio can be easily removed and subsequently reconstructed. Staff has suggested use of a concrete slab (without support piers) with joints that would allow a section of the patio to be easily removed if necessary. Further details on the construction of the patio will be required at the time of building permit.

Attachments: *(please list)*

Staff Memo; Application for Minor Change to PUD; Plan documents; Aerial Photo

Recommendation / Suggested Action *(briefly explain):*

Recommendation to approve Minor Change to PUD Preliminary Plan for Main Street Commons PUD (Spotted Fox Ale House- 3615 E. Main St.)- Outdoor dining area.

| | |
|-----------------------------|-------------------------------|
| <i>For office use only:</i> | <i>Agenda Item Number: 3d</i> |
|-----------------------------|-------------------------------|

Community & Economic Development

Planning Division

Phone: (630) 377-4443

Fax: (630) 377-4062



ST. CHARLES
SINCE 1834

Staff Report

TO: Chairman Daniel P. Stellato
And Members of the Planning and Development Committee

FROM: Russell Colby
Planning Division Manager

RE: Proposed Minor Change to PUD Preliminary Plans for Main St. Commons PUD (Spotted Fox Ale House, 3615 E. Main St.)- Outdoor dining area

DATE: February 27, 2014

I. APPLICATION INFORMATION:

Project Name: 3615 E. Main St.

Applicant: Spotted Fox Ale House

Purpose: Construct an outdoor dining area on the north side of the restaurant

| General Information: | | |
|---|--|-----------------|
| Site Information | | |
| Location | 3615 E. Main St. | |
| Acres | | |
| Applications | 1) Minor Change to PUD Preliminary Plan | |
| Applicable Ords. and Zoning Code Sections | 17.04 Administration 17.14 Business & Mixed Use Districts Main St. Commons PUD Ordinance, 2000-Z-1 | |
| Existing Conditions | | |
| Land Use | Existing Restaurant Building | |
| Zoning | BR- Regional Business (Main St. Commons PUD) | |
| Zoning Summary | | |
| North | BR- Regional Business PUD | Detention basin |
| East | BR- Regional Business PUD | Shopping center |
| South | BR- Regional Business PUD | Shopping center |
| West | BR- Regional Business PUD | Shopping center |
| Comprehensive Plan Designation | | |
| Corridor/Regional Commercial | | |

IV. STAFF ANALYSIS

A. PROPOSED USE

Staff has determined that this project meets the criteria of a Minor Change to a PUD.

The Main St. Commons PUD states that any permitted uses in the BR Regional Business District are permitted within the PUD. A restaurant use with an accessory outdoor dining area is considered a permitted use.

B. SITE PLAN

The proposed patio area is located partially over a utility easement running along the perimeter of the restaurant lot. Underground utilities exist in this easement. If the City or another utility provider needs to access the utilities, the outdoor patio area may need to be partially removed.

Therefore, staff is recommending that the patio only be allowed to encroach into this utility easement provided that it is constructed in such a manner that the patio can be easily removed and subsequently reconstructed. Staff has suggested use of a concrete slab (without support piers) with joints that would allow a section of the patio to be easily removed if necessary.

Further details on the construction of the patio will be required at the time of building permit.

V. RECOMMENDATION

Staff recommends approval of the application for Minor Change to PUD Preliminary Plan.

VI. ATTACHMENTS

- Aerial photo of outdoor dining area
- Application for Minor Change to PUD Preliminary Plan

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

MINOR CHANGE TO PUD APPLICATION

RECEIVED
Received Date
St. Charles, IL
FEB 25 2014
CDD
Planning Division

| | |
|-----------------|-------------------------|
| CITYVIEW | |
| Project Name: | <u>3615 E. Main St.</u> |
| Project Number: | <u>2014 -PR- 006</u> |
| Application No. | <u>2014 -AP- 009</u> |

Instructions:

A Minor Change to PUD is one that modifies an approved PUD Preliminary Plan in a manner that complies with all standards of the Special Use for PUD Ordinance applicable to the property and meets the definition of a Minor Change as contained either in Section 17.04.430 of the Zoning Ordinance or the Special Use for PUD Ordinance.

To request approval of a Minor Change, complete this application and submit it with all required attachments to the Planning Division. When the application is complete, City staff will schedule a review by the Planning and Development Committee of the City Council. The Committee's recommendation will be forwarded to the City Council for final action.

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): | 09-25-327-006 and 09-25-327-007 |
| | Street Address (or common location if no address is assigned): | 3615 E. Main Street, St. Charles, IL 60174 |
| 2. Applicant Information: | Name | <u>SPOTTED FOX ALE HOUSE</u> |
| | Address | <u>3615 E MAIN ST ST CHARLES, IL 60174</u> |
| 3. Record Owner Information: | Name | <u>Slate Main Street Holdings, LLC (effective 2/6/14)</u> |
| | Address | <u>c/o Mid-America Asset Management, Inc. Attn: Tracy Munno, Asset Manager One Parkview Plaza, 9th Floor Oakbrook Terrace, IL 60181</u> |
| 4. Billing: To whom should costs for this application be billed? | Name | <u>SPOTTED FOX ALE HOUSE</u> |
| | Address | <u>3615 E MAIN ST CHARLES IL 60174</u> |
| | Phone | <u>630-584-2239</u> |
| | Fax | |
| | Email | <u>MTAIB01@GMAIL.COM</u> |
| | Phone | <u>(630) 954-7201</u> |
| | Fax | <u>773-592-9513</u> |
| | Email | <u>TMunno@midamericagr.com</u> |
| | Phone | <u>(630) 584-2239</u> |
| | Fax | |
| | cell | <u>(773) 592-9513</u> |
| | Email | <u>mtaib01@gmail.com</u> |

INFORMATION FOR PROPOSED MINOR CHANGE:

NAME OF PUD: Main Street Commons

PUD ORDINANCE #: 2000-2-1

Identify Specific PUD Plans to be changed:

1. Preliminary Plan for Bennigan's - Approved by Res. 2000-38
2. _____
3. _____

Description of Proposed Changes:

Outdoor patio as shown on plans

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 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.
- COVER LETTER:** describing the proposed minor change requested, why it is necessary, and how it is different from the currently approved plan.

□ **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.

Plans Shall include the following:

- Site Plan indicating location of proposed change.
- Existing streets on and adjacent to the tract.
- Architectural elevations showing existing/approved and proposed building design, color and materials (if applicable)
- If change is proposed to landscaping, show approved and proposed drawings, indicate species and quantities of plant material to replace existing/approved materials.

Additional information may be necessary depending on the specific change proposed.

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.

Mid-America Asset Management, Inc.
as agent for the owner

By: Tracy A. Messer 2/20/14
Record Owner Asset Manager Date

Mark Monahan
Applicant or Authorized Agent Date



VIA E-MAIL TO mtaib01@gmail.com

February 20, 2014

Mr. Marwan Taib
Spotted Fox Ale House
3615 E. Main Street
St. Charles, IL 60174

Re: Outdoor Patio/Dining

Dear Marwan:

On behalf of Main Street Commons Ownership, we have completed our portion and attached the required applications so that Spotted Fox Ale House can pursue permitting and approval from the City of St. Charles to construct an outdoor seating and patio area. We think this would be a great addition to your establishment and support the concept.

As you know, we will require a full set of architectural drawings detailing the construction, elevations, landscaping, fencing, materials to be used and any other improvements that will be made to the property. No construction can commence prior to Ownership's approval of these plans.

Please let me know if you need anything further at this time.

Sincerely,

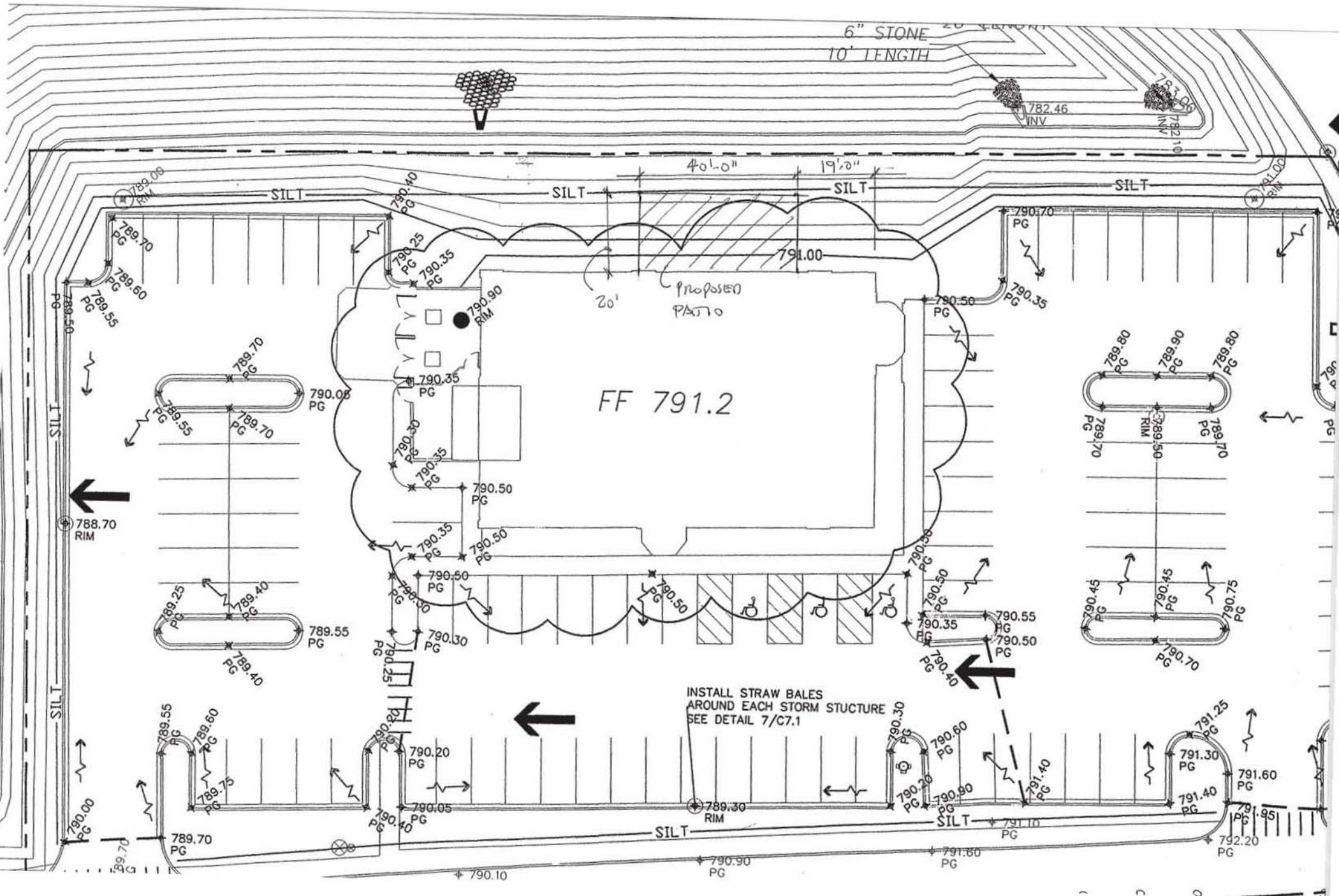
MID-AMERICA ASSET MANAGEMENT, INC.
As agent for the owners of Main Street Commons

A handwritten signature in cursive script, appearing to read 'Tracy'.

Tracy A. Munno
Asset Manager

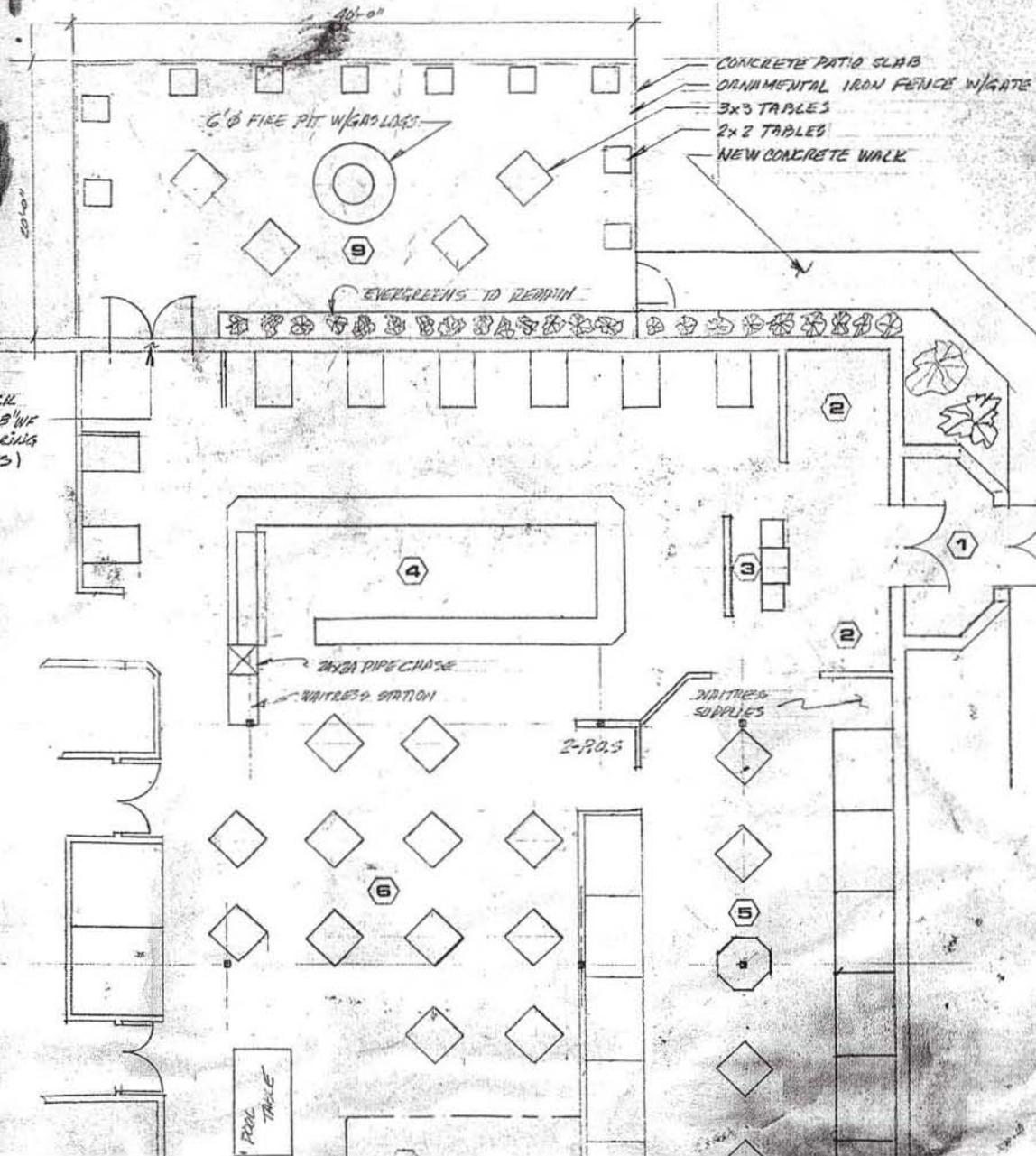
TAM/mb

Enclosure



NEW 6'-0" ALUM. DOOR MATCH
HEIGHT OF WINDOWS (OUT BRICK
WORK, REMOVE BRICK, INSTALL 8" WF
C 24 W/ 12" PLATE UNTEL, 6" BEARING
BOTH SIDES, TOOTH IN PATCHES)

NO WORK IN THIS AREA



PARKING AREA



City of St. Charles, Illinois

Two East Main Street St. Charles, IL 60174-1984
Phone: 630-377-4400 Fax: 630-377-4440 - www.stcharlesil.gov

Spotted Fox- Proposed Outdoor Dining

RAYMOND ROGINA Mayor

MARK KOENEN City Administrator



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Data Source:
City of St. Charles, Illinois
Kane County, Illinois
DuPage County, Illinois
Projection: Transverse Mercator
Coordinate System: Illinois State Plane East
North American Datum 1983
Printed on: February 26, 2014 10:22 AM



0 22 44 Feet

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Powered by Precision GIS



AGENDA ITEM EXECUTIVE SUMMARY

| | |
|---------------|---|
| Title: | Consideration of an extension request from SMN Development regarding First Street Building 9 (One West Main building) |
| Presenter(s): | SMN Development |

Please check appropriate box:

| | | | |
|---|----------------------------------|--|---------------------|
| | Government Operations | | Government Services |
| X | Planning & Development (3/10/14) | | City Council |

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

If NO, please explain how item will be funded:

Executive Summary:

Phase 3 of the First Street Redevelopment PUD includes the riverfront property east of First Street, south of Main St. and north of Illinois St. Phase 3 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 (One West Main St./former Manor site).

SMN Development owns the former Manor Restaurant building site, which is now Lot #1 of First Street Phase 3.

Additionally, SMN Development has a purchase agreement to acquire from the City Lot #2, an additional 52 ft. wide parcel immediately to the south of Lot 1. The purchase agreement was first entered into in 2008 and has been subsequently extended by the City Council. The purchase agreement is set to expire on April 8, 2014, unless SMN Development secures both a building permit and financial commitment to construct the building, and opens a constructed escrow at the time of closing of the sale.

The PUD Preliminary Plans approved in 2008 for the proposed “One West Main” building show a 4 story structure, with a restaurant use on the first floor and office spaces on the upper floors, located on Lots #1 and #2.

SMN has requested an extension of the date to begin construction of the building and an extension of the expiration date of the purchase agreement.

Attachments: *(please list)*

Aerial Photo of Phase 3 site, Letter from SMN Development, Response letter from the City

Recommendation / Suggested Action *(briefly explain):*

Consideration of an extension request from SMN Development regarding First Street Building 9 (One West Main building)

| | |
|-----------------------------|-------------------------------|
| <i>For office use only:</i> | <i>Agenda Item Number: 3e</i> |
|-----------------------------|-------------------------------|



Building 4/Parking Deck

West Plaza

First Street

Main Street

Lot 2-SMN to purchase From City

East Plaza

First Street LLC Development Site

SMN Development / One West Main Site

Bi-Level Riverwalk

Riverwalk

Illinois Street

**First Street
Redevelopment
PUD Phase 3**

**Planned Building
Locations**

KLEIN, DADAY, ARETOS & O'DONOGHUE, LLC

Joseph J. Klein
Stephen G. Daday
Michael G. Aretos
Timothy J. O'Donoghue

Attorneys and Counselors
2550 W. GOLF RD., SUITE 250
ROLLING MEADOWS, IL 60008
(847) 590-8700
FAX (847) 841-3636

Of Counsel
Nancy S. Scotillo
James M. Nelis
Hon. John J. Scotillo (ret.)

Jonathan N. Rogers
Carrissa M. Alvers
Katherine A. Kuzmickas
Robyn K. Kish
Daniel J. Lee
Aaron D. White, Jr.
Kristopher M. Briggs
Kinga M. Lota
Amanda K. Reed

February 11, 2014

**Via Facsimile, U. S. Mail and
Certified Mail, Return Receipt Requested**

City Of St. Charles
Mayor Raymond Rogina
2 E. Main Street
St. Charles, IL 60174

City of St. Charles
Mark Koenen
2 E. Main Street
St. Charles, IL 60174

City of St. Charles
Russell Colby
2 E. Main Street
St. Charles, IL 60174

Re: PUD Construction Extension for First Street Phase III

Dear Mayor and City Council:

Per Section 17.04.420 of the St. Charles Zoning Ordinance, I hereby request an extension of the construction period for Building 9 (1 W. Main St/former Manor site) in Phase III of the First Street Redevelopment PUD, to extend the deadline for beginning construction. Phase III includes all of the property on the riverfront and includes Building I (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). Without any further extension approval of the PUD Preliminary Plans for the buildings and site improvements in this phase will lapse on April 8, 2014.

The Final Plat of Subdivision for Phase III was recorded on December 12, 2008, and per Section 17.04.420 of the St. Charles Zoning Ordinance, construction on a specific phase of a PUD as authorized by the issuance of a building permit, must begin within two years from date of Final Plat recording for that specific phase. To date, no building permits have been issued for construction on any portion of the site.

We previously marketed the property with Kevin O'Donnell, a Commercial Real Estate Broker, but were unable to secure lease commitments for Building 9. Recently, after several

meetings with City officials and aldermen, we engaged the services of Mark Wilson from Stahelin Properties to again market the Property. We met with Mark Wilson several times to discuss the Property and to discuss the current office and retail demand for space in St. Charles. Based on our discussions with Mark, we determined that we needed to reassess our building, design and construction. We engaged the services of Brice Soltys of Soltys Design/Build LLC to review our construction plans and engineering. Brice will be making recommendations to us to reduce our cost of construction which, in turn, will reduce the rent required from prospective tenants to ensure a successful project at 1 W. Main Street. We coordinated a meeting with City officials, aldermen, ourselves, Mark Wilson and Brice Soltys to discuss their investigation and recommendations. The current economic environment is still uncertain. Retail and office expansion is very limited in the Fox Valley area. At this time, we do not have adequate pre-leasing activity to secure financing to begin construction on Building 9. However, as we represented to City staff, City officials, and the City Council, we remain committed to moving forward with the construction of Building 9. We remain convinced that the location of our site, the success of existing First Street businesses and the continued support of the St. Charles City Council will allow us to succeed in our efforts to lease the Building and begin construction. We will continue to work with City staff and City officials to promote First Street development and communicate both successes and setbacks as we move forward.

We are available at any time to meet with you to answer any questions that you might have with regard to building 9 in Phase III. Thank you for your consideration of this request.

Very truly yours,

Joseph J. Klein

Joseph J. Klein

JJK/cp

Our File No. 2007-0226



ST. CHARLES
SINCE 1834

#1 City for Families
by FamilyCircle® 2011

February 19, 2014

Joseph Klein
Klein, Daday, Aretos & O'Donoghue, LLC
2550 W. Golf Rd., Suite 250
Rolling Meadows, IL 60008

Re: SMN Development – Feedback to PUD extension request dated February 11, 2014

Mr. Klein:

The City of St. Charles is in receipt of your February 11, 2014 letter requesting an extension of the date to begin construction of Building 9 of the First Street project, also known as 1 W. Main St. Specifically you have requested an extension of the date referenced in the Purchase Agreement dated September 2, 2008 (as subsequently modified). Of particular interest is the timeline you are asking the Council to consider for this extension. Your clarification of this timeline would be helpful to the Council to better understand your intention and milestones along the way to represent progress as we head towards the proposed extension date.

The February 11 letter you provided will be included in the Planning and Development Committee of the City Council packet for their consideration at the meeting on March 10, 2014. I anticipate you will be present at this meeting to represent your request.

Further, I recommend you continue to explore other options to move the project forward, as has been previously requested by the City Council. City staff is available to meet at your request. Please contact me if you have any questions.

Sincerely,

A handwritten signature in black ink that reads "Mark Koenen". The signature is written in a cursive, flowing style.

Mark Koenen
City Administrator

cc: Raymond Rogina, Mayor
Chris Minick, Director of Finance
John McGuirk, City Attorney
Rita Tungare, Director of Community & Economic Development

RAYMOND P. ROGINA *Mayor*
MARK KOENEN, P.E. *City Administrator*