AGENDA CITY OF ST. CHARLES PLAN COMMISSION CHAIR PETER VARGULICH

TUESDAY, AUGUST 6, 2024 - 7:00 P.M. COUNCIL CHAMBERS 2 E. MAIN ST., ST. CHARLES, IL 60174

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

Chair Peter VargulichJeffrey FunkeDave RosenbergLaurel MoadColleen WieseGary GruberGina LawsonZachary EwoldtJohn Fitzgerald

Auditory Members - Holly Cabel, St. Charles Park District

Paul Gordon, School District #303

- 3. Pledge of Allegiance
- 4. Presentation of minutes of the June 4, 2024 meeting of the Plan Commission
- 5. Compact Industries, Inc., 420 S. 37th Ave (CAGE Engineering Inc.)
 Land Banked Parking Request
- **6.** Prairie Centre Resubdivision #4 (Shodeen Construction Company LLC) Application for Minor Subdivision Final Plat
- 7. Chipotle, 3790 E Main Street, Charlestowne Mall PUD (SC Out Parcels One LLC)
 Application for PUD Preliminary Plan
 Application for Minor Subdivision Final Plat
- 8. Audi Parking Expansion, Pine Ridge Park PUD Lot 17 (Jason Dutkovich, CVG Architects, Inc.)

Application for PUD Preliminary Plan

9. The Oaks Lots 7-12, Fox Glad PUD (Palano Property Group LLC)

Application for PUD Preliminary Plan

10. General Amendment (City of St. Charles)

Misc. Updates to Title 17 "Zoning"

- a. Public Hearing
- b. Discussion and Recommendation
- 11. Public Comment

12. Additional Business from Plan Commission Members or Staff

13. Weekly Development Report

14. Meeting Announcements

a. Plan Commission
 Tuesday, August 20, 2024 at 7:00pm Council Chambers
 Wednesday, September 4, 2024 at 7:00pm Council Chambers
 Tuesday, September 17, 2024 at 7:00pm Council Chambers

Planning & Development Committee
 Monday, August 12, 2024 at 7:00pm Council Chambers
 Monday, September 9, 2024 at 7:00pm Council Chambers

15. 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. 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).

	PLAN COMMISSION AGENDA ITEM EXECUTIVE SUMMARY						
	Project Title/Address:	Land Bank Parking Request – Compact Industries, 420 37 th Ave.					
ARK.	City Staff:	Rachel Hitzen	nann, Planner				
ST. CHARLES	PUBLIC HEARING	MEETING 8/6/24 X					
APPLICATION:		N/A					
ATTACHMENT	S AND SUPPORTING DO	DCUMENTS:					
Letter dated 7/1/24		Plans					
CIMANA DV.	_		_				

The City has received a request to allow land banking of required parking spaces in the M-2 Limited Manufacturing District. The request was submitted by Bradley Hovanec, CAGE Engineering, Inc. representing Compact Industries, Inc.

A building addition, modified site circulation and new parking areas are proposed for the Compact Industries Inc. facility at 420 37th Ave. The plan includes retaining an existing 42,589 sf building and constructing a 33,721 sf addition. Off-street parking areas are proposed on the lot to the south of the building. The total parking requirement for the building with the new addition is 76 spaces (1 space per 1,000 sf of gross floor area). Proposed is to construct 58 parking spaces with the remaining 18 required spaces identified on the plans for future construction, if needed. This constitutes 24% of the parking requirement.

Section 17.24.110 of the Zoning Ordinance allows up to 25% of the parking requirement for Warehouse/Distribution uses in the M-2 district to be land banked for future construction. The land parking request requires a recommendation from the Plan Commission and approval by City Council.

Per Section 17.24.110, the petition is to present a study that demonstrates:

- a. The number of parking spaces may be reduced without affecting the ability to adequately accommodate vehicles for employees, business-owned vehicles, vehicles for visitors, and all other vehicles necessary for the business, and provide adequate spaces during an overlap of employee shifts.
- b. Land banked parking shall not cause a shortage of parking for other uses located in the area.

The petition must also submit a Land Bank Parking Plan which includes the following elements:

- a. Depiction of the full number of parking spaces required for Manufacturing, Light & Heavy, and Warehouse/Distribution uses.
- b. A detailed floor plan depicting the layout of all proposed and future manufacturing/warehouse areas.
- c. Depiction of the interim use of the land banked area.
- d. Acknowledgement that the land banked parking area shall satisfy all applicable sections of the City Code.
- e. Acknowledgement that the associated stormwater management systems are designed and constructed to accommodate all land banked spaces.

The applicant's letter provides a response to these items. The submitted plans depict the spaces to be constructed now (57) and that there is adequate space to construct the remaining required parking should the need arise. In the interim, the area will be grass.

The Code stipulates that the land banked parking approval apply only to the specific business for which the study was conducted. The City may require the business owner to construct the land banked parking facility if there a shortage of parking is identified on the property. Continued on the next page.

SUGGESTED ACTION:

Review the Land Bank Parking Request letter and plans. Determine whether the information submitted demonstrates the following, per Section 17.24.110:

- a. The number of parking spaces may be reduced without affecting the ability to adequately accommodate vehicles for employees, business-owned vehicles, vehicles for visitors, and all other vehicles necessary for the business, and provide adequate spaces during an overlap of employee shifts.
- b. Land banked parking shall not cause a shortage of parking for other uses located in the area.



July 1, 2024

Ms. Rachel Hitzemann City of St. Charles - City Planner 2 E. Main Street St. Charles, IL 60174 rhitzemann@stcharlesil.gov

RE: Compact Industries Expansion (420 37th Ave.) - Land Banked Parking Request

Dear Ms. Hitzemann,

On behalf of the property owner, Compact Industries, Inc., please accept this letter as a formal request for your review and consideration to allow Land Banked Parking with the Compact Industries Expansion located at 420 37th Ave. Also included in the submittal is a Land Banked Parking Plan (LB-1) and a Floor Plan (A3.0).

The property currently consists of a ±42,589 SF warehouse building with associated truck docks, 27 passenger vehicle parking spaces (including 2 ADA spaces), stormwater management basin, and underground utilities.

We are proposing to expand the warehouse building by $\pm 32,338$ SF, which will bring the total building size to $\pm 74,927$ SF. The building expansion will include additional truck docks and passenger vehicle parking spaces.

In accordance with section 17.24.110.C of the St. Charles Code of Ordinances, we are requesting consideration from the Plan Commission and City Council to allow Land Banked Parking on the M-2 zoned property with the proposed expansion. Below is a parking summary, including the requested land banked parking spaces for future consideration:

Required Parking for Warehouse Use Required Parking for Total Proposed Building

Requested Land Banked Parking Spaces Proposed Parking Spaces = 1 Space per 1,000 SF

= 74,927 SF x 1 Space per 1,000 SF

= 75 Spaces

= 18 Spaces (24% of Required)

= 57 Spaces

Upon discussions with the applicant and owner, Compact Industries, Inc., the building is intended to operate as a warehouse for the dried powder products that Compact Industries packages. Following the expansion, they expect between 3 to 5 employees to be working at the building at once, and there are not expected to be any visitors. The 57 spaces that are proposed after the Land Banked Parking reduction should be more than enough to accommodate the expected employees.

The above explanation demonstrates that the following requirements are met:

- 1. The number of parking spaces may be reduced without affecting the ability to adequately accommodate vehicles for employees, business-owned vehicles, vehicles for visitors, and all other vehicles necessary for the business, and provide adequate space during an overlap of employee shifts.
- 2. Land banked parking shall not cause a shortage of parking for other uses located in the area.

Additionally, please accept this as a formal acknowledgement from the property owner and petitioner, Compact Industries, Inc., of the following:

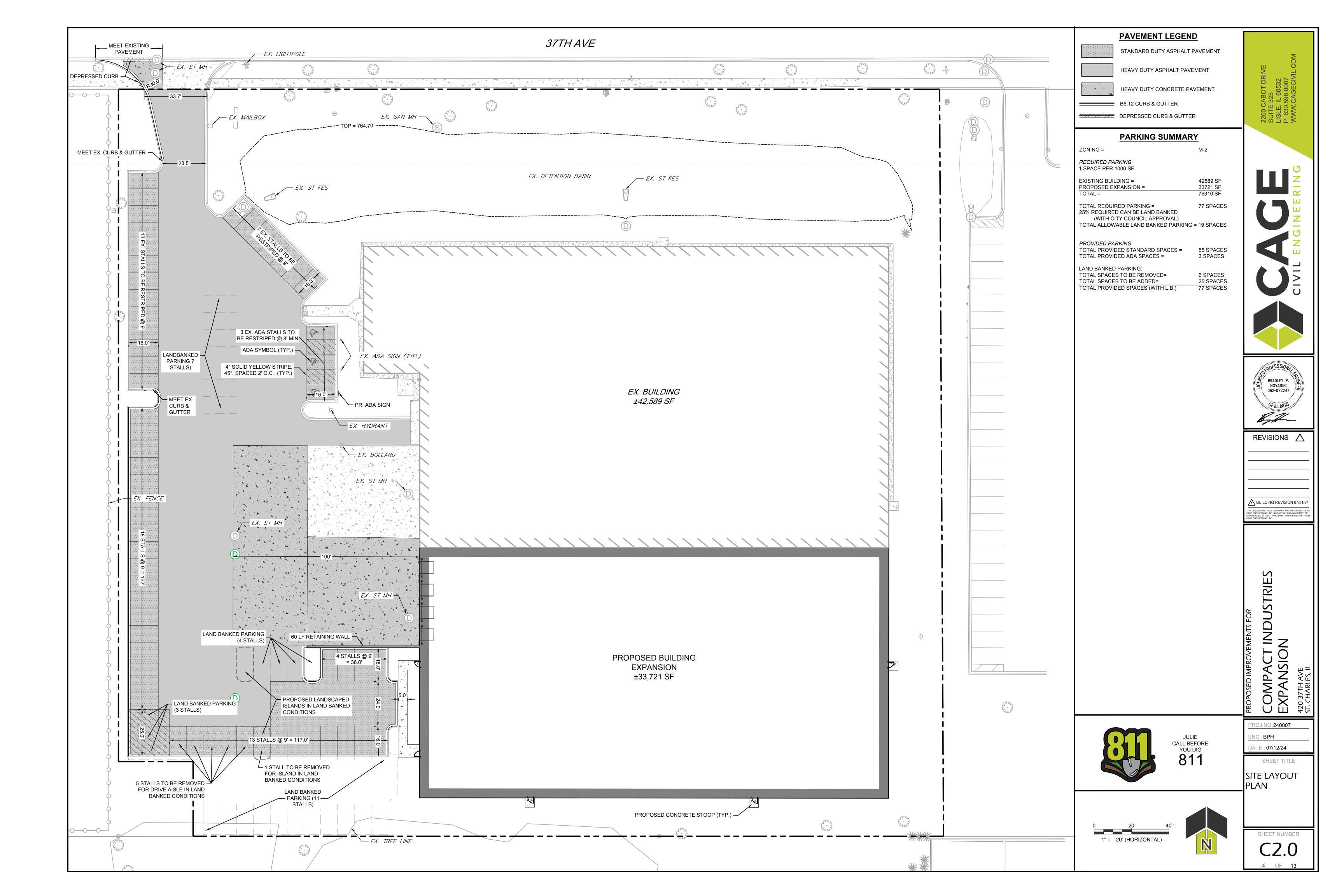
- 1. The land banked parking area shall satisfy all applicable sections of the City Code.
- 2. The associated stormwater management systems are designed and constructed to accommodate all land banked spaces.

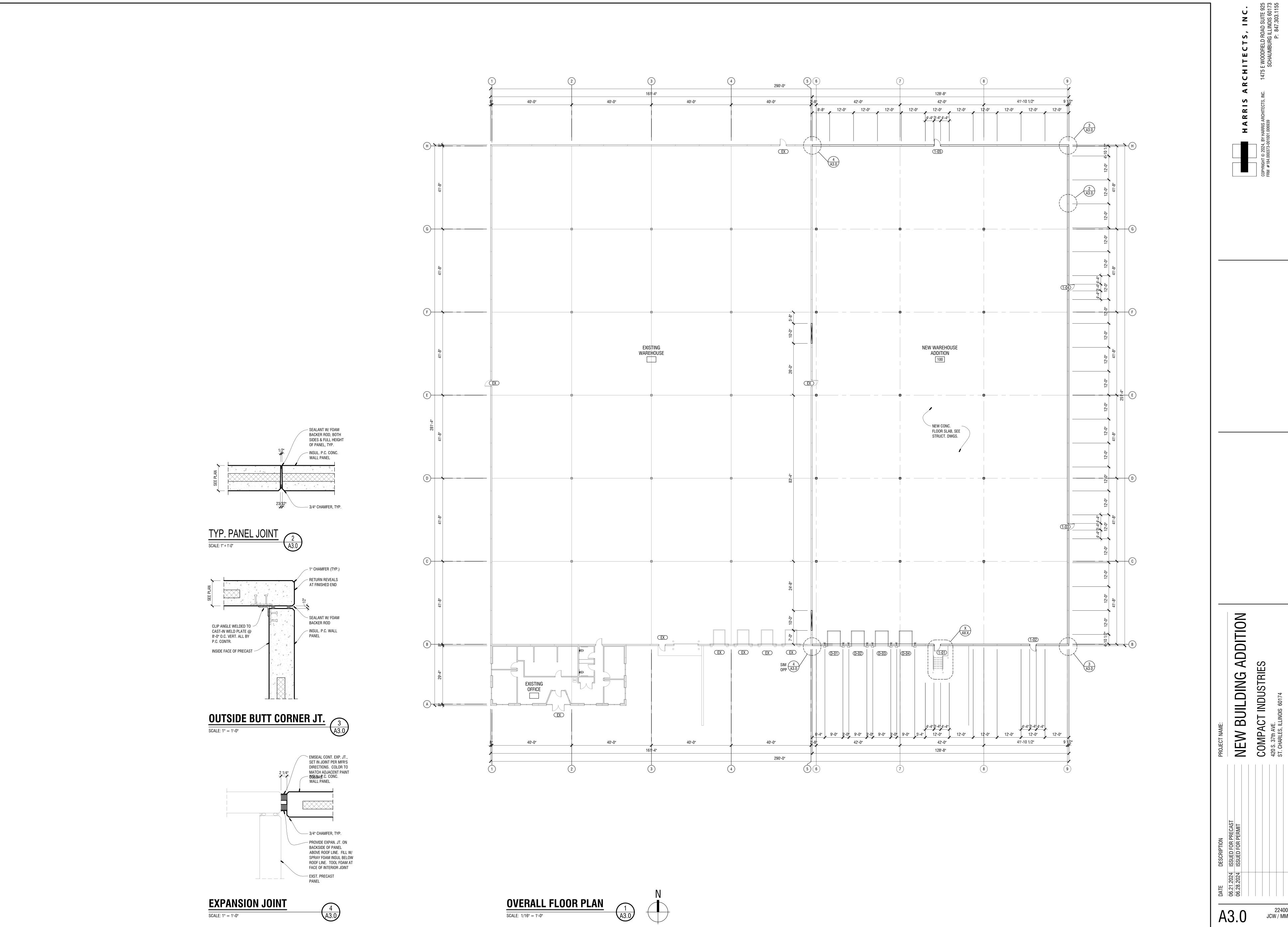
Please do not hesitate to reach out to us at bhovanec@cagecivil.com or 630.598.0007 if you have any questions upon your review. Thank you in advance for your consideration.

Bradley Hovanec, P.E.

Project Manager

CAGE Engineering, Inc.





JCW / MMF

Prairie Centre - 4th Resubdivision



Staff Report Plan Commission Meeting – August 6, 2024

Applicant:	Shodeen
	Construction
	Company, LLC
Property	Towne Centre
Owner:	Equities, LLC
Location:	Prairie Centre PUD,
	Rt. 38 & Randall Rd.
Purpose:	Approval of a plat
	of resubdivision
Application:	Minor Subdivision
Public Hearing:	Not required
Zoning:	BR Regional
-	Business / PUD
Current Land	Development site,
Current Land Use:	
	Development site,
Use:	Development site, partially completed
Use: Comprehensive	Development site, partially completed Corridor/Regional

Prairie St. Prairie St. Subject Property

Subject Property

Summary of Proposal:

Shodeen is developing Prairie Centre, a residential and mixed-use redevelopment of the former St. Charles Mall property on Rt. 38. The project is under construction. As the project is developed, Shodeen has been resubdividing the property to create individual parcels for buildings or other uses, as anticipated under the PUD approval. This is the fourth resubdivision.

Info / Procedure on Application:

- Final Plat is the actual plat document that will be recorded with the County to formally create new lots, dedicate streets, and provide easements, etc.
- Recommendation is based on compliance with all other code requirements (including Zoning & Subdivision Codes). Staff has provided an analysis in the Staff Report.
- A public hearing is not required for this type of application.
- No findings of fact are applicable to this application.

Suggested Action:

- Review the Final Plat of Subdivision.
- Staff has found the application materials to be complete and the Final Plat to be in compliance with the applicable PUD ordinance standards.
- Staff recommends approval of the Final Plat of Subdivision, subject to resolution of all staff comments prior to City Council action.

Staff Contact: Ellen John

Ellen Johnson, Planner

I. PROPERTY INFORMATION

A. History / Context

In March 2017, the City approved the Prairie Centre PUD. Prairie Centre is a redevelopment project that includes commercial, mixed use and residential buildings, specifically:

- 670 residential units (609 units, plus 61 units as a "density bonus" for providing affordable residential units within the project)
- A range from 80,000 to 116,000 square feet of commercial uses (depending on whether certain buildings are mixed use or residential only)

The following items were approved by the Prairie Center PUD ordinance, #2017-Z-5:

- Special Use for Planned Unit Development (PUD) to establish zoning and development standards for the project. The PUD approval granted deviations to the underlying BR Regional Business District zoning. The deviations related to permitted and special uses (to allow residential use), bulk requirements for buildings, building design requirements, landscaping requirements and off-street parking requirements.
- PUD Preliminary Plan approval of the overall site layout, preliminary engineering plans, partial building architectural elevations, and a partial landscape plan. A preliminary plat of subdivision was also approved.

Project Phasing

The Subdivision and Phasing Section of the PUD Ordinance, beginning on page 16, outlines the process for the review and approval of a Final Plat of Subdivision for the property. In summary:

- The property is to be initially platted in its entirety, with blanket access and utility easements over the entire site.
- Individual building lots within the site may be proposed as determined by the developer.
- No internal streets need to be designated.
- The developer may phase the project based upon market demand, however the following must be part of the initial development phase:
 - o Rerouting of sanitary sewer exiting the site, per the engineering plans.
 - Installation of stormwater detention areas.
 - Construction of the north-south boulevard from Rt. 38 to Prairie Street (provided that the completion of the northern portion may be deferred until the adjacent buildings are constructed.)

B. Project Status

Past Activity:

- The Final Plat of the entire site was recorded in April 2018.
- The primary north-south and east-west boulevards through the site have been constructed with associated landscaping installed.
- Stormwater detention has been installed.
- Anthony Place, an affordable senior apartment building, was completed in 2020.
- Residential Buildings F2, C1, C2, E, D1 and D2 have been completed.
- Mixed Use Building D1 has been completed.
- Clubhouse, pool and private common areas have been completed.
- Plats of Resubdivision have been approved to create lots for the completed buildings (Resubdivision No. 1, No. 2, No. 3, No. 5)
- Administrative Approval was granted in 2023 to allow combination of Residential Building B1 and Mixed-Use Building B1 into a single Residential building.

 Resubdivision No. 4 was previously reviewed by Plan Commission and P&D Committee in 2021. The Plat did not move forward for City Council approval at that time due to ongoing discussions between the developer at the St. Charles Park District regarding the park site dedication.

Remaining Activity:

- Construction of Residential B1.
- Construction of Mixed Use D2 & D3.
- Construction of retail/restaurant outlots along Rt. 38 (6 buildings are contemplated).
- Construction of Mixed Use B2 & B3 (north end; fronting Prairie Street).
- Resubdivision to create lots for the above listed buildings.
- Residential F1 is under construction.

II. PROPOSAL & ANLAYSIS

Shodeen Construction Company LLC, developer of Prairie Centre, has submitted an Application for Minor Subdivision – Final Plat requesting approval of St. Charles Prairie Centre Resubdivision No. 4. This resubdivision is related to Building B1 and the planned park site to be donation to the St. Charles Park District. The following Lots are proposed:

- Lot 15A: Residential Building B1 site.
- Lot 18: A remnant parcel of Wright Boulevard (private street), which will be owned by the developer/owner's association.
- Lot 19: The Park District dedication site. The property boundaries are based on requests from the St. Charles Park District that the dedication site exclude 1) any property within the high-water line of the adjacent stormwater detention basin, and 2) the private street or street parking adjacent to the site.
- Lot 20: Stormwater detention parcel, to be owned by the developer/owner's association.

Existing blanket utility and access easements will remain over the property. No new utility or access easements are required.

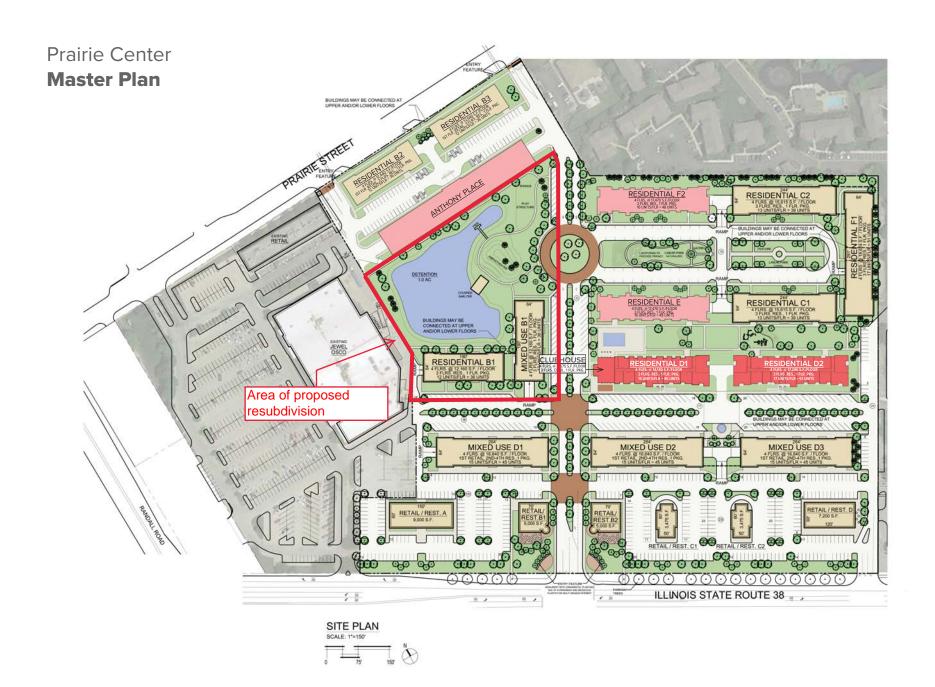
A 30' Construction, Grading and Building Maintenance Easement is shown on Sheet 2, however according to the applicant, that is no longer proposed and will be removed from the plat.

III. SUGGESTED ACTION

Staff recommends approval of the Final Plat of Subdivision.

IV. ATTACHMENTS

- Site Plan for reference
- Minor Subdivision Final Plat Application (received 7/30/24)
- Plat of Resubdivision
- PUD ordinance excerpt



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



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

MINOR SUBDIVISION - FINAL PLAT APPLICATION

For City Use

Project Name: Project Number: Prairie Centre Resubdivision No. 4

2024 -PR-011

Cityview Project Number: PLMS 20a400024

RECEIVED

JUL 8 0 2024

City of St. Charles Community Development

- File this application to request approval of a Minor Subdivision Final Plat.
- Per City Code Section 16.04.040, a Minor Subdivision must meet the following criteria:
 - 1) Compliance with subdivision design standards in the City Code; 2) No more than 4 lots; 3) No public utility extensions or new streets are required to serve the subdivision; 4) No stormwater detention is required to serve the subdivision; 5) All lots meet minimum zoning standards.
- 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 Final Plat will be scheduled for Plan Commission review when staff has determined the plat is ready.

1.	Property Information:	Location: 2065 Marlowe Boulevard, St. Charles, IL				
		Parcel Number (s): 09-33-329-083				
		Proposed Subdivision Name: St. Charles Prairie Centre Resubdivisi	on No. 4			
2.	Applicant Information:	Name: Shodeen Construction Company, L.L.C.	Phone: 630-444-8252			
		Address 77 N. First Street Geneva, IL 60134	Email: dave@shodeen.com			
3.	Record Owner Information:	Name: Town Centre Equities, L.L.C.	Phone: 630-444-8252			
		Address: 77 N. First Street Geneva, IL 60134	Email: dave@shodeen.com			

4.	Regu	ired	Attac	hme	nts.
4.	REUL	III EU	ALLOL	111111	HILD.

4 or more

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.

\$3,000

✓ APPLIC	CATION FEE: \$300					
funds i	n escrow with the (City, as provided by	Appendix B of the	Zoning Ordinance.	1.0	
	items (number of a				City. Required depo	sit is based on
	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] _

FEE FOR INSTALLATION OF CITY BENCHMARKS: Payment for installation of City benchmarks in accordance with Appendix F of the Subdivision Code (City Code Title 16). Required payment is based on the size of the subdivision:

\$5,000

\$7,000

\$10,000

Subdivision Acreage	Number of Benchmarks	Fee at \$2500 per Benchmark
20+	2	\$5000
10 to 20	1	\$2500
5 to 10	0.5	\$1250
1 to 5	0.25	\$625
Less than 1	0.10	\$250

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.

