

**AGENDA  
CITY OF ST. CHARLES  
PLAN COMMISSION  
CHAIR PETER VARGULICH**

**TUESDAY, NOVEMBER 19, 2024 - 7:00 P.M.  
COUNCIL CHAMBERS  
2 E. MAIN ST., ST. CHARLES, IL 60174**

- 1. Call to order**
- 2. Roll Call -**

Chair Peter Vargulich	Jeffrey Funke	Dave Rosenberg
Laurel Moad	Colleen Wiese	Gary Gruber
Gina Lawson	Zachary Ewoldt	John Fitzgerald

Auditory Members    -    Holly Cabel, St. Charles Park District  
                                     -    Paul Gordon, School District #303
- 3. Pledge of Allegiance**
- 4. Presentation of minutes of the October 22, 2024 meeting of the Plan Commission**
- 5. General Amendment (Sled Gardens LLC)**

Ch. 17.14 “Business and Mixed Use Districts”, Table 17.14-1 “Permitted and Special Uses” and Ch. 17.20 “Use Standards”, Section 17.20.030 “Standards for Specific Uses” regarding Permanent Motor Vehicle Storage in the BC District

  - a. Public Hearing
  - b. Discussion/Recommendation
- 6. Parent Petroleum, Foxwood PUD Lot 4 (CIMA Developers LP)**

Application for PUD Preliminary Plan
- 7. Public Comment**
- 8. Additional Business from Plan Commission Members or Staff**
- 9. Weekly Development Report**
- 10. Meeting Announcements**
  - a. Plan Commission

Tuesday, December 3, 2024 at 7:00pm Council Chambers  
Tuesday, December 17, 2024 at 7:00pm Council Chambers  
Tuesday, January 7, 2025 at 7:00pm Council Chambers

- b. Planning & Development Committee  
Monday, December 9, 2024 at 7:00pm Council Chambers  
Monday, January 13, 2025 at 7:00pm Council Chambers

## **11. Adjournment**

### ***ADA Compliance***

Any individual with a disability requesting a reasonable accommodation in order to participate in a public meeting should contact the ADA Coordinator, Jennifer McMahon, at least 48 hours in advance of the scheduled meeting. The ADA Coordinator can be reached in person at 2 East Main Street, St. Charles, IL, via telephone at (630) 377 4446 or 800 526 0844 (TDD), or via e-mail at [jmcmahon@stcharlesil.gov](mailto:jmcmahon@stcharlesil.gov). Every effort will be made to allow for meeting participation. Notices of this meeting were posted consistent with the requirements of 5 ILCS 120/1 et seq. (Open Meetings Act).



Staff Report  
Plan Commission Meeting – November 19, 2024

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**General Amendment – Permanent Motor Vehicle Storage**

<b>Applicant:</b>	Sled Gardens, LLC – Phillip Resnick
<b>Purpose:</b>	Add “Motor Vehicle Storage, Permanent” as a permitted use in the BC Community Business District subject to certain standards
<b>Application:</b>	General Amendment
<b>Public Hearing:</b>	Yes, required
<b>Summary of Proposal:</b>	<p>The applicant is requesting to allow Permanent Motor Vehicle Storage in the BC District, only on lots without street frontage.</p> <p>The applicant is seeking to utilize 230 N Randall Road for storage of vehicles in connection with the Mercedes-Benz dealership at 225 N Randall Road. A General Amendment is required to allow this use at the proposed location.</p>
<b>Info / Procedure on Application:</b>	<p><b>General Amendment:</b></p> <ul style="list-style-type: none"><li>• An application requesting a change to the Zoning Ordinance, Title 17 of the City Code. A change may be requested to a numerical standard or to any other text of the Zoning Ordinance. Often, a General Amendment is proposed to change the standards that apply to a specific zoning district or a specific land use or business category. Changes to the text apply to all properties in the City that are located in the same zoning district or fall within the same category of land use or business.</li><li>• Public hearing is required. No mailed notice to surrounding property owners.</li><li>• Findings: 6 items of information to consider in making a recommendation; all items need not be in the affirmative to recommend approval. Public hearing is required. No mailed notice to surrounding property owners.</li><li>• Findings: 6 items of information to consider in making a recommendation; all items need not be in the affirmative to recommend approval.</li></ul>
<b>Suggested Action:</b>	Conduct the public hearing and close if all testimony has been taken. The item is listed for discussion and recommendation, should the Plan Commission feel that they have enough information to make a recommendation.
<b>Staff Contact:</b>	Ellen Johnson, Planner

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**I. BACKGROUND**

Sled Gardens, LLC, represented by Phillip Resnick, owner of the Mercedes Benz dealership located at 225 N Randall Road, is seeking to utilize an off-site property for storage of vehicles. The property under consideration for use by the dealership is 230 N Randall Road, which is across Randall Road from the dealership. The property was formerly used as a car wash operated by X Sport Fitness. It is located behind the Play it Again Sports building and south of X Sport Fitness. The property contains the former car wash building and paved area. Access is via shared cross-access drives to Randall Road and W Main Street through adjacent properties.

The property is zoned BC Community Business District. Proposed use of the property would be considered “Permanent Motor Vehicle Storage”. Temporary Motor Vehicle Storage is permitted in the BC District, however Permanent Motor Vehicle Storage is not.

The applicant has filed an application for General Amendment which proposes the following:

1. Add Permanent Motor Vehicle Storage as a permitted use in the BC Community Business District (amendment to Ch. 17.14, Table 17.14-1); and
2. Add a Use Standard that limits Permanent Motor Vehicle Storage in the BC District to lots without street frontage (amendment to Ch. 17.20, Section 17.20.030).

If approved, Permanent Motor Vehicle Storage will be permitted on any BC-zoned parcel that does not have street frontage.

## II. ANALYSIS

### a. Proposed Use

“Motor Vehicle Storage, Permanent” is defined in Section 17.30.020 as follows:

*The outdoor storage of motor vehicles, trucks, vans, recreational vehicles, trailers, or other similar motorized transportation vehicles, when not accessory to any principal use on the same lot.*

Currently, “Permanent Motor Vehicle Storage” is not permitted in any commercial zoning district. It is a permitted use in the M-1 Special Manufacturing and M-2 Limited Manufacturing districts.

Section 17.20.030 contains Use Standards for Motor Vehicle Storage. Any Motor Vehicle Storage use must comply with these Standards:

1. *Off-street parking facilities designed to conform with the requirements of Chapter 17.24 may be used for Motor Vehicle Storage, in compliance with the following requirements:*
  - a. *No vehicles shall be stored in an off-street parking space required for any other use located on the same or another lot.*
  - b. *Vehicles shall be parked within designated off-street parking spaces and shall not obstruct vehicular access to parking stalls or any portion of the lot.*
2. *Newly established Permanent Motor Vehicle Storage lots shall comply with the requirements applicable to Off-Street Parking Facilities, except:*
  - a. *Section 17.26.090(A) Interior Parking Lot Landscaping*
  - b. *Section 17.24.070(B) Dimensions, if a twenty-four (24) foot wide access drive is provided generally around the perimeter of the Motor Vehicle Storage lot.*
  - c. *Direct access to individual spaces shall not be required.*
3. *Permanent Motor Vehicle Storage lots shall not be used as Off-Street Parking Facilities unless modified to comply with all requirements of this title.*
4. *Commercial Vehicles shall only be stored in the M-2 district.*
5. *Stored vehicles shall be operable and no wrecked or junked vehicles shall be permitted.*
6. *Signage advertising the vehicles for sale or rental is prohibited.*



7. *Motor Vehicle Storage lots shall not be used to conduct retail sales and no retail customers shall be present at any time.*
8. *No single vehicle shall be stored in excess of one hundred eighty (180) days.*
9. *Permanent Motor Vehicle Storage lots in the M-1 Special Manufacturing District shall:*
  - a. *Not be located closer than five hundred (500) feet to any residentially zoned property.*
  - b. *Not be located on a lot that is less than two (2) acres in area.*

Note- the applicant considered requesting rezoning of the 230 N Randall Road property to M-1 since the use is permitted in the M-1 District. However, the lot is only 1.37 acres in size, and therefore would not meet the 2-acre requirement for Motor Vehicle Storage in the M-1 District (Use Standard #9, listed above).

**b. Applicable Zoning District**

Proposed is to allow Permanent Motor Vehicle Storage as a permitted use in the BC Community Business District.

The purpose statement of the BC District is provided in Section 17.14.010 as follows:

*To accommodate mid-size retail and service development along Strategic Regional Arterial corridors such as Route 64 and Randall Road. Uses in the BC District have the potential to generate significant automobile traffic, and therefore care must be taken to properly design access and parking facilities. Since this district is located along the roads that serve as gateways into St. Charles, quality building architecture, landscaping and other site improvements are necessary to ensure this type of development enhances St. Charles' image.*

**c. Impacted Parcels**

Properties within the BC District are generally located along portions of W Main Street and E Main Street outside of downtown and along Randall Road near its intersections with W Main Street, Prairie Street, and Rt. 38 ([Zoning Map](#)).

As previously stated, the General Amendment request is to allow Permanent Vehicle Storage in the BC District, but only on parcels which lack street frontage.

Staff has identified a total of 18 parcels zoned BC that do not have public street frontage ("landlocked parcels"), listed in the table below and depicted on the attached maps. These parcels range in size and accessibility. Many are owned in connection with adjacent parcels and are considered as part of an existing use, such as a portion of a parking lot for an adjacent business, etc.

The entries in bold are the parcels which Staff believes would have the highest likelihood for potential use as Permanent Motor Vehicle Storage (based on size, accessibility, current use). The entries that are adjacent to residential zoning are marked with "\*R\*" in the Notes column.

PIN #	Location	Size	Notes
0929400052	North of Pine Ridge Park parcels along Woodward Dr	2.35 acres	Kane County Forest Preserve parcel near Great Western Trail
0929400072	2406 W Main St	0.29 acre	Sherwin Williams building/parking
<b>0929400044</b>	<b>Near NW corner of W Main &amp; Randall</b>	<b>0.44 acre</b>	<b>One of 5 undeveloped parcels at corner of Main &amp; Randall. South of Mercedes dealership</b>
<b>0928351050</b>	<b>230 N Randall Rd</b>	<b>1.32 acre</b>	<b>*Property proposed for Mercedes vehicle storage</b>
<b>0933126030</b>	<b>W Main St behind Fox Title</b>	<b>0.39 acre</b>	<b>Parking lot behind Fox Title, in front of police station</b>
0926328078	157 S Tyler Rd	0.48 acre	Fiore Salon Suites building/parking
0926402028	Behind Colonial Cafe	0.319 acre	Part of parking lot behind Colonial Cafe
0926402031	Behind Colonial Cafe	0.25 acre	Part of parking lot behind Colonial Cafe
0926402016	Behind Chevy dealership	1.75 acre	Part of Napleton Chevrolet dealership
0926402017	Behind Chevy dealership	1.5 acre	Part of Napleton Chevrolet dealership
0926402018	Behind Chevy dealership	0.49 acre	Part of Napleton Chevrolet dealership
0926426017	Behind Hawk ford dealership	0.69 acre	Part of vehicle storage for Hawk Ford dealership
0926401013	Behind 1750 E Main St	0.537 acre	Parking behind office building at 1750 E Main St <b>*R*</b>
0926401010	1652 E Main St	0.88 acre	Office building & parking <b>*R*</b>
0926401004	Behind 1650 E Main St	0.11 acre	Portion of office building parking
0926327009	Behind Quality Inn & Suites on E Main	0.18 acre	Portion of parking behind hotel
0926326020	1534 E Main St	0.88 acre	Arby's building/parking <b>*R*</b>
0933451002	Farm field near 14 <sup>th</sup> St/Rt 38, south of Carriage Oaks	10.4 acres	Parcel has split BC & RM-1 zoning <b>*R*</b>

#### d. Considerations

- The Use Standard proposed to limit Permanent Motor Vehicle Storage to lots without street frontage will prevent such uses from establishing on prime, more commercially viable parcels along commercial corridors.
- Allowing the use on “landlocked” parcels allows parcels that are less desirable from a business perspective to be put to purposeful use.
- A number of the “landlocked” parcels that would be eligible for Permanent Motor Vehicle Storage are already being used for motor vehicle storage in association with car dealerships. These parcels are part of the adjacent dealership, but have separate tax parcels. These parcels are considered part of a Motor Vehicle Sales use as opposed to Permanent Motor Vehicle Storage.
- Additional Use Standards may be considered if there is interest in further limiting the potential location of Permanent Motor Vehicle Storage facilities in the BC District. These may include:
  1. Prohibit the use on properties adjacent to residential zoning.
  2. Require a minimum lot area, such as 1 acre.

With these two standards, only 4 of the parcels listed in the Table would be eligible. One of the eligible parcels is 230 N Randall Road which is proposed for Mercedes vehicle storage.

### III. OPTIONS FOR PLAN COMMISSION ACTION

#### 1. Public Hearing – Close or Continue

If the Plan Commission feels they have adequate information the public hearing may be closed. The public hearing may be continued if additional information is deemed necessary to provide a recommendation.

*If Public Hearing is closed-*

#### 2. Make a Recommendation to Planning & Development Committee

There are 6 Findings of Fact for General Amendment. All findings need not be made in the affirmative to recommend approval. The Recommendation shall be based on the preponderance of evidence. The applicant has provided responses to the Findings of Fact for General Amendment.

Either:

##### a. Recommend approval of the application.

- If Plan Commission feels it necessary to meet the Findings, modifications to the proposed amendment language could be added as conditions of approval. This may include additional Use Standards.

OR

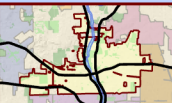
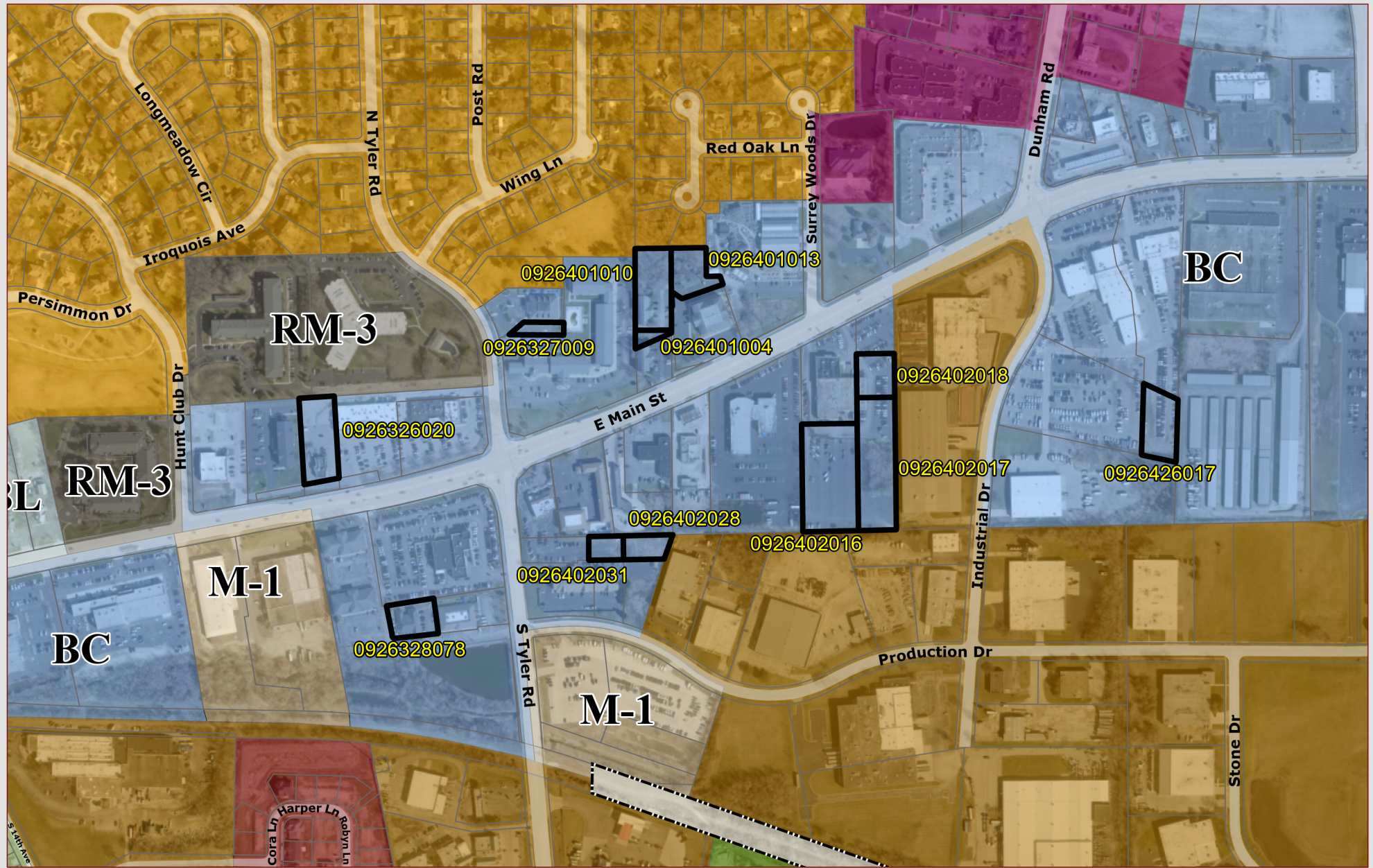
##### b. Recommend denial of the application.

- Plan Commission must substantiate how certain findings are not being met in order to recommend denial.

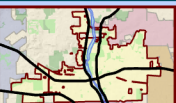
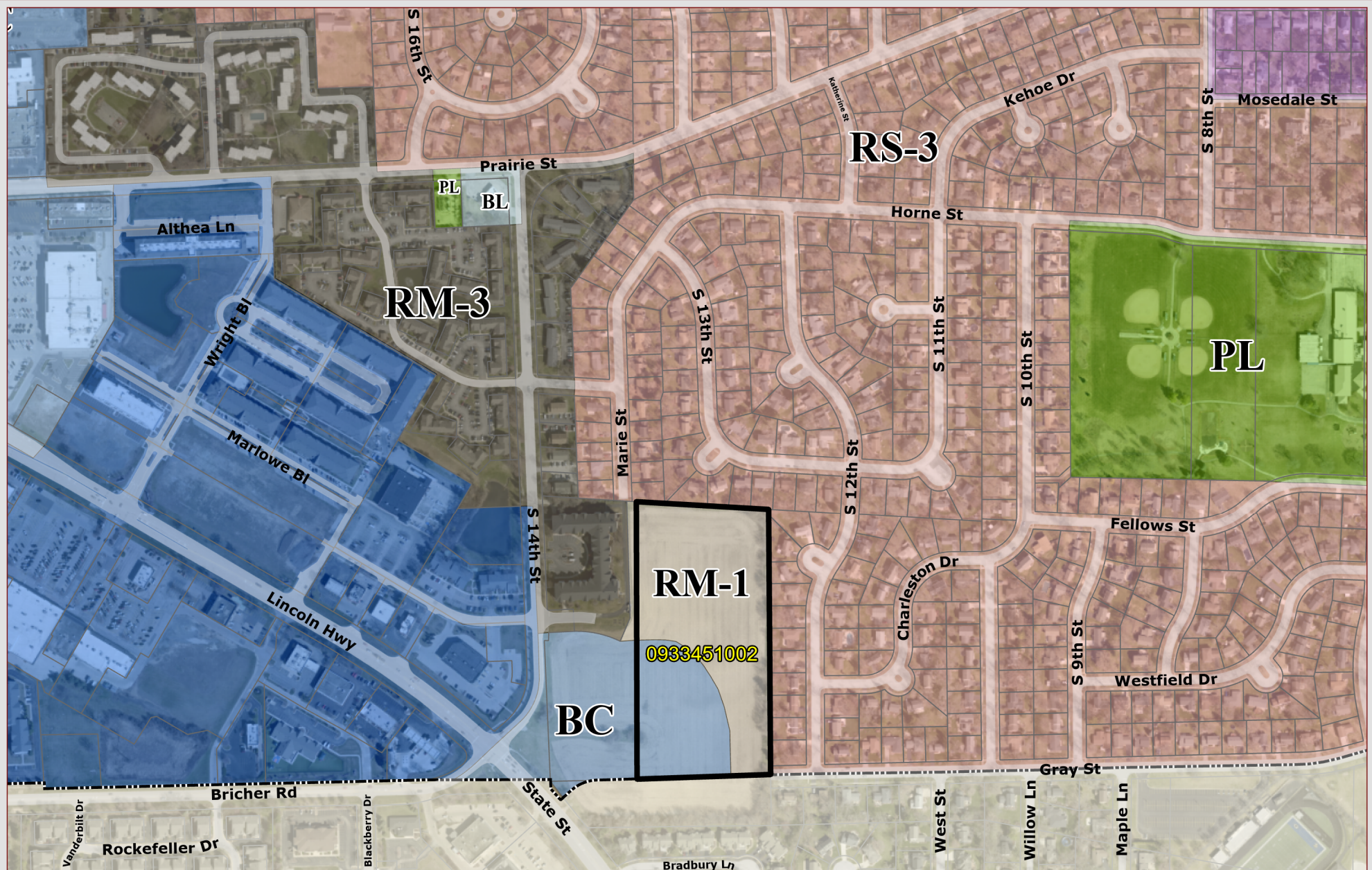
### IV. ATTACHMENTS

- Arial Image – 230 N Randall Road
- Alta Survey – 230 N Randall Road
- Maps of BC parcels without street frontage
- General Amendment Application; received 10/20/24









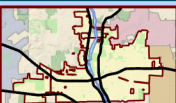
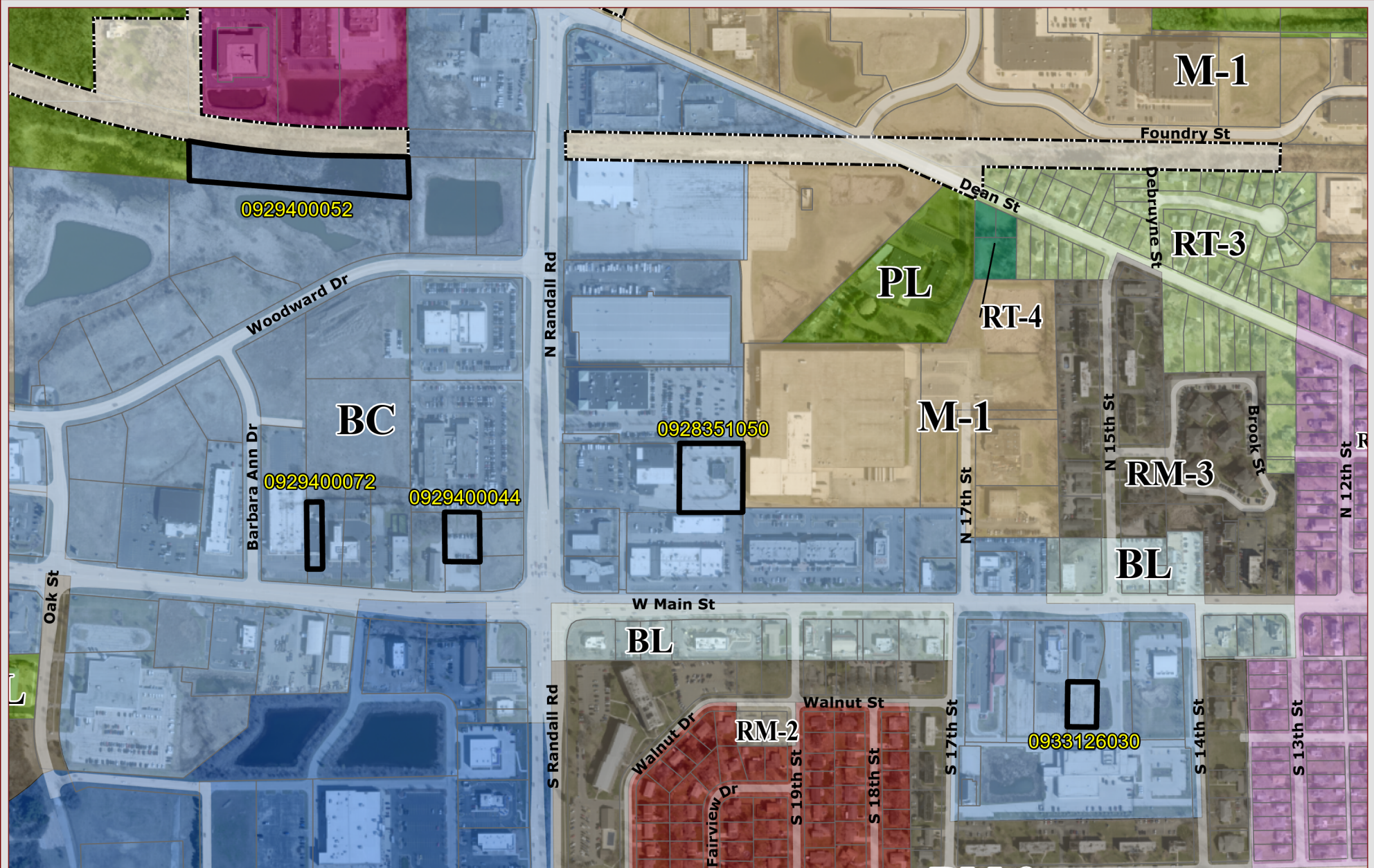
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November 15, 2024  
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DuPage County, Illinois  
Projection: Transverse Mercator  
Coordinate System: Illinois State Plane East  
North American Datum 1983



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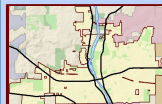
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City of St. Charles  
Community Development Division  
2 E. Main Street  
St. Charles, IL 60174



Phone: (630) 377-4443  
Email: [cd@stcharlesil.gov](mailto:cd@stcharlesil.gov)

## GENERAL AMENDMENT APPLICATION

### For City Use

Project Name: Permanent Motor Vehicle Storage-BC  
Project Number: 2024 -PR- 017  
Cityview Project Number: \_\_\_\_\_

Received Date

**RECEIVED**

**OCT 30 2024**

City of St. Charles  
Community Development

- File this application to request an amendment to the text of the St. Charles Zoning Ordinance (City Code Title 17).
- Complete the application and submit with all required attachments to the Community Development Division.
- The information you provide must be complete and accurate. If you have any questions please contact the Community Development Division.
- City staff will review the submittal for completeness and for compliance with applicable requirements prior to establishing a public hearing date.

<b>1. Applicant Information:</b>	Name:	Sled Gardens, LLC	Phone:	708-987-2200
	Address	350 East Golf Road, Schaumburg, IL 60173; Attention: Phillip H. Resnick	Email:	philliphresnick@aol.com; ren@neimanlawfirm.com

## 2. Information Regarding General Amendment:

### What is the amendment regarding?

Various affiliated entities of Phillip H. Resnick own and operate the land and the Mercedes Benz dealership located thereon at 225 N. Randall Road, Saint Charles, IL 60174. An affiliated entity of Phillip H. Resnick is under contract to purchase that certain real estate commonly known as 230 N. Randall Road, Saint Charles, IL 60174, with the intention upon the acquisition thereof to use 230 N. Randall Road for various vehicle sales, vehicle parking and/or storage purposes which shall be accessory to and in connection with the operation of such Mercedes Benz dealership located at 225 N. Randall Road, which is not contiguous real estate to 230 N. Randall.

### What Code sections are proposed for amendment?

Chapter(s): Chapter 17.14 Business and Mixed Use Districts, Chapter 17.20 Use Standards

Section(s): Table 17.14-1 Permitted and Special Use, and Sections 17.20.030

### Wording of the proposed Amendment: Insert below or attached on a separate page

Chapter 17.14 Business and Mixed Use Districts, and Chapter 17.20 Use Standards, Table 17.14-1 Permitted and Special Uses, and Sections 17.20.030 Standard for Specific Uses - S. Motor Vehicle Storage Permanent and Temporary

The text amendment request is to amend BC district to allow Permanent Motor Vehicle Storage as a permitted use, subject to use standards limiting the use to lots without street frontage.

## 3. Required Attachments:

*If multiple zoning or subdivision applications will be submitted concurrently, do not submit duplicate checklist items or plans. Fee must be paid for each application.*

*Provide 1 copy of each required item, unless otherwise noted.*

- ☒ **APPLICATION FEE:** \$500
- ☒ **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.
- ☒ **REIMBURSEMENT OF FEES INITIAL DEPOSIT:** Deposit of funds in escrow with the City. Required deposit for a General Amendment application only: \$1,000.
- ☒ **FINDINGS OF FACT:** Fill out the attached form based on the proposed General Amendment.

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.

*Sled Gardens, LLC*

By: *[Signature]* 10/16/2024  
Applicant Phillip H. Resnick, Jr. Authorized Signatory Date

## FINDINGS OF FACT – GENERAL AMENDMENT

*Please see attached.*

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

*As an applicant, the "burden of proof" is on you to show why the proposed amendment is appropriate. Therefore, you need to "make your case" by explaining how the following factors support your proposal. If a factor does not apply to the amendment in question, indicate "not applicable" and explain why it does not apply.*

### **Amendment Description/Ordinance Section Number:**

#### **From the St. Charles Zoning Ordinance, Section 17.04.320.C:**

In making its recommendation to grant or deny an application for a Zoning Text Amendment, the Plan Commission shall consider:

- 1. The consistency of the proposed amendment with the City's Comprehensive Plan.**

- 2. The consistency of the proposed amendment with the intent and general regulations of this Title.**

- 3. Whether the proposed amendment corrects an error or omission, adds clarification to existing requirements, is more workable than the existing text, or reflects a change in policy.**

4. The extent to which the proposed amendment would be in the public interest and would not serve solely the interest of the applicant.

5. The extent to which the proposed amendment creates nonconformities.

6. The implications of the proposed amendment on all similarly zoned property in the City.

Plan Commission recommendation shall be based upon the preponderance of the evidence presented and the Commission shall not be required to find each Finding of Fact in the affirmative to recommend approval of an application for General Amendment.

**FINDINGS OF FACT – GENERAL AMENDMENT – 230 N. Randall Road (Attachment):**

**1. The consistency of the proposed amendment with the City's Comprehensive Plan.**

The proposed text amendment is consistent with the City's Comprehensive Plan relating to commercial areas in that such text amendment provides that Permanent Motor Vehicle Storage would be permitted on BC-zoned properties without street frontage, allowing for an additional potential use for the limited number of such lots which otherwise have limited viability for commercial use. Specifically, the proposed text amendment is consistent with the City's Comprehensive Plan relating to commercial areas by promoting: (i) Commercial Goal 1, Objective 13: to encourage the improvement and rehabilitation of older commercial buildings and areas which are, or are becoming, functionally obsolete...; and (ii) Commercial Goal 2: to enhance the economic viability, productivity, appearance and function of the City's commercial corridors, including Randall Road...

**2. The consistency of the proposed amendment with the intent and general regulations of this Title.**

The proposed text amendment is consistent with the intent and general regulations of the Zoning Ordinance, City Code Title 17 in that the proposed text amendment will promote: (i) implementing the goals and objectives of the St. Charles Comprehensive Plan as such relate to commercial properties/areas; (ii) maintaining business and industrial areas that are attractive and economically viable; and (iii) minimizing the impact of unavoidable nuisance-producing uses.

**3. Whether the proposed amendment corrects an error or omission, adds clarification to existing requirements, is more workable than the existing text, or reflects a change in policy.**

The proposed text amendment would reflect a change in policy to allow an additional use, under limited circumstances, in the BC District.

**4. The extent to which the proposed amendment would be in the public interest and would not serve solely the interest of the applicant.**

The text amendment would allow a use that supports existing car dealerships in that it creates the ability of such dealerships to obtain additional real property on which to store additional motor vehicles which may result in increased sales at such car dealerships and thereby increase sales tax revenue associated therewith. Such increased sales tax revenue can be allocated to various City services and City uses. In addition, the limitation on lot frontage means that more commercially viable properties will not be used for motor vehicle storage.

**5. The extent to which the proposed amendment creates nonconformities.**

The proposed text amendment would not create any nonconformities.

**6. The implications of the proposed amendment on similarly zoned property in the City.**

The proposed text amendment would apply to all properties zoned BC, but the use would be limited to those BC properties that do not have street frontage.



Staff Report  
Plan Commission Meeting – November 19, 2024

<b>Applicant:</b>	CIMA Developers, LP
<b>Property Owner:</b>	CIMA Developers, LP
<b>Location:</b>	3342 W. Main Street
<b>Purpose:</b>	Develop office building
<b>Application:</b>	PUD Preliminary Plan
<b>Public Hearing:</b>	Not required
<b>Zoning:</b>	BC Community Business / PUD
<b>Current Land Use:</b>	Vacant
<b>Comprehensive Plan:</b>	Industrial / Business Park

Parent Petroleum



Subject Property

<b>Summary of Proposal:</b>	<p>Proposed is a new office building for Parent Petroleum on the vacant lot adjacent to the existing Parent Petroleum office building on W. Main Street, in the Foxwood PUD. Details:</p> <ul style="list-style-type: none"><li>• 6,000 sf office building.</li><li>• Site access via shared private drives off W. Main Street and Woodward Drive.</li><li>• Cross-access between adjacent properties.</li><li>• Parking in front and rear.</li><li>• Overhead delivery doors in rear.</li><li>• Landscaping throughout the site.</li><li>• Building design compatible with existing Parent Petroleum building.</li></ul> <p>A PUD Preliminary Plan is required due to the property's location within a PUD.</p>
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<b>Info / Procedure on Application:</b>	<p><b>PUD Preliminary Plan:</b></p> <ul style="list-style-type: none"><li>• Approval of plans for development of property within a PUD to ensure compliance with the PUD ordinance and applicable provisions of the Zoning Ordinance. Includes building elevations and site, landscape, and engineering plans.</li><li>• Recommendation is based on compliance with the concurrently approved Special Use for PUD standards and other city code requirements.</li></ul>
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<b>Suggested Action:</b>	Review the PUD Preliminary Plan. A recommendation for approval should be subject to resolution of all staff comments prior to City Council action.
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<b>Staff Contact:</b>	Ellen Johnson, Planner
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## I. PROPERTY INFORMATION

### A. History / Context

The subject property is a 1-acre lot platted as Lot 4 of the Benchmark Centre First Resubdivision. The property has street frontage on W Main Street to the south and Woodward Drive to the north. A 25' roadway easement platted towards the south end provides cross-access through the site to the properties east and west. Roadway easements are also platted along the east and west property lines providing access to W Main and Woodward for the subject and adjacent properties. These drives have been constructed.

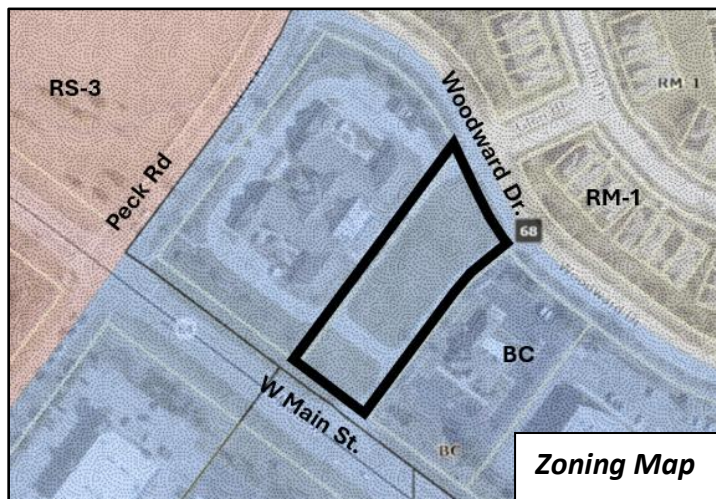
The subject property is part of the Foxwood PUD, approved in 2004 under Ord. 2004-Z-1. The PUD included a commercial portion between W Main Street and Woodward Drive, and a residential portion at the northeast corner of Peck Road and Woodward Drive (Remington Glen Townhomes). In 2008, the PUD was amended under Ord. 2008-Z-14 to include additional property at the northeast corner of Peck Road and W Main Street and approved an assisted living facility at that corner. The assisted living facility planned for the site, Sunrise Assisted Living, extended onto the subject property. However, in 2009, the PUD was further amended under Ord. 2009-Z-15 to approve a different assisted living facility on the site, Autumn Leaves, which did not include the subject property. The subject property was split off and platted as a separate, buildable lot – Lot 4 of the Benchmark Centre First Resubdivision.

The subject property has remained vacant since that time. In 2006, an office building for Parent Petroleum was built at 3340 W Main, adjacent to the east of the subject property.

### B. Zoning

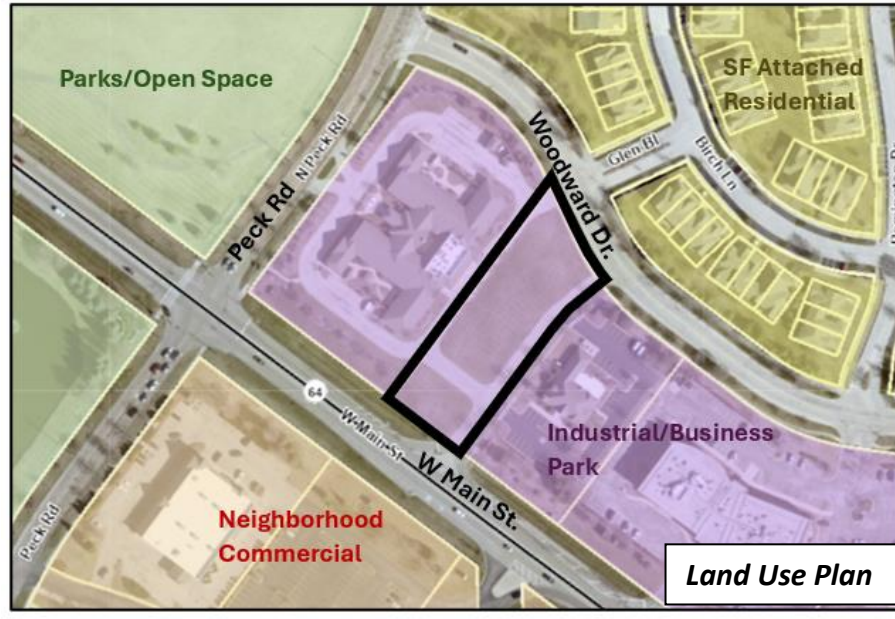
The subject property is zoned Community Business and is within the Foxwood PUD. Surrounding properties to the east, west, and south also have commercial zoning. Multi-family residential is to the north.

	Zoning	Land Use
<b>Subject Property</b>	BC Community Business / PUD	Vacant
<b>North</b>	RM-1 Mixed Medium Residential / PUD	Remington Glen townhomes
<b>East</b>	BC Community Business / PUD	Office building
<b>South</b>	BC Community Business / PUD	West Gate shopping center
<b>West</b>	BC Community Business / PUD	Autumn Leaves assisted living



### C. Comprehensive Plan

The Land Use Plan adopted as part of the [2013 Comprehensive Plan](#) identifies the subject property as “Industrial/Business Park”. The Land Use Plan is meant to, “provide a general assessment of land potential and recommendations for what types of land uses will best meet the needs of the community in the long term” (p.37).



The Industrial/Business Park land use is described as follows:

*Areas designated for industrial/business park are intended to accommodate a variety of uses ranging from light assembly, storage and distribution, low intensity fabrication operations, research and “tech” industry applications, intense commercial service uses, and more. These areas are also intended to provide for business park/office park uses, which could include “stand alone” office buildings and complexes or several buildings incorporated into a “campus like” setting.*

## II. PROPOSAL

CIMA Developers, LP is proposing to develop an office building on the subject property. The building will be used by Parent Petroleum in addition to their existing office building at 3340 W Main Street. The proposal includes:

- 6,000 sf office building.
- Site access via shared private drives off W. Main Street and Woodward Drive.
- Cross-access between adjacent properties (existing in front; proposed in rear).
- Parking in front and rear.
- Overhead delivery doors in rear.
- Landscaping throughout the site.
- Building design compatible with existing Parent Petroleum building.

The following development application has been submitted:



- PUD Preliminary Plan – Plan approval required for development of property that is within a Planned Unit Development to ensure compliance with zoning and PUD standards. Includes site plan, preliminary engineering, landscape plan, and building elevations.

### III. PLANNING ANALYSIS

Staff has analyzed the submitted plans for conformance with the Foxwood PUD (Ord. 2004-Z-1 & 2009-Z-15) and applicable sections of the Zoning Ordinance, including:

- Ch. 17.06 Design Review
- Ch. 17.14 Business & Mixed Use Districts
- Ch. 17.26 Landscaping & Screening

#### A. Proposed Use

The proposed use is Business/Professional Office, which is a permitted use in the PUD. A floor plan has been submitted depicting office space at the front of the building, constituting 50.4% of Gross Floor Area, with the remainder of the building used for accessory storage. The storage component of the use is considered accessory since it constitutes less than half of the total GFA.

The applicant has indicated that the storage area will be used for storage of paperwork, marketing and training materials, flyers, small signage, etc. It will not be used for storage of any petroleum products, solvents, or lubricants.

Two overhead doors are proposed at the rear of the building for truck pick-ups and deliveries. Commercial deliveries are considered a noise-generating activity and are subject to the regulations of City Code Section 9.24.090 due to the location of the property adjacent to residential. Any commercial deliveries or truck idling cannot be audible at the property line adjacent to residential between the hours of 10pm and 6am. The applicant has indicated that deliveries will occur once per week during normal working hours.

#### B. Bulk Standards

The table below compares the applicable standards of the Foxwood PUD and the BC District to the proposed plan. The plan meets all bulk and parking standards.

Category	Zoning Ordinance or PUD Standard	Proposed
<b>FAR</b>	0.40	0.14
<b>Building Height</b>	40 ft.	22 ft.
<b>Building Setbacks:</b>		
<i>Front (Main St.)</i>	50 ft.	125 ft.
<i>Interior side (west)</i>	10 ft.	13 ft. (from roadway easement)
<i>Interior side (east)</i>	10 ft.	13 ft. (from roadway easement)
<i>Rear (Woodward Dr)</i>	50 ft.	117 ft.
<b>Parking Setbacks:</b>		
<i>Front (Main St.)</i>	50 ft.	53 ft.
<i>Interior side (west)</i>	0 ft.	13 ft. (from roadway easement)

<i>Interior side (east)</i>	0 ft.	13 ft. (from roadway easement)
<i>Rear (Woodward Dr)</i>	25 ft.	70 ft. (22 ft. paving)
<b>Parking Requirement</b>	3 per 1,000sf of GFA= 18 spaces	18 spaces

### C. Site Access & Connectivity

Primary access into the site is via a shared private access drive running from W Main Street to Woodward Drive. Two private drives to the north provide secondary access points from Woodward.

The existing drive near the south end of the property provides Main Street access to Autumn Leaves Assisted Living. This easement will remain in place.

Public sidewalk is existing along the property's Woodward Drive frontage. Sidewalk also exists on the east side of the private drive that runs north-south from Woodward to Main Street.

#### **Staff Comments**

- ✓ An easement agreement between the subject property owners and the property owners to the east and west will be required to establish cross-access over the proposed drive at the north end. This easement will need to be provided to the City and recorded prior to the City issuing a building permit for this project.
- ✓ Public sidewalk along the W Main Street frontage has not been requested. Sidewalk is not existing on either adjacent property. The closest Main Street sidewalk is ½ mile east of the subject property. Pedestrian facilities are existing along Woodward.

### D. Landscaping

A landscape plan has been submitted depicting street frontage landscaping along W Main Street within the 50' setback area as well as along Woodward Drive. Foundation landscaping is provided along the front and sides of the building. Parking rows terminate in landscape islands or other landscape areas. The plan meets the landscaping requirements of the PUD and Ch. 17.26 Landscaping & Screening.

### E. Building Design

Architectural elevations have been submitted. The proposed single-story building is 22 feet in height. The primary entrance, surrounded by storefront windows, faces W Main Street. The primary façade material is brick veneer. Split-face limestone knee wall wraps around the base of the building, capped by cast stone. Brick soldier course, brick herringbone pattern, and a split limestone ribbon are also incorporated.

The building design relates to the existing adjacent Parent Petroleum building in scale, materials, and detailing. The proposed design meets the Design Standards & Guidelines of Ch 17.06 applicable to commercial districts, as well as the PUD architectural guidelines.

#### **Staff Comments**

- ✓ The refuse enclosure behind the building will need to match the building brick.

**F. Site Lighting**

A photometric plan has been submitted. Pole lighting is proposed for the parking areas. The fixture and lighting levels meet the Site Lighting standards of Section 17.22.040.

**IV. DEPARTMENTAL REVIEWS****A. Engineering Review**

Engineering staff have reviewed and approve the preliminary engineering plans for this project.

**B. Fire Dept. Review**

The Fire Dept. has reviewed the plans and has determined that site access, available water supply, and existing fire hydrant locations are adequate. An automatic sprinkler system will be required.

**C. Public Works**

Public Works staff have reviewed the plans and have no remaining comments.

**V. OPTIONS FOR ACTION**

Review the PUD Preliminary Plan. Staff has found the application materials to be complete. Staff recommends the any recommendation include a condition requiring resolution of all staff comments prior to City Council action.

**VI. ATTACHMENTS**

- Application for PUD Preliminary Plan; received 7/23/24
- Preliminary Plans

City of St. Charles  
Community Development Division  
2 E. Main Street  
St. Charles, IL 60174



Phone: (630) 377-4443  
Email: [cd@stcharlesil.gov](mailto:cd@stcharlesil.gov)

## PUD PRELIMINARY PLAN APPLICATION

### For City Use

Project Name: Parent Petroleum, Lot 4 Foxwood / Autumn Leaves PUD  
Project Number: 2024 -PR- 010  
Cityview Project Number: PLPUD202400023

Received Date  
**RECEIVED**

**JUL 23 2024**

**City of St. Charles  
Community Development**

- File this application to request approval of a PUD Preliminary Plan. Normally, this application is reviewed concurrently with an application for Special Use for PUD, unless a Special Use for PUD has previously been granted and no amendment is necessary.
- Complete the application and submit with all required attachments to the Community Development Division.
- The information you provide must be complete and accurate. If you have any questions please contact the Community Development Division.
- City staff will review the submittal for completeness and for compliance with applicable requirements. Staff will distribute the plans to other City departments for review when the application is complete.
- The PUD Preliminary Plan will be scheduled for Plan Commission review when staff has determined the plans are ready.

<b>1. Property Information:</b>	Location: <u>3342 W. MAIN STREET ST. CHARLES IL</u>	
	Parcel Number (s): <u>09-29-305-017</u>	
	Proposed PUD Name:	
<b>2. Applicant Information:</b>	Name: <u>CIMA DEVELOPERS, LP.</u>	Phone: <u>630.715-1341</u>
	Address: <u>30W180 BUTTERFIELD RD. WARRENVILLE, IL 60555</u>	Email: <u>dsaltis@cimadevelopers.c</u>
<b>3. Record Owner Information:</b>	Name: <u>CIMA DEVELOPERS, LP.</u>	Phone: <u>630.715.1341</u>
	Address: <u>30W180 BUTTERFIELD RD WARRENVILLE, IL 60555</u>	Email: <u>mspina@parentpetroleum.</u>

#### 4. Identify the Type of Application:

- ☐ New proposed Planned Unit Development (PUD) – *Special Use Application to be filed concurrently*
- ☒ Existing Planned Unit Development (PUD)
- ☐ PUD Amendment required for proposed plan – *Special Use Application to be filed concurrently*

##### Subdivision:

- ☒ Proposed lot has already been platted and a new subdivision is not required.
- ☐ New subdivision of property is required:
- ☐ Final Plat of Subdivision Application filed concurrently
- ☐ Final Plat of Subdivision Application to be filed later

#### 5. Required Attachments:

*If multiple zoning or subdivision applications will be submitted concurrently, do not submit duplicate checklist items or plans. Fee must be paid for each application.*

*Submit 1 copy of each required item, unless otherwise noted.*

- ☒ **APPLICATION FEE:** \$500
- ☒ **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.
- ☒ **REIMBURSEMENT OF FEES INITIAL DEPOSIT:** Deposit of funds in escrow with the City. Required deposit is based on review items (number of applications filed) and the size of the subject property:

Number of Review Items	Under 5 Acres	5-15 Acres	16-75 Acres	Over 75 Acres
1	\$1,000	\$2,000	\$3,000	\$4,000
2 or 3	\$2,000	\$4,000	\$5,000	\$7,000
4 or more	\$3,000	\$5,000	\$7,000	\$10,000

- ☒ **PROOF OF OWNERSHIP:** a) A current title policy report; or  
b) A deed and a current title search

*NOTE: Private covenants and deed restrictions can limit private property rights with respect to the use of land even though the City's Zoning Ordinance may authorize the use or a less restrictive use. We strongly advise that you perform a title search on the property to determine if there any private covenants containing use restrictions or other deed restrictions. As those private covenants and deed restrictions may conflict with the City's Zoning Ordinance, it is further recommended that you consult with an attorney to obtain an opinion with respect to whether your intended use is compatible with those restrictions.*

- ☒ **OWNERSHIP DISCLOSURE:** Use the appropriate disclosure form (attached), if the owner or applicant is a Partnership, Corporation, Trust, or LLC.
- ☒ **LETTER OF AUTHORIZATION:** If the property owner is not the applicant, an original letter of authorization from the property owner permitting the applicant to file the zoning application with the City of St. Charles for the subject property.
- ☒ **LEGAL DESCRIPTION:** For entire subject property, on 8 1/2 x 11 inch paper and Microsoft Word file.
- ☒ **PLAT OF SURVEY:** A current plat of survey for the subject property showing all existing improvements on the property, prepared by a registered Illinois Professional Land Surveyor.

- ☒ **SOIL AND WATER CONSERVATION DISTRICT LAND USE OPINION APPLICATION:** As required by State law, submit a Land Use Opinion application and required fee directly to the Kane-DuPage Soil and Water Conservation District. Provide a copy of completed Land Use Opinion application to the City. The Land Use Opinion application can be found on the Kane-DuPage SWCD website: <http://www.kanedupageswcd.org/>
- ☒ **ENDANGERED SPECIES REPORT:** As required by State law, file an Endangered Species Consultation Agency Action with the Illinois Department of Natural Resources. Provide a copy of the report to the City. The online Ecological Compliance Assessment Tool (EcoCAT) should be utilized: <https://dnr2.illinois.gov/EcoPublic/>
- ☒ **STORMWATER MANAGEMENT:** Written information as described in the Stormwater Management Requirements for Preliminary Plans (attached).
- ☒ **PUBLIC BENEFITS, DEPARTURES FROM CODE:** A written statement describing how the PUD meets the purposes and requirements established in Section 17.04.400 of the Zoning Ordinance. List any requests for deviations (departures) from the requirements of Title 16 "Subdivisions and Land Improvement" and Title 17 "Zoning" and provide a rationale for each requested deviation.
- ☒ **CONSTRUCTION SCHEDULE:** Indicate the following:
- 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 of Subdivision and through supporting material.
  - Approximate dates for beginning and completion of each phase.
- ☐ **PARK AND SCHOOL LAND/CASH WORKSHEETS:** *For residential developments only.* Use the attached worksheet to calculate the estimated population and student yields and resulting land/cash contributions in accordance with Title 16 of the St. Charles Municipal Code. *N/A*
- ☐ **INCLUSIONARY HOUSING WORKSHEET:** *For residential developments only.* Use the attached worksheet to calculate the affordable unit requirement and indicate how the development will comply with Title 19 of the St. Charles Municipal Code. *N/A*

**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:** Ten (10) full size copies, one (1) 11" by 17", and PDF electronic file emailed to: [cd@stcharlesil.gov](mailto:cd@stcharlesil.gov)

- ☐ **PRELIMINARY PLAT OF SUBDIVISION / DRAWING REQUIREMENTS CHECKLIST:** If the PUD Preliminary Plan involves the subdivision of land, submit a Preliminary Plat of Subdivision that includes the information listed on the Subdivision Plat Drawing Requirements Checklist. Also submit a completed Subdivision Plat Drawing Requirements Checklist (attached). *N/A*
- ☒ **PRELIMINARY ENGINEERING PLANS / DRAWING REQUIREMENTS CHECKLIST:** Plans shall include the following information. Also submit a completed Drawing Requirements Checklist- Preliminary Engineering Plans.
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, watermain, 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

☒ **ARCHITECTURAL PLANS:** Architectural plans and data for all principal buildings with sufficient detail to permit an understanding of the exterior appearance and architectural style of the proposed buildings, the number, size and type of dwelling units, the proposed uses of nonresidential and mixed-use buildings, total floor area and total building coverage of each building.

☐ **TREE PRESERVATION PLAN:** When required, in accordance with Ch. 8.30 of the St. Charles Municipal Code (see attached "Tree Preservation Requirements for Preliminary Plans". This information may be included as part of the Landscape Plan set. *N/A*

☒ **LANDSCAPE PLAN:** Landscape Plan showing the following information:

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

☐ **SKETCH PLAN FOR LATER PHASES OF PUD:** For phased PUDs only, submit a plan that shows, 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

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.

 \_\_\_\_\_ Date 7/15/2024

Record Owner

Date

 \_\_\_\_\_ Date 7/15/2024

Applicant or Authorized Agent


Date



Ownership Disclosure Form  
Partnerships

STATE OF ILLINOIS           )  
  )SS  
COUNTY OF ~~DuPage~~ Kane)

I, PETER M. SPINA, being first duly sworn on oath depose and say that I am the managing member of Angel Associates, LLC, the general partner of Cima Developers Limited Partnership.

By: , Authorized Agent

Given under my hand and official seal this 15<sup>th</sup> day of July, 2024

  
Notary Public

My Commission Expires:

2-17-2027





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**CIMA DEVELOPERS**

30W180 Butterfield Road  
Warrenville, IL 60555  
(630) 653-1700  
Fax: (630) 791-8283

July 18, 2024

City of S. Charles  
Community Development Division  
2 E. Main Street  
St. Charles, IL 60174

**Re: Parent Petroleum -proposed new Office building - 3342 W. Main Street  
Purpose and Requirements**

To Whom It May Concern:

**PURPOSE & REQUIREMENTS**

This new Parent Petroleum building will serve as an added and complementary office building to our existing and long-standing Parent Petroleum operation, and will be designed and constructed to maintain and improve the character of the locality and will be compatible with existing uses and zoning of the nearby property. The new building will be designed with the same brick and stone to match the existing architectural design and aesthetics of our adjacent (3340 W. Main St) Parent Petroleum office building. The venture is designed to complement and enhance the character of the area. It will not only coexist, but it will greatly enrich it by setting a high standard for commercial excellence and architectural integrity.

The development will be designed and constructed in harmony with all health, safety, morals, and general welfare in mind with all persons residing or working in the vicinity. Our dedicated, experienced, and trained staff and support Team will ensure that all safety and security measures are adhered to and enforced. The Parent Petroleum facility will be designed with the commitment to safety standards and security as well as adherence to all local, state and municipal regulations and commitment to the wellbeing of the community.

The Proposed Development will align with the current PUD and is designed to seamlessly integrate into the existing City zoning framework.



---

**CIMA DEVELOPERS**

30W180 Butterfield Road  
Warrenville, IL 60555  
(630) 653-1700  
Fax: (630) 791-8283

June 20, 2024

City of St. Charles  
Community & Economic Development/Planning Division  
Two East Main Street  
St. Charles, IL 60174-1984

**RE: 3342 W. Main Street- PUD Application Request- Site Plan Approval- Project Narrative**

To Whom It May Concern:

On behalf of CIMA Developers LP, owners of the Parent Petroleum office building location at 3340 W. Main Street, we are proposing to develop an approximate 6,000 SF office building on our adjacent vacant lot (3342) to be used for additional primary office and accessory storage. A floor plan has been included identifying that more than fifty percent (50%) of the building will be used for office space. (3,024 SF Office/ 2,976 SF Accessory Storage).

The new building will be designed with the same brick and stone to match the current architectural design and aesthetics of the existing (3340) building.

The floor plan design includes a breakroom/kitchen, separate offices, conference room and open office space. The accessory storage space will be separated by one interior man door and will include two exterior (2) overhead doors for delivery ease and access, as well as one (1) exterior man door. The site allows for sixteen (16) parking stalls plus two (2) ADA accessible stalls, and separate trash enclosure. We anticipate approximately 8 to 10 office employees to occupy the building.

Parent Petroleum, a second-generation family-owned company supplies fuel and lubricants throughout the Chicagoland area and has called St. Charles home for the past 40+ years.

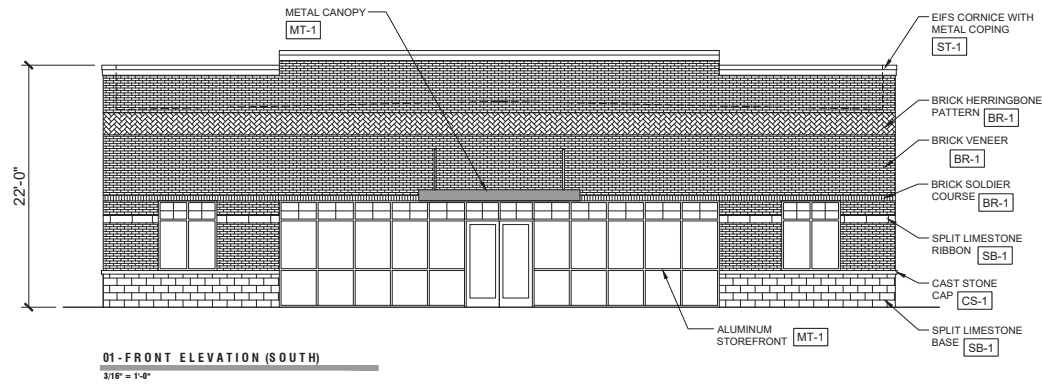
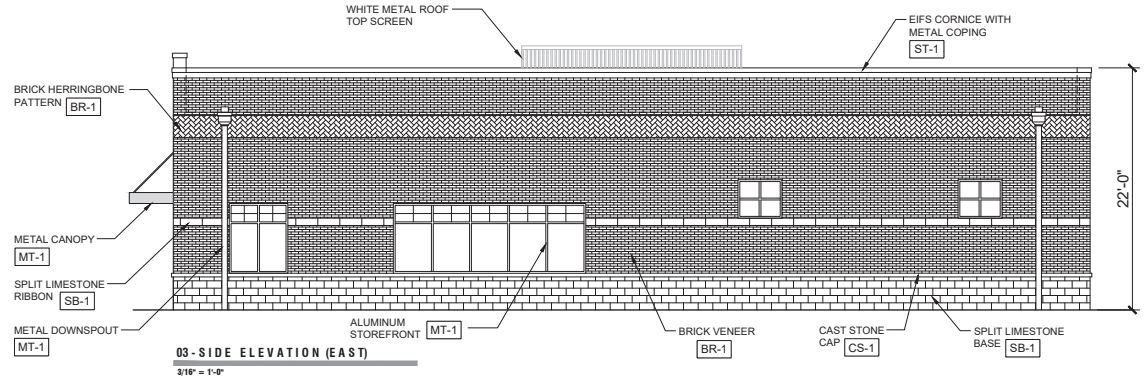
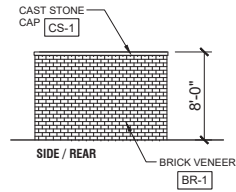
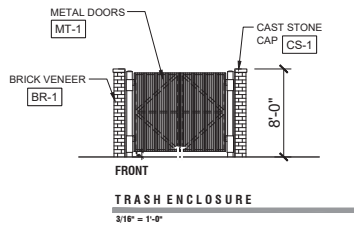
We anticipate breaking ground on the project in 2Q 2025 or sooner is feasible.

We look forward to City review and feedback as the Zoning application moves through the process.

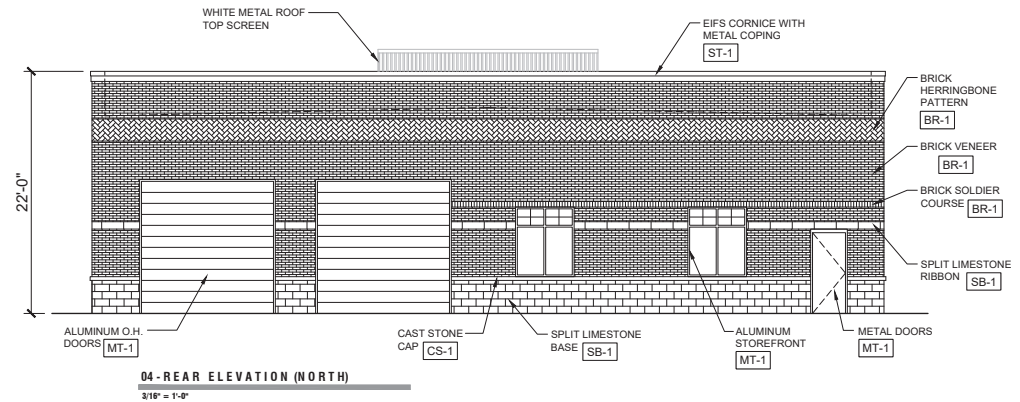
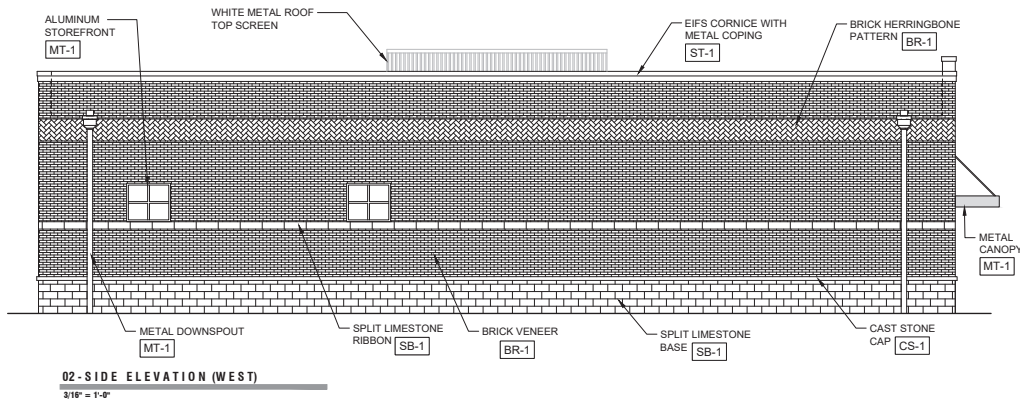
Regards,

*Dan Soltis*

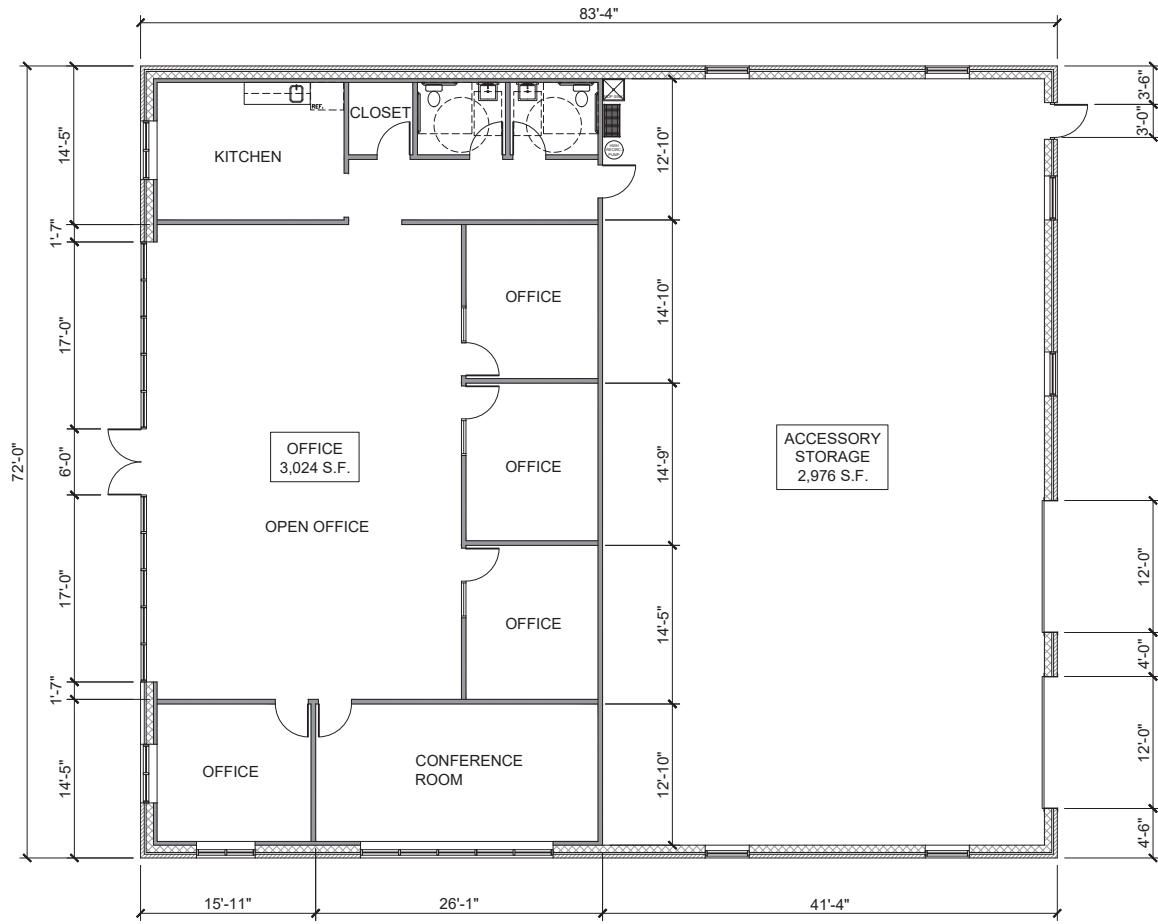
Dan Soltis  
VP of Real Estate  
CIMA Developers, LP.



MATERIAL LEGEND	
TAG	DESCRIPTION
ST-1	CORNICE, WHITE EIFS WITH METAL COPING
BR-1	BRICK VENEER, UTILITY BRICK TO MATCH THE PARENT PETROLEUM BUILDING FINISHES
CS-1	CAST STONE, WHITE CAST STONE TO MATCH THE PARENT PETROLEUM BUILDING FINISHES
SB-1	SPLITFACE BASE, SPLITFACE LIMESTONE TO MATCH THE PARENT PETROLEUM BUILDING FINISHES
MT-1	METAL, DARK BRONZE TO MATCH THE PARENT PETROLEUM BUILDING FINISHES



## PROPOSED ELEVATIONS



## PROPOSED FLOOR PLAN

3/16" = 1'-0"

# PARENT PETROLEUM, INC.

## CITY OF ST. CHARLES, ILLINOIS

LOT 4 OF W 1/2, SW 1/4, SECTION 29, TOWNSHIP 40 NORTH, RANGE 08 EAST

### DRAWING INDEX

C0.0	TITLE SHEET
C0.1	GENERAL NOTES
C1.0	TOPOGRAPHIC & UTILITY MAP
C2.0	SITE PLAN
C3.0	GRADING & EROSION CONTROL PLAN
C3.1	DETAILED GRADING PLAN
C4.0	UTILITY PLAN
C5.0	DETAILS
C5.1	DETAILS
L1.0	LANDSCAPE PLAN
L2.0	LANDSCAPE DETAILS & NOTES



**PROJECT AREA**

NOT TO SCALE



### PROJECT INFORMATION

**OWNER**  
CIMA DEVELOPERS, LP  
30W180 BUTTERFIELD RD.  
WARRENVILLE, IL 60555  
P:630.653.1700  
dsoltis@cimadevelopers.org

**CIVIL CONSULTANT**  
JSD PROFESSIONAL SERVICES, INC.  
CONTACT: STEVE BRUEGGEMAN  
3215 W. LAWRENCE ST.  
SUITE 6  
APPLETON, WI 54914  
P:920.733.2800  
steve.brueggeman@jsdinc.com

CONTACT: PAUL PHILLIPS  
3215 W. LAWRENCE ST.  
SUITE 6  
APPLETON, WI 54914  
P:920.733.2800  
paul.phillips@jsdinc.com

**ARCHITECT / INTERIOR DESIGN**  
ARCH7, LLC  
CONTACT: JOE BARNA  
6 UPPER POND RD.  
SOUTH BARRINGTON, IL 60010  
P:847.612.8778  
jbarna@arch7design.com

### MUNICIPAL CONTACTS

**CITY OF ST. CHARLES**  
DEVELOPMENT ENGINEERING  
CONTACT: SIMONA HAWK  
2 E. MAIN STREET  
ST. CHARLES, IL 60174  
P:630.377.4400  
shawk@stcharlesil.gov



CREATE THE VISION TELL THE STORY

jsdinc.com

**CHICAGO REGIONAL OFFICE**  
1400 EAST TOLSON AVENUE, SUITE 215  
DES PLAINES, IL 60018  
P.312.644.3379

**CLIENT:**  
PARENT PETROLEUM, INC.

**CLIENT ADDRESS:**  
30W180 BUTTERFIELD ROAD  
WARRENVILLE, IL 60555

**PROJECT:**  
PARENT PETROLEUM  
DEVELOPMENT

**PROJECT LOCATION:**  
3342 WEST MAIN STREET  
ST. CHARLES, IL  
KANE COUNTY

PLAN MODIFICATIONS:		
#	Date	Description
1	06.04.24	CITY SUBMITTAL
2	10.18.24	CITY RESUBMITTAL
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

Designed By: EJD  
Reviewed By: SJB  
Approved By: PMP

**SHEET TITLE:**  
TITLE SHEET

**SHEET NUMBER:**

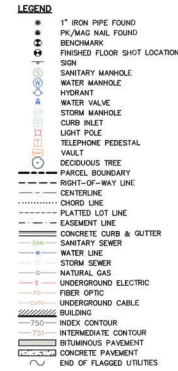
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JSD PROJECT NO: 24-14693





LOT 4, BENCHMARK CENTRE FIRST RESUBDIVISION, BEING A SUBDIVISION IN THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 08 EAST OF THE THIRD PRINCIPAL MERIDIAN, CITY OF SAINT CHARLES, KANE COUNTY, ILLINOIS.

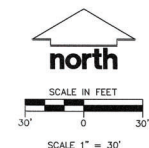


- NOTES**
1. FIELD WORK PERFORMED ON APRIL 4, 2024.
  2. ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
  3. CONTOUR INTERVAL IS ONE FOOT.
  4. SURFACE UTILITIES AND FEATURES SHOWN ON THIS MAP HAVE BEEN APPROXIMATED BY LOCATING SURFICIAL FEATURES AND ELEVATIONS, LOCATING JULIETTE FIELD MARKERS AND BY REFERENCE TO UTILITY RECORDS AND MAPS. JULIETTE TICKET No. 2 A240932346--00A AND A240932366--00A, WITH A CLEAR DATE OF APRIL 4, 2024.
  5. UTILITY COMPANIES CONTACTED THRU JULIETTE:  
AT&T DISTRIBUTION  
COMCAST  
METRO FIBERNET, LLC  
CITY OF ST. CHARLES  
COMED  
EVERESTREAM G/LC HOLDING COMPANY  
NICOR GAS
  6. BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED. FOR EXACT LOCATION OF UNDERGROUND UTILITIES, CONTACT JULIETTE, AT 811 OR 1-800-892-0121.
  7. BOUNDARY LINES SHOWN HEREON ARE PER THE SUPPLIED ALTA/ACSM SURVEY PREPARED BY NMA DATED 12/19/13. CORNERS SHOWN WERE RECOVERED AS PART OF THIS TOPOGRAPHIC SURVEY.

INLET ID	RIM ELEVATION	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE
INL-1	750.58	NW	748.68	12"	RCP
INL-2	750.59	SE	748.47	12"	RCP
INL-3	749.12	NW	745.20	12"	RCP
INL-4	748.42	NW	744.92	12"	RCP
INL-5	747.61	SE	743.60	12"	RCP
			744.50	6"	PVC
			743.55	10"	RCP
INL-6	749.48	NE	744.68	12"	RCP
			744.50	12"	RCP
INL-7	748.48	SE	743.43	12"	RCP
			743.33	12"	RCP
INL-8	748.59	NW	745.61	12"	RCP
INL-9	749.28	SE	745.50	12"	RCP
			745.53	12"	RCP
INL-10	748.30	SE	745.88	6"	PVC
			745.70	12"	RCP
INL-11	748.16	NE	745.36	12"	RCP

BENCHMARKS		
BENCH MARK	ELEVATION	DESCRIPTION
BM-1	751.05	3/4" REBAR SOUTHWEST SIDE OF SITE
BM-2	752.10	BURY BOLT ON HYDRANT SOUTHEAST SIDE OF SITE
BM-3	752.02	3/4" REBAR SOUTHEAST SIDE OF SITE
BM-4	749.85	3/4" REBAR NORTHEAST SIDE OF

\*JSD DOES NOT GUARANTEE THAT THE BENCHMARK ELEVATIONS LISTED ON THIS MAP HAVE NOT BEEN DISTURBED SINCE THE DATE OF THIS SURVEY AND SHOULD BE VERIFIED PRIOR TO CONSTRUCTION ACTIVITIES.



**CHICAGO REGIONAL OFFICE**  
EAST TOUHY AVENUE, SUITE 215  
DES PLAINES, IL 60018  
P. 312.644.3379

CLIENT:  
**PARENT PETROLIUM, INC.**

CLIENT ADDRESS:  
30W180 BUTTERFIELD ROAD  
WARRENVILLE, IL 60555

PROJECT:  
**PARENT PETROLIUM, INC.**

PROJECT LOCATION:  
3342 WEST MAIN STREET  
ST. CHARLES, IL  
KANE COUNTY



MODIFICATIONS:

#	Date:	Description:
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Prepared By: JK 04/08/24

SHEET TITLE:  
**TOPOGRAPHIC AND  
UTILITY MAP**

SHEET NUMBER: \_\_\_\_\_

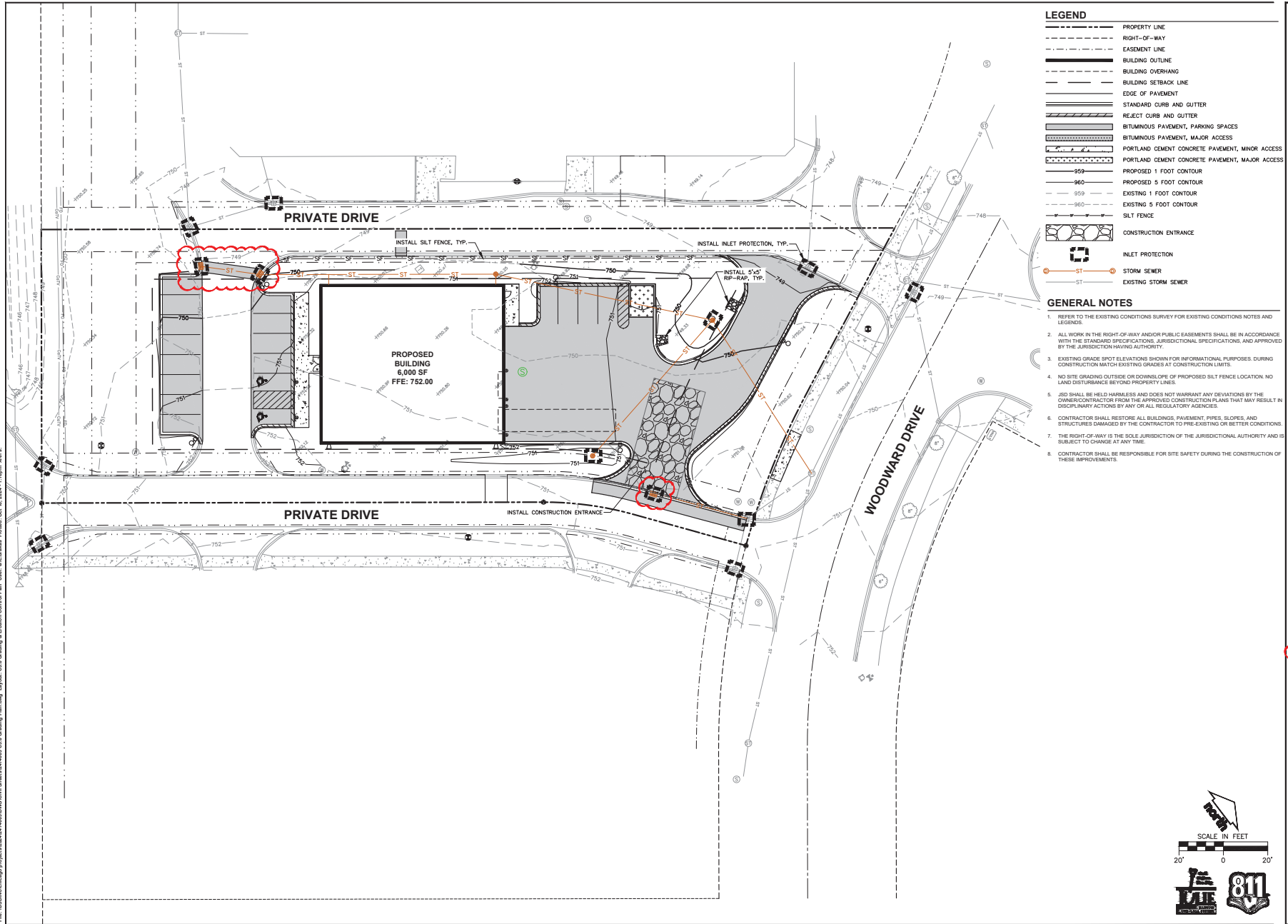
## C1.0

PROJECT NO: 24-14063





File: JSD\INC\Chicago\project\3262414602\0905 Civil\Sheet\32414603 C3.0 Grading & Erosion Control Plan User: eric.graham Printed: Oct 16, 2024, 11:09am Xref: Layout: C3.0 Grading & Erosion Control Plan



#### LEGEND

---	PROPERTY LINE
---	RIGHT-OF-WAY
---	EASEMENT LINE
---	BUILDING OUTLINE
---	BUILDING OVERHANG
---	BUILDING SETBACK LINE
---	EDGE OF PAVEMENT
---	STANDARD CURB AND GUTTER
---	REJECT CURB AND GUTTER
---	BITUMINOUS PAVEMENT, PARKING SPACES
---	BITUMINOUS PAVEMENT, MAJOR ACCESS
---	PORTLAND CEMENT CONCRETE PAVEMENT, MINOR ACCESS
---	PORTLAND CEMENT CONCRETE PAVEMENT, MAJOR ACCESS
---	PROPOSED 1 FOOT CONTOUR
---	PROPOSED 5 FOOT CONTOUR
---	EXISTING 1 FOOT CONTOUR
---	EXISTING 5 FOOT CONTOUR
---	SILT FENCE
---	CONSTRUCTION ENTRANCE
---	INLET PROTECTION
---	STORM SEWER
---	EXISTING STORM SEWER

#### GENERAL NOTES

1. REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGENDS.
2. ALL WORK IN THE RIGHT-OF-WAY AND/OR PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS, JURISDICTIONAL SPECIFICATIONS, AND APPROVED BY THE JURISDICTION-HAVING AUTHORITY.
3. EXISTING GRADE SPOT ELEVATIONS SHOWN FOR INFORMATIONAL PURPOSES. DURING CONSTRUCTION MATCH EXISTING GRADES AT CONSTRUCTION LIMITS.
4. NO SITE GRADING OUTSIDE OR DOWNSLOPE OF PROPOSED SILT FENCE LOCATION. NO LAND DISTURBANCE BEYOND PROPERTY LINES.
5. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.
6. CONTRACTOR SHALL RESTORE ALL BUILDINGS, PAVEMENT, PIPES, SLOPES, AND STRUCTURES DAMAGED BY THE CONTRACTOR TO PRE-EXISTING OR BETTER CONDITIONS.
7. THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE JURISDICTIONAL AUTHORITY AND IS SUBJECT TO CHANGE AT ANY TIME.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF THESE IMPROVEMENTS.



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P. 312.644.3379

CLIENT:  
**PARENT PETROLEUM, INC.**

CLIENT ADDRESS:  
30W180 BUTTERFIELD ROAD  
WARRENVILLE, IL 60555

PROJECT:  
**PARENT PETROLEUM  
DEVELOPMENT**

PROJECT LOCATION:  
3342 WEST MAIN STREET  
ST. CHARLES, IL  
KANE COUNTY

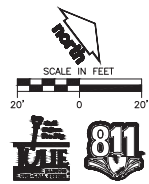
PLAN MODIFICATIONS:		
#	Date	Description
1	06.04.24	PRELIMINARY
2	10.18.24	CITY RESUBMITTAL
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Designed By: EJD  
Reviewed By: SJB  
Approved By: PMP

SHEET TITLE:  
**OVERALL GRADING &  
EROSION CONTROL PLAN**

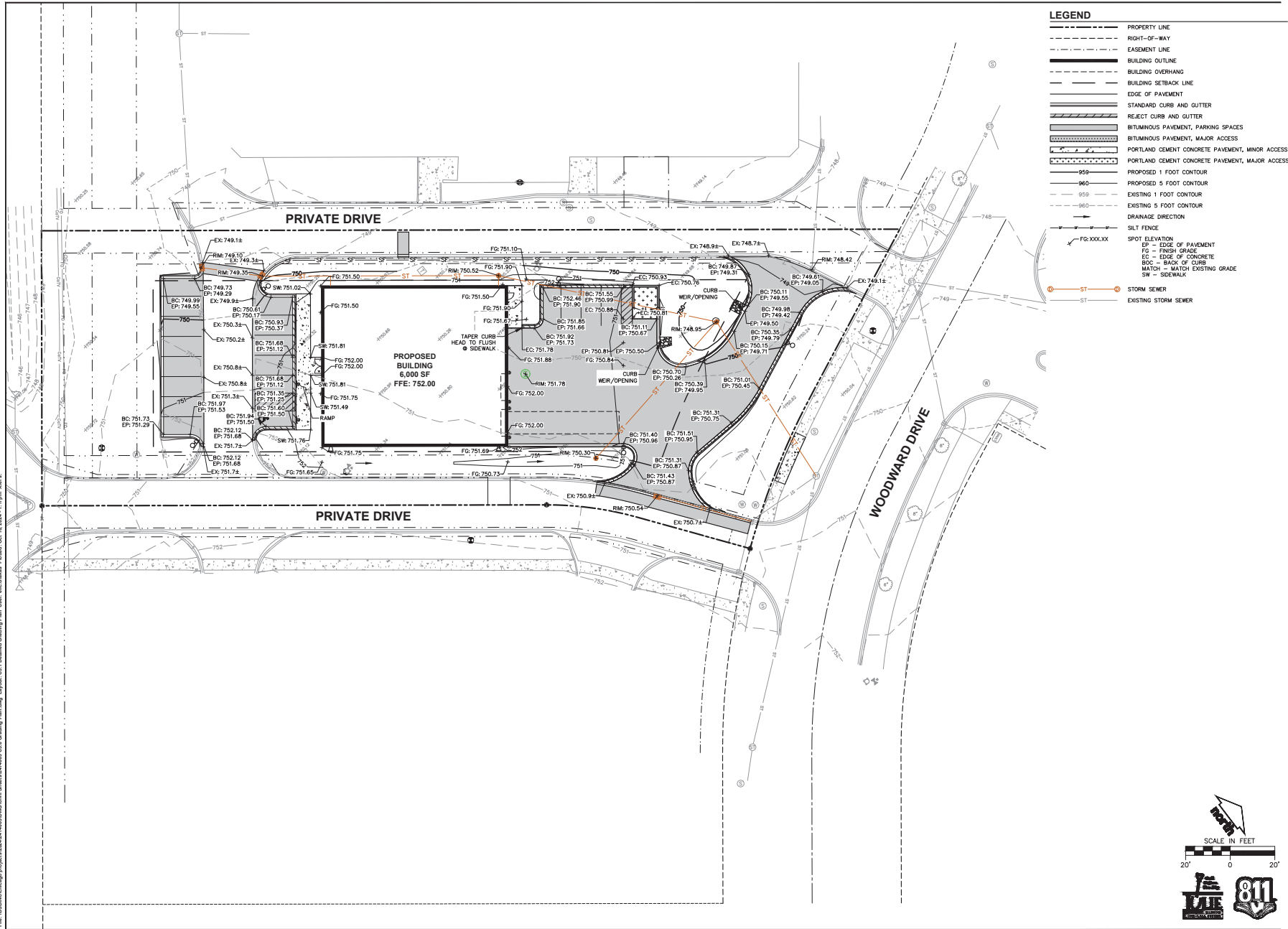
SHEET NUMBER:  
**C3.0**

JSD PROJECT NO: 24-14603



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File: JSD\INC\Chicago\project\32624\46620965\Civil\Sheet\32624\4663 C3.0 Grading Plan.dwg Layout: C3.1 Detailed Grading Plan User: jdc:inkster Printed: Oct 18, 2024 - 1:09pm Xref(s):



#### LEGEND

---	PROPERTY LINE
---	RIGHT-OF-WAY
---	EASEMENT LINE
---	BUILDING OUTLINE
---	BUILDING OVERHANG
---	BUILDING SETBACK LINE
---	EDGE OF PAVEMENT
---	STANDARD CURB AND GUTTER
---	REJECT CURB AND GUTTER
---	BITUMINOUS PAVEMENT, PARKING SPACES
---	BITUMINOUS PAVEMENT, MAJOR ACCESS
---	PORTLAND CEMENT CONCRETE PAVEMENT, MINOR ACCESS
---	PORTLAND CEMENT CONCRETE PAVEMENT, MAJOR ACCESS
---	PROPOSED 1 FOOT CONTOUR
---	PROPOSED 5 FOOT CONTOUR
---	EXISTING 1 FOOT CONTOUR
---	EXISTING 5 FOOT CONTOUR
---	DRAINAGE DIRECTION
---	SILT FENCE
---	SPOT ELEVATION
---	EP - EDGE OF PAVEMENT
---	FG - FINISH GRADE
---	EC - EDGE OF CONCRETE
---	BC - BACK OF CURB
---	MATCH - MATCH EXISTING GRADE
---	SW - SIDEWALK
---	ST - STORM SEWER
---	EXISTING STORM SEWER



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P. 312.644.3379

CLIENT:  
**PARENT PETROLEUM, INC.**

CLIENT ADDRESS:  
30W180 BUTTERFIELD ROAD  
WARRENVILLE, IL 60555

PROJECT:  
**PARENT PETROLEUM  
DEVELOPMENT**

PROJECT LOCATION:  
3342 WEST MAIN STREET  
ST. CHARLES, IL  
KANE COUNTY

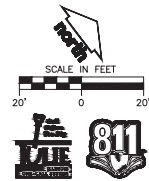
PLAN MODIFICATIONS:		
#	Date	Description
1	06.04.24	REV. AUGMENT
2	10.18.24	CITY RESUBMITTAL
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Designed By: EJD  
Reviewed By: SJB  
Approved By: PMP

SHEET TITLE:  
**DETAILED GRADING  
PLAN**

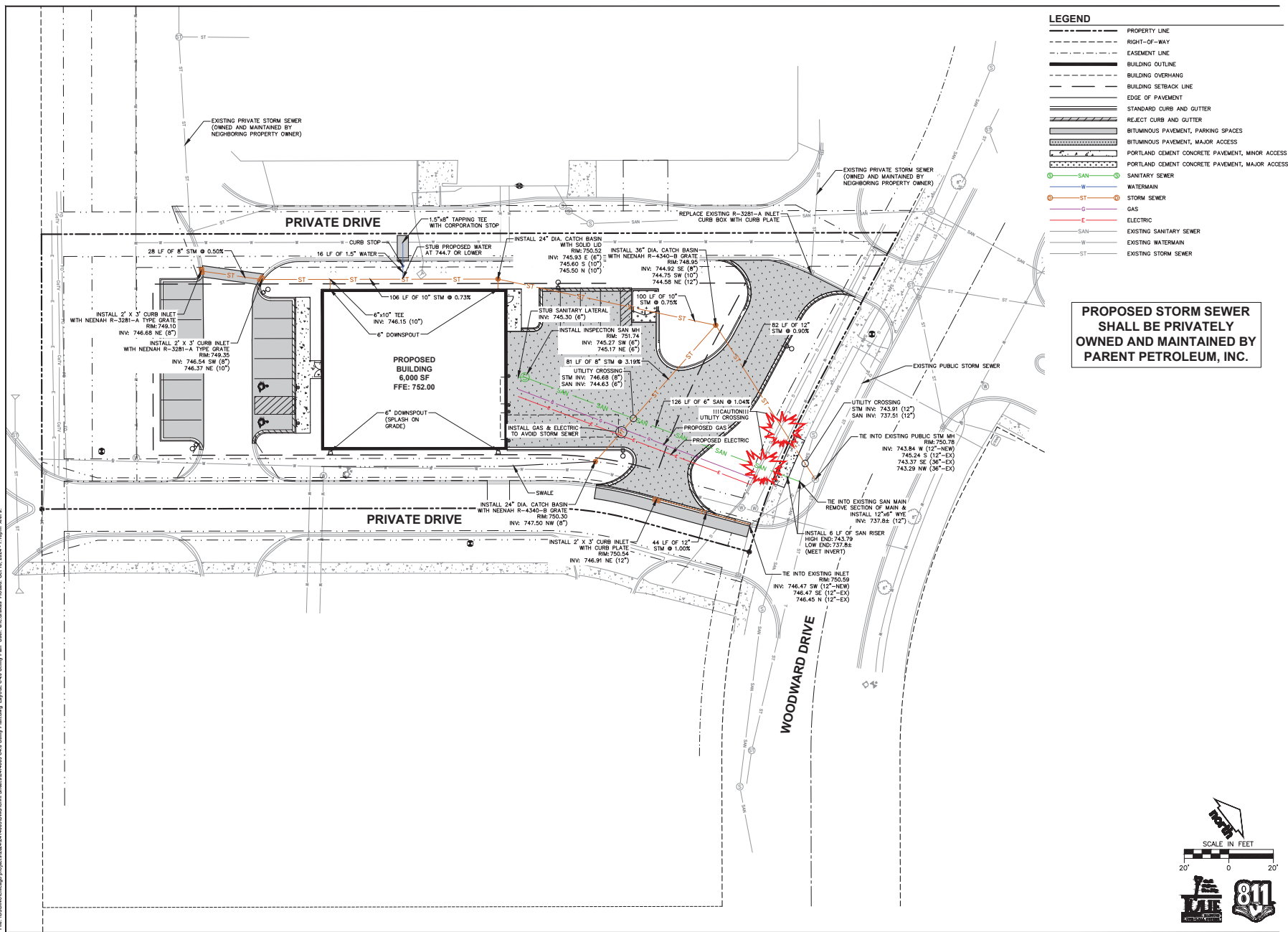
SHEET NUMBER:  
**C3.1**

JSD PROJECT NO: 24-14693




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File: JSD\CD\Chicago project\32624\46820965 Civil\Sheet\32624\46820965 C4.0 Utility Plan.dwg Layout: C4.0 Utility Plan User: ewd\ewd Date: Oct 16, 2024 - 1:18pm Xrefs:



**PROPOSED STORM SEWER  
SHALL BE PRIVATELY  
OWNED AND MAINTAINED BY  
PARENT PETROLEUM, INC.**

- LEGEND**
- PROPERTY LINE
  - RIGHT-OF-WAY
  - EASEMENT LINE
  - BUILDING OUTLINE
  - BUILDING OVERHANG
  - BUILDING SETBACK LINE
  - EDGE OF PAVEMENT
  - STANDARD CURB AND GUTTER
  - REJECT CURB AND GUTTER
  - BITUMINOUS PAVEMENT, PARKING SPACES
  - BITUMINOUS PAVEMENT, MAJOR ACCESS
  - PORTLAND CEMENT CONCRETE PAVEMENT, MINOR ACCESS
  - PORTLAND CEMENT CONCRETE PAVEMENT, MAJOR ACCESS
  - SAN - SANITARY SEWER
  - W - WATERMAIN
  - ST - STORM SEWER
  - G - GAS
  - E - ELECTRIC
  - W - EXISTING SANITARY SEWER
  - W - EXISTING WATERMAIN
  - ST - EXISTING STORM SEWER



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**CHICAGO REGIONAL OFFICE**  
1400 EAST TOLSON AVENUE, SUITE 215  
DES PLAINES, IL 60018  
P. 312.644.3379

CLIENT:  
**PARENT PETROLEUM, INC.**

CLIENT ADDRESS:  
30W180 BUTTERFIELD ROAD  
WARRENVILLE, IL 60555

PROJECT:  
**PARENT PETROLEUM  
DEVELOPMENT**

PROJECT LOCATION:  
3342 WEST MAIN STREET  
ST. CHARLES, IL  
KANE COUNTY

PLAN MODIFICATIONS:


#	Date	Description
1	06.04.24	REV. AUGMENT
2	10.18.24	CITY RESUBMITTAL
3		
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Designed By: EJD  
Reviewed By: SJB  
Approved By: PMP



SHEET TITLE:  
**UTILITY PLAN**

SHEET NUMBER:  
**C4.0**

JSD PROJECT NO: 24-14693



SCALE IN FEET



THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF JSD PROFESSIONAL SERVICES, INC.





1. THE LANDSCAPE CONTRACTOR SHALL COMPLY WITH ALL PROVISIONS AND DIRECTIONS OF THE SPECIFICATIONS.
2. THE LANDSCAPE CONTRACTOR SHALL PROTECT ALL WORK FROM DAMAGE BY OTHER TRADES. THE WORK IS COMPLETE AND ACCEPTED BY THE OWNER.
3. THE LANDSCAPE CONTRACTOR SHALL COORDINATE HIS WORK WITH ALL OTHER TRADES.
4. EXACT LOCATION OF ALL UNDERGROUND UTILITIES SHALL BE DETERMINED AND IDENTIFIED IN THE FIELD BY THE LANDSCAPE CONTRACTOR PRIOR TO COMMENCING WORK.
5. THE CONTRACTOR SHALL AVOID ALL EXISTING UTILITIES—UNDERGROUND AND OVERHEAD WHERE APPLICABLE. WHERE UNDERGROUND UTILITIES EXIST, FIELD ADJUSTMENTS SHALL BE MADE TO AVOID THEM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE IDENTIFIED WORK. THE LANDSCAPE CONTRACTOR ASSUMES ANY RESPONSIBILITY FOR DAMAGE TO UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING THE INDICATED PLANT MATERIAL.
6. ALL PLANT MATERIALS SHALL CONFORM TO THE LATEST EDITION OF AMERICAN STANDARD PRACTICE FOR THE IDENTIFICATION AND EVALUATION OF PLANT MATERIAL, LANDSCAPE ASSOCIATION, 230 SOUTHERN BUILDING, WASHINGTON D.C. 20005 (ANSI Z603).
7. ALL PLANTS OF THE SAME SPECIES SHALL BE OBTAINED FROM THE SAME NURSERY SOURCE.
8. THE LANDSCAPE CONTRACTOR SHALL STAKE THE LOCATION OF ALL TREES AND OTHER PLANT MATERIALS. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL LANDSCAPE ARCHITECT AND SHALL CHECK FOR CORRECT SPACING BEFORE PLANTING.
9. THE CONTRACTOR SHALL GIVE AT LEAST 48 HOURS NOTICE TO THE LANDSCAPE ARCHITECT OF ANY PLANTING OPERATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PLANTING OPERATIONS SO THAT THE LANDSCAPE ARCHITECT CAN BE PRESENT TO VERIFY PLANTING MATERIALS, PLANTING METHODS, HEIGHTS, SPACING, AND PLANTING LOCATION. PLANTING OPERATIONS GIVEN BY THE CONTRACTOR, HE ADDITIONAL REPLACEMENT PLANTS AS DIRECTED BY THE LANDSCAPE ARCHITECT, NO REPAIRS/REPLACEMENT PLANTS TO THE OWNER.
10. PLANTING OPERATIONS SHALL BE COMPLETED PRIOR TO THE START OF CONSTRUCTION AND PRIOR TO THE PLANTING OF LAWNS UNLESS OTHERWISE DIRECTED BY THE OWNER. IF PLANTING BEGINS OCCURS AFTER LAWN WORK, THE LANDSCAPE CONTRACTOR SHALL BORROW LAWN SEEDS AND PROVIDE REPAIR DAMAGE LAWN RESULTING FROM PLANTING OPERATIONS.
11. ALL PLANT MATERIAL SHALL BE PROPERLY REPAIR DAMAGE LAWN RESULTING FROM PLANTING OPERATIONS.
12. PRUNE BRANCH OR CROSS BRANCHING AT THE TIME OF PLANTING; DO NOT REMOVE CENTRAL LEADER.
13. FOR TREES PLANTED IN TURF AREAS, THE LANDSCAPE CONTRACTOR SHALL PROVIDE A 6" X 6" X 6" BRUSHED HARDWOOD BANK MULCH RING (ROUND EXISTING TURF) AT A MINIMUM OF 3" THICK (AFTER SETTLEMENT) WITH A CULTIVATED EDGE AT THE BASE OF THE TRUNK. MULCH SHALL BE APPLIED TO ALL PLANTING OPERATIONS. MULCH SHALL BE PLANTED. MULCH SHALL BE CONSIDERED INDICENT TO TREE PLANTINGS. INCLUDE BRUSHED HARDWOOD MULCH WITH PLANTING.
14. TREES SHALL BE SET IN TRUE, VERTICAL, ADJACENT AFTER PLANTING.
15. ALL PLANTINGS SHALL BE PLANTED PER THE LANDSCAPE PLAN, DETAILS AND SPECIFICATIONS. PLANTINGS NOT FOUND TO BE IN COMPLIANCE SHALL BE REPLANTED AND BE REPLACED AT THE ADDITIONAL EXPENSE TO THE LANDSCAPE CONTRACTOR.
16. ADJUST SHRUB, PERENNIAL, AND ADDITIONAL SPACING AS NECESSARY TO EVENLY FLIT PLANTING BEDS.
17. THE LANDSCAPE ARCHITECT OR OWNER RESERVES THE RIGHT TO SELECT PLANTS ON PLANTING MATERIALS. PLANTS PLANTED IN PLANTING BEDS, SELECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM SITE.
18. IN CASE OF DISCREPANCIES BETWEEN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICATE.
19. WHERE PLANTING BEDS ARE PLANTED IN TURF AREAS, THE CONTRACTOR SHALL PROVIDE A 6" X 6" X 6" BRUSHED HARDWOOD BANK MULCH RING (ROUND EXISTING TURF) AT A MINIMUM OF 3" THICK (AFTER SETTLEMENT) WITH A CULTIVATED EDGE AT THE BASE OF THE TRUNK. MULCH SHALL BE APPLIED TO ALL PLANTING OPERATIONS. MULCH SHALL BE PLANTED. MULCH SHALL BE CONSIDERED INDICENT TO TREE PLANTINGS. INCLUDE BRUSHED HARDWOOD MULCH WITH PLANTING.
20. AN APPROVED GRANULAR ORGANIC PEST-EMERGENT HERBICIDE SHALL BE APPLIED TO ALL PLANTING BEDS AT A RATE SPECIFIED BY MANUFACTURER FOR EACH PLANT VARIETY.
21. THE LANDSCAPE CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT INJURY TO ALL PLANT MATERIAL DURING DIGGING, HANDLING, PLANTING, AND TRANSPLANTING OPERATIONS. THE CONTRACTOR SHALL NOT DELIVER ANY PLANTS THAT CANNOT BE PLANTED WITHIN FIVE (5) WORKING DAYS.
22. FOR ALL GROUNDCOVERS, ROTILLTOP, 2" OF PHAGNUM PEAT INTO TOSPOIL TO A DEPTH OF 6" TO YIELD A HOMOGENEOUS MIXTURE OF TOSPOIL AND PEAT.
23. GROUNDCOVER AREAS SHALL ONLY RECEIVE 1/2" OF SHREDED HARDWOOD MULCH (NO FIBROUS MULCH). PLANTING BEDS SHALL RECEIVE 3" OF SHREDED HARDWOOD MULCH.
24. BERMS AND LANDFORMS SHOWN ARE APPROXIMATE ONLY. THE CONTRACTORS SHALL UTILIZE EXISTING SLOPES AND TOSPOIL. THE CONTRACTOR SHALL GRADE AS SHOWN. THE CONTRACTOR SHALL BE AWARE OF SUCH QUANTITIES PRIOR TO SUBMITTING THE BID.
25. ALL EXCAVATED TOSPOIL SHALL BE RE-USED BY THE CONTRACTOR OR IF THE CONTRACTOR IS NOT ABLE TO RE-USE THE TOSPOIL, THE CONTRACTOR SHALL SITE IN AN AREA DESIGNATED BY THE OWNER FOR RE-USE BY THE CONTRACTOR PRIOR TO REMOVAL OF TOSPOIL.
26. ALL DISTURBED AREAS SHALL RECEIVE 6" MINIMUM OF TOSPOIL (COMPACTED). LANDSCAPE CONTRACTOR TO COORDINATE THEIR WORK WITH OTHER TRADES REGARDING DISTURBED AREAS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING TO THE TOSPOIL NECESSARY TO MEET FINISH GRADE.
27. THE CONTRACTOR SHALL FERTILIZE AND MAINTAIN THE GROWTH OF LOCAL PLANTS. THE CONTRACTOR SHALL BE CAPABLE OF SUSTAINING WOODSPLANT GROWTH AND FREE OF PLUG LAMPS, TOSPOIL, NOXIOUS WEEDS OR OTHER FOREIGN MATTER SUCH AS STONKS, ROOTS, ROCKS, AND EXTENDED PLUGS FOR SETTLEMENT.
28. SLOPE TO RANGE BETWEEN 5.5 AND 7.5.
29. FINE GRADE, FERTILIZE, AND SEED ALL DISTURBED AREAS WITHIN THE CONSTRUCTION LIMITS. THE CONTRACTOR SHALL BE CAPABLE OF SUSTAINING WOODSPLANT GROWTH AND FREE OF PLUG LAMPS, TOSPOIL, NOXIOUS WEEDS OR OTHER FOREIGN MATTER SUCH AS STONKS, ROOTS, ROCKS, AND EXTENDED PLUGS FOR SETTLEMENT.
30. ALL TURF AREAS SHALL BE COMPLETED AND PLANT, NOT POND NOR PUDDLE. ALL TURF AREAS SHALL RECEIVE 6"

30. DURING LANDSCAPE WORK, KEEP PAVED AREAS CLEAN AND WORK AREAS IN AN ORDERLY MANNER. REMOVE ALL DEBRIS FROM THE JOB SITE ON A DAILY BASIS.
31. ALL PLANT MATERIAL SHALL BE FULLY GUARANTEED FOR ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE. DEAD OR UNHEALTHY PLANTS SHALL BE REPLACED AS SOON AS POSSIBLE AT EQUAL OR BETTER QUALITY. THE REPLACEMENT SHALL BE OF THE SAME "EQUALITY" WILL REST WITHIN THE SOLE JUDGEMENT OF THE LANDSCAPE ARCHITECT.
32. LANDSCAPE MATERIALS WILL BE MAINTAINED IN GOOD CONDITION, PRESENT A HEALTHY, NEAT, AND ORDERLY APPEARANCE, AND BE KEPT FREE OF REFUSE AND DEBRIS. UNDESIRABLE PLANTS SHALL BE REMOVED AND REPLACED WITHIN 60 DAYS OF NOTIFICATION, UNLESS AN EXTENSION IS APPROVED.
33. DORMANT SEED IN NOVEMBER WHEN GROUND IS NOT FROZEN, YET COLD ENOUGH SO THAT SEEDS WILL NOT BE WASHED AWAY BY RAIN. SEEDS SHALL BE REPLACED AND EASILY BE INCORPORATED INTO THE FIRST HALF-INCH OF THE SURFACE. WATER RAINFALL SHALL BE USED TO INCORPORATE SEEDS INTO THE SOIL.
34. THE LANDSCAPE CONTRACTOR SHALL SUBMIT PHOTOGRAPHS OF ALL TAGGED PLANT MATERIAL PRIOR TO PURCHASE FOR APPROVAL BY THE OWNER/LANDSCAPE ARCHITECT.
35. THE CONTRACTOR SHALL MAINTAIN ALL NEWLY SEEDD AREAS UNTIL SUBSTANTIAL COMPETITIVE VEGETATION IS RETURNED TO THE OWNER. SEE ALSO SPECIFICATIONS FOR SEEDING METHODS.

1. DIG HOLE NO DEEPER THAN FLASE OF ROOT BALL TO BE SET ON UNDISTURBED SOIL UNLESS COMPACTED AGGREGATE STONE REMAINS FROM SITE EXCAVATOR. REMOVE REMAINING AGGREGATE STONE UNTIL SOIL LAYER IS REACHED.
2. TREE PIT DIAMETER SHALL BE AT LEAST TWO-TIMES ROOT BALL DIAMETER IN ALL DIRECTIONS. SLOPE SIDES OF TREE PIT FROM PROPOSED GRADE TO BOTTOM OF ROOT BALL IN ALL DIRECTIONS.



3  
L2.0

4 PERENNIAL/ORNAMENTAL GRASS  
L2.0 NTS

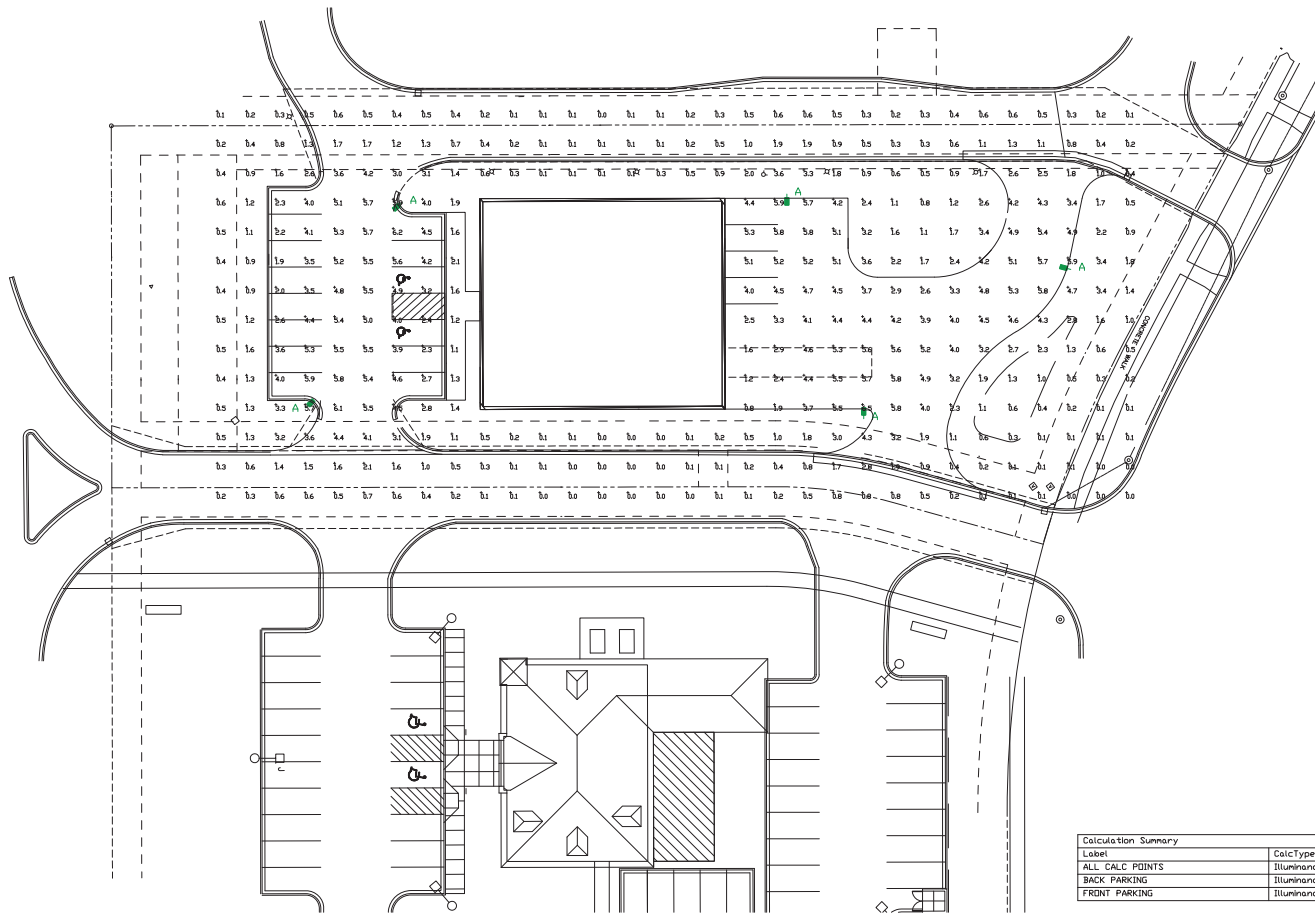
NOTE:

1. DIG HOLE NO DEEPER THAN BASE OF ROOT BALL TO FLARE. ROOT BALL TO BE SET ON UNDISTURBED SOIL UNLESS COMPACTED AGGREGATE STONE REMAINS FROM SITE EXCAVATOR. REMOVE REMAINING AGGREGATE STONE UNTIL SOIL LAYER IS REACHED

2 EVERGREEN TREE  
2.0 NTS


5 NATURAL SPADE EDGE  
L2.0 NTS

JSD PROJECT NO:



For quotes, please contact  
WALSH, LONG & CO  
[quotes@walshlong.com](mailto:quotes@walshlong.com)

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
ALL CALC POINTS	Illuminance	Fc	2.03	6.5	0.0	N/A	N/A
BACK PARKING	Illuminance	Fc	4.25	6.5	0.8	5.31	8.13
FRONT PARKING	Illuminance	Fc	4.35	6.2	1.9	2.29	3.26

Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Description	Mounting Height	LLD	LLF	Ann. Lum. Lumens	Ann. Watts
	5	A	Single	MRS-LED-18L-SIL-FT-50-70CRI-SINGLE	18' POLE+2' BASE	1.000	1.000	16890	135

Drawing scaled or converted from PDF file or scanned / submitted image. Dimensions are approximate.

Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine the applicability of the layout to existing or future field conditions.

This lighting plan represents illumination levels calculated from laboratory data taken under controlled conditions in accordance with The Illuminating Engineering Society (IES) approved methods. Actual performance of any manufacturer's luminaires may vary due to changes in electrical voltage, tolerance in lamps/LEDs and other variable field conditions. Calculations do not include obstructions such as buildings, curbs, landscaping, or any other architectural elements unless noted. Fixture nomenclature noted does not include mounting hardware or poles. This drawing is for photometric evaluation purposes only and should not be used as a construction document or as a final document for ordering product.

Total Project Watts  
Total Watts = 675



LIGHTING PROPOSAL LD-159957

PARENT PETROLEUM  
ROUTE 64 WEST MAIN STREET  
ST. CHARLES, IL

DATE: 04-08-24 REV: SHEET 1 OF 1  
SCALE: 1"=20' 0 20

# WEEKLY DEVELOPMENT REPORT

CITY OF ST. CHARLES COMMUNITY DEVELOPMENT DEPARTMENT

NOVEMBER 15, 2024



CITY OF  
ST. CHARLES  
ILLINOIS • 1834

## DEVELOPMENT APPLICATIONS –

ZONING OR SUBDIVISION APPLICATIONS REQUIRING CITY COUNCIL AND/-OR PLAN COMMISSION REVIEW OR APPROVAL

DEVELOPMENT NAME AND LOCATION	PENDING ZONING OR SUBDIVISION APPLICATIONS	PLAN COMMISSION REVIEW DATE	PLANNING & DEVELOPMENT CMTE. REVIEW DATE	CITY COUNCIL ACTION DATE	STATUS
<b>Emblem St. Charles</b> Bricher Commons behind Meijer Residential concept for 72 townhomes, 288 apartments (EJ)	<ul style="list-style-type: none"> <li>• Concept Plan</li> </ul>	Discussed 10-22-24	<b>Discussed</b> <b>11-11-24</b>		<b>Concept Plan process complete.</b>
<b>Munhall Glen PUD</b> Amend PUD to allow 10' rear yard porch encroachment (EJ)	<ul style="list-style-type: none"> <li>• Special Use (PUD Amendment)</li> </ul>	PH held and closed, approved 10-22-24	<b>Approved</b> <b>11-11-24</b>	<b>Scheduled</b> <b>11-18-24</b>	
<b>River 504 – Brownstone PUD</b> NE corner of 1 <sup>st</sup> & Prairie St. 8 townhome units (EJ)	<ul style="list-style-type: none"> <li>• Concept Plan</li> </ul>	Discussed 10-22-24	<b>Discussed</b> <b>11-11-24</b>		<b>Concept Plan process complete.</b>
<b>Space Self Storage</b> NW corner W Main & Cardinal Dr Self-storage facility in Corporate Reserve PUD (EJ)	<ul style="list-style-type: none"> <li>• Special Use (PUD Amendment)</li> <li>• PUD Preliminary Plan</li> </ul>	<b>PH scheduled</b> <b>12-3-24</b>			<b>Resubmittal received, under review.</b>
<b>Parent Petroleum, 3342 W Main St.</b> Office building in Foxwood PUD (EJ)	<ul style="list-style-type: none"> <li>• PUD Preliminary Plan</li> </ul>	Scheduled 11-19-24			
<b>St. Charles Heights, 873-885 Geneva Rd.</b> 3-lot single-family subdivision (EJ)	<ul style="list-style-type: none"> <li>• Preliminary/Final Plat of Subdivision</li> </ul>				Revisions on resubmittal required prior to review.

**GENERAL AMENDMENT APPLICATIONS - TEXT AMENDMENTS TO THE ZONING ORDINANCE**

APPLICATION	APPLICATION FILED BY	PLAN COMMISSION REVIEW DATE	PLANNING & DEVELOPMENT CMTE. REVIEW DATE	CITY COUNCIL ACTION DATE	STATUS
<b>Permanent Motor Vehicle Storage – BC District</b>	Sled Gardens, LLC	PH scheduled 11-19-24			

**FINAL PLATS OF SUBDIVISION – PLATS SUBMITTED FOR CITY COUNCIL APPROVAL AND RECORDING**

DEVELOPMENT NAME AND LOCATION	PLAN COMMISSION REVIEW DATE	PLANNING AND DEVELOPMENT CMTE. REVIEW DATE	CITY COUNCIL APPROVAL DATE	FINAL PLAT RECORDING DEADLINE	STATUS
<i>None currently under review.</i>					

**BUILDING PERMIT PROJECTS -**

NEW BUILDINGS, MAJOR ADDITIONS, OR SITE DEVELOPMENT PROJECTS REQUIRING ADMINISTRATIVE DESIGN REVIEW

DEVELOPMENT NAME AND LOCATION	PROJECT DESCRIPTION	STATUS
<b>218 Indiana Ave.</b>	2 residential units and commercial space	Permit issued, under construction.
<b>Prairie Centre- Residential B-1</b> 2065 Marlowe Blvd.	75-unit residential building	Permit issued, construction underway.
<b>Audi Parking Lot Expansion</b> Pine Ridge Park Lot 17	PUD Plan approved by City Council Vehicle storage lot west of Audi dealership	Permit issued, construction underway.
<b>Chipotle</b> 3790 E Main St.	PUD Plan approved by City Council Restaurant with drive-thru pickup on Charlestown Mall outlot	Approved, updated plans and financial guarantee to be provided.
<b>Fox Haven Square</b> 502 N. Kirk Rd.	PUD Plan approved by City Council Site Development permit for retail/restaurant/pickle ball project, located south of Jewel	Revised Site Development/engineering plans under review. Building #1- Revised plans under review. Site mass grading approval issued. <a href="#">Plat of Easement approved by P&amp;D 11/11; Scheduled for Council approval 11/18</a>
<b>Compact Industries</b> 420 37 <sup>th</sup> Ave.	32,338 sf Industrial building addition	Comments provided, plans to be resubmitted.



DEVELOPMENT NAME AND LOCATION	PROJECT DESCRIPTION	STATUS
<b>“Save”ty Yellow Products</b> 3550 Legacy Blvd	22,845 sf Industrial building warehouse and office addition	Permit issued, under construction PUD Minor Change approved at City Council on 10/7.
<b>Whole Foods Market</b> 300 S. 2 <sup>nd</sup> St.	Conversion of Blue Goose store – Owner interior/exterior alteration, Construction of expanded parking lot, store buildout by Whole Foods	Parking lot and sidewalk complete, public parking open. Interior remodel permit issued, construction underway. Store opening planned for Spring 2025.
<b>Pheasant Run Industrial – Bldg. B</b> 265 Pheasant Run Drive	300,000 sf Industrial Warehouse Building	Under construction.
<b>The Learning Experience</b> 2435 W Main St.	Daycare facility on lot west of Buona Beef	Building Permit issued, under construction.
<b>Charlestowne Lakes</b> South of Foxfield Dr. at King Edward Ave.	PUD Plan approved by City Council 105 townhome & 62 duplex units	Site infrastructure (stormwater, utilities, streets) complete. Building construction underway. Permits issued for 72 units.
<b>1023 W. Main St.</b> Gas Station Redevelopment	PUD Plan approved by City Council. New convenience store building and gas pump canopy	Under construction. Nearing completion, final inspections underway.
<b>1416 Indiana Ave. – Indiana Place</b> NEC S. 13th & Indiana Aves.	Lamp Factory building- Former Crystal Lofts project. Renovation of existing building into 15 residential units.	Temporary Occupancy issued.
<b>McGrath Kia Dealership</b> 4085 E. Main St.	PUD Plan approved by City Council	Temporary Occupancy issued.
<b>Springs at St. Charles</b> North side of Smith Rd at Pheasant Run Trl.	PUD Plan approved by City Council 320 apartment units within 16 buildings; clubhouse; garages; maintenance building	5 buildings remaining to complete. Lift Station accepted 11/4.
<b>Prairie Centre- Residential F1</b> 1920 McThurstan Ct.	PUD Plan approved by City Council 51-unit residential building	Temporary Occupancy issued. Site engineering issues outstanding.
<b>Munhall Glen</b> West of Munhall Ave. at Tyler Rd.	PUD Plan approved by City Council 50-lot single-family subdivision	Under construction.
<b>1 E. Main St. (former BMO Harris)</b>	Interior and exterior building renovation for first floor restaurant use, upper floor residential use	Floodproofing documentation for basement resubmitted, under review.
<b>Brooke Toria (Smith Rd. Estates)</b> N of Smith Rd. at Pheasant Trail	PUD Plan approved by City Council 16-lot Single family subdivision	Site infrastructure complete, building permits have been issued for all lots. Developer completing final subdivision improvements.