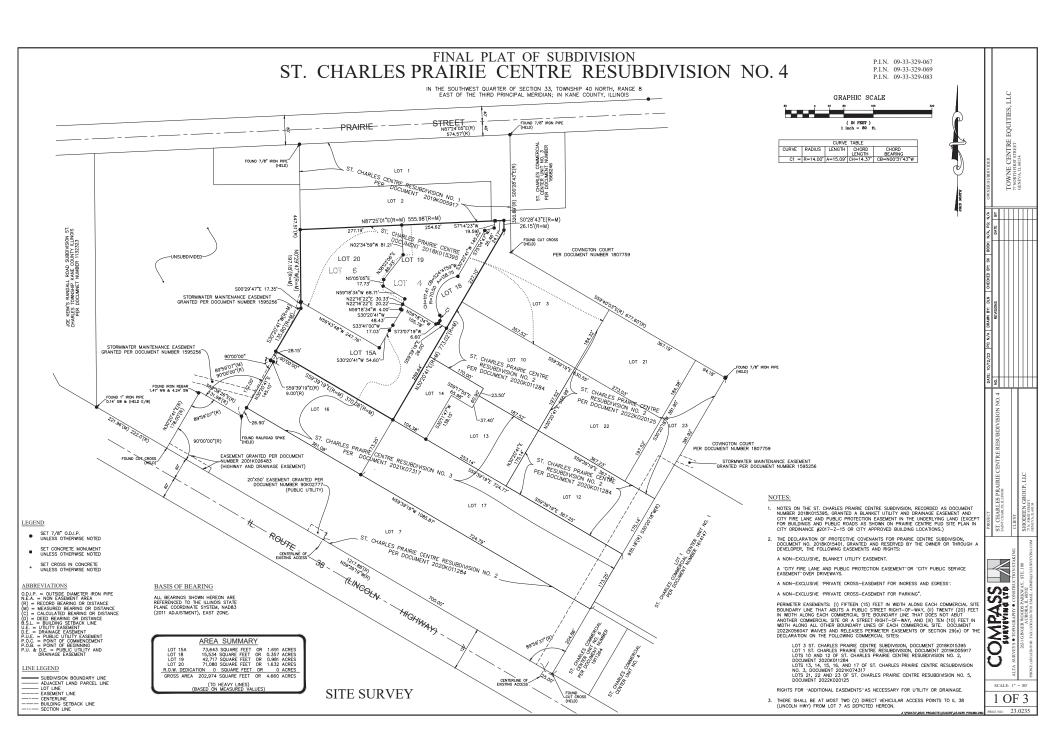
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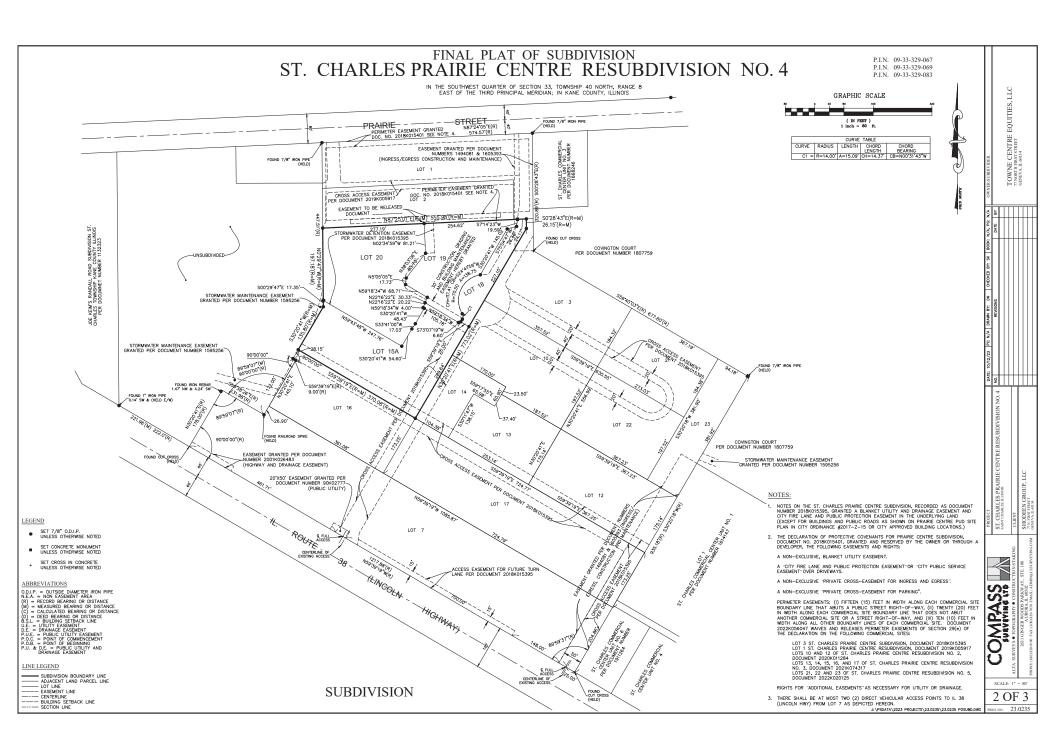
PARK AND SCHOOL LAND/CASH WORKSHEETS: For residential developments only. Use the attached worksheet to calculate the estimated population and student yields and resulting land/cash contributions in accordance with Title 16 of the St. Charles Municipal Code. THESE FRES WERE PAID W/BLDG PERM IT FOR BLDG BI

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. WEINE MET THESE REQUIREMENTS WI ANTHONY PLACE; LOT 2, ST. CHARLES PRAIRIE CENTRE

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
FINAL PLAT OF SUBDIVISION / DRAWING REQUIRE the information listed on the Subdivision Plat Drawi Checklist (attached).		
I (we) certify that this application and the documents subnknowledge and belief.	nitted with it are true a	nd correct to the best of my (our)
Com Alha	7-29-2024	
Record Owner Craig A. Shodeen; a Manager Towne Centre Equities, L.L.C.	Date	
Di afatelle	7-29-24	
Applicant or Authorized Agent David A. Patzelt; President	Date	
Shodeen Construction Comp	oanv. L.L.C.	





FINAL PLAT OF SUBDIVISION ST. CHARLES PRAIRIE CENTRE RESUBDIVISION NO. 4

IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN; IN KANE COUNTY, ILLINOIS

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EASEMENT PROVISIONS TO COME					OWNER/SUBDIVIDER		TOWNE CENTRE EQUITIES, LLC	77 NORTH FIRST STREET GENEVA. II. 60134	
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SURVEYOR'S AUTHORIZATION TO RESTATE OF ILLINOIS) S COUNTY OF KANE) S		, AND/OR			PC: N/A DRAWN BY: DN CHECKED BY: SK BOOK: N	REVISIONS			
I HEREBY DESIGNATE REPRESENTATIVES THEREOF, TO RECORD THIS PLA RETAINED BY ME TO ASSURE NO CHANGES HAVE I			T. BEEN		DATE: 10/16/23				
DATED THISDAY OF AT AURORA, KANE COUNTY, ILLINOIS.	2	.0,			Ď	ģ	Щ	Ц	
AT AURORA, KANE COUNTY, ILLINOIS. COMPASS SUPEYING LTD PROFESSIONAL DESON IRIN LAND SURVEYOR CORPORATION NO. 184–002778 LICENSE EXPIRES 4/30/2025						DIVISION NO. 4			
BY. SOIT C, KREBS LLUNGS PROFESSIONAL LAND SURVEYOR NO. 3509 EXPIRES 11/30/2024	-					CHARLES PRAIRIE CENTRE RESUBDIVISION I			SHODEEN GROUP, LLC
SURVEYOR'S CERTIFICATE					Н	ES P			GRO
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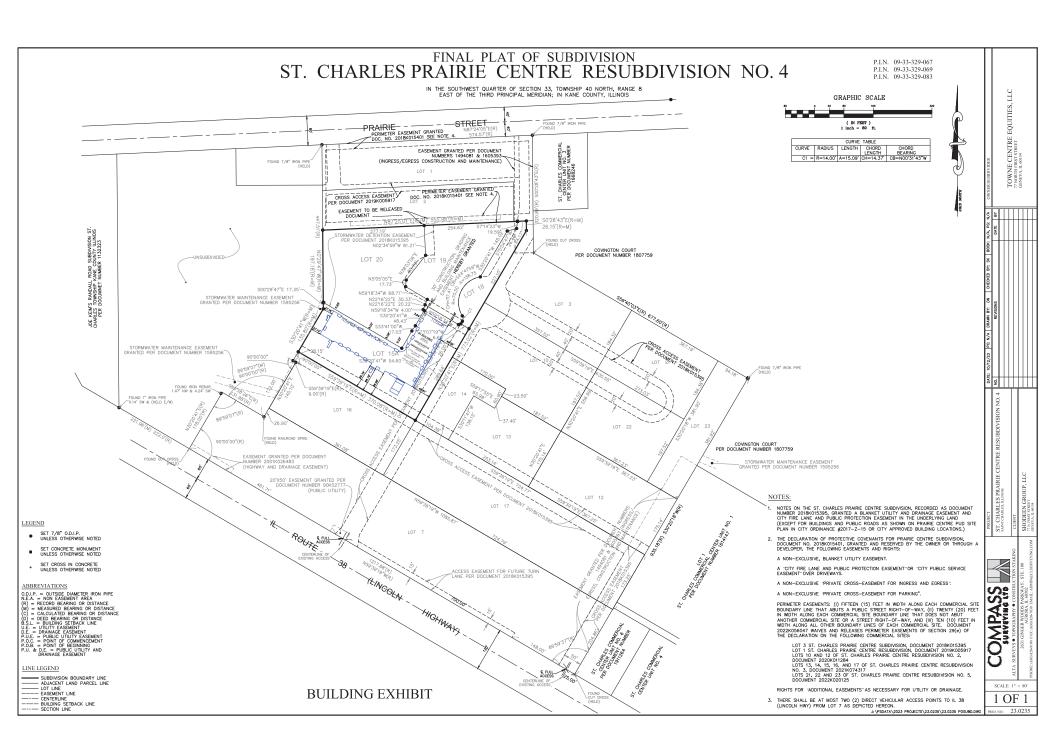
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COMPASS SURVEYING LTD PROFESSIONAL DESION FIRM LAND SURVEYOR CORPORATION NO. 184-002778 LICENSE EXPIRES 4/30/2025

BY: SCOTT C. KREBS ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3509 LICENSE EXPIRES 11/30/2024



City of St. Charles, Illinois

Refer to:	~	
Minutes_	3-6	<u>-17</u>
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Ordinance No. 2017-Z-5

An Ordinance Granting Approval of a Special Use for Planned Unit Development and PUD Preliminary Plan (Prairie Centre PUD – former St. Charles Mall site)

Adopted by the
City Council
of the
City of St. Charles
March 6, 2017

Published in pamphlet form by authority of the City Council of the City of St. Charles, Kane and Du Page Counties, Illinois, March 13, 2017

City Clerk

ST. CHARLES

(SEAL)

City of St. Charles, IL Ordinance No. 2017-Z- 5

An Ordinance Granting Approval of a Special Use for Planned Unit Development and PUD Preliminary Plan (Prairie Centre PUD – former St. Charles Mall site)

WHEREAS, on or about August 8, 2016, Shodeen Group, L.L.C. (the "Applicant"), with authorization from Towne Centre Equities, L.L.C. (the "Owner"), filed petitions for 1) Special Use for Planned Unit Development ("PUD Petition") for the purpose of establishing a new Planned Unit Development for the "Prairie Centre PUD" and the governing standards for same, and 2) PUD Preliminary Plan, as to the real estate described in Exhibit "A"; said Exhibit being attached hereto and made a part hereof, (the "Subject Property"); and,

WHEREAS, the required Notice of Public Hearing on said PUD Petition was published on or about October 1, 2016, in a newspaper having general circulation within the CITY, to-wit, the Kane County Chronicle newspaper, all as required by the statutes of the State of Illinois and the ordinances of the CITY; and,

WHEREAS, pursuant to said notice, the Plan Commission conducted a public hearing, which was held in multiple sessions on October 18, 2016, December 6, 2016 and January 10, 2017 (collectively, the "**Public Hearing**") in accordance with the statutes of the State of Illinois and the ordinances of the CITY; and,

WHEREAS, at said Public Hearing, the Applicant and its agents and witnesses presented testimony in support of said PUD Petition and all interested parties were afforded an opportunity to be heard; and,

WHEREAS, on November 17, 2016, the City's Housing Commission met and reviewed the Applicant's Inclusionary Housing Worksheet submitted by the Applicant pursuant to the City's Inclusionary Housing Ordinance, Chapter 19.02, and recommended approval of a variance to Section 19.02.100 "Location, Phasing and Design" to allow the Developer, at its discretion, to place the affordable units to be provided in one or more buildings instead of being dispersed among the market rate dwelling units as required by Section 19.02.100.A.; and,

WHEREAS, on January 17, 2017, the Plan Commission recommended approval of said PUD Petition and PUD Preliminary Plan; and,

WHEREAS, the Planning & Development Committee of the City Council also recommended approval of said PUD Petition on or about February 21, 2017; and,

Ordinance No.	. 2017-Z-	5
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WHEREAS, the City Council of the City of St. Charles has received the recommendations of the Plan Commission, of the Housing Commission, and of the Planning & Development Committee, and has considered the same:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ST. CHARLES, KANE AND DUPAGE COUNTIES, ILLINOIS, as follows:

- 1. The passage of this Ordinance shall constitute approval of a Special Use for Planned Unit Development pursuant to the provisions of Title 17 of the St. Charles Municipal Code, as amended, and based upon the Applicant's PUD Petition and the supplemental materials, supplemental requests, and evidence presented at the Public Hearing, the City Council hereby finds that the Planned Unit Development for the Prairie Centre PUD is in the public interest and adopts the Findings of Fact for Special Use for Planned Unit Development, set forth on **Exhibit** "B", said Exhibit being attached hereto and made a part hereof, which findings are attached hereto and incorporated herein.
- 2. The passage of this Ordinance shall also constitute approval of (i) the Prairie Centre PUD Preliminary Plan, attached hereto and incorporated herein as **Exhibit "C"** (the "**PUD Site Plan**") said Exhibit being attached hereto and made a part hereof, as well as (ii) the following documents and illustrations reduced copies of which are attached hereto as **Exhibit "D"** (said Exhibit being attached hereto and made a part hereof), subject to compliance with such conditions, corrections, and modifications as may be reasonably required by the Director of Community & Economic Development and the Director of Public Works in order to comply with those requirements of the St. Charles Municipal Code that are not otherwise modified by the departures approved in the succeeding Section 3 (collectively, the "**Supplemental PUD Plans**"), to wit:
 - Preliminary Engineering Plans prepared by ESM Civil Solutions, titled "Preliminary Engineering Plans for Prairie Centre", with last revision date of March 3, 2017;
 - Preliminary Plat of Subdivision prepared by prepared by Compass Surveying, with last revision date of September 16, 2016;
 - Landscape Plan prepared by OKW Architects, with last revision date of February 1, 2017;
 - Architectural Elevations prepared by OKW Architects, with last revision date of February 1, 2017;

The PUD Site Plan and the Supplemental PUD Plans listed in this Section 2 are herein collectively called the "Approved Preliminary PUD Plans".

- 3. The passage of this Ordinance shall also constitute approval of those departures and deviations from the St. Charles Municipal Code and those additional approvals as are set forth on **Exhibit "E"** (the "**Departures and Deviations**"), said Exhibit being attached hereto and made a part hereof.
- 4. The Prairie Centre PUD is initially being approved as a single-lot subdivision (with the single lot being called the "**Original Lot**") on which multiple buildings (as shown on the PUD Plan) may be constructed. The Original Lot within the Prairie Centre PUD may be hereafter be

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re-subdivided into one or more additional lots (each a "Resubdivided Lot") as hereafter provided without requiring further amendment to this Ordinance.

- 5. Future changes to any one or more of the Approved Preliminary PUD Plans may be reviewed and approved in accordance the procedures contained in Title 17 of the St. Charles Municipal Code, Section 17.04.430, "Changes in Planned Unit Developments", but with the following modifications to said Section 17.04.430 for purposes of Prairie Centre PUD only, to wit:
 - (a) "Major Changes" shall mean changes of the following magnitude to the Approved Preliminary PUD Plans. A Major Change shall require approval of an amendment to this PUD Ordinance following a public hearing (but not a new concept review, unless the essential "mixed use" nature of the Prairie Centre Project is proposed to be changed). Without limiting the foregoing, "Major Changes" expressly include the following types of changes:
 - (i) A reduction in the acreage of open space or common open space by 10% or more.
 - (ii) An increase in the total number of dwelling units within the PUD above 670 units (comprised of 609 units plus a "density bonus" of 61 designated affordable units).
 - (iii) A change in the types of dwelling units from attached multi-family to detached single family.
 - (iv) A reduction by 30% or more in number of parking spaces below the number of parking spaces otherwise required by the methodology in **Exhibit "F"**, said Exhibit being attached hereto and made a part hereof.
 - (v) An increase to 30% or more in the percentage credit for shared parking as otherwise allowed in **Exhibit "F"** attached hereto.
 - (vi) An expansion by 10% or more of any building footprint (other than by reason of the combination of 2 buildings into 1).
 - (vii) Any modifications to the provisions of this PUD ordinance, including the provisions listed in the Departures and Deviations and Other Approvals and Agreements exhibits, not otherwise allowed as a Minor Change or an Authorized Administrative Change.
 - (b) "Minor Changes" shall mean changes that are not defined above as "Major Changes" or as changes subject to administrative authorization below, and which do not change the concept or intent of the PUD herein approved, including, without limitation:
 - (i) any changes to building footprint location that (A) lengthens any exterior wall by more than ten feet on any side but less than twenty feet (excluding, however, expansions to building footprints made to connect two buildings, which connective expansions shall be treated as Authorized Administrative Changes), and (B) has no material adverse impact on any building setback requirement (excluding, however, expansions to building footprints made to connect two

buildings, which connective expansions shall be treated as Authorized Administrative Changes);

- (ii) any change to a drive aisle location greater than twenty-five feet.
- (c) "Authorized Administrative Changes" for the Prairie Centre PUD include changes which are not Major Changes or Minor Changes as defined above. Without limiting the foregoing, Authorized Administrative Changes expressly include the following types of changes:
 - (i) A reduction by 5% or less in the acreage of open space or common open space
 - (ii) A reduction of 15% or less in the number of parking spaces below the number of parking spaces otherwise required by the methodology in Exhibit F attached hereto
 - (iii) An increase from 15% to less than 30% in the percentage credit for shared parking as otherwise allowed in **Exhibit "F"** attached hereto.
 - (iv) An expansion of any building footprint (other than by reason of the combination of 2 buildings into 1) by 5% or less.
 - (v) Any changes to the exterior architecture that, in the discretion of City Staff, do not materially detract from or diminish the essential style or quality of the building architecture as originally approved herein
 - (vi) Any changes to landscaping that, in the discretion of City Staff, do not materially detract from or diminish the essential style or quality of the landscape plan as originally approved herein.
 - (vii) Any changes to building footprint location that is within the dashed black lines on the Approved Preliminary PUD Plans and made so as to achieve building connectivity;
 - (viii) Any changes to building footprint location that reduces the area of the building footprint and has no material adverse impact on any building setback requirement;
 - (ix) Any changes to building footprint location that (A) lengthens any exterior wall by less than ten feet on any side, and (B) has no material impact on any building setback requirement.
 - (x) Any change to a drive aisle location that is less than twenty-five feet.
 - (xi) Any change to a drive aisle location that adds parking stalls.
 - (xii) The installation of all signs within the development, within the requirements established herein.
- 6. The Subject Property shall be developed only in substantial accordance with Approved Preliminary PUD Plans (as same may be modified pursuant to Section 5 above), and with all other ordinances of the City as now in effect that are not otherwise herein amended (or as to which departures and / deviations are herein approved on **Exhibit "E"**), and subject to the terms, conditions and restrictions set forth herein, as follows:
 - a. Zoning: The Subject Property shall remain subject to the requirements of the BR Regional Business Zoning District, as amended, and all other applicable requirements

of the St. Charles Zoning Ordinance, as amended, except as specifically varied in the Departures and Deviations attached hereto and incorporated herein as **Exhibit "E**".

- b. Subdivision: The subject property shall be considered a single PUD zoning lot for the purpose of Zoning Ordinance compliance. The subject property may be further subdivided to create separate Resubdivided Lots for any one or more freestanding buildings constructed on the Subject Property so long as such freestanding building(s) are in compliance with the Approved Preliminary PUD Plans. Such resubdivision shall require the submission of a Final Plat of Subdivision application, pursuant to the procedures and requirements of Title 16 of the St. Charles Municipal Code, for review by the City, subject to the deviations and departures herein approved. At the time of resubdivision application, the applicant shall demonstrate that all necessary easements (including, but not limited to, access by way of on-site cross-access easements, parking and utilities) have been provided to adequately serve the proposed lot.
- c. Owners' Association: If the Subject Property is later resubdivided into multiple lots having two or more separate owners, then the Applicant shall create a property owners' association ("Owners' Association") and create a Declaration of Covenants, Conditions & Restrictions ("CCRs") that clearly identify all responsibilities of the Owners Association with respect to the use, maintenance and continued protection of common access easements and other open space and improvements in the Subject Property, including, but not limited to, the stormwater detention facility, drive aisles, sidewalks, trails, common areas, bicycle lock-ups, street furniture, plantings, lighting, trash removal and the off-street parking areas. Such CCRs shall be in a form reasonably acceptable to the City and shall be recorded immediately following the recording of the Final Plat of Resubdivision for the Subject Property.
- d. Special Service Area: Following a recording of the Final Plat of Subdivision, the City shall initiate the formation of a Special Service Area for the purpose of maintaining and repairing stormwater management facilities and other facilities serving the Subject Property. The Record Owner shall not sell or transfer ownership of any individual lots within the Subject Property until such Special Service Area has been established. Such Special Service Area shall be of perpetual duration with a maximum rate sufficient to provide for maintenance, repair, and reconstruction of such facilities. Such Special Service Area may provide for maintenance by the City in the event that stormwater management facilities or other facilities are not adequately maintained by the Owner or successors.
- e. School and Park Contributions: The School contributions shall be provided by the Applicant as cash in lieu of land in accordance with the provisions of Title 16 of the St. Charles Municipal Code, as the same may be amended from time to time. The Park contribution shall be provided by the Applicant as a combined contribution of land and cash (or as otherwise agreed between the Applicant and the Park District) in accordance with the provisions of Title 16 of the St. Charles Municipal Code, as the same may be amended from time to time.

- f. Inclusionary Housing: For purposes of complying with the City's Inclusionary Housing Ordinance (Title 19.02 of the Municipal Code, the "Inclusionary Housing Ordinance"):
 - 1. For a period of three (3) years from and after the date of passage of this Ordinance (the "3-Year Period"), the Developer shall reserve buildings C3 and B2 on the PUD Site Plan for a building or buildings containing residential units where the occupancy is restricted to residents age 55 or older, and the units meet the definition of an affordable unit in the Inclusionary Housing Ordinance ("Senior Affordable Project"). The Senior Affordable Project shall contain not less than the lesser of (i) minimum number of Affordable Units required to comply with the requirements of the City's Inclusionary Housing Ordinance as in effect as of the expiration of the 3-Year Period or (ii) ten percent (10%) of the non-"affordable" residential units constructed by the Developer. For the absence of doubt. recognizing that a Senior Affordable Project requires special financing often involving publicly awarded tax credits, and that the Developer does not normally engage in such projects, the Developer shall not be expected to itself develop and construct such a Senior Affordable Project, but may instead use good faith efforts to find a third-party developer for same.
 - 2. A deviation to Section 19.02.100 "Location, Phasing and Design" is hereby granted to allow the Developer, at its discretion, to place the senior affordable units to be provided in one or more buildings instead of being dispersed among the market rate dwelling units as required by Section 19.02.100.A.
 - 3. The Affordable Housing Agreement to be entered into between the City and the Applicant pursuant to Section 19.02.140 of the Municipal Code is set forth on **Exhibit "G"**, said Exhibit being attached hereto and made a part hereof, and is hereby approved. The Affordable Housing Agreement may be amended in accordance with the terms of the Agreement, without needing to amend this Ordinance.
- g. Site Plan Approval. Provided that a building permit application is submitted for the construction of any one or more building and associated site improvements that substantially conforms to the Approved PUD Preliminary Plan (with departures, if any, limited only to matters that qualify as a Minor Change or Authorized Administrative Changes), then there shall be no requirement for any so-called site plan approval before the City's Plan Commission as a condition of the issuance of any such building permit.
- 7. This Ordinance shall not be modified, amended or revoked by the City prior to the twentieth (20th) anniversary hereof without the consent of the Owner or the Owner's successors in interest to the Subject Property.
- 8. After the adoption and approval hereof, the Ordinance shall (i) be printed or published in book or pamphlet form, published by the authority of the Council, or (ii) within thirty (30) days after the adoption and approval hereof, be published in a newspaper published in and with a general circulation within the City of St. Charles.

Ordinance No. 2017-Z 5 Page 7
PRESENTED to the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois this <u>6th</u> day of <u>March</u> , 2017.
PASSED by the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois this 6th day of March, 2017.
APPROVED by the Mayor of the City of St. Charles, Kane and DuPage Counties, Illinois this 6th day of March, 2017. Raymond P. Rogina, Mayor
Attest: City Clerk COUNCIL VOTE
Ayes: O Nays: H Absent: O Abstain: O
APPROVED AS TO FORM: City Attorney DATE:, 2017
,

Exhibit "E"

PUD Standards-Departures and Deviations and Other Approvals

Uses

- 1. The total number of residential dwelling units may include up to 609 dwelling units plus a density bonus of up to Sixty-one (61) units (10%) for dwelling units that are constructed and that meet the definition of "Affordable Units" in the Inclusionary Housing Ordinance. In no event shall the aggregate number of dwelling units exceed 670, and in no event shall the dwelling units not qualifying as "Affordable Units" exceed 609.
- 2. First floor multi-family residential shall be permitted in all of the buildings shown on the PUD Site Plan except for (i) those abutting State Route 38, labelled as Retail/Restaurant buildings A, B1, B2, C1, C2 and D, and (ii) those buildings labeled Mixed Use D1, D2 and D3.
- 3. Multi-family residential units may be established on the second and higher floors of all buildings shown on the PUD Plan except for buildings abutting State Route 38, and labelled as "Retail / Restaurant buildings A, B1, B2, C1, C2 and D".
- 4. Senior living facilities of all types (i.e., independent, assisted, skilled nursing and memory care) and Affordable Housing Units facilities shall be permitted where residential use is permitted herein, with Affordable Housing Units to be constructed as provided in the Affordable Housing Agreement to be entered into between the City and the Applicant.
- 5. Private outdoor recreation to accommodate a private swimming pool and other water-features as shown on the PUD Site Plan shall be allowed. Swimming pools and exercise facilities are permitted within any building.
- 6. Multi-family dwellings shall be permitted either as apartment buildings for rent and/or condominium buildings for sale.
- 7. Drive-Through Facilities shall be permitted uses for buildings abutting State Route 38, labelled as Retail/Restaurant buildings A, B1, B2, C1, C2 or D, subject to the requirements applicable to Drive-Through Facilities in the Municipal Code.
- 8. Mixed Use Buildings B1, B2, and/or B3 may or may not, all at the discretion of the Developer, include first floor commercial space, based upon market demand for additional commercial space or lack thereof. For the first 36 (36) months after the enactment of this Ordinance, the Developer shall endeavor to find commercial users for, and build out first floor commercial space, within said buildings. After the thirty-sixth (36th) month, the Developer may declare, by written notice to the City, any one (1) of these three buildings to be all-residential. After the forty-eighth (48th) month, the Developer may declare, by written notice to the City, any two (2) of these three buildings to be all-residential. After the sixtieth (60th) month, the Developer may declare, by written notice to the City, all three (3) of these three buildings to be all-residential. Any of such buildings constructed without provision for commercial space on the ground level may be constructed as a 100% "residential" building, in the same style and scale as other all-residential buildings otherwise permitted by the PUD Plan (such as building D1) may be constructed.
- 9. The Developer may make other changes to the Approved Preliminary PUD Plans as provided in Section 5 of this Ordinance, Such changes shall not result in additional departures or deviations not otherwise identified or allowed in this Ordinance.

- 10. The combination (connection) of two or more buildings shown on the PUD Site Plan at any one or more of their floors into one building, or the separation of any one building shown on the PUD Plan into two buildings, shall be permitted.
- 11. The Developer may increase or decrease the number of retail buildings and associated square footage with respect to those buildings shown on the PUD Site Plan as abutting Illinois State Route 38 (now labeled as Retail/Restaurant buildings A, B1, B2, C1, C2 or D), it being agreed and understood that the number of buildings, and associated square footage may be increased or decreased as the market may demand at the discretion of the Developer, provided, however, that residential may not be included in any of these buildings abutting State Route 38.

Subdivision and Phasing

- 12. The Prairie Centre PUD will be initially platted and developed as a one-lot subdivision, with multiple buildings on this single lot as shown on the PUD Site Plan. No internal streets (whether public or private) need be established within the one-lot subdivision but, instead, a permanent blanket cross-access easement shall be established over the entire subdivision as shown on the Preliminary Plat of Subdivision; provided, however, that such blanket cross-access easement shall not include (and shall be deemed to be released from) areas where buildings are hereafter constructed and where private drives to garages are provided as allowed by the Approved Preliminary PUD Plans. The blanket cross-access easement shall provide access between all buildings to the adjacent public streets of Illinois State Route 38 on the south, and Prairie Street on the north, and to the east and west property lines at locations where cross access connections to adjacent properties are shown on the PUD Site Plan.
- 13. The single-lot may, at the discretion of the Owner/Developer, later be resubdivided into one or more additional lots (each an "Additional Lot"), and such resubdivision shall be deemed a change subject to Administrative Change to the PUD; provided, however, that the plat of resubdivision, itself, shall require processing and approval as provided in Title 16 of the St. Charles Municipal Code. As to any one or more Lots created by the initial plat of subdivision of any plats of resubdivision that may be established with respect to the Prairie Centre Project, the following shall apply:
 - a. No internal streets (whether public or private) need be established within the one-lot subdivision or any further re-subdivisions thereof, provided a blanket cross access easement over the entire site has been established as provided in item 11 above;
 - b. There shall be no restriction requiring not more than one principal building per lot;
 - c. There shall be no minimum lot area;
 - d. There will be no minimum lot width;
 - e. There will be no maximum building coverage area;
 - f. There will be no maximum gross floor area per building provided that each building footprint shall be in substantial accordance with the PUD Site Plan (subject, however, to the provision that buildings shown on the PUD Site Plan may be connected or divided.)
- 14. There shall be no maximum block length.
- 15. Lots need not be rectangular in shape.
- 16. Double-frontage lots abutting internal access easements shall be permitted as shown on the Approved PUD Site Plan.
- 17. No perimeter utility easement shall be required with respect to any lot or Additional Lot provided a blanket utility easement has been provided, as shown on the Preliminary Plat of Subdivision. Such blanket easement shall not include areas where buildings are to be constructed as shown on the approved PUD Site Plan.

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- 18. Notwithstanding the provisions of Section 16.04.120 of the Municipal Code, the Developer shall be entitled to construct in phases the Prairie Centre Project as approved by the Approved Preliminary PUD Plans, with such phased construction of buildings to be based on market demand. In connection with such phased construction and build-out, the Developer shall only be required to construct, and provide security (by way of bond, letter of credit or cash) for (and to provide a completion guaranty with respect to) the public improvements and other Land Improvements contemplated by the Approved Preliminary PUD Plans which, in the reasonable judgment of the City's engineer, are required to (i) support the buildings being constructed and / or (ii) to assure the safety of the occupants of said buildings.
- 19. Irrespective of the order in which buildings are constructed, the Developer shall construct, and provide security (by way of bond, letter of credit or cash) for (and to provide a completion guaranty with respect to) the following improvements contemplated by the Approved Preliminary PUD Plans concurrent with the first phase of construction:
 - a. Disconnection of the sanitary sewer at the property line of the Covington Court Subdivision and construction of a new sanitary sewer line connecting the sanitary sewer system located on the site to an existing sanitary sewer located along Illinois State Route 38 near 14th Street, all as depicted on the Preliminary Engineering Plans.
 - b. Installation of the on-site stormwater detention basin as depicted on the Preliminary Engineering Plans. Installation of the stormwater detention system may be phased provided that at each phase, the developer can demonstrate that the project is in compliance with the requirements of the City's Stormwater Management Ordinance, Title 18 of the Municipal Code. The total detention volume within the off-site 14th Street detention basin shall be based upon the actual volume as determined by survey information.
 - c. Installation of the north-south boulevard from Illinois State Route 38 to Prairie Street as shown on the PUD Site Plan; provided, however, that (i) installation of the section located between Prairie Street and the roundabout may be deferred in order to accommodate construction of Residential Buildings C3, B2, F2 and E, and (ii) installation of the final surface may be deferred as reasonably required to avoid damage due to anticipated construction.

Setbacks

- 20. There will be no parking or building setbacks from interior lot lines.
- 21. The setbacks from the Prairie Street right-of-way and the Illinois State right-of-way shall be as follows:
 - a. 10 feet building setback from Prairie Street;
 - b. 25 feet building setback from Route 38
 - c. 0 feet parking setback from Prairie Street if on-street parking is provided, otherwise 10 feet
 - d. 25 foot parking setback from Route 38
- 22. Only side yard requirements shall be from the east and west outside property lines on the entire project, as follows:
 - a. 10 feet building setback for residential Building F1 from the east property line, otherwise 15 feet along the east property line;
 - b. 15 feet building setback along the north east property line (for residential Buildings F2 and C2);
 - c. 10 feet building setback line from the west property line with respect to Retail Restaurant A, otherwise 15 feet along the west property line

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d. 0 parking setback from both the east and west outside project lot lines.

Landscaping

- 23. No Landscape Buffer Yard, as defined in the Municipal Code, shall be required anywhere within the Project.
- 24. Landscaping for the Project shall be deemed satisfied by the landscaping shown in the Approved Preliminary PUD Site Plans, subject to the following:
 - a. Notwithstanding the provisions of Section 17.26.080 of the Municipal Code, building foundation landscaping would not be required along mixed-use buildings and retail/residential buildings, but shall be provided along residential buildings where shown on the Approved Preliminary PUD Site Plans.
 - b. Notwithstanding the provisions of Section 17.26.090.A of the Municipal Code, public street frontage landscaping would not be required along Prairie Street (but would be required along Illinois Route 38).
 - c. Notwithstanding the provisions of Section 17.26.090.C of the Municipal Code, the landscape plans which are submitted as part of the approved Preliminary PUD Plans shall satisfy/replace the 10% internal landscape area requirement contained in the Municipal Code.

Building Design

- 25. The maximum building height for a mixed-use building with a flat roof and a residential building with a pitched roof shall be 52 feet in height, and the maximum height for the retail buildings that abut Illinois State Route 38 shall be 40 feet in height. Mixed use buildings with a pitched roof have a maximum height of 64 feet, with such height to be measured from the average grade around the perimeter of the foundation to the average ridge height.
- 26. Building architecture deviations and departures are approved as follows:
 - a. The residential and mixed-use building architecture is approved notwithstanding the requirements of Section 17.06.030.A.1 of the Municipal Code;
 - b. Architecture for the retail/restaurant buildings shall be submitted for review as a PUD Preliminary Plan under Section 17.04.410.F of the Municipal Code.
- 27. The use of the following exterior building materials is hereby permitted: masonry; precast; glass; cement fiber siding and trim; aluminum fascia; aluminum soffits; aluminum gutters; aluminum storefront; vinyl windows.
- 28. For any Mixed Use or Residential buildings that are connected together as depicted on the PUD Site Plan, in order to reduce the apparent mass and monotony of the buildings, the connection between the buildings shall 1) be set back from the adjacent front and rear elevations for a sufficient distance to provide a clear visual break in the wall plane of the building and 2) incorporate design elements that contrast from the design of the remainder of the elevation. Examples of contrasting elements include varying façade materials or patterns, fenestration, or rooflines.

Signs

29. Signage shall be permitted per Exhibit "H" and shall be reviewed as an Authorized Administrative Change.

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Parking

30. A parking deviation is hereby approved so as to provide for the calculation of required parking spaces using the methodology and "Spaces Required" for each type of use as shown on Exhibit F attached hereto (with the parking spaces required though the use of Exhibit F being called the "PUD Parking Requirements"). At the time of each building permit application by the Developer, the City shall require that the Developer have (or to then put) in place only the parking spaces required to serve (i) the previously built buildings and (ii) those new buildings as to which the building permit pertains. Although the Approved Preliminary PUD Plans show that the project could provide as many as 1,426 parking spaces (on and below grade), the Developer shall only be required to provide the number of parking spaces equal to that number produced by calculation made pursuant to the methodology contained in Exhibit "F", and then only incrementally as necessary to serve the project as the PUD project is being incrementally constructed. Notwithstanding the foregoing, the City may hereafter allow (as an Authorized Administrative Change) an increase in the "Reduction for Shared Parking" showing on Exhibit "F" (with a corresponding reduction in the PUD Parking Requirements) if the Developer can establish to the reasonable satisfaction of the City's administration that less on-site parking is necessary due to any of the following: (i) ride sharing arrangements; (ii) the advent and common use of driverless cars; (iii) additional public transportation being provided in the area; (iv) demonstration by the Developer that historic parking requirements within the Prairie Centre Project have been less than projected; and / or (v) other factors not previously considered and deemed persuasive by the City's administration.

Other Approvals and Agreements

- A. The submission by the Owner or the Developer or its / their successors of any one or more of the buildings constructed pursuant to this Ordinance, including any portion or all of the Subject Property, to the provisions of the Illinois Condominium Property Act, shall not in any way be prohibited, or be deemed to be an actionable zoning change of any sort.
- B. There shall be no roadway impact fee imposed or collected by the City as to this Prairie Centre PUD project.
- C. The Developer shall construct/complete the following off-site road improvements prior to, or concurrently with, the development phase that exceeds 50% of the project build out. For purposes of this section, 50% build out shall be based upon the total building square footage constructed as a portion of the total building square footage shown on the PUD Site Plan.
 - a. Modification of the traffic signal at Illinois Route 38 and the West Mall Entrance to add northbound and southbound left turn phases, subject to the approval of the Illinois Department of Transportation.
 - b. Other improvements to Illinois Route 38 as required by the Illinois Department of Transportation.
 - c. Following completion of all traffic signal modifications at Illinois Route 38 and the West Mall entrance, in cooperation with the Kane County Department of Transportation, a traffic signal

Chipotle- 3790 E Main St.



Staff Report Plan Commission Meeting – August 6, 2024

Applicant:	SC Out Parcels One
	LLC
Property	SC Out Parcels One
Owner:	LLC (The Krause
	Companies LLC)
Location:	3790 E. Main St.
Purpose:	Construct Chipotle
	restaurant and
	drive-through
Application:	PUD Preliminary
	Plan/ Minor
	Subdivision
Public Hearing:	Not required
Zoning:	BR Regional
	Business / PUD
Current Land	Commercial
Use:	
Comprehensive	Corridor/Regional
Plan:	Commercial

Fox field Dr.

Subject Property

Summary of Proposal:

SC Out Parcels One LLC has filed a PUD Preliminary and Minor Subdivision application for outlot number 3. Details:

- 2,350sf single story brick building
- Drive-through pick up lane for mobile orders
- Subdivision of lot into two parcels

Info / Procedure on Application:

PUD Preliminary Plan:

- Approval of plans for development of property within a PUD- includes site, landscape, and engineering plans.
- Recommendation is based on compliance with the previously (or concurrently) approved Special Use for PUD standards and other City Code requirements.

Final Plat (Minor Subdivision)

- Final Plat is the actual plat document that will be recorded with the County to formally create new lots, dedicate streets, and provide easements, etc.
- Recommendation is based on compliance with all other code requirements (including Zoning & Subdivision Codes). Staff has provided an analysis in the Staff Report.
- A public hearing is not required for this type of application.
- No findings of fact are applicable to this application.

Suggested	l
Action:	

Review the PUD Preliminary Plan and Minor Subdivision.

Staff has found the application materials to be complete. The plan is in conformance with the approved PUD ordinance and the Zoning Ordinance.

A recommendation for approval should be conditional upon resolution of outstanding staff comments.

Staff Contact:

Rachel Hitzemann, Planner

I. PROPERTY INFORMATION

A. History / Context

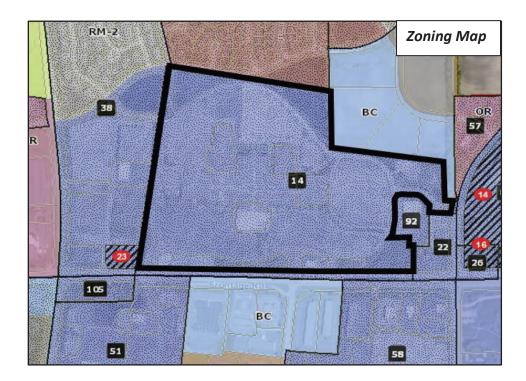
The Quad St. Charles project is the redevelopment of the Charlestowne Mall property. The City has been reviewing components of the project over the years:

- In November 2013, the City approved a new PUD to create zoning and development standards for the redevelopment of the mall property (PUD Ordinance 2013-Z-19, attached). The following documents were approved:
 - A Concept Site Plan meant to demonstrate the design intent of the project.
 - A PUD Standards exhibit listing the zoning and subdivision requirements that will apply to future development proposals at the site.
- In 2014, the City approved PUD Preliminary Site and Engineering Plans for the overall mall property. This plan designated outlot building parcels along Main Street for future development (Ord. 2014-Z-9). A Minor Change to the site and engineering plans was subsequently approved to increase the depth of the outlots by shifting the ring road further north (Ord. 2014-Z-18).
- In 2015, the City approved a Final Plat of Subdivision (The Quad St. Charles Unit 2) to formally create five outlot parcels along the Main Street frontage of the site. Site development work was completed to relocate the ring road, extend utilities, and to grade the outlots for development.
- In 2016, the City approved PUD preliminary Plans for the Starbucks/Verizon and the Coopers Hawk on two of the outlots.

B. Zoning

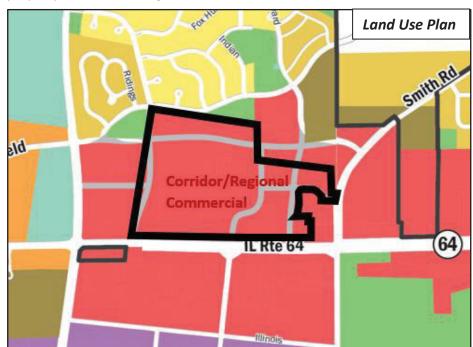
The subject property is zoned BR Regional Business and PUD (Charlestowne Mall PUD). All surrounding parcels have commercial zoning.

	Zoning	Land Use
Subject Property	BR Regional Business/PUD	Commercial
North	BR- Regional Business (PUD)	Mall Buildings
East	BR Regional Business/PUD	Starbucks/Verizon
South	BC Community Business	Retail/ Restaurant/ Office
West	BR Regional Business/PUD	Coopers Hawk/ Mall outlot



C. Comprehensive Plan

The Land Use Plan adopted as part of the 2013 Comprehensive Plan identifies the subject property as "Corridor/Regional Commercial".



The Corridor/Regional Commercial land use category is described as follows (p.40):

Areas designated as Corridor/Regional Commercial are intended to accommodate larger shopping centers and developments that serve a more regional function, capitalizing on traffic volumes along the City's busy streets and drawing on a customer base that extends beyond the City limits. These areas are appropriate for "big box" stores, national retailers, and regional malls or a "critical mass" of multiple stores and large shared parking areas. Commercial service uses can also have an appropriate place in

corridor/regional commercial areas, but must be compatible with adjacent and nearby retail and commercial shopping areas and be located as to not occupy prime retail locations.

The Commercial Areas Framework Plan (p.47) discusses potential for mixed use development of the subject property:

The Land Use Plan identifies both the Charlestowne Mall site in the City's East Gateway and the Old St. Charles Mall site in the West Gateway as Corridor/Regional Commercial areas. However, both of these sites have potential for Mixed Use development, and similar to Downtown, each could foster a pedestrian-oriented mixed use node, with a mix of retail, restaurant, entertainment, recreation, and residential uses. This dynamic mix of uses in close proximity to major arterial streets has the potential not only to create a vibrant and inviting destination but also serve as a catalyst for needed investment in these important areas of the City. Building orientation in the area should have a strong orientation to major streets and careful consideration should be given to its impact on adjacent residential areas. Additionally, residential uses/ development within these mixed use areas should refer to the Residential Areas Framework Plan for additional considerations and recommendations. In these areas, it is important to maintain a healthy balance of users.

In addition, the subject property and surrounding commercial areas are part of the East Gateway Subarea (p.94). The following sections are pertinent:

Subarea Goals

The East Gateway subarea represents a unique opportunity for economic development, revitalization and stabilization with for a specific context within the City of St. Charles. The overall vision for the subarea includes the following:

- Revitalization of the Subarea's retail areas that maximizes the locational assets within this area of the City.
- Improved connectivity and circulation within the Subarea providing logical and efficient connections between compatible uses.
- Better separation of incompatible land uses to protect residential neighborhoods while at the same time help define the City's business areas.
- Attractive streets and sites to distinguish this Subarea and key corridors from neighboring communities.
- A mix of uses that that help diversify the City's economy and provide places to live, work, and shop.

Subarea Objectives

- Improve the appearance of the Kirk Road and Main Street Corridors to assist in strengthening the community's identity and appearance through installation of streetscaping, wayfinding and gateway elements.
- Use landscaping appropriately to enhance commercial areas, screen unsightly areas, and provide an attractive streetscape and overall setting for the area.
- Improve the overall connectivity and mobility within the Subarea through both public streets and internal connection to provide a predictable and navigable environment.
- Preserve surrounding neighborhoods through the use of screening, buffering, and better separation from commercial development.
- Create market-responsive development parcels that can accommodate projects of an appropriate scale and phasing over time.
- Take advantage of proximity to DuPage Airport and Pheasant Run as activity generators.
- Reposition the Charlestowne Mall site to foster its renaissance or its redevelopment.

Enhance the character of both existing and new development through site improvements, facade enhancements, consistent signage regulation, and at-tractive building design and materials.

The subject property is identified as Catalyst Site "D" within the East Gateway Subarea (P.104): Constructed in 1991, the Charlestowne Mall has been well maintained and is in good physical condition, however a lack of a critical mass of retailers and a high volume of vacancy have placed the Charlestowne Mall in jeopardy. Once a shopping destination within the community and surrounding area, most retailers have left the interior of the mall. Von Maur, Classic Cinemas, Carson Pirie Scott and Kohls occupy four of the mall's five anchor spaces and are complemented by a handful of smaller retailers and services. Internal hall-ways are desolate, parking fields are vast and empty and the Charlestowne Mall needs intervention to reposition the site to improve the mall's future viability or its full-scale redevelopment.

II. **PROPOSAL**

SC Out Parcels One LLC has filed a PUD Preliminary and Minor Subdivision application for outlot number 3. The proposal includes;

- Subdividing the lot into two parcels with the building on one and parking on the other
- 2,350 sf single story brick building
- Drive-through pick up lane for mobile orders
- Removing pavement on the mall site to offset new pavement on this lot

III. **PLANNING ANALYSIS**

Staff has analyzed the PUD Preliminary Plan to determine if the plan meets applicable standards of the Zoning and Subdivision ordinances. The plan was reviewed against the following code sections and documents:

- Ch. 17.06 Design Review Standards & Ch. 17.24 Off-Street Parking, Loading & Access Guidelines
 - Ch. 17.26 Landscaping & Screening
- Ch. 17.14 Business & Mixed Use Districts

A. Plat Review

The Original PUD allows for subdivisions of any outlot buildings, provided adequate easements are provided. There are no minimum requirements for subdivisions. The provided subdivision provides the necessary access and utility easements.

B. Zoning Standards

The Quad PUD states that the entire mall property is to be considered a single zoning lot, regardless of subdivision. Therefore, the outlots are not required to meet all zoning bulk standards as standalone lots. However, each outlot building and parking lot must meet all applicable zoning requirements.

The tables below compare the proposed site with the BR districts standards. Any deviations from the bulk standards required for the development would need to be approved through an Amendment to the Planned Unit Development.

Category	Zoning Ordinance or PUD standard	Proposed	
Minimum setbacks from Rt. 64 property line	20 ft. for buildings and parking 15 ft. for drive-through circulation aisles	Parking: 20 ft. Building: 72ft Drive-through: 39ft	
Maximum Building Height for outlots	50 ft. from the average finished ground level measured 10 ft. out from exterior walls.	20ft 8 in	
Maximum Gross Floor Area	1,200,000 square feet of Gross Floor Area (GFA) 925,000 square feet of Gross Leasable Area (GLA)	Approved for existing mall: 802,000 sf GLA Proposed building is 2,350 sf	
Number of parking 10 spaces per gross floor area + 15 spaces per drive-through		Meets requirement for parking (29 Parking Spaces, 6 stacking Spaces)	

Staff Comments:

✓ Zoning Code requires 15 stacking spaces per drive-through line. However, exceptions can be made to reduce the requirement based on evidence provided by the applicant. Since this is not a typical drive-through and only used for mobile order pickup, drive through times are reduced to about 2 minutes, with a maximum of seven cars in line. This is based on substantial evidence provided by the applicant about other locations with this arrangement.

C. Landscaping

A landscape plan has been submitted. The table below compares the submitted plan to the requirements of the PUD and Ch. 17.26 Landscaping and Screening.

Note the PUD was written to grant flexibility to certain landscaping requirements, recognizing the site is being redeveloped and has a number of existing constraints. Specifically, flexibility was granted for building foundation landscaping, internal parking lot landscaping, and public street frontage trees.

Category	Category Zoning Ordinance or PUD Standard	
Overall Landscape Area	20% over entire PUD	Existing mall property landscaped area exceeds 20% (excluding the outlots)

Building Foundation Landscaping	Building foundation areas to be landscaped, but flexibility is granted to provide a comparable alternative design, including a "streetscape" design along walkways (trees in grates and/or planter islands etc.) or providing landscaping on the opposite side of a drive-through lane. Planting requirements: 2 tree per 50 ft. of wall = 7 trees required 20 shrubs per 50 ft. of wall = 76 shrubs required	6 trees 76 shrubs Requirement is met by providing a comparable amount of plantings with an alternate design
Public Street Frontage landscaping	Per Ordinance requirements along Main St. frontage; flexibility to provide lower plantings in lieu of some trees. Planting requirements (Lot 1 only): 75% of frontage landscaped = 300 ft. 1 tree per 50 ft. of frontage = 8 trees	316ft. landscaped 8 trees provided;
Parking lot screening Per Ordinance requirements: 30" screening of 50% of the parking lot frontage.		Standard met
Internal Parking Lot landscaping	All rows shall end with landscape islands. All islands shall be planted with shade trees and/or low shrubs/groundcover.	Standard met

Staff Comments:

✓ One additional site tree is required to meet foundation landscaping

D. Signage

Wall sign and monument sign placement areas have been noted on the plans. Actual signage dimensions that mee Chapter 17.28 will be required at time of permit. Signage locations meet standards.

E. Building Design

Buildings in the BR districts are subject to Design Review standards and guidelines contained in Ch. 17.06. The provided elevations meet all design standards. The building is predominantly brick, with portions of EIFS on the top bands.

F. Site Access & Circulation

A single access drive aisle off the Mall's main ring road is being proposed. Sidewalk is provided to the north of the site along the ring road and interior on the parcel. This is like how Cooper's Hawk was developed. A bike rack will be provided on site.

IV. DEPARTMENTAL REVIEWS

A. Other Department reviews

City Staff has reviewed the PUD Preliminary Plan and Minor Subdivision and has provided comments to the applicant. All comments are technical in nature and have been provided to the applicant.

V. SUGGESTED ACTION

Review the PUD Preliminary Plan and Minor Subdivision Applications.

The Plan Commission may vote on this item should the Commission feel that they have enough information to make a recommendation.

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 and Minor Subdivision; received 3/28/2024
- Plans
- Letter from The Krausz Company LL and Drainage exhibit

March 26, 2024

Ms. Rachel Hitzemann
City of St. Charles
Community & Economic Development Department
2 E. Main Street
St. Charles, IL 60174

Project: The Quad St. Charles - Chipotle
St. Charles, Illinois
PUD Preliminary Plan & Minor Subdivision
JHA Project No. F021n

Ms. Hitzemann,

On behalf of The Krausz Companies, please find enclosed documentation supporting application for a PUD Preliminary Plan review and Minor Subdivision review for the proposed Chipotle project located at the existing Lot 3, Unit 2 of The Quad. The scope of this project includes construction of the restaurant building with associated pavement, utilities, and stormwater management.

The following documents are provided for the City of St. Charles review:

- 1) One copy each of the applications for PUD Preliminary Plan and Minor Subdivision
- 2) One copy of the Reimbursement of Fees Agreement
- 3) One check for the required application fees and deposit
- 4) One copy of the Proof of Ownership
- 5) One copy of the Owner Disclosure Form
- 6) One copy of the Legal Description
- 7) One copy of the Boundary & Topographic Survey
- 8) One copy of the Endangered Species Report
- 9) One copy of the Stormwater Management Report for The Quad St. Charles Chipotle, prepared by Jacob & Hefner Associates, Inc., dated March 2024
- 10) Ten copies of the Final Plat of Resubdivision for The Quad St. Charles Unit 3, prepared by Jacob & Hefner Associates, Inc., dated January 8, 2024
- 11) One copy of the Subdivision Plat Drawing Requirements Checklist
- 12) Ten copies of the Site Improvement Plans for The Quad St. Charles Chipotle, prepared by Jacob & Hefner Associates, Inc., dated March 18, 2024
- 13) One copy of the Drawing Requirements Checklist
- 14) Ten copies of the Architectural Drawings & Trash Enclosure Elevation, prepared by Wilkus Architects, dated January 26, 2024
- 15) Ten copies of the Landscape Plans, prepared by Gary R Weber Associates, Inc., dated March 15, 2024 (included within Site Improvement Plans)
- 16) Ten copies of the Site Lighting Plans, prepared by Kornacki & Associates, Inc., dated January 12, 2024
- 17) One flash drive with electronic copies of all documents

With this application, no deviations from the existing PUD are requested. The construction schedule is still to be determined at this time, pending the review and approval process. If you



would like to discuss or need any additional information, please do not hesitate to call me at (630) 313-9461.

Sincerely, JACOB & HEFNER ASSOCIATES, INC.

Kristen Bruns, P.E. Project Manager

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



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

PUD PRELIMINARY PLAN APPLICATION

For City Use	Received Date
Project Name:	
Project Number:PR	; !
Cityview Project Number:	1
	1

- 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.

1.	Property Information:	Location: 3800 E. Main Street, Saint Charles,	IL 60174
		Parcel Number (s): 09-25-200-040	
		Proposed PUD Name: The Quad St. Charles - Unit	2
2.	Applicant Information:	Name: SC Out Parcels One LLC (Contact: David Pyle) Address	Phone: 725-228-7100 Email:
		6823 S. Eastern Avenue, Suite 101 Las Vegas, NV 89119	david@tkcre.com
3.	Record Owner Information:	Name: Same as applicant	Phone:
		Address:	Email:

4. <u>Ident</u>	. 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					
Subdiv	ision:					
	oposed lot has alre	•		on is not required.		
✓ No	ew subdivision of p					
		ubdivision Applicati				
	Final Plat of S	ubdivision Applicati	on to be filed later			
If mult	ired Attachments: tiple zoning or subdi ns. Fee must be paid it 1 copy of each red	ivision applications (I for each applicatio	n.	oncurrently, do not	t submit duplicate cl	necklist items
APPLI	CATION FEE: \$500					
<u> </u>						
w	in escrow with the (_		Fees Agreement ar	id deposit of
w	BURSEMENT OF FEE		•		City. Required depos	sit is based on
,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	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.						
	rty owner permittin				al letter of authoriza of St. Charles for th	
LEGAL	. DESCRIPTION : For	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/
\checkmark	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).
\checkmark	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.
\checkmark	 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.
N/A	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.
Dev pla to s	ANS: All required plans shall be drawn on sheets no larger than 24" x 36", unless the Director of Community velopment permits a larger size when necessary to show a more comprehensive view of the project. All required ns shall show north arrow and scale, and shall be drawn at the same scale (except that a different scale may be used show details or specific features). All plans shall include the name of the project, developer or owner of site, person 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
	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).
[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
- 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

√	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.
N/A	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.
	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, th
	following:
INT/A	

- 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.

Record Owner Date

Applicant or Authorized Agent Date

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

STATE OF DELAWARE)				
COUNTY OF NEW CASTLE) SS.)				
I, Daniel W. Krausz,	being first duly sw	orn on oath	depose and sa	ay that I am	the President
of the Manager of S	C Out Parcels One	LLC , a Dela	ware Limited	Liability Com	pany (L.L.C.),
and that the following	ng persons are all o	f the membe	rs of the said	L.L.C.:	
Krausz Puer	nte LLC				
		1			
		s)			
		n İ	\$		
					
-		K)			
		KT .			
Ву:		dent of Mana			
Subscribed and Swo	rn before me this _		day of		
March	_, 20 <u>24</u> .	Kelle		COTAP CO	Nassir I Kelly State of Delaware Notary Public ommission No. 20240117000000 ly Commission Expires 01/17/2026
/	Notary Pu	ıblic /			



1333 Butterfield Road, Suite 300 Downers Grove, IL 60515 P 630-652-4600 F 630-652-4601

Legal Description

LOTS 2 AND 3 IN THE QUAD ST. CHARLES – UNIT 2 BEING A RESUBDIVISION OF THE NORTH HALF OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 8, 2015 AS DOCUMENT NUMBER 2015K055077, IN KANE COUNTY, ILLINOIS.

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



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

MINOR SUBDIVISION - FINAL PLAT APPLICATION

For City Use		Received Dat
Project Name:		
Project Number:	-PR	
Cityview Project Number:		}

- File this application to request approval of a Minor Subdivision Final Plat.
- Per City Code Section 16.04.040, a Minor Subdivision must meet the following criteria:
 - 1) Compliance with subdivision design standards in the City Code; 2) No more than 4 lots; 3) No public utility extensions or new streets are required to serve the subdivision; 4) No stormwater detention is required to serve the subdivision; 5) All lots meet minimum zoning standards.
- 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 Final Plat will be scheduled for Plan Commission review when staff has determined the plat is ready.

1.	Property Information:				
		Proposed Subdivision Name: The Quad St. Charles - Unit 2			
2.	Applicant Information:	Name: SC Out Parcels One LLC (Contact: David Pyle) Address 6823 S. Eastern Avenue, Suite 101 Las Vegas, NV 89119	Phone: 725-228-7100 Email: david@tkcre.com		
3.	Record Owner Information:	Name: Same as applicant Address:	Phone: Email:		

4. 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: \$300

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	Under 5 Acres 5-15 Acres		16-75 Acres	Over 75 Acres	
Review Items	Officer 5 Acres	2-12 Acies	10-73 Acres	Over /3 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	

FEE FOR INSTALLATION OF CITY BENCHMARKS: Payment for installation of City benchmarks in accordance with Appendix F of the Subdivision Code (City Code Title 16). Required payment is based on the size of the subdivision:

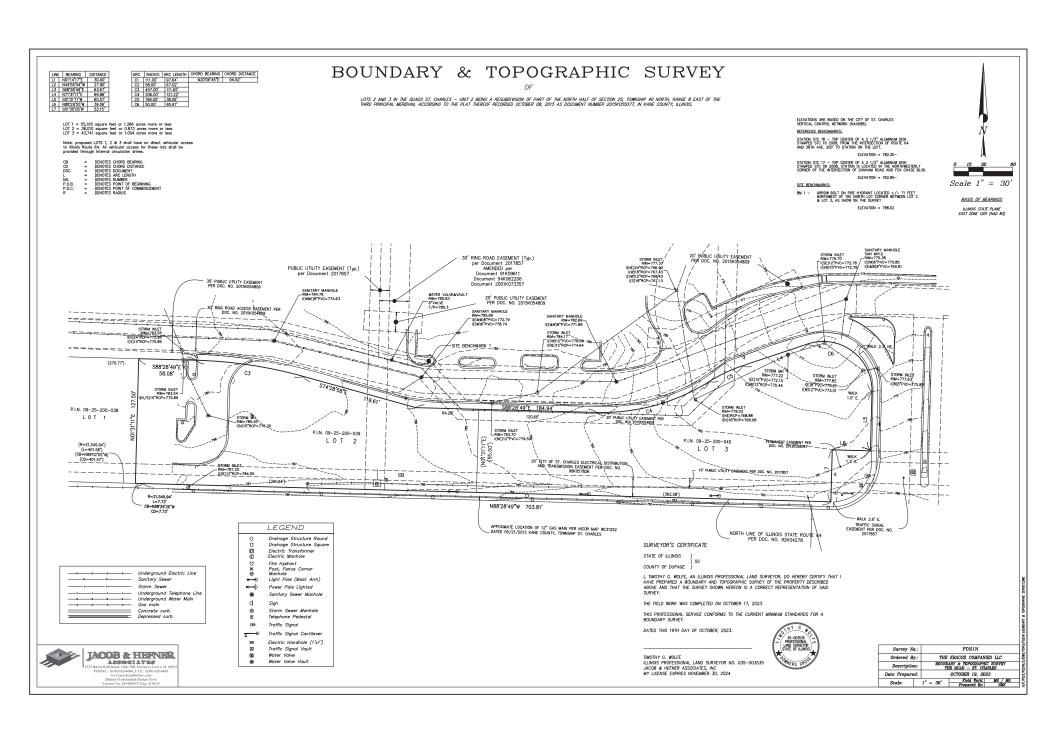
Subdivision Acreage	Number of Benchmarks	Fee at \$2500 per Benchmark
20+	2	\$5000
10 to 20	1	\$2500
5 to 10	0.5	\$1250
1 to 5	0.25	\$625
Less than 1	0.10	\$250

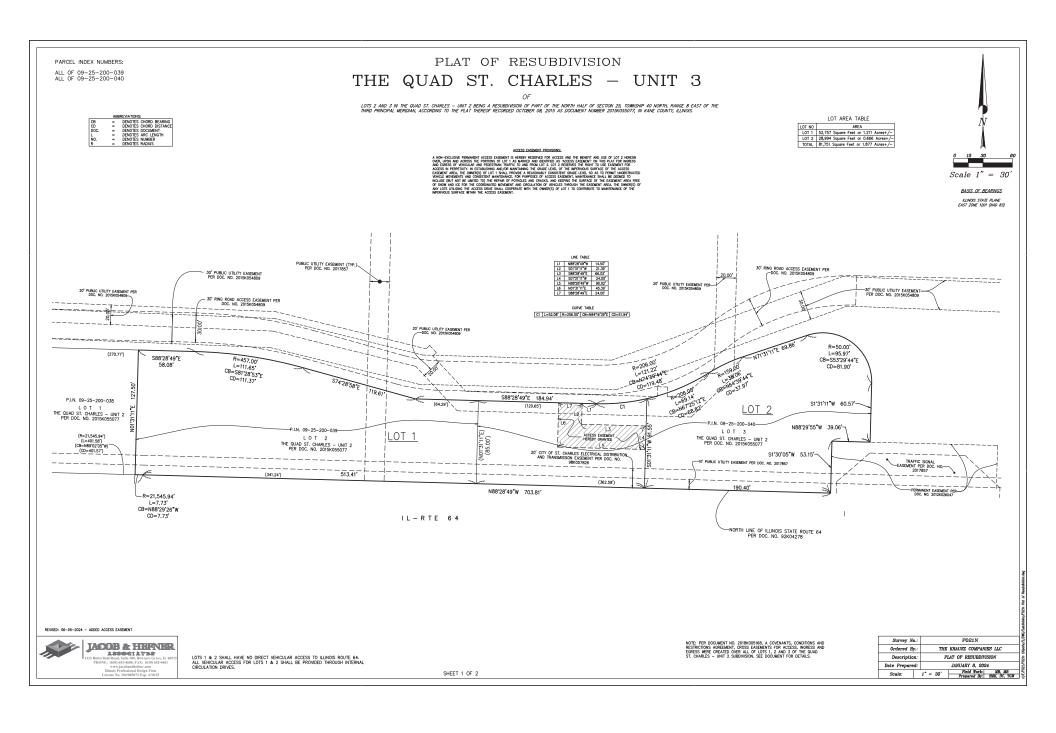
PROOF OF OWNERSHIP: a) A current title policy report; or

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.

\checkmark	OWNERSHIP DISCLOSURE: Use the appropriate disclosure form (attached), if the owner or applicant is a Partnership, Corporation, Trust, or LLC.
N/A	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.
N/A	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.





PARCEL INDEX NUMBERS:

ALL OF 09-25-200-039 ALL OF 09-25-200-040

STATE OF ILLINOIS)
COUNTY OF DUPAGE)

OWNER'S CERTIFICATE

PLAT OF RESUBDIVISION

THE QUAD ST. CHARLES - UNIT 3

0

LOTS 2 AND 3 IN THE QUAD ST. CHARLES – UNIT 2 BEING A RESUBDIVISION OF PART OF THE NORTH HALF OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 8, 2015 AS DOCUMENT NUMBER 2015K055077, IN KANE COUNTY, ILLINOIS.

PLAN COMMISSION CERTIFICATE

IS IS TO CERTIFY THAT SC OUT PARCELS ONE LLC, BUILTY COMPANY IS THE OWNER OF THE PROPERTY INEXED PLAT AND HAS CAUSED THE SAME TO BE S ATTED, AND RECORDED AS INDICATED THEREON, FO REPOSES THEREIN SET FORTH, AND DOES HEREBY A E SAME UNDER THE STYLE AND TITLE THEREON INC	DESCRIBED IN THE USEYEYED, RESUBJOINDED, RF THE USES AND CKNOWLEDGE AND ADOPT	STATE OF ILLNOS) COUNTY OF KANE) SS APPROVED THIS
IRSUANT TO SECTION 1.005 OF THE PLAT ACT, 765 COUMENT SHALL SERVE AS THE NOTARIZED STATEM HOOL DISTRICT STATEMENT TO BE SUBMITTED SIMUL VAL PLAT OF RESUBDIVISION FOR THE QUAD ST. CH NE COUNTY, ILLINOIS.	I TANFOLISI Y WITH THE	CHAIRMAN
THE BEST OF THE OWNER'S KNOWLEDGE THE SCHO E TRACT OF LAND LIES IS IN THE FOLLOWING DISTR CHARLES COMMUNITY UNIT SCHOOL DISTRICT 303.	OOL DISTRICT(S) IN WHICH NCT(S):	
TED THIS DAY OF, 2024.		
OUT PARCELS ONE LLC, O EED MANAGEMENT INC. D BLANARGE WEBLIC, SUITE 210 MINISTON, DE 19801 BY: OWNER		CITY COUNCIL CERTIFICATE STATE OF ILLINOIS) SS COUNTY OF KANE APPROVED AND ACCEPTED THIS
NOTARY CERTIFICATE ATE OF) SS		MAYOR ATTEST
DUNTY OF) THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR	CHE COUNTY IN THE	
ATE AFORESAID, DO HEREBY CERTIFY THAT		
OUT PARCELS ONE, LLC, A DELAWARE LIMITED LIAI RSONALLY KNOWN TO ME TO BE THE SAME PERSON BEGREDED TO HE FORECOME APPEARED BEFORE MEDICAL PERSONALED FOR THEY SIGNED AND DELIVER STRUMENT AS HERE ON FIRE AND OLUMINARY AS THE FORE AND THE RED. MEDICAL PROPERTIES OF THE PROPERTIES OF TH	E THIS DAY IN PERSON TO THE	CERTIFICATE AS TO SPECIAL ASSESSMENTS STATE OF ILLINOS) SS
VEN UNDER MY HAND AND SEAL THIS DAY OF	2024.	COUNTY OF KANE) I DO HERBY CERTIFY THAT THERE ARE NO DELINQUENT, OR UNPAID CURRE OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THE PLAT.
NOTARY PUBLIC COM	IMISSION EXPIRES	DATED AT THE CITY OF ST. CHARLES, THIS DAY OF, A.D. 2024.
		BY COLLECTOR OF SPECIAL ASSESSMENTS
	_I.D.O.T. CERTIFICATE	DIRECTOR OF COMMUNITY DEVELOPMENT
	THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS PURSIJANT OF CH 2 OF "AN ACT TO REVISE THE LAW IN RELATION TO PLATS," AS AMENDED. A PLAN THAT MEETS THE REQUIREMENTS CONTAINED IN THE DEPARTMENTS' "POLICY ON PERMITS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS" WILL, BE REQUIRED BY THE DEPARTMENT.	STATE OF ALINOS) COUNTY OF KANE SS COUNTY OF KANE SS LAPPOVEMENTS HAVE BEEN INSTALLED, OF THE REQUIRED LAND MEROVEMENTS HAVE BEEN INSTALLED, OF THE REQUIRED CAMPAINTEE BROWN HAVE SEEN POSTED FOR THE COMPLETION OF ALL REQUIRED LAND MEROTIMENTS. DATED AT THE COTT OF ST. OWARLES, THS DAY OF AD. 2024.

CERTIFICATE OF COUNTY CLERK

STATE OF ILLINOIS) SS

I, LILINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT TAXES, NO UNPAID FORFEITED TAXES, NO UNPAID CURRENT CEREAL TAXES, AND NO REDEELABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE ANNEXED PLAT.

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

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK AT GENEVA, ILLINOIS,

THIS _____ DAY OF ______IN THE YEAR 2024 A.D.

BY _____COUNTY CLERK

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS) SS COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT I, TIMOTHY G. WOLFE, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003535, HAVE SURVEYED AND RESUBDIMDED THE FOLLOWING DESCRIBED PROPERTY:

LOTS 2 AND 3 IN THE QUAD ST. CHARLES — UNIT 2 BEING A RESUBDIVISION OF PART OF THE NORTH HALF OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MEDIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 8, 2015 AS DOCUMENT NUMBER 2015KOS5077, IN KANE COUNTY, ILLINOIS.

DIVIDING THE SAME INTO LOTS AS SHOWN BY THE ANNEXED PLAT WHICH IS A CORREC REPRESENTATION OF SAID SURVEY AND RESUBDIVISION. ALL DISTANCES ARE SHOWN IN

ACCORDING TO A SCALED INTERPRETATION OF THE FEDERAL EMERGENCY MANAGEMENT ACENCY PLOOD INSURANCE RATE MAP INDEX HAVING A MAP INMERG OF TORSISHORD FOR KAME COUNTY, LUINOS AND INSURANCE RATE MAP INDEX HAVING A MAP INTERC THAS SHE WHILE THAT THAS IN WHITE PAPEL MARRET THOSEOTOPH AND ENGINEER THOSE THAT THAS IN A MAP REVISION DATE OF JULY 20, 2021, PANEL NUMBER TORSECCENT HAS NOT PRINTEL, NO SPECIAL FLOOD ZOUR AFAZIS.

GIVEN UNDER MY HAND AND SEAL AT DOWNERS GROVE, ILLINOIS, THIS 5TH DAY OF JUNE, 2024.



TIMOTHY G. WOLFE
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003535
JACOB & HEPNER ASSOCIATES, INC.
MY LICENSE EXPIRES NOVEMBER 30, 2024

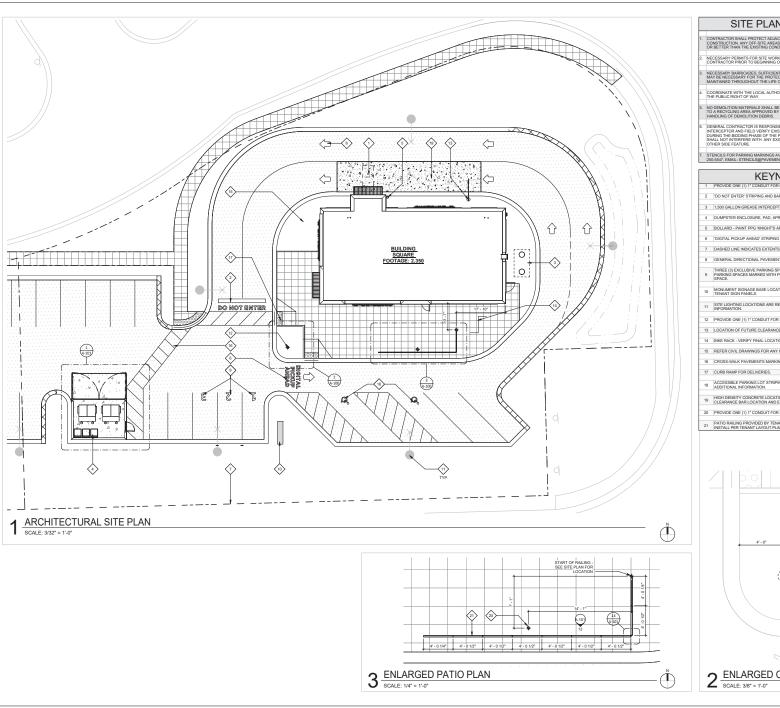
REVISED: 06-05-2024 - ADDED ACCESS EASEMEN



JOSE RIOS, P.E. REGION ONE ENGINEER

SHEET 2 OF 2

DIRECTOR OF COMMUNITY DEVELOPMENT



SITE PLAN GENERAL NOTES

NECESSARY PERMITS FOR SITE WORK AND CONSTRUCTION SHALL BE OBTAINED BY THE GENERAL CONTRACTOR PRIOR TO BEGINNING OF WORK.

STENCILS FOR PARKING MARKINGS AVAILABLE FROM PAVEMENT STENCIL COMPANY, PHONE: (800) 250-5547, EMAIL: STENCILS@PAVEMENTSTENCIL.COM.

KEYNOTE LEGEND

2 TOO NOT ENTER' STRIPING AND BAR LOCATION.

3 1,500 GALLON GREASE INTERCEPTOR - VERIFY FINAL LOCATION WITH CIVIL DRAWINGS.

4 DUMPSTER ENCLOSURE, PAD, APRON AND BOLLARD - SEE SHEET A101

5 BOLLARD - PAINT PPG 'KNIGHT'S ARMOR'.

7 DASHED LINE INDICATES EXTENTS OF PROPERTY LINE

MONUMENT SIGNAGE BASE LOCATION, CONDUIT, AND POWER HOOK-UPS TO THE SIGN FOR TENANT SIGN PANELS

11 SITE LIGHTING LOCATIONS ARE REFERENCED ONLY - REFER TO CIVIL FOR ADDITIONAL INFORMATION.

12 PROVIDE ONE (1) 1" CONDUIT FOR FUTURE DIRECTIONAL SIG

13 LOCATION OF FUTURE CLEARANCE BAR SIGNAGE.

15 REFER CIVIL DRAWINGS FOR ANY IRRIGATION AND LANDSCAPING REQUIREMENTS.

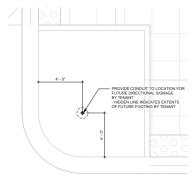
16 CROSS-WALK PAVEMENTS MARKINGS - SOLID WHITE.

17 CURB RAMP FOR DELIVERIES.

18 ACCESSIBLE PARKING LOT STRIPING, CROSSWALK, SIGN POSTS AND SIGNS - REFER TO CIVIL FOR ADDITIONAL INFORMATION.

20 PROVIDE ONE (1) 1" CONDUIT FOR FUTURE PATIO LIGHT.

21 PATIO RAILING PROVIDED BY TENANT, INSTALLED BY LANDLORD - GENERAL CONTRACTOR TO



2 ENLARGED CONDUIT PLAN SCALE: 3/8" = 1'-0"

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The Krausz Companies, Inc.

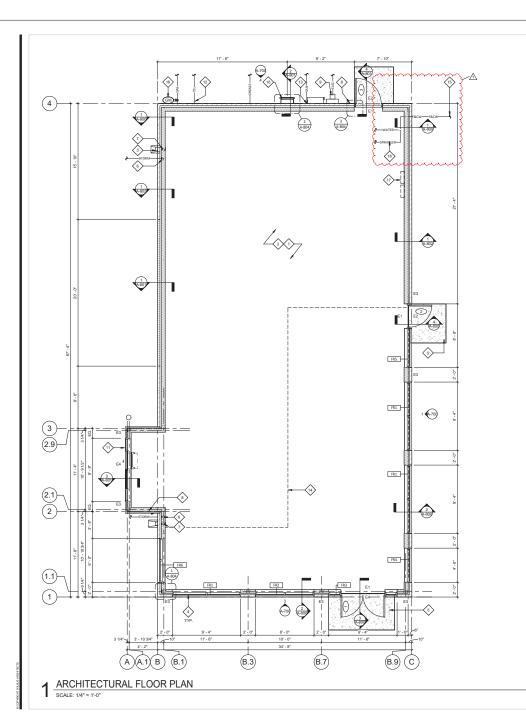
ELAINE GARIBAY SENIOR DIRECTOR OF LEASING LEASING 18201 VON KARMEN AVE SUITE 1090 IRVINE, CA 92612 P: (714) 743-0440 elaine@tkcre.com

"ST. CHARLES" TENANT
SHELL BUILDING
E MAIN STREET & 38THAVENUE
ST. CHARLES, IL 60174

PROJECT NO. DRAWN BY CHECKED BY	2023-0412 THV KAM, BMT	
ISSUE		DATE
ENTITLEMENT	PACKAGE	01/26/2024
LANDLORD CH	ECK SET	06/06/2024
A REVISION		DATE

ARCHITECTURAL SITE PLAN

A-100





- A. SAFETY GLAZING SHALL BE PROVIDED AT HAZARDOUS LOCATIONS, INCLUDING, BUT NOT LIMITED TO, GLAZING WITHIN 18" OF WALKING SURFACE, GLAZING IN DOORS AND AT WINDOWS ADJACENT TO DOORS.
- B. DIMENSION NOTES:

A). ALL STRUCTURAL GRID DIMENSIONS ARE FROM CENTERLINE OF EXISTING STRUCTURAL ELEMENTS UNLESS NOTED OTHERWISE.

B). ALL DIMENSIONS ARE TAKEN TO OUTSIDE FACE OF SHEATHING OF WALL ASSEMBLY UNLESS NOTED OTHERWISE.

- C. ANY NEW EXTERIOR LANDINGS SHALL BE FLUSH WITH THE INTERIOR FINISHED FLOOR SLAB AND SLOPE AWAY FROM THE FACE OF THE BUILDING TO PROVIDE POSITIVE DRAINAGE.
- D. OPEN EXTEROR JOINTS AROUND WINDOW AND DOOR FRAMES, BETWEEN WALL ASSEMBLIES AND FOUNDATIONS, BETWEEN WALL AND ROOF ASSEMBLES, BETWEEN WALLS PANELS, AT PENETRATIONS FOR UTILITY SERVICES, ROOR ASSEMBLES AND ROOF ASSEMBLES OR ANY OTHER OPENING IN THE EXTERIOR ENVILLOPS SHALL BE SEALED, CALLKED, GASKETED ANDIOR WEATHER STREPPED TO LIMIT ARE LEAGAGE.
- PROVIDE VERTICAL AND HORIZONTAL CONTROL JOINTS IN GYPSUM BOARD SURFACES AT 30'-0" ON CENTER MAXIMUM.
- GENERAL CONTRACTOR TO INSTALL METAL CORNER BEADS AT OUTSIDE CORNERS OF GYPSUI BOARD SURFACES, UNLESS NOTED OTHERWISE.
- G. USE ONLY NON-CORROSIVE FASTENERS ON PRESSURE TREATED LUMBER.
- LAP WEATHER RESISTANT BARRIERS AND THRU-WALL FLASHING IN A WATER SHEDDING FASHION TAPE ALL EXPOSED EDGES.
- I. REFER TO STRUCTURAL SHEETS FOR STUD FRAMING CONFIGURATIONS, SIZES AND SPACING.
- J. FLASHING AND SEAMS BETWEEN SHEATHING IN COMPOSITE WOOD STUD WALL CONSTRUCTION CONDITIONS TO BE TAPED AND SEALED WITH TAPE SEALANT
- K. ALL EXTERIOR WOOD BLOCKING TO BE MOISTURE RESISTANT PRESERVATIVE TREATED (P.T.).

LIGHTING FIXTURE SCHEDULE

ITE M	QTY.	MOUNT	DESCRIPTION	MANUFACTURER	MODEL
E1	3	VARIOUS	WHITE EXIT LIGHT - STANDARD RED LETTERS	EXITRONIX	CLED-U-WH
E2	3	SURFACE	EMERGENCY LIGHT - SINGLE HEAD	EXITRONIX	CLED-BL-WP with PMC-B-1 Mounting Plate
E3	7	SURFACE	WALL PACK	RAB LIGHTING	WPLED10Y
E4	2	SURFACE	LED CHANNEL LIGHT	PARADIGM LED	PL-FLEXSR590

- KEYNOTE LEGEND

 | EXTENTS OF SLAB LEAVE-OUT REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
- 2 1/2" EXPANSION JOINT TO BE INSTALLED AROUND ENTIRE PERIMETER AT TIME OF SLAB POUR -CUIT EXPANSION JOINT DOWN 1/2" MINIMUM AND PROVIDE ROD AND CAULK TO SEAL.
- 3 CONCRETE SPLASH BLOCK.
- 4 THERMALLY BROKEN ANODIZED ALUMINUM STOREFRONT SYSTEM WITH 1" INSULATED GLAZING CAULK AROUND ENTIRE PERIMETER OF OPENINGS.
- 5 CAST-IN-PLACE CONCRETE ENTRY STOOP LIGHT BROOM FINISH SLOPE STOOP AWAY AT 1/4* PER 12* AWAY FROM FACE OF THE PROPOSED BUILDING TO ENSURE POSITIVE DRAINAGE.
- 6 INTERIOR ROOF DRAIN LEADER CONNECT TO STORM SEWER BELOW GRADE.
- 7 INTERIOR OVERFLOW ROOF DRAIN LEADER WITH STAINLESS STEEL COWS TOUNGE.
- 8 FROST PROOF WALL HYDRANT.
- 9 ELECTRICAL METER AND DISCONNECT.
- 10 EXTERIOR ROOF LADDER WITH LOCKING GATE
- PREFINISHED DARK BRONZE ALUMINUM PASS-THRU WINDOW WITH INTEGRATED INTERIOR AIR CURTAIN, TRANSOM AND SIDELITES CAULK AROUND ENTIRE PERIMETER OF OPENING.
- 12 LOCATION OF TELECOMMUNICATION ENTRY POINT COORDNIATE WITH CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.
- 13 LOCATION OF SANITARY SEWER ENTRY POINT COORDNIATE WITH CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.
- 14 DASHED LINE INDICATES LOCATION OF OPEN CEILING ABOVE
- 15 LOCATION OF COMBINED FIRE SPRINKLER & DOMESTIC WATER SERVICE ENTRY F
- 16 LOCATION OF GAS METER COORDINATE WITH CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.
- 17 LOCATION OF TENANT ELECTRICAL PANELBOARDS BY LANDLORD GENERAL CONTRACTOR TO PROVIDE CONDUCTORS TO LOCATION.
- 18 LOCATION OF SPRINKLER CONNECTION COORDINATE WITH PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION.

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The Krausz Companies, Inc.

ELAINE GARIBAY SENIOR DIRECTOR OF LEASING 18201 VON KARMEN AVE SUITE 1090 IRVINE, CA 92612 P: (714) 743-0440 elaine@tkcre.com

RMATION

"ST. CHARLES" TENANT SHELL BUILDING EMAIN STREET & 38TH AVENUE ST. CHARLES, IL 60174

NOT FOR TON

FLOOR PLAN

A-210



The Krausz Companies, Inc.

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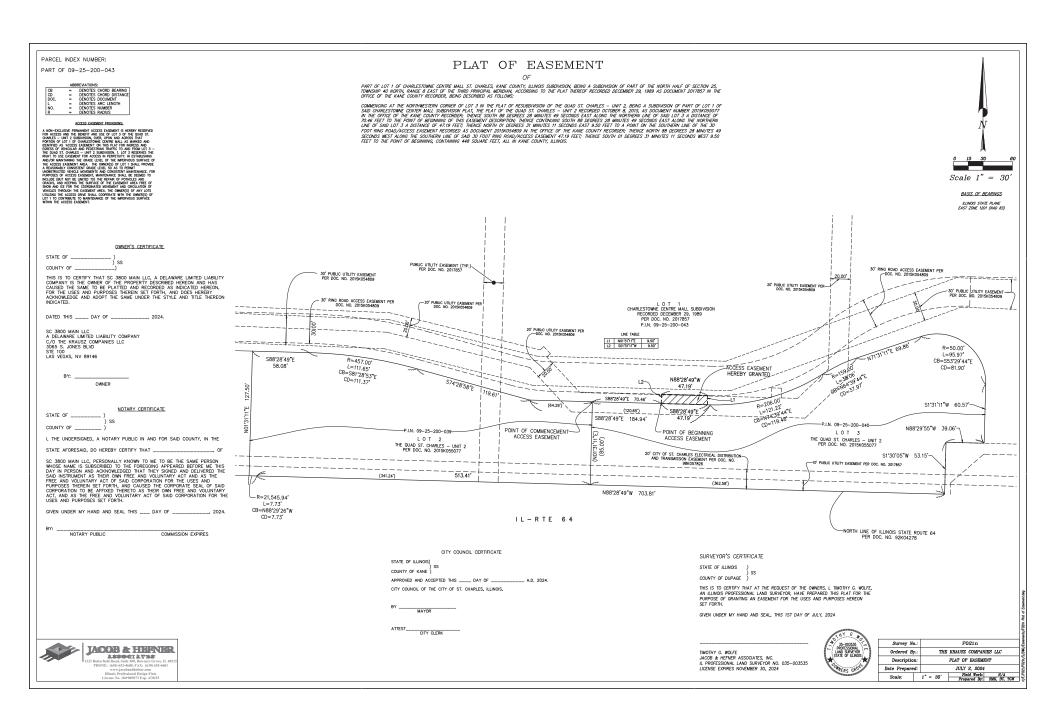
"ST. CHARLES" TENANT
SHELL BUILDING
E MAIN STREET & 38TH AVENUE
ST. CHARLES, IL 60174

CONSTRUCTION CONSTRUCTION

ROJECT NO. RAWN BY HECKED BY	THV	
SUE		DATE
ITITLEMENT NDLORD CH		
REVISION		DATE

EXTERIOR ELEVATIONS

A-700



F021n CHIPOTLE 07/30/2024

SITE IMPROVEMENT PLANS

THE QUAD ST. CHARLES - CHIPOTLE

THE QUAD ST. CHARLES: UNIT 2, LOT 3 **3790 EAST MAIN STREET** ST. CHARLES, ILLINOIS THE KRAUSZ COMPANIES, LLC

- 1	^	N	iΓ

		PROPOSED	DESCRIPTION	EXISTING
At	BREVIATION LEGEND	I KOI OSED	DESCRIP HOIN	LAISTING
ADA	AMERICANS WITH DISABILITIES ACT		STORM SEWER	
8/	BOTTOM OF	8w	WATER MAIN WITH SIZE	
BC	BACK OF CURB ELEVATION		SANITARY SEWER	─
C-C	CENTER TO CENTER SPACING		RIGHT-OF-WAY/PROPERTY LINE	
CAG	CURB AND GUTTER	842	CONTOUR	701
CB	CATCH BASIN	805.25	SPOT GRADE	+ 701.30
DEP	DEPRESSED	â	SANITARY MANHOLE	T 00
DIP	DUCTILE IRON PIPE		STORM MANHOLE	
DWS	DETECTABLE WARNING STRIP	Ě	STORM INLET	- i
EP	EDGE OF PAVEMENT ELEVATION	<u> </u>	STORM CATCH BASIN	0
EX	EXISTING	· ·	FIRE HYDRANT	8
FH	FIRE HYDRANT	®	PRESSURE CONNECTION	0
FR	FUTURE	ě	GATE VALVE W/VAULT	0
GR	GRADE RING ELEVATION	*	LIGHT POLE	*
HC	HANDICAPPED	x-8	STREET LIGHT W/WAST	•
HWL	POND HIGH WATER LEVEL	0	UTILITY POLE	0
- 1	UTILITY INVERT ELEVATION	xx	SILT FENCE	
MH	MANHOLE	-	OVERFLOW DIRECTION	
NWL	POND NORMAL WATER LEVEL		SURFACE/DITCH FLOW DIRECTION	
PC	PRESSURE CONNECTION	a	ROAD SIGN	b
POC	PORTLAND CEMENT CONCRETE		CURB & GUTTER	1
PR	PROPOSED		DEPRESSED CURB FOR RAMP/DRIVEWAY	
PVC	POLYMIN'L CHLORIDE PIPE	TF	TOP OF FOUNDATION	
R	UTILITY STRUCTURE RIM ELEVATION	GF	GARAGE FLOOR, AT REAR OF GARAGE	
RAR	REMOVE AND REPLACE	TD	TOP OF CURB, DEPRESSED	
RCP	REINFORCED CONCRETE PIPE	TW	TOP OF RETAINING WALL	
STM	STORM SEWER	R=	RIM FOR STRUCTURES	
1/	TOP OF	HWL/NWL	HIGH/NORMAL WATER LEVEL	
TC	TOP OF CURB ELEVATION	ÍΠ	TRANSFORMER	
TDC	TOP OF DEPRESSED CURB ELEVATION	x	FENCE LINE	x
TF	TOP OF FOUNDATION ELEVATION		GUARD RAIL	0 0 0 0
TW	TOP OF RETAINING WALL ELEVATION		FORCE MAIN	
VCP	VITRIFIED CLAY PIPE	T	UNDERGROUND TELEPHONE	T
WF	VERIFY IN FIELD	——Е——	UNDERGROUND ELECTRIC	E
W	WALVE WAULT	OHE-	OVERHEAD ELECTRIC	
W/	WITH	G	UNDERGROUND GAS LINE	G
M or MTR	WATER MAIN			-

$\overline{}$	STORM SEWER	$\overline{}$
	WATER MAIN WITH SIZE	
⊸	SANITARY SEWER	
	RIGHT-OF-WAY/PROPERTY LINE	
842	CONTOUR	701
805.25 ×	SPOT GRADE	+ 701.30
•	SANITARY MANHOLE	
	STORM MANHOLE	0
100	STORM INLET	
•	STORM CATCH BASIN	0
₩	FIRE HYDRANT	В
	PRESSURE CONNECTION	0
•	GATE VALVE W/VAULT	
*	LIGHT POLE	•
×-8	STREET LIGHT W/MAST	0
0	UTILITY POLE	0
— xx——	SILT FENCE	
-	OVERFLOW DIRECTION	
***	SURFACE/DITCH FLOW DIRECTION	
	ROAD SIGN	b
	CURB & GUTTER	
	DEPRESSED CURB FOR RAMP/DRIVEWAY	
TF	TOP OF FOUNDATION	
GF	GARAGE FLOOR, AT REAR OF GARAGE	
TD	TOP OF CURB, DEPRESSED	
TW	TOP OF RETAINING WALL	
R=	RIM FOR STRUCTURES	
HWL/NWL	HIGH/NORMAL WATER LEVEL	
Ī	TRANSFORMER	
— <u>x</u> ——	FENCE LINE	x
	GUARD RAIL	0 0 0 0 0
— bb——	FORCE MAIN	DD
T	UNDERGROUND TELEPHONE	T
— ē——	UNDERGROUND ELECTRIC	E
OHE	OVERHEAD ELECTRIC	

Know what's below. Call before you dig. LOCATION MAP

ARROW BOLT ON FIRE HYDRANT LOCATED +/- 71 FEET NORTHWEST OF THE NORTH LOT CORNER BETWEEN LOT 2 & LOT 3, AS SHOW ON THE SURVEY

DRAWING INDEX

		D
	Sheet Number	Sheet Title
N	C1.0	COVER
xfield Dr	C2.0	GENERAL NOTES & SPECIFICATIONS
+	C2.1	CITY SPECIFICATIONS
	C3.0	EXISTING CONDITIONS & DEMOLITION PLAN
Mall	<u>∕3</u> C3.1	PAVEMENT DEMOLITION PLAN
SITE LOCATION	C4.0	DIMENSIONAL CONTROL & PAVING PLAN
in St	C5.0	GRADING PLAN
Pheasant	. C5.1	DETAILED GRADING PLAN
Kautz Karaka Kar	<u>√3</u> C5.2	GRADING PLAN
¥ .	C6.0	UTILITY PLAN
	C7.0	EROSION CONTROL PLAN
Dupage	C8.0	SWPPP
23 Microsoft Corporation © 2023 Tom Tom	C8.1	SWPPP DETAILS
MAP	C9.0	DETAILS
LE .	C9.1	DETAILS
	C9.2	DETAILS
	E1	ELECTRICAL SITE PLAN
NOTE: BENCHMARKS & EXISTING CONDITIONS SHOWN ON	E2	PHOTOMETRIC SITE PLAN
THESE PLANS WERE OBTAINED FROM A BOUNDARY & TOPOGRAPHIC SURVEY, DATED 10/19/23, PREPARED BY JACOB & HEFNER ASSOCIATES, INC.	E3	SCHEDULES & DETAILS
PREPARED BY JACOB & HEFNER ASSOCIATES, INC.	L1.1-L1.2	LANDSCAPE PLAN

3	PER CITY COMMENTS	07/30/24 06/19/24	
2	PER CITY COMMENTS	06/19/24	
1	ISSUED FOR REVIEW	03/18/24	
No.	Description	Date	
REVISIONS			

	Kristen Bruss	07/30/24	.artiffillitres
ľ	ENGINEER KRISTEN A. BRUNS KBRUNSØJHAINC.COM	DATE	SPROFESSION
	ILLINOIS REGISTRATION NO. 062-0 EXPIRES 11/30/2025		062-070884
- [-	NORMER ONLY CERTIFIES SHEETS C1.0— THESE PLANS OR ANY PART THEREOF SHALL WITHOUT THE ORIGINAL SIGNATURE, IMPRESSED	BE CONSIDERED VOID	OF ALLMOS



1333 Butterfield Rd, Suite 300, Downers Grove, IL 60515 PHONE: (630) 652-4600, FAX: (630) 652-4601 www.jacobandhefner.com

CALL BEFORE

YOU DIG

WARNING

Municipality: ST. CHARLES County: KANE Township: 40N

Range: 8E

FOR REVIEW PURPOSES ONLY

GENERAL NOTES	EARTHWORK	SANITARY SEWER	PAVEMENT	WATER MAIN	7/30/2 36/19/2
CENERAL NOTES OLI MORA NO RELEATION DE LA CONTOUR DE LE TRANSPORTIFICATION DE PARTICIPATION DE LA CONTOUR DE LA C	1. TOPSOL DOMAIDON A TOPSOL DOMAIDON A TOPSOL DOMAIDON A TOPSOL DOMAIDON MATERIAL, CE ANY OTHER LINGUIFABLE MATERIALS SIMILL BE PROCESSOR TO CONSETTE WITTEN, SHALL BE CEDENTED BY THE OWNER FOR PRINTE USE WHITE MAY NOT TO CONSETTE WITTEN, SHALL BE CEDENTED BY THE OWNER FOR PRINTE USE WHITE MAY NOT THE CONSETTE OF THE CONSETTE OF THE OWNER FOR PRINTE USE CONSENIOR. C. BURNESSOR THE CONSETTE OF THE CONSETTE OF THE OWNER WITTEN OWNER, OWNER CONSETTE OF THE CONSETTE OWNER OWNER WITTEN OWNER OWNER OWNER CONSETTE OWNER OWNER OWNER WITTEN OWNER OWNER OWNER OWNER OWNER OWNER A DOMAINO OF THE CONSETTE OWNER OWNER OWNER OWNER OWNER OWNER OWNER A DOMAINO OF THE CONSETTE OWNER OWNER OWNER OWNER OWNER OWNER OWNER BY AND A DOMAINO OF THE CONSETTE OWNER OWNER OWNER OWNER OWNER OWNER BY AND A DOMAINO OF THE CONSETTE OWNER OWNER OWNER OWNER OWNER OWNER BY AND A DOMAINO OF THE CONSETTE OWNER OWNER OWNER OWNER OWNER OWNER BY AND A DOMAINO OF THE CONSETTE OWNER OWNER OWNER OWNER OWNER OWNER BY AND A DOMAINO OWNER OWNER OWNER OWNER OWNER OWNER OWNER BY AND A DOMAINO OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER BY AND A DOMAINO OWNER OWNER OWNER OWNER OWNER OWNER OWNER BY AND A DOMAINO OWNER OWNER OWNER OWNER OWNER OWNER OWNER BY AND A DOMAINO OWNER O	1. IMAZES ROTIO CHESSIEL AL SOURCE SERVE SHALL AS INSCHIENCE CALL CONTROL CHARGES 1. IMAZES ROTIO CHESSIEL AL SOURCE SERVE SHALL AS INSCHIENCE CALL CHESSIA CHARGES AND	1. PRE GNONDE 1. PRE GNONDE A PROST DO DES COGNICIOSOS OF CUES AND CUTTES AND PACADOS OF THE BRE SHETDEN, THE TOTAL THE STORM THE STORM OF THE COURT OF THE STORM OF THE COURT OF THE STORM OF THE COURT OF THE COU	1. WILLIE WARD SHALE OF CONCENTRATE OF DUTILE SHALE PARE (1997), CLASS SS, COMPORABLE TO CONCENTRATE AND	GENERAL NOTES & SPECIFICATIONS THE QUAD ST. CHARLES - CHIPOTLE THE KRAUSZ COMPANIES, LLC TISSIER OF ROWEN'S 09/29
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 WATER PUMPED OR OTHERWISE DISCHARGED FROM THE SITE DURING CONSTRUCTION DEWATERING, IRRIGATION OR FIRE HYDRANT FLUSHING, SHALL BE FILTERED PRIOR TO LEAVING THE PROJECT SITE. 16. IF NECESSAY, GRAVELED ROADS, ACCESS DRIVES, PARKING AREAS OF SUFFICIENT WIDTH AND LENGTH AND YOULD WIREHOUSEN PROLITIES, SMILL BE PROLITED TO PREVENT HIS EDITION OF TRACKING OF THE CONTROL OF TH ALL CONTRACTORS SHALL COMPLY WITH SWPP PLAN AND NPDES REQUIREMENTS. A SIGNED SWPP PLAN SHALL BE KEPT ON FILE WITH OWNER OR GENERAL CONTRACTOR.

WHERE SHOWN ON THE PLANS OR AS DIRECTED BY THE ENGINEER, EXISTING DRAINAGE STRUCTURES AND SYSTEMS SHALL BE CLEANED OF DEBRIS AND PATCHED AS NECESSARY TO ASSURE INTEGRITY OF THE STRUCTURE.

EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH ELLINOS URBAN MANUAL AND SHALL BE MAINTAINED BY THE CONTRACTOR, EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL A SUITABLE GROWTH OF GRASS, ACCEPTABLE TO THE ENDINER, THE GEBU DEVICEOPED. THE LAWRISH FOR BEACH PARTIESTS.

THE PROPERTY CONFIDENCE HE CONSISTENCE SHALL PRODUCE FROM RECORD EMBRACES TO HE COMES AND EMBRECHE FOR PRIVER FINES TO ANY STOCKET FOR FINES PRODUCE FOR SHALL | RESPIT CONTROL LABES - MALE
| MATURES COMPORTION | PROMATED | MATURES COMPORTION | MATURES

DENSITY CONTROL LIMITS TABLE

SITE LIGHTING ENGINEER:
KORNACKI & ASSOCIATES, INC.
2845 S. MOORLAND ROAD
NEW BERUN, WI 53151
CONTACT: DAVID KORNACKI
(P): 262-784-3323

F021n N.T.S. C2.0

Motersoln Moterials:

11 corporation Stress:

a. Compression (Hitings.
a. Compression (Hitings.
a. Compression (Hitings.
a. A. Y. McDonald 470-80 (1", 1-1/2", 2")

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a. A. Y. McDonald 516-0 (1", 1-1/2", 2")

do Compression (Hitings.
a. A. Y. McDonald 516-0 (1", 1-1/2", 2")

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b. A. Y. McDonald 515-1-1/4")

b. A. Y. McDonald 515-1-1/4"

b. A. Y. McDonald 515-1-1/4"

b. A. Hitings (Hitings.
b. A. Y. McDonald 515-1-1/4")

compression (Hotal McAr-2-80 or approved equivalent.
b. A. Hitings (Hitings.
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b. Flonge fosteners :
 Ductile Service Lines:

a. Fire/Domestic: a. The first 0.5.& Y. valve on the inside of the building must be in place for pressure testing, chlorination and sampling. b. Testing against finages will not be allowed.

Pride of the Fox

CITY OF ST. CHARLES ILLINOIS • SINCE 1834

REVISED:

WATER MAIN MATERIALS DRAWING NO. B-10 Sanitary Sewer Materials:

1) Exterior Drop Connections: Drop connections shall be constructed of Ductile Iron Pipe, Class 52 or PVC SDR 26, per monufacturer specifications. All drop manhole piping shall be encased in concrete (refer to City

2) Frames & Lids: Frame: Neenah R-1713 or R-1916C in Floodplain Lid: Neenah R-1713 or R-1916C type "B" with the words "City of St. Charles - SANITARY" cast Into surface

3) Joints: All joints shall conform to ASTM D-3212 for PVC pipe and ASTM A-746 for ductile iron. Both pipe types shall be joined by means of a flexible gasket. Caskets for PVC joints shall be in conformance with ASTM A 21.11-79

4) Manholes: Sanitary manholes are to be precast reinforced concrete eccentric mammores, sanitary minimities are to be precise. The mammore sections shall have a stype, with a minimum 48 1.0. barrel section; Care sections shall have a 3' integrally cast precest concrete collar: Pipe penetrations are to be sected via the use of a cast in pice flexible synthetic rubber pipe sleev which is to be fastened to the pipe with two stainless steel bands. Barrel sections shall be sealed using a butyl rubber strip on the tongue and groove section as well as an external joint seal. Chimney seals are to the external type only. All new or adjusted steps shall be made of steel in be external type only. All new or adjusted steps shall be made of steel in reinforced plastic. using an approved plastic metring ASTM D4101. Type II. Grade 49108 over a #3 Grade 60. ASTM A615. reinforcing bor. A maximum of 8" of adjusting height is allowed; no more than two adjustment rings shall be used (refer to City standard sanitary manhole detail). Barrels and cones shall be bituminous coated.

5) Services: Sanitary services shall be constructed for all buildable lots Services shall be constructed of PVC SDR 26 pipe. six (6) inch m diameter, and shall be extended to the rights-of-way limits. All connections to the public main shall be at a mantole or at a "wye fitting approved by Public Works Division. Once installed, all services extending to the City right-of-way limits shall be securely capped and located utilizing a 2" x 4" wooden stake, painted red.

6) Thrust Blocks (force main): Thrust blocking shall be a combination pre-cast masonry blocks and "Mega-lug" brand restraints, or approved equal.

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CITY OF ST. CHARLES SANITARY SEWER MATERIALS ILLINOIS · SINCE 1834 Pride of the Fox REVISED: DRAWING NO. A-06

1) Casing: Where water main protection is required, engagement shall consist of PVC SDR 26 or steel casing with (Cascade type CCR-STD) spacers of approved equal.

Curb Inlet/C.B.:

High back: Neengh R-3281-A or R-3278-1

Neenah R-3506-A2 Neenah R3281-AW with R-3281

C.B., "behind the curb type": C.B./M.H., Type "D": Grate:

Frame: Neengh R-1713 Neepob R=4340-B

3) Sewer Pipe, Materials: Main line storm sewer shall be constructed of one

g. Pre-cast reinforced concrete pipe, with "O-ring" joints.

b. PVC pipe, rigid, (Min. SDR 26, push-on gasket joints).

d. PVC C-900

e. HDPE pipe shall be rigid with corrugated exteriz and smooth interior meeting AASHTO M-294. Type S. Pipe sections shall be joined with PVC double bell couplers installed on the pipe with O-ring gaskets. Ex-filtration standards shall meet or exceed that of PVC SDR 26 with push-on-joints. FDR PRIVATE USE ONLY. NOT TO B SUSS WITHIN PUBLIC. RIGHT-OF-WAY OR FOR PUBLICLY OWNED AND MAINTAINED STORM SEWER.

f. The type of pipe material will be dependent upon the depth of bury. soil conditions, and pipe criteria, and as approved by the City of

- M	CITY OF ST. CHARLES	STORM SEWER MATERIALS				
1250	ILLINOIS • SINCE 1834	DATE: 1-28-2022	NOT TO SCALE			
2 R. B.	Pride of the Fox	REVISED:	DRAWING NO. C-11			
			*			

Storm Sewer Materials:

C.B., "beehive type":

Neenach R3281-W with R-3281 (or approved squal) Neenach R-3305 Neenach R 1713 (Refer to Lid Detail) Neenach R 1713 (Refer to Lid Detail) QUAD ST. CHARLES - CHIPOTLE
THE KRAUSZ COMPANIES, LLC
ST. CHARLES, ILLINOIS

 Ω

SPECIFICATION

CITY

THE

of the following:

St. Charles.

Flared End Section: Flared end sections shall be constructed of reinforced concrete with galvanized steel grares. Steel Flared end sections may be permitted for use with 15" diameter or smaller PVC pipe.

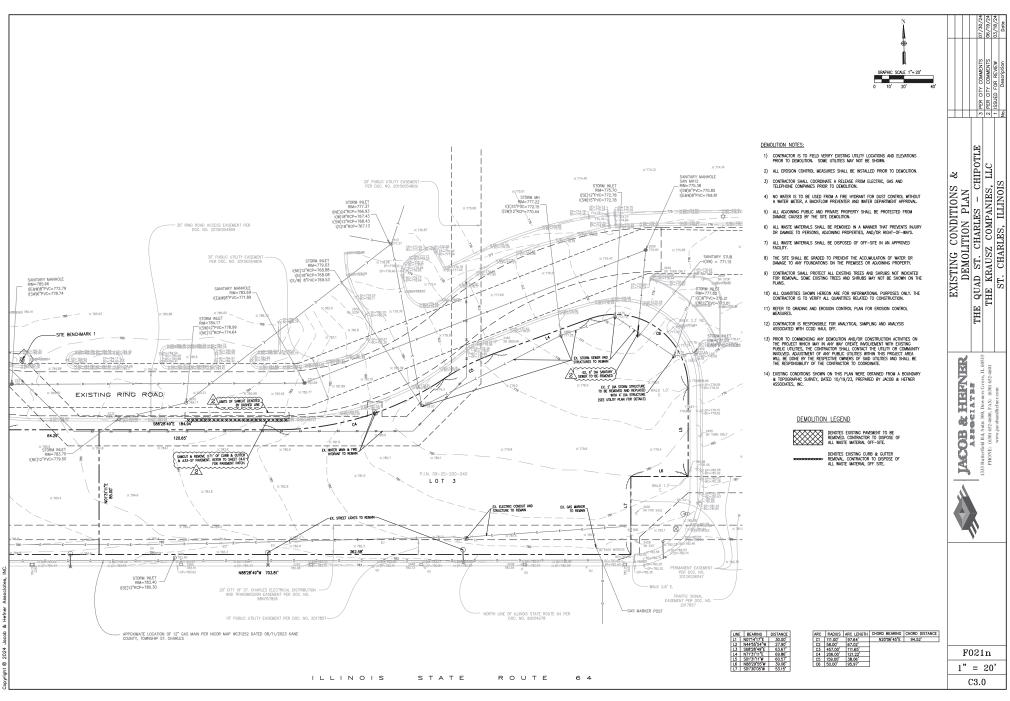
CITY OF ST. CHARLES	STORM SEWER MATERIALS				
ILLINOIS • SINCE 1834	DATE: 1-28-2022	NOT TO SCALE			
Pride of the Fox	REVISED:	DRAWING NO. C-11			

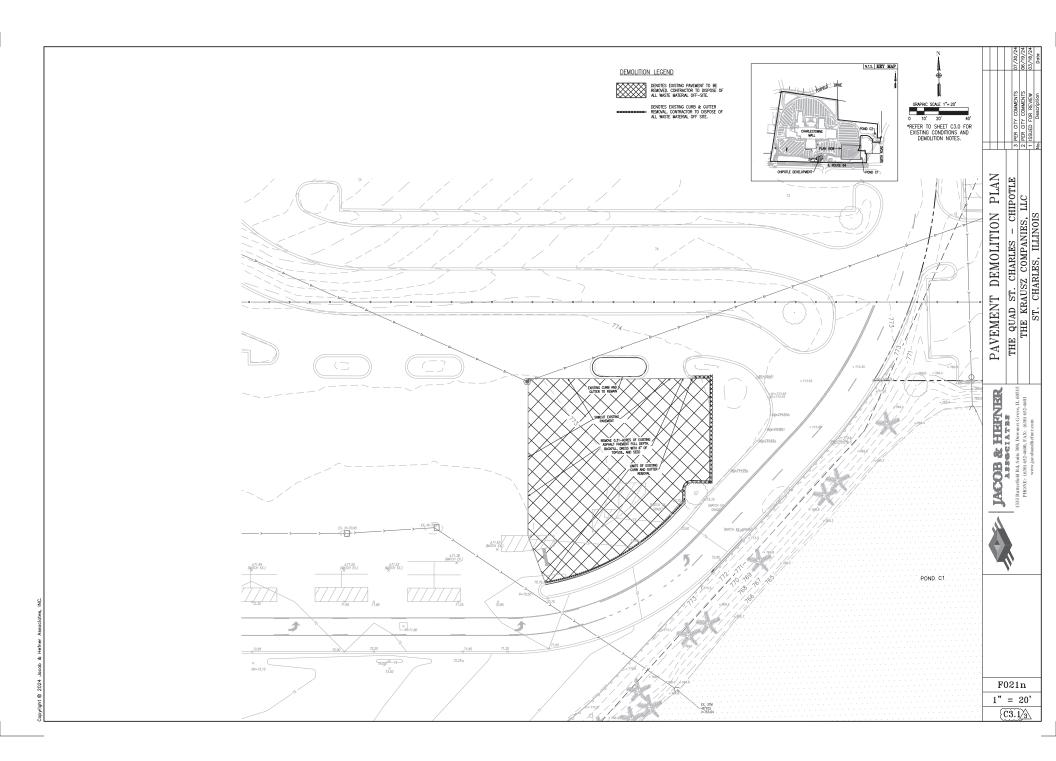
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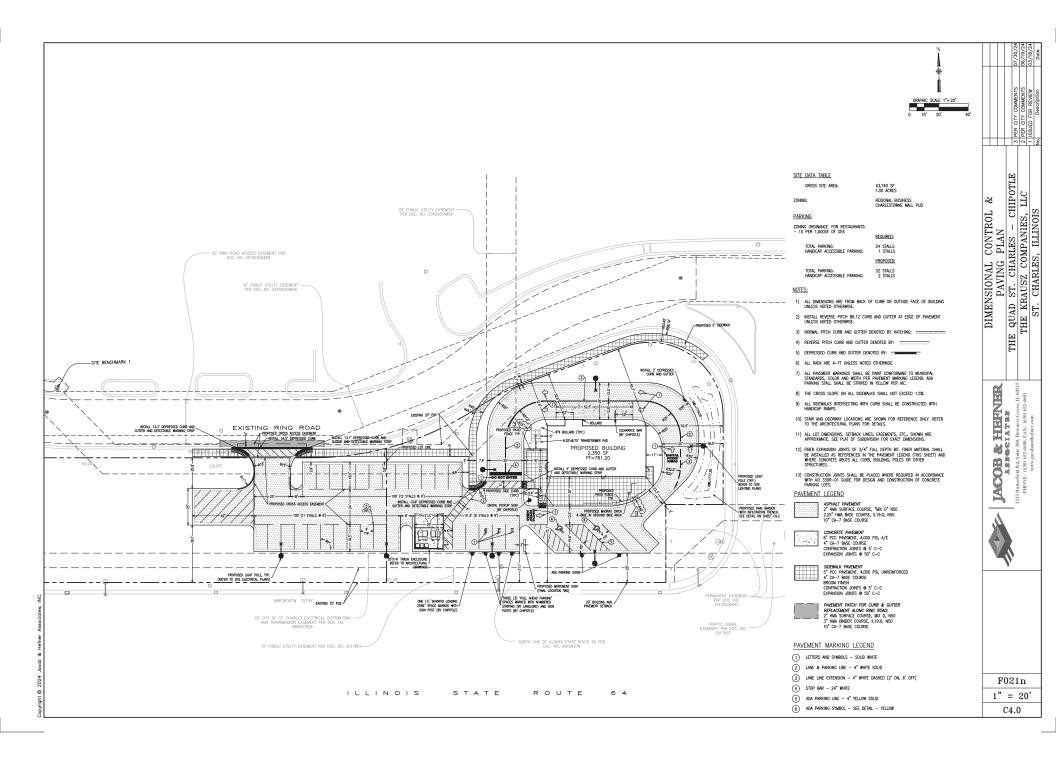


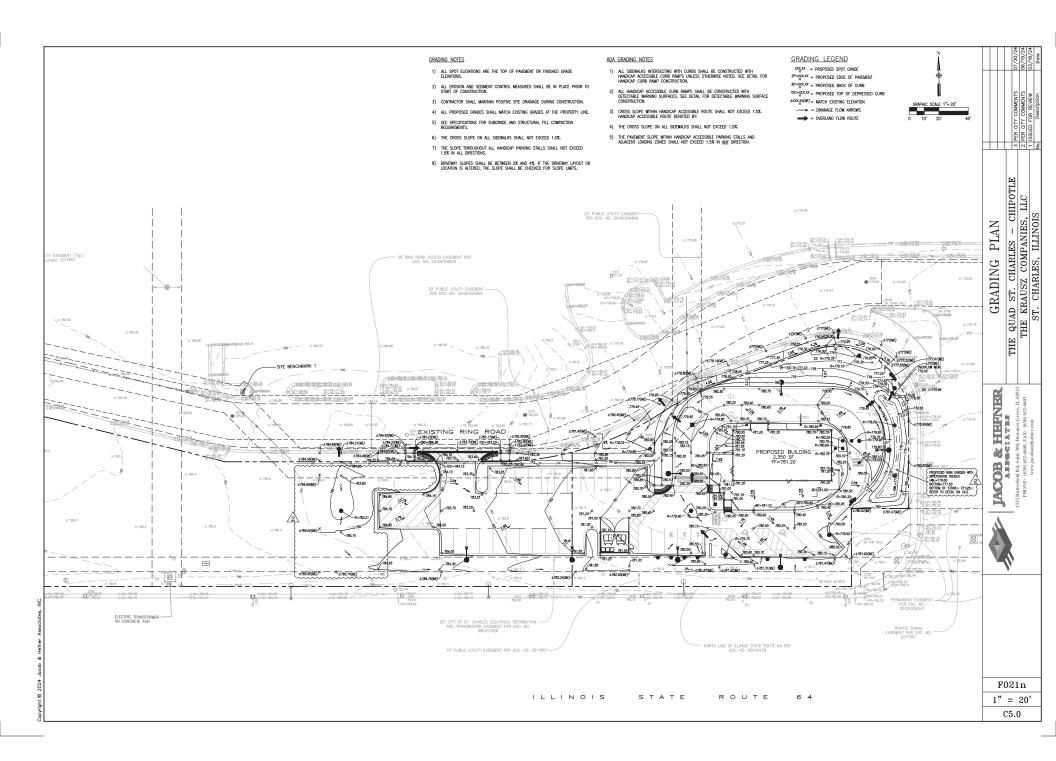
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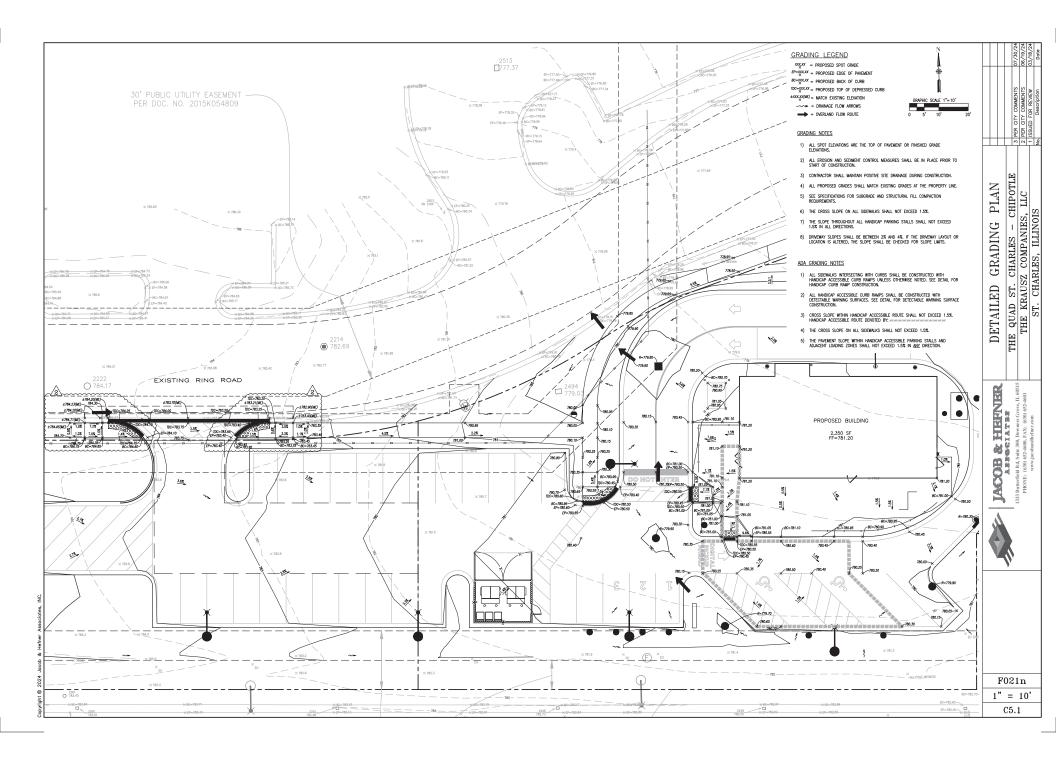
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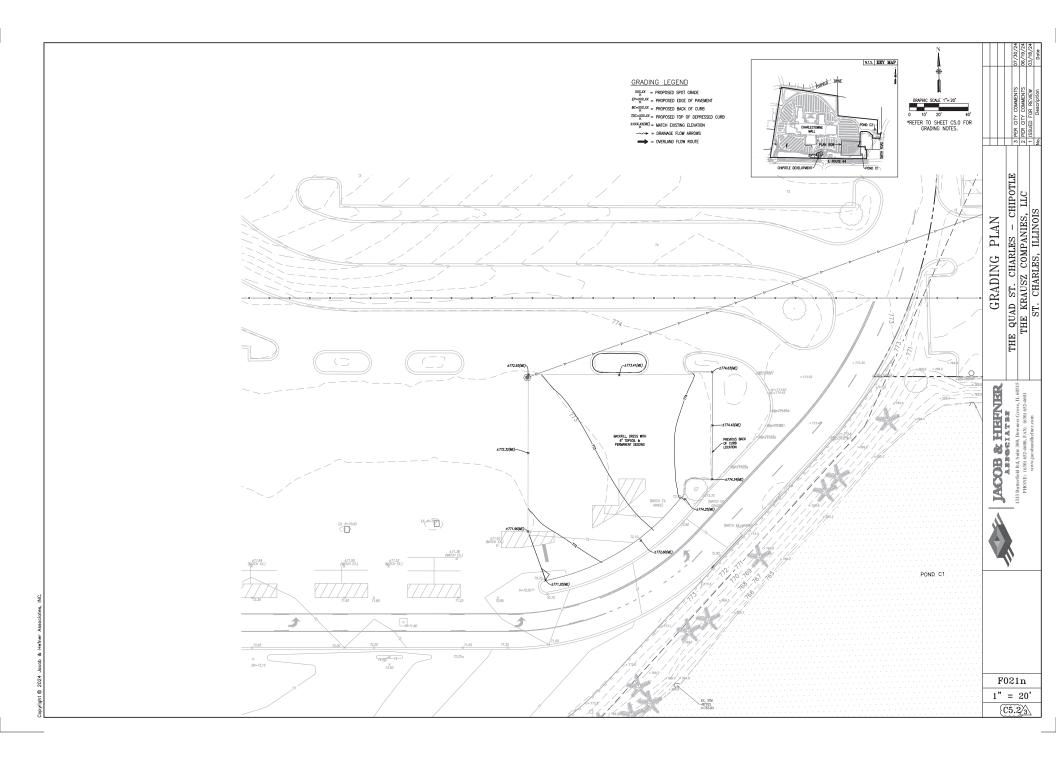


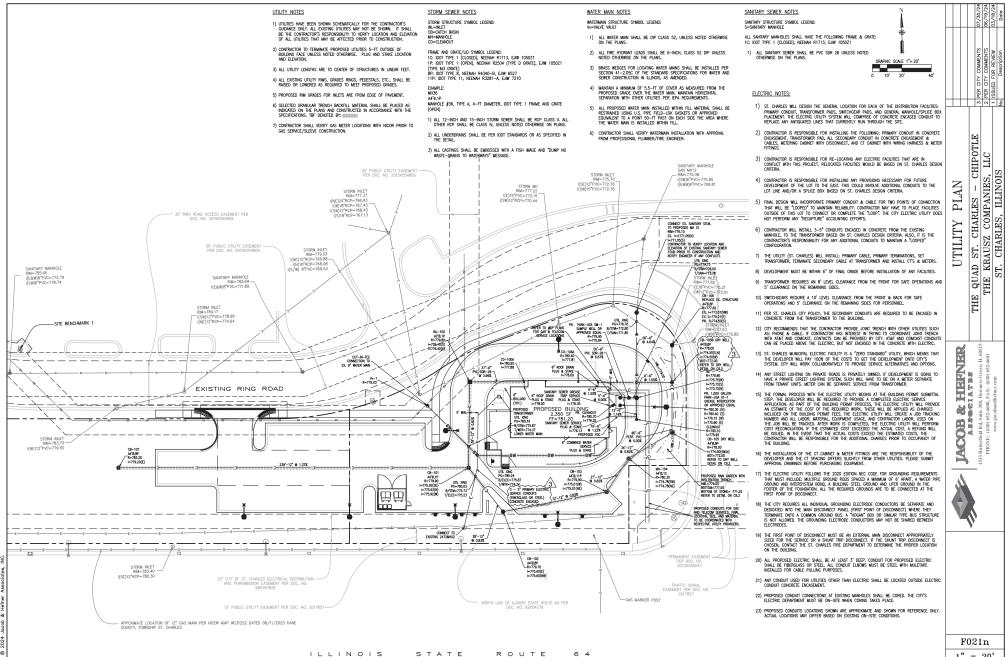






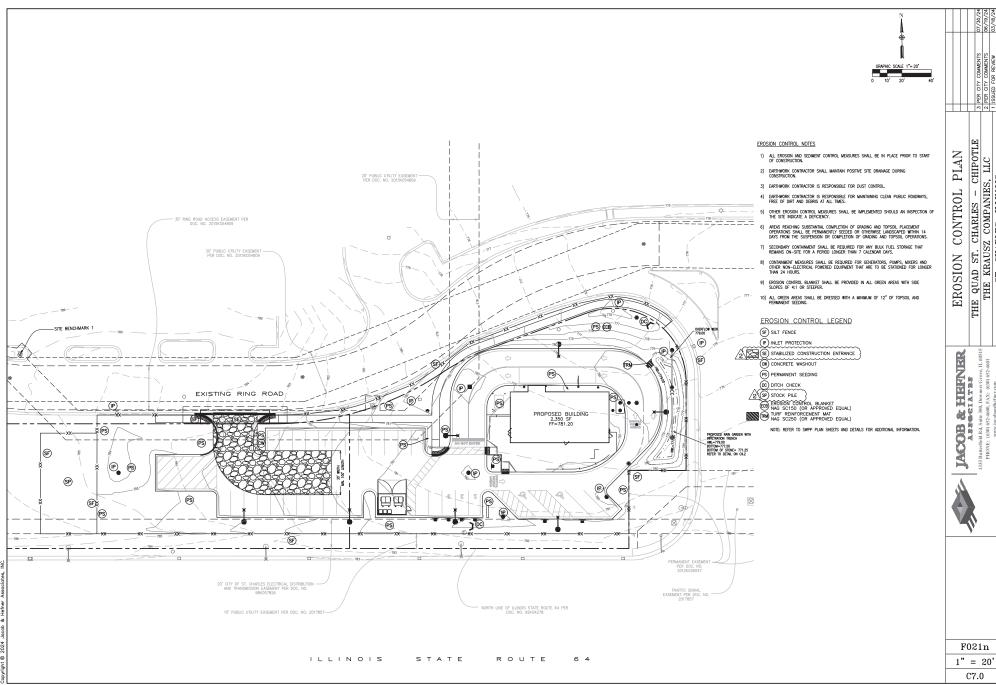






F021n 1" = 20'

C6.0



QUAD ST. CHARLES - CHIPOTLE
THE KRAUSZ COMPANIES, LLC
ST. CHARLES, ILLINOIS

F021n

CONTROL MEASURE GROUP	CONTROL MEASURE	APPL	KEY	CONTROL MEASURE CHARACTERISTICS	TEMP.	PERMIT	MAINTENANCE FREQUENCY
	TEMPORARY SEEDING	X	(3)	PROVIDES QUICK TEMPCHARY COVER TO CONTROL EROSION WHEN PERMANENT SEEDING IS NOT DESIRED OR TIME OF YEAR IS INAPPROPRIATE.	х		REDO ANY FALING AREAS.
VEGETATIVE SOIL	PERMANENT SEEDING	X	®	PROVIDES PERMANENT VEDETATIVE COVER TO CONTROL EROSSON, FILTERS SEXIMENT FROM WATER. MAY BE PART OF FINAL LANDSCAPE FLAN.		х	REDO ANY FALING AREAS.
COVER	DORMANT SEEDING	Т	⊚	SAME AS PERMANENT SEEDING EXCEPT IS DONE DURING DORMANT SEASON. HIGHER RATES OF SEED APPLICATION ARE REQUIRED.	х	х	RE-SEED IF NEEDED.
	SODDING		<u>®</u>	QUICK PERMANENT COVER TO CONTROL EROSION. QUICK WAY TO ESTABLISH VIOCETATION FLITER STEPS. ON SECURED ON STEEP SLOPES OR IN DRAININGS WAYS WIFES RESERVE MAY BE DEPICULT.	х	х	N/A
	MACHINE TRACKING		@	PROVIDES SOIL ROUGHING FOR EROSION CONTROL.		х	N/A
NON VEGETATIVE	POLYMER		Ð	ADDED INSURANCE OF A SUCCESSFUL TEMPORARY OR PERMANENT SECTION. PROVIDES TEMPORARY COVER WHERE VEDERATION CANNOT BE ESTABLISHED.	х	х	REAPPLY EVERY 12 MONTHS.
SOIL	AGGREGATE COVER		@	PROVIDES SOIL COVER ON BOADS AND PARKING LOTS AND AREAS WHERE VEGETATION CONFOT BE ESTIMATISHED. PREVENTS MILD FROM BEING PICKED UP AND TRANSPORTED OFF-STILL.	х	х	CLEAN UP DIRT FROM STONE AS NEEDED.
001211	PAVING	\mathbf{X}	@	PROVIDES PERMANENT COVER ON PARSONS LOTS AND ROADS OR OTHER AREAS WHERE VEGETATION CANNOT BE ESTABLISHED.		х	N/A
	RIDGE DIVERSION	T	@	TYPICALLY USED ABOVE SLOPES TO COLLECT FLOW AND TRANSFER DOWNSLOPE.	х	х	CLEAN SILT OUT WHEN HALF-FULL.
	CHANNEL DIVERSION		@	TYPICALLY USED TO DIVERT FLOW.	х	х	REPLACE PROTECTION WHEN NEEDED.
DIVERSIONS	COMBINATION DIVERSION		@	TYPICALLY USED ANYMHERE ON A SLOPE. SOIL TAKEN OUT OF CHANNEL IS USED TO BUILD THE REGE.	х	х	REPLACE PROTECTION WHEN NEEDED.
	CURB AND GUTTER	\forall	@	SPECIAL CASE OF DIVERSION USED IN CONJUNCTION WITH A STREET TO DIVERT WATER FROM AN AREA NEEDING PROTECTION.		х	N/A
	BENCHES	Ť	⊕	SPECIAL CARE OF EMPRISON CONSTRUCTED WHEN MODERNS ON CUT SLOPES TO SHORTEN LEBUTH OF SLOPE AND ACO SLOPE STABLET.		х	N/A
	VEGETATIVE CHANNEL	\top	60	PROVIDED ADDED STABLITY TO CHANNEL. USED WHEN VELOCITY OF FLOW IS NOT EXTREMELY FAST.	х	х	REDO ANY FAILING AREAS.
WATERWAYS	UNED CHANNEL	T	6	USED WHEN VEGETATION WILL NOT PROTECT THE CHANNEL AGAINST HIGH VELOCITIES OF FLOW OR WHERE VEDETATION CANNOT BE ESTABLISHED.	х	х	REPLACE PROTECTION WHEN NEEDED.
ENCLOSED	STORM SEWER	\forall	⊕	CAN BE USED TO COMMY SEDMENT LADEN WATER TO SEDMENT BASIN OR IN CONJUNCTION WITH A WATERWAY.		х	CLEAN SEDIMENT OUT.
DRAINAGE	UNDER DRAIN	K	(9)	USED TO LOWER WATER THELE AND INTERCEPT GROUNDWATER FOR BETTER VISCETATION GROWTH AND SLOPE STABLITY, USED TO CAMEY BASE FLOW IN WATERWAYS JAND TO DEMANTH SCIENCES.	х	х	H/A
	STRAIGHT PIPE SPILLWAY	\top	(P9)	USED FOR RELATIVELY SMALL VERTICAL DROPS AND SMALL FLOWS OF WATER.	Т	х	CLEAN OUT CONSTRUCTION DEBRIS.
	DROP INLET PIPE SPILLWAY		(es)	SAME AS PPE SPILINAY EXCEPT LARGER FLOWS AND LARGE VERTICAL DROPS CAN BE ACCOMMODATED.		х	CLEAN OUT CONSTRUCTION DEBRIS.
SPILLWAYS	WEIR SPILLWAY	\forall	(F)	USED FOR RELATIVELY SMALL VERTICAL DROPS AND FLOWS MUCH GREATER THAN PIPE STRUCTURES.	х	х	CLEAN OUT CONSTRUCTION DEBRIS.
	BOX INLET WEIR SPILLWAY	\top	(BS)	SAME AS MER SPILLINGY EXCEPT LARGER FLOWS CAN BE ACCOMMODATED BECAUSE OF LOWER MER LENGTH.	х	х	CLEAN OUT CONSTRUCTION DEBRIS.
OUTLETS	UNED APRON	\forall	Ø	PROTECTS DOWNSTREAM CHANNEL FROM HIGH VELOCITY OF FLOW DISCHARGING FROM STRUCTURES.	х	х	REPAIR DISLODGED STONES OR DROSION UNDER RIP—RAP AS NEEDED
SEDIMENT SEDIMENT BASIN (SB VISED TO COLLECT SMALLER PARTICLES - DETAIN WATER WITH CONTROLLED X X		CLEAN SEDIMENT OUT WHEN HALF-FULL.					
BASINS	SEDIMENT		CLEAN SEDIMENT OUT WHEN HALF-FULL.				
		USED FOR SINGLE LOTS OR DRAINAGE AREAS LESS THAN 1/2 ACRE TO FILTER SEEMENT FROM RUNOFF.	х	Т	CLEAN SEDMENT OUT WHEN SET IS HILF-FULL. REPAIR ANY DAMAGED SET FENCE WHEN NEEDED.		
FILTERS	VEGETATIVE FILTER	⇈	(F)	USED ALONG DRANAGE WAYS OR PROPERTY LINES TO FILTER SEDIMENT FROM RUNDYF. SIZE MUST BE INCREASED IN PROPORTION TO DRANAGE AREA.	х	х	REDO ANY FALING AREAS.
MUD AND	STABILIZED CONST. ENTRANCE	\forall	œ	PREVENT MUD FROM BEING PICKED UP AND CARRIED OFF-SITE.	х	х	SCRAPE MUD AND REPLACE STONE AS
DUST	DUST CONTROL	\forall	6	PREVENTS DUST FROM LEWING CONSTRUCTION SITE.	x	x	RE-APPLY AS NEEDED.
	EROSION CONTROL BLANKET	+	<u>@</u>	PROTECTS SOIL, SEED AND HELPS GROW VEGETATION.	Н	Н	REPLACE AS NEEDED
	TURF REINFORCEMENT MAT	\forall	(R)	REINFORCES TURF IN CHANNELS AND SHORELINES.	Н	Н	REPLACE AS NEEDED
	CELLULAR CONFINEMENT	+	8	USED TO HOLED TOPSOL ON STEEP SLOPES.	\vdash	\vdash	REPLACE AS NEEDED
EROSION CONTROL	GABIONS	+	(S	USED TO PREVENT EROSION IN VERY HIGH PLOW AREAS.	Н	Н	REPLACE AS NEEDED
	GEOTEXTILE FABRIC	+	8	USED FOR EROSION / SEXIMENT CONTROL/ SEPARATION / STABILIZATION.	Н	Н	REPLACE AS NEEDED
	GEOBLOCK POROUS PAVEMENT	+	®	USED FOR FIRE LANE ACCESS / VEDETATIVE PAVEMENT.	\vdash	\vdash	REPLACE AS NEEDED
	INLET PROTECTION	\forall	3	USED FOR PROTECTION OF INLETS.		Н	REPLACE OR CLEAN WHEN CLOQUED.
	SLOPE INTERRUPT	+	(3)	USED TO BREAK UP THE FLOW ON A SLOPE.	Н	Н	CLEAN OUT WHEN HALF-FULL OF SIZ.
	DITCH CHECK	+	8	USED FOR FLOW SEDIMENT CONTROL IN SMALES AND CHANNELS.			CLEAN OUT WHEN HAS-FULL OF SLT.
	FLOC LOG	+	6	USED TO CLASSY WATER THAT HAS SECONDUT IN THE WATERY COLUMN.	\vdash	\vdash	REPLACE WHEN HALF DISSOLVED.
SEDIMENT CONTROL	SILT CURTAIN	+	8	USED FOR SERMINT CONTROL IN STREAM / POND.	H	\vdash	REPLACE WHEN HALP DISSOLVED. REPLACE WHEN FABRIC IS TORN OR HOLE BEGIN TO FORM.
	PUMPING DISCHARGE BAG	+	®	USED FOR SERMENT CONTROL IN STREAM / POND. USED FOR PUMP DISCHARGE LINES.	H		REPLACE WHEN HALF-FULL, FABRIC IS TO OR HOLES BEGIN TO FORM.
	CONCRETE WASHOUT	+	(e)	FOR CONCRETE TRUCKS TO WASHOUT.	H	H	
		\otimes	(8)		H	H	CLEAN OUT WHEN HALF-FULL, CLEAN WASHOUT GRAVEL AREA AS NEEDED. CLEAN ONCE A WEEK, OR AS NEEDED TO KEEP STREET CLEAN.
	STREET SWEEPING	\bot	(20)	USED TO PREVENT SET BUILD UP IN STREETS.	<u> </u>	<u> </u>	TO KEEP STREET CLEAN.

SEEDING CHART

STABILIZATION TYPE	JAN.	FEB.	MAR.	APR.	MAY	JUNE	JULY	AUG.	SEPT.	OCT.	NOV.	DEC.
PERMANENT SEEDING			.^_						-			
DORMANT	R											
SEEDING	r—		_								+=	1
TEMPORARY			- c				D					
SEEDING			*			_	ř		_			
			E++						_			
SODDING									_			
MULCHING	r											_
MOLOHING	í —											_

- KENTUCKY BLUEGRASS 90 LBS/ACRE MXED WITH PERENNAL RYEGRASS 30 LBS/ACRE. C SPRING DATS 100 LBS/ACRE
 D WHEAT OR CEREAL RYE
 150 LBS/ACRE.
- 45 LBS/MARE BLUEGNASS 135 LBS/ACRE BACKE HTML FERDINAL RECORNS E SOD 45 LBS/ACRE + 2 TONS STRAW MULCH/ACRE F STRAW MULCH 2 TONS/ACRE.
- HRRIGATION NEEDED DURING JUNE AND JULY,
 HRRIGATION NEEDED FOR 2 TO 3 WEEKS AFTER APPLYING SOD.
 MOW LAWNS AS NECESSARY

OBSERVATION & MAINTENANCE SCHEDULE
ACTIVITY RESPONSIBLE PARTY DURATION STABILIZATION DURING CONSTRUCTION— MAINTENANCE DURING CONSTRUCTION CONTRACTOR STABILIZATION DURING CONSTRUCTION— OBSERVATION WEEKLY & AFTER EACH RAINFALL EVENT IN DEVELOPER/OWNER EXCESS OF 0.5". VECETATION 1 YEAR FROM COMPLETION MAINTENANCE CONTRACTOR VEGETATION STABILIZATION ONGOING FROM CONSTRUCTION COMPLETION DEVELOPER/OWNER MAINTENANCE

This plan has been prepared to comply with the provisions of the NPDES Permit Number ER10, issued by the Blinds Environmental Protection Agency for Stormwoter Discharges from Construction She Activities and Soil Envisor and Sediment Control Ordinance for the County.

- a. The following is a description of the construction activity following mass grading which is the subject of this slane:
- The proposed development consists of construction of Origodia Mexicon Grill with Drive Thru The construction activities for sits improvements will include: mans grading, powerest construction, installation of dilities including storm sessors, soil eradion and softmentation control measures, at a minimum.
- The following is a description of the intended sequence of major activities which will disturb solls for major portions of the construction site, such as grabbing, excavation, and grasting;
- The sequence of the construction activities may be as follows: 1) invital sill filter fence and stabilized construction entercer, 2) mass grading, 3) underground utilities installation, 4) fine grading in povement area and 5) provement construction. The soil erestor and sedimentation control litera will be constructed as needed during the obove construction conflicts.
- c. The total area of the construction site is estimated to be $\underline{}$
- The total area of the site that it is estimated to be disturbed by excavation, grading, or other activities, is $\underline{-<1}$ ones.
- d. The estimated runoff coefficients of the vortices orees of the site other construction activities are completed are contained in the project drakage shalp, filled <u>Stormatic Management Report for The Load St. Choise Cholade prepared by Josoph A Intelest Associations. Inc. which is heavily ancaptorated by reference in this</u> plan.
 The estimated proposed overall site runoff coefficient is 0.78.
- e. Name of receiving water(s): Fox River Name of ultimate receiving water(s): Fox River
- Controls.

This section of the pion addresses the various controls that will be implemented for each of the major construction acthelies described in 1.b. obses. For each measure discussed, the contractors will be responsible for implementation or indicated. Each such contractor has signed the required certification on forms which are distanted to, and one operat of, this plan.

a. Erosion and Sediment Controls.

- (CONTRUCTION PRICTICE. Provided State is 1 description of states out promoved dedication proclose, the provided by the process of the states of the states of the states of the state of t
- Where the initiation of stabilization measures after construction activity temporarily or permanently ceases is precluded by snow cover, stabilization measures shall by initiated as soon as practicable thereafter. The folioeing interim and permanent stabilization practices, as a minimum, will be implemented to stabilize the disturbed area of the site:
- Permonent seeding
 Sit filter fence
 Vegetotive Filter
 Stollitzed construction entrance
 Borrier filter
- (5) STRUCRURAL PRACTICES. Previded below is a description of structural practices that will be implemented, to the degree obtaineds, to divert flows from exposed soils, store flows or otherwise limit runnfl and the discharge of pollutions from exposed areas of the site. The installation of these devices may be subject to Section 404 of the Clean Black Act.
- Detention Fond
 Storm sever system
 Rip-rap for outlet protection
 Fermonent seeding
- (iii) DUST CONTROL: Dust Control shall be provided per standard 825 of Illinois Urban Manual. Following are the dust control that can be used.
- b. Stormrater Management.
- (i)Provided below is a description of measures that will be installed during the construction process to control pollutaris in stormwater discharges that will occur ofter construction operations have been completed. The installation of these devices may be subject to Section 464 of the Clien Meter Act. The procises selected for implementation were determined on the basis of the technical guidance contained in EPA's Standard Specifications for Sell Erosion and Sedimentation Control, and other ordinances Select in the Specifications.
- The stormwater pollutant control measures shall include:
- Sit filter fence
 Borrier filters
 Storm sewers
 Retention/Detention ponds
- (i) Velocity dissipation devices will be placed of discharge locations and dang the length of any outful channel as necessary to proble a non-revolve velocity fice from the structure to a veter corner so that the notward species and non-revolve velocity for from the structure or enablished and provided (e.g., and the notward of the
- Stormwater Management Control Includes:
- Rip-rap for outlet protection
 Ditch check
- c. Other Controls.
- (f) Waste Lilapood. The solid waste motorials including trook, construction debris, excess construction motorials, motolinery, tools and other items will be collected and disposed off-rish by the contractor. The contractor is responsible to could exceed profession of profession of the solid profession in the site will not be permitted. The solid motorials, holization publishing motorials, shall be discharged into littores of the State, except on authorization by a Goods 444 permit.
- (4) The provisions of this plan shall ensure and demonstrate compliance with applicable State and/or local waste disposed, sanitary sever or sectio system requisitions.
- The sanitary sewage will be discharged to the proposed sanitary sewer constructed per IEPA and local standards. d. Approved State or Local Plans.
- The management profices, controls, and other produces contributed in this plan are of bond a protection of the management profices, controls and other profices for 5 of Ironia and Southern Control and Colorer (100, 100 in Procedures and Southern for Users Southern - The following is a description of procedures that will be used to maintain, in good and effective operating conditions, vegetation, entains and sediment control measures and other protective measures identified in this plan and Standard Specifications.
- Vegetative ension control measures: The vegetative growth of temporary and permanent seeding, sodding, vegetative charmels, vegetative filter, etc. shall be menhalred periodically and supply adequate watering and fertilizer. The receptative cover shall be removed and reseased an excessory.
- Sedimentation basins/traps: The sediments shall be removed when 40-50 percent of the total original capacity is occupied by the sediment, in so case shall the sediment be built up to more than 1 feet below the creat elevation. At this along, the basin shall be closed out to restore its original volume.
- Straw bole barrier filters: The straw bole barrier filter shall be inspected frequently and shall be repaired or removed and replaced as needed.
- Rip-Risp outlet protection: It shall be inspected ofter high flows for any scour beneath the Rip-Risp or for stones that have been dialodged. It shall be repaired immediately.
- The Owner, or Owner's representative shall provide qualified personnel to inspect disturbed areas of the

construction site which have not been finally stabilized, structural control measures, and location	where
vehicles enter or exit the site. Such inspections shall be conducted at least once every seven (7	
days and within 24 hours of the end of a storm (or by the end of the following business or wo	rk day) tha
consists of 0.5 inches or greater of ranifoli or a discharge occurs due to snowmelt.	

- commit d'us notes or yeare et notes o un version pour sous son.

 Calchistels onus ou nous usud for formque et mainteis but or es equesé to procipitation shal be l'expected for evidence et, or les pistedit for poblativa estricit plus émissipa system. Direis out authent costre des l'expectes et de l'expecte de l'expec
- b. Based on the results of the inspection, the description of potential pollutant sources identified in section 1 above and pollution prevention measures identified in section 2 above shall be revised as appropriate as soon as proclicable offer such inspection. Any changes to this plan resulting from the required inspection, shall be injectmented within 7 colorand days following the inspection.
- c. A report summarizing the scope of the inspection, name(s) and qualifications of personnel mobing the inspection, the dath(s) of the inspection, neight observations relating to the implementation of this instrumenter politicity prevention piezes, no others belien in coordinar will be social. As that the mode and relatined on port of the plant for of boot times (5) years other the date of the inspection. The report shall be signed in coordinary with Three Child Report shall be signed in coordinary with Three Child Report shall be signed in coordinary with Three Child Report shall be signed in coordinary with Three Child Report shall be signed in coordinary with Three Child Report shall be signed in coordinary with Three Child Report shall be signed in coordinary with Three Child Report shall be signed in coordinary with Three Child Report shall be signed in coordinary with Three Child Report shall be signed in coordinary with Three Child Report shall be signed in coordinary with Three Child Report shall be signed in coordinary with Three Child Report shall be signed in coordinary with Three Child Report shall be signed in coordinary with Three Child Report shall be signed in coordinary with Three Child Report shall be signed in coordinary with Three Child Report shall be signed in coordinary with Three Child Report shall be signed in coordinary with Three Child Report shall be signed in coordinary with Three Child Report shall be shall
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Except for flows from fire fighting activities, sources of non-stormwater that may be combined with stormwater discharges associated with the residential activity addressed in this plan, are described below:

- Water main flushing Fire hydrant flushing Watering for dust control Irrigation drainage for vegetative growth for seeding, etc.
- The pollution prevention measures, as described below, will be implemented for non-the discharge:
- The fire hydront and eater main shall not be flushed directly on the exposed area or subgrade of the powerent. Hoses shall be used to direct the flow into the storm sever system.
- The erosion due to irrigation of seeding shall be considered minor.

		OTLE - THE QUAD		
PROJECT LOC	CATION:	ST. CHARLES CITY/VILLAGE	COUNTY	STATE
				SIMIL
DEVELOPER:	SC OUT	PARCEL ONE, LLC		
Pollutant Dische	arge Elimin	ration System (NP	DES) permit t	ms of the general Natio hat authorizes the storn the construction site id

CONTRACTOR/SUBCONTRA	CTOR CERTIFICATION STATEMENT
Name:	Signature
-	

CONSTRUCTION SCHEDULE DESCRIPTION | SEP-24 | OCT-24 | NOV-24 | DEC-24 | JAN-25 | FEB-25 | MAR-25 | APR-25 | MAY-25 | JUN-25 | JUL-25 | AUG-25 |

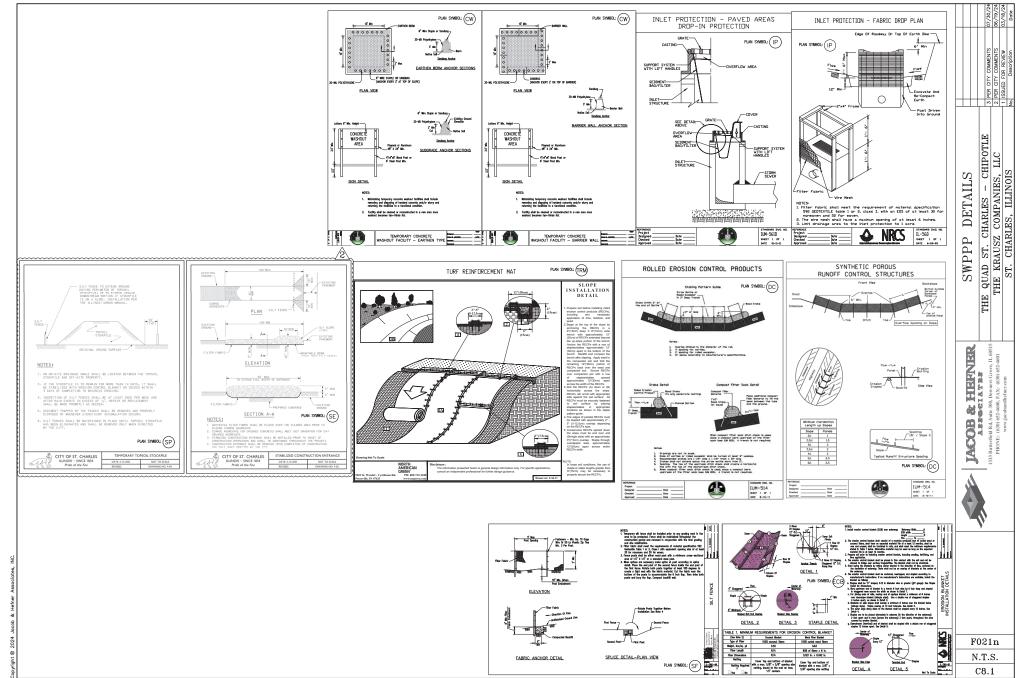
STORMWATER POLLUTION
PREVENTION PLAN
IE QUAD ST. CHARLES - CHIPOTLE
THE KRAUSZ COMPANIES, LLC
ST. CHARLES, ILLINOIS

THE 44 8

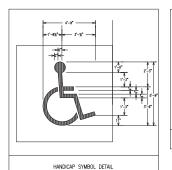
JACOB

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C8.0



C8.1



COLOR:
LEGENDS AND BORDER GREEN NON REFLECTORIZED
BACKGROUND WHITE REFLECTORIZED

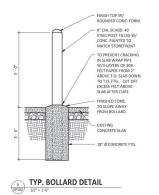
2038 0.37 0.37 85-126

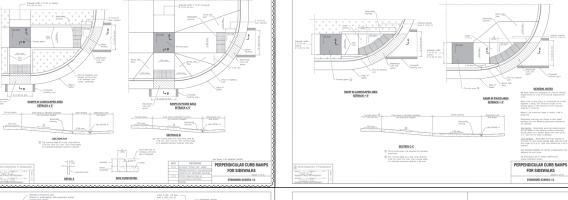
ALL DIMENSIONS ARE IN INCHES.
TO BE USED WITH R7-8 ("S-2C "1,2" 8 × 5)

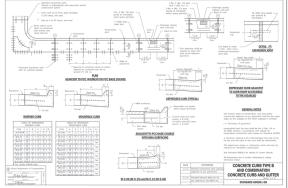
HANDICAP SIGN DETAIL

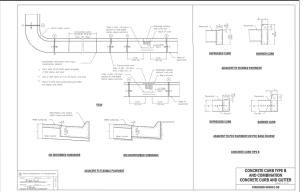
NOTE: SIGN REQUIRING "\$250 FINE" ILLINOIS STANDARD R7-I101

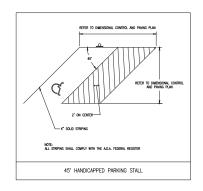


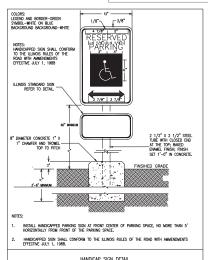


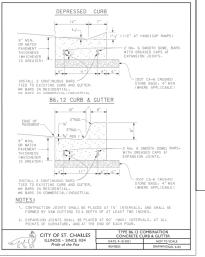


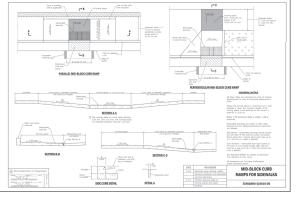














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QUAD ST. CHARLES - CHIPOTLE THE KRAUSZ COMPANIES, LLC ST. CHARLES, ILLINOIS

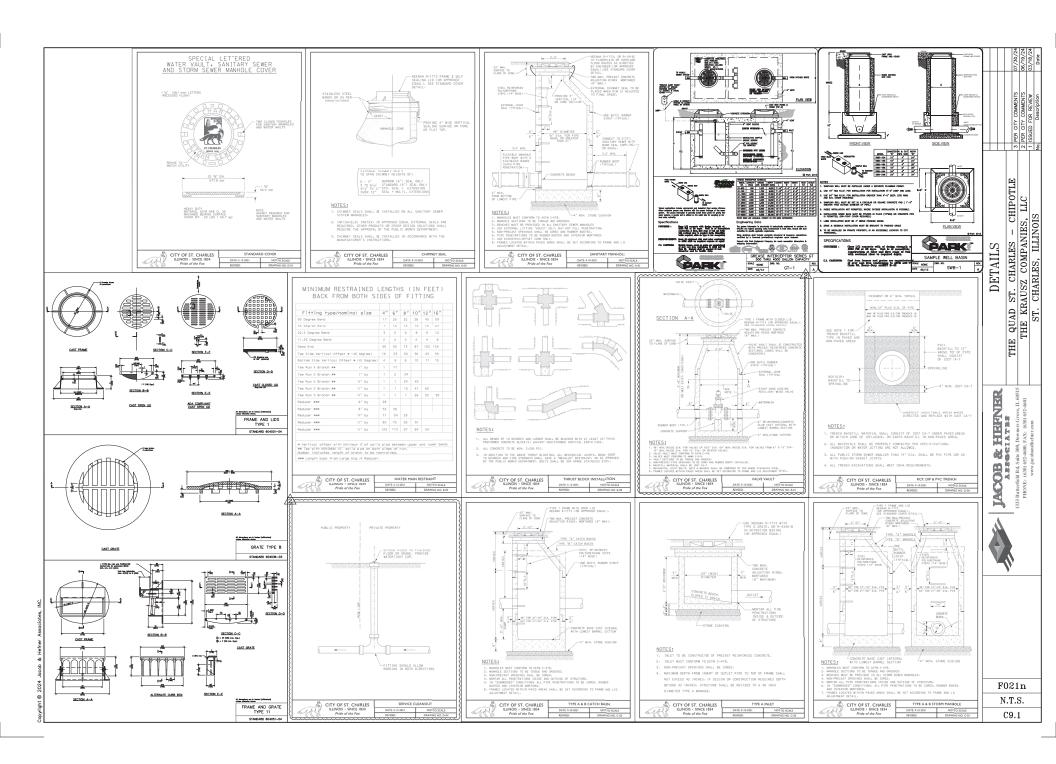
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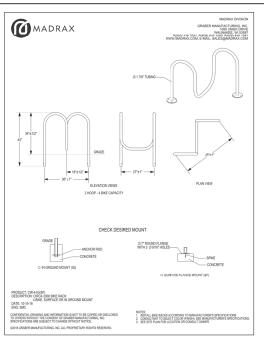
1 AVE 1 0, Downers Grove, IL 60515 0, FAX: (630) 652-4601 dhefner.com

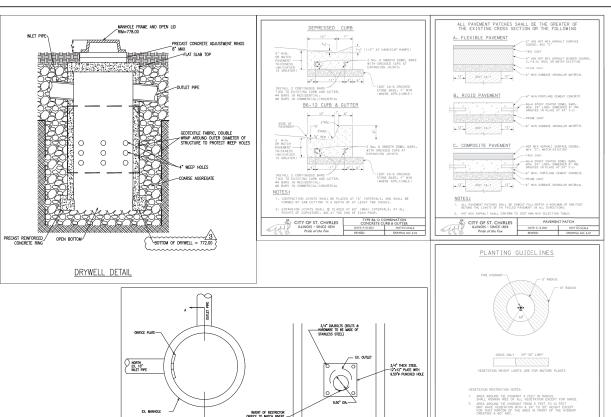
DETAILS

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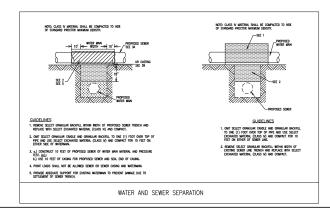
int @ 2024 Jacob & Hefner Associates

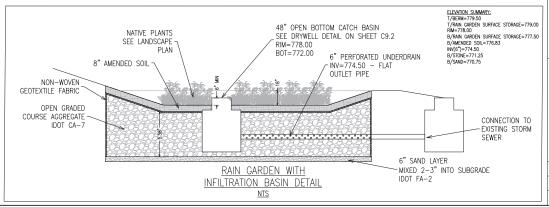






PLAN VIEW





SECTION A-A

RESTRICTOR DETAIL

QUAD ST. CHARLES - CHIPOTLE
THE KRAUSZ COMPANIES, LLC
ST. CHARLES, ILLINOIS

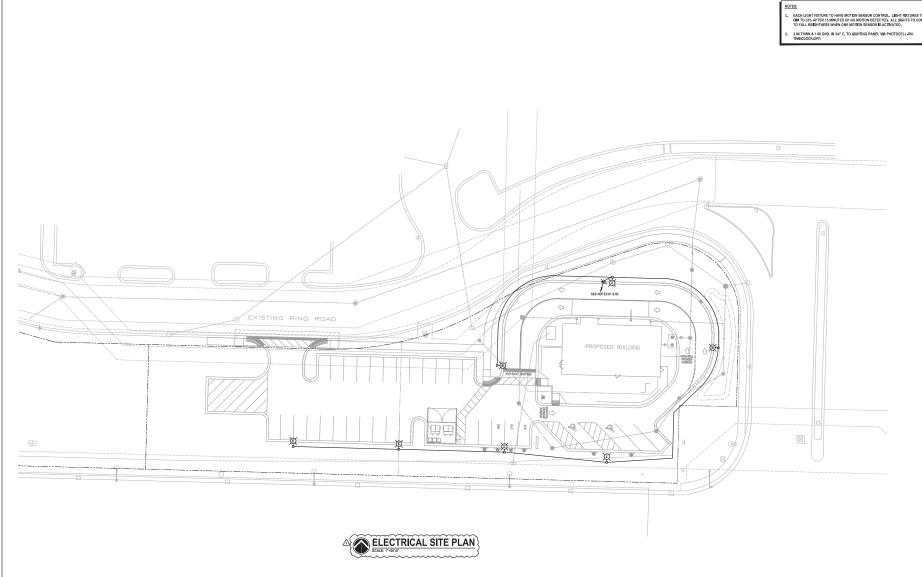
THE

I A Y E E O, Downers Grove, IL 60515 0, FAX: (630) 652-4601 dhefner, com

DETAILS

F021n N.T.S.

C9.2



DAVID B. KORNACKI B. 1062.052986 B. 1062.05298 B. 1062.052986 B. 1062.052986 B. 1062.052986 B. 1062.052986 B. 1

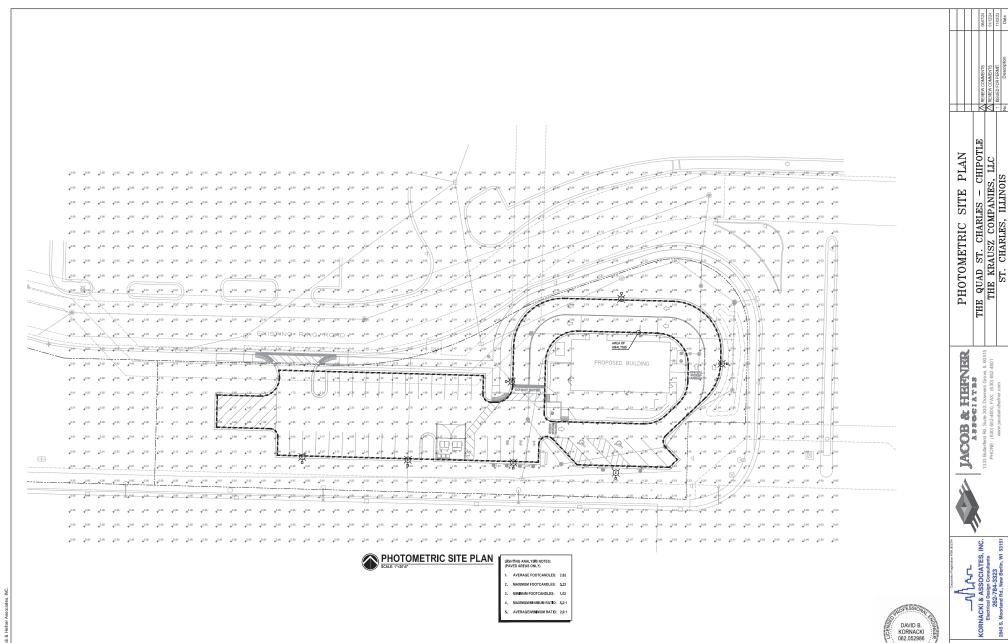
ELECTRICAL SITE PLAN
THE QUAD ST. CHARLES - CHIPOTLE
THE KRAUSZ COMPANIES, LLC
ST. CHARLES, ILLINOIS

IACOB & HERANER
ASSECTATES
STABLEMENT SES SES AND CONNECT CONN. (E05)55
PHONE: (205) 624-600 1
WWW.PLOCOMORPHIC CON

KORNACKI & ASSOCIATES, INC.
Electrical Diagnor Consultants
262-784-3333
2845 S. Moorland Rd., New Berlin, WI 53151

AS NOTED 23178

E1



A SECTATES

A SECTATES

1333 Butterfeld Rd. Sule 500, Downers Grove, IL 60515

PHONE: (\$20) 652-4600, FAX: (\$30) 652-4601

THE QUAD ST. CHARLES - CHIPOTLE
THE KRAUSZ COMPANIES, LLC
ST. CHARLES, ILLINOIS



KORNACKI & ASSOCIATES, INC. Electrical Design Connectants 2,852-784-3232 (26-784-3232)

AS NOTED 23178

Dil B. Ko Date: 06/07/24 Lic. Exp.: 11/30/25

E2

FL	FIXTURE SCHEDULE 29178																
TYPE	INPUT WATTS	VOLTS	LUMENS	COLOR TEMP	70-	CRI 80+	90+	DESCRIPTION	MANUFACTURER	CATALOG NUMBER	BUG RATING	SHIELDING	FINISH	MOUNTING	CONT		SEE NOTES
Е	184	120	16155	4000K	Γ	•		POLE & LUMINAIRE	LITHONIA	DSX1 LED P7-40K-90CRI-BLC3-MVOLT-SPA-NLTAIR2 PIRHN	003	ACRYLIC	SBA	SEE DETAIL 1/E3	OS	PHOTO ON TC OFF	#1
					Γ	Γ											
					Т	П											

FIXTURE SCHEDULE NOTES:

EACH LIGHT FIXTURE TO HAVE MOTION SENSOR CONTROL. LIGHT FEXTURES TO DIM TO 33% AFTER 15 MINUTES OF NO MOTION DETECTED, ALL LIGHTS TO COME TO FULL BRIGHTNESS WHEN ONE MOTION SENSOR IS ACTIVATED.

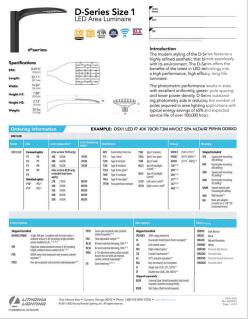
SYMBOLS / ABBREVIATIONS

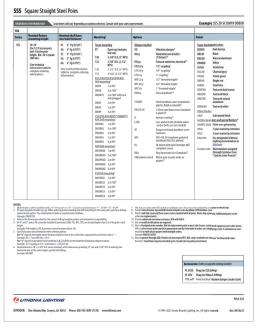
WALL BRACKET/WALL SCONCE FIXTURE - SEE FIXTURE SCHEDULE Ø SURFACE/PENDANT FIXTURE - SEE FIXTURE SCHEDULE â RECESSED DOWNLIGHT FIXTURE - SEE FIXTURE SCHEDULE ъЩ POLE & LUMINAIRE(S) FIXTURE - SEE FIXTURE SCHEDULE

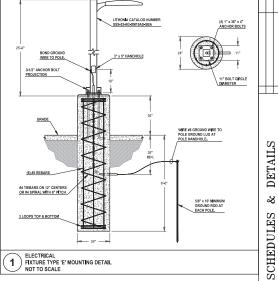
SWITCHED CIRCUIT

BRANCH CIRCUIT
ADOVE TIMBLED FLOOR
BLOOW TIMBLED CELLING
BLICK OF DEPARTMENT
BLOOW TIMBLED CELLING
BLICK OF DEPARTMENT
CONCRETE MANUFACTOR
BLACK OWNTE BAARDL
CONCRETE MANUFACTOR
DOCK EDELINGS CONTRACTOR
EDELINGS TO SELLING
BLOOK TO
EDELINGS TO SELLINGS
EDELINGS
E BRANCH CIRCUIT

INTEGRAL
INT







FIXTURE TYPE 'E' MOUNTING DETAIL NOT TO SCALE

HERNIER JACOB & I

9 - 9

QUAD ST. CHARLES - CHIPOTLE THE KRAUSZ COMPANIES, LLC ST. CHARLES, ILLINOIS

THE





THE STONE DAVID B. KORNACKI 062.052986 AS NOTED 23178 Dil B. Ko

Date: 06/07/24





JACOB & HEFNER ASSOCIATES, INC.

1333 BUTTERFIELD ROAD, SUITE 300 DOWNERS GROVE, ILLINOIS 60515

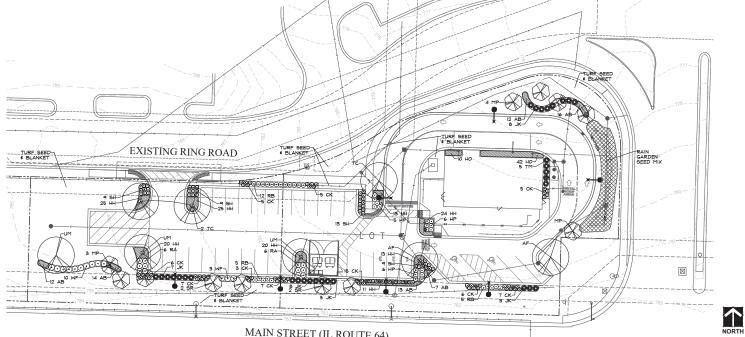
- CHIPOTL THE QUAD ST. CHARLES CHARLES, ILLINOIS

LANDSCAPE PLAN

06.07.2024 03.15.2024 01.12.2024 REVISIONS

DATE 10.31.2023 PROJECT NO. JH23190 DRAWN TRC/SMR CHECKED NKF / DHS





LEGEND

108 S.Y. RAIN GARDEN SEED MIX

	s. Typically will not hold water longer than 2 lantings are propsed to hold water or mainta	
Botanical Name	Common Name	lbs / AC
Grasses		
Bouteloua curtipendula	Side Oats Grama	2.0
Carex brevior	Plains-Oval Sedge	0.2
Carex cristatella	Crested Sedge	0.2
Carex normalis	Spreading Oval Sedge	0.2
Carex stipata	Common Fox Sedge	0.50
Carex vulpinoidea	Brown Fox Sedge	0.50
Elymus canadensis	Canada Wild Rye	2.0
Elymus virginicus	Virginia Wild Rye	3.0
Schizachyrium scoparium	Little Bluestern	3.0
Sporobolus heterolepis	Prairie Dropseed	2.0
	Total Grasses	13.7
Wildflowers/Broadleaves		
Allium cemuum	Nodding Wild Onion	0.2
Asclepias incarnata	Swamp Milkweed	0.1
Echinacea pallida	Pale Purple Coneflower	0.5
Echinacea purpurea	Purple Coneflower	0.5
Iris virginica shrevei	Blue Flag Iris	0.5
Liatris spicata	Marsh Blazing Star	0.2
Lobelia cardinalis	Cardinal Lobelia	0.0
Monarda fistulosa	Wild Bergamont	0.1
Solidago rigida	Stiff Goldenrod	0.1
Pycnanthemum virginianum	Common Mountain Mint	0.0
Rudbeckia fulgida	Showy Black-eyed Susan	0.0
		0.2
Rudbeckia subtomentosa	Sweet Black-eyed Susan	

				IVI	AIIN S	STRE	EET (IL ROUTE 64)		
	ANT	LIST Betanical/Common Name	Size	Remarks	Key	Gty	Botonical/Common Name	Size	Remarks
		SHADE TREES					EVERGREEN SHRUBS		
AF	2	Acer x freemanii 'Jeffer's Red' AUTUMN BLAZE MAPLE	2 1/2" Cal.		JK	29	Juniperus chinensis 'Kallays Compact' KALLAYS COMPACT PFITZER JUNIPER	24" Wide	4' O.C.
тс	3	Tilia cardata 'Greenspire' GREENSPIRE LITTLELEAF LINDEN	2 1/2" Cal.		TM	5	Taxus x media 'Densiformis' DENSE YEM	24" Wide	4' O.C.
UM	3	Ulmus 'Morton Glossy' TRIUMPH ELM	2 1/2" Cal.				ORNAMENTAL GRASSES		
		ORNAMENTAL TREES			CK	66	Calamagnostis x acutiflora 'Karl Foerster FEATHER REED GRASS	-1 #1	24° O.C.
MP	8	Malus 'Prairifire' PRAIRIFIRE CRABAPPLE	6' Ht.	Multi-Stem	SH	40	Calamagnostis x acutiflora 'Karl Foerster FEATHER REED GRASS	· #1	24° O.C.
SR	4	Syringa reticulata 'Ivory Silk' IVORY SILK JAPANESE TREE LIL	6' Ht. AC	Multi-Stem			PERENNIALS		
		DECIDUOUS SHRUBS			AB	74	Allium 'Summer Beauty' SUMMER BEAUTY ONION	#1	18" O.C.
HP	17	Hydrangea paniculata 'SMHPLQF' LITTLE GUICK FIRE HYDRANGEA	24" Tall	B' O.C.	нн	151	Hemerocallis 'Happy Returns' HAPPY RETURNS DAYLILY	#1	18" O.C.
RA	12	Rhus aramatica 'Gro-low' GRO-LOW SUMAC	24" Wide	3' O.C.	но	52	Hosta 'Patriot' PATRIOT HOSTA	#1	24" O.C.
RB	22	Ribes alpinum 'Green Mound' GREEN MOUND ALPINE CURRANT	24" Tall	3' O.C.			MISC. MATERIALS		
WF	13	Meigela florida 'Alexandra'	36" Tall	4' O.C.		22	SHREDDED HARDWOOD MULCH C.Y	٠.	
		WINE & ROSES WEIGELA				0.4	TURF SEED & EROSION CONTROL AC		

GENERAL LANDSCAPE NOTES

SCALE: 1"=20"

- Contractor shall verify underground utility lines and is responsible for any damage.

0' 10' 20'

- Material quantities shown are for contractors convenience only. The Contractor must verify all material and supply sufficient materials to complete the job per plan.

- Contractor shall secure and pay for all permits, fees, and inspections necessary for the proper execution of this work and comply with all codes applicable to this work.



PLANTING DETAILS



- EXISTING SUBGRADE

PERENNIALS AND GROUNDCOVERS

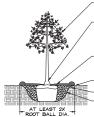


AVOID PLACING SOIL OVER ROOT CROWN. SET ROOT BALL 3-6" HIGHER THAN FINISHED GRADE.

-2" SHREDDED HARDWOOD BARK MULCH. FORM SAUCER AROUND OUTSIDE. - FINISHED GRADE

-EXISTING SUBGRADE

DECIDUOUS AND EVERGREEN SHRUBS



DECIDUOUS TREES

-PRUNE ONLY TO ENCOURAGE CENTRAL LEADER. DO NOT CUT CENTRAL LEADER. MAINTAIN EXPOSURE OF POOT ELAPE

-MAINTAIN EXPOSURE OF ROOT FLARE IS NOT EXPOSED, CAREFULLY REMOVE EXCESS SOIL. SET ROOT BALL SO THAT BASE OF ROOT FLARE IS 3-6" HIGHER THAN ADJACENT FINISH GRADE. -3" SHREDDED HARDWOOD BARK MULCH. FORM SAUCER AROUND OUTSIDE EDGE (1" AT BASE OF TRUNK)

EXISTING SUBGRADE -PLANTING PIT TO BE AT LEAST TWICE AS WIDE AS ROOT BALL. LANDSCAPE WORK PART 1 - GENERAL

- The work shall consist of numbring, transporting and installing all seeds, plants and other materials regulers for a first stabilishment of trees, shrists, perential, amusi and laun areas as shoun on 2. The provision of post-planting management as specified hereity 3. May remedial operations necessary in conformance with the plans as specified in 4. Permits within may be reggired.

12 QUALITY ASSURANCE

A. Work shall conform to State of Illinois Horticultural Standards and local municipal requirements.

B. Quality Control Procedures:

- Ship landscape materials with certificates of inspection as required by governmental authorities. Comply with governing regulations applicable to landscape materials.
- Do not make substitutions. If specified landscape material is not obtainable, submit to Landscape Architect proof of non-availability and proposal for use of equivalent material.
- Analysis and Standards: Package standard products with manufacturers certified analysis.

1,3 SUBMITTALS

A. Planting Schedule

B. Maintenance instruction - Landscape Work

Submit two (2) copies of typewritten instructions recommending procedures to be established by the Quiner for the maintenance of landscape work for one full year. Submit prior to expiration of required maintenance periods.

Instructions shall include: uotaring, fertiliting, aproying, mulching and pruning for plant material and trimming groundcover. Instructions for uotaring, fertilizing and mauling grass areas shall be provided ten (10) days prior to request for inspection for Final acceptance. Landscape Architect shall receive copies of all instructions when issued.

- C. Submit two (2) copies of soil test of existing topsoil with recommendations for soil additive requirement to Landscape Architect for review and written approval.
- D. Submit two (2) samples of shredded hardwood bark mulch, erosion control blankets, and all other products and materials as specified on plans to Landscape Architect for review and written approval.
- E. Nursery packing lists indicating the species and quantities of material installed must be provided to the Owner and/or City upon request.

- A. Examine and evaluate grades, soils and water levels. Observe the conditions under which work is to be performed and notify Landscape Architect of unsatisfactory conditions. Do not proceed with the work until unsatisfactory conditions have been corrected in an acceptable manner.
- B. Utilities Review underground utility location maps and plans; notify local utility location service; demonstrate on automases of utility locations; and certify acceptance of liability for the protection of utilities during course of work. Contractor shall be responsible for any demage to utilities or property.
- C. Excavation: When conditions detrimental to plant growth are encountered such as rubble fill, adverse drainage conditions or obstructions, notify Landscape Architect before planting.

1.5 GUARANTEES

- A. Guarantee seeded and sodded areas through the specified maintenance period and until final inspection.
- B. Guarantee trees, shrubs, graindoiree and perennials for a period of one year ofter date of acceptance against defects including death and unsalisfactory grouth, except for defects resulting from neglect by Ouner, obuse or damage by others or unusual phenomena or incidents which are beyond Landscape installaries control

LANDSCAPE WORK PART 2 - PLANT MATERIALS

Provide strongly rooted sod, not less than two (2) years old and free of weeds and undesirable native grosses. Provide only sod capable of growth and development when plonted (violate, not doment.) and in stripe not more than 15° wide x 4° larg. Provide and composed of a 5-way blend of Kentucky Bluegrose such as Midnight, Allure, Viva, Neishigton, Liberty.

2.2 LAWN SEED MIXTURE

Grass Seed: Provide fresh, clean, new crop seed complying with the tolerance for purity and germination established by the Official Seed Analysts of North America. Provide seed of the grass species, proportions and maximum percentage of used seed, as specified,

- A. Lourn Seed Mixture 5 lbs. / 1,000 sq. ft.
 50% Kentucky Bluegrass (*8/765)
 15% Cutter Persenial Ryegrass
 10% Sporton Hard Fescue
 10% Edge Persenial Ryegrass
 10% Express Persenial Ryegrass
 5% Penniaun Cresping Rad Fescue

- Temporary Laun Seed Mixture 5 lbs. / 1,000 sq. ft. 40% Kentucky Bluegrass (98/85) 40% Peremial Ryegrass 20% Annual Ryegras

2.3 GROUNDCOVERS, PERENNIALS AND ANNUALS

2.4 TREES AND SHRUBS

- A. Name and Variety: Provide nursery grown plant material true to name and variety.
- B. Quality: Provide trees, shrubs and other plants complying with the recommendations and requirements of ANSI Z60.1 "Standard for Nursery Stock" and as further specified
- C. Deciduous Trees: Provide trees of height and coliper listed or shown and with branching configuration recommended by ANSI 250.1 for type and species required. Provide single stem trees except where special forms are shown or listed. Provide balled and burlapped (B4B) deciduous trees.
- D. Deciduous Shrubs: Provide shrubs of the height shown or listed and with not less than the minimum number of cames required by ANSI Z60.1 for the type and height of shrub required. Provide balled and burlapped (SMS) deciduous shrubs.
- Conferous Evergreen: Provide evergreens of the sizes shown or listed. Dimensions indicate minimum spread for spreading and semi-spreading type evergreens and height for other types. Provide quitility evergreens with uell-belanced form complying with requirements for other size relationships to the primary dimension shown. Provide balled and burst
- F. Inspection: All plants shall be subject to inspection and review at the place of growth or upon delivery and conformity to specification reaginements as to quality, right of inspection and rejection upon delivery at the site or during the pragress of the work for size and condition of balls or roots, diseases, insects and latent defects or injuries. Rejected plants shall be removed immediately from the site.

2.5 PLANTING SOIL MIXTURE

Provide planting soil mixture consisting of clean uncompacted topsoil (stockpiled at site) for all planting pits, perennial, amusl and groundcover areas. Topsoil shall be conditioned based on any recommendations resulting from the soil test in 1.3.C.

2.6 EROSION CONTROL

- A. Lawn Seed Areas Erosion Control Blanket: North American Green DS75, or equivalent approved equal.
- B. Refer to latest Engineering # Erosion Control Plans for any areas to receive permanent or lang-term blanket installation.

2.7 MULCH

Provide mulch consisting of premium shredded hardwood bark. Provide sample to Landscape Architect for approval prior to ordering materials.

LANDSCAPE WORK PART 3 - EXECUTION

At least thirty (30) days prior to the beginning of work in each area, submit a planting schedule for approval by the Landscope Architect.

3.1 PLANTING SCHEDULE 3.2 PLANTINGS

A. Sodding New Lawns Remove existing grass, vegetation and turf. Dispose of such material legally off-site, do not turn over into soll being prepared for lowns.

- Till to a depth of not less than 6°; apply soil amendments as needed; nemove high areas and fill in depressions; till soil to a homogenous mixture of fine texture, nemove lumps, clode, stanes over 1° diameter, roots and other extraneous matter. Dispose of such material legally off-sits.
- Sadded areas shall receive an application of commercial fertilizer at the rate of 10 lbs. per 1,000 sq. ft. and shall have an analysis of 16-8-8.
- 4. Lay sad within 24 hours from time of stripping.
- 5. Lay sad to form a solid mass with tightly fitted joints. Butt ends and sides of sad strips; do not overlap. Stagger strips to offset joints in adjacent courses, Mork from boards to avoid damage to subgrade or sad. Tamp or not lightly to ensure contact with subgrade. Nork sited soil into minor cracks between pieces of sad; remove screens to avoid enothering of adjacent gross.
- B. Seeding New Lawns
- Remove existing grass, vegetation and turf. Dispose of such material legally off-site. Do not turn over into soil being prepared for lawns.
- Till to a depth of not less than 6", apply sell amendments; remove high areas and fill in depressions; till sell to a homogenous mixture of Fine texture, remove lumps, clods, stanss over 1" diameter, note and other extransous matter. Dispose of sci-material legally off-site.
- Do not use wet seed or seed which is moldy or otherwise damaged in transit or storage.
- 5. Sow seed using a spreader or seeding machine. Do not seed when wind velocity exceeds five (5) miles per hour. Distribute seed evenly over entire area by sowing eautil auntity in two directions at night anales to each other.
- 6. Sow not less than specified rate.
- 7. Rake lawn seed lightly into top 1° of soil, roll lightly and water with a fine spray.

Groundcover, perennials, and annuals shall be planted in continuous beds of planting soil mixture a minimum of B^{α} deep. Install per spacing indicated on plan.

- Set bolled and buriagoped (B8B) stock plumb and in center of pit or trench with top of boll of an elevation that will keep the root flare exposed upon bookfill and mulching. Remove buriage from the good addes of boils retain on bottoms, liven set, place additional topsoil bookfill around lose and ideas of boils radi work each set, place additional topsoil bookfill around lose and ideas of boil and work each set. The place of the p
- Dish top of backfill to allow for mulching. Provide additional backfill berm around edge of excayations to form shallow sauser to collect water.
- Mulch pits, trenches and planted areas. Provide not less than 3° thickness of mulch and work into top of backfill and finish level with adjacent finish grades Maintain exposed noot flare at all times.
- 4. Prune only injured or dead branches from flowering trees, if any. Protect central leader of tree during shipping and pruning operations. Prune shrubs to retain natural character in accordance with standard horticultural practices.
- Remove and replace excessively pruned or ill-formed stock resulting from improper gruning.
- 6. The Contractor shall be whally responsible for assuring that all trees are planted in a vertical and plumb position and remain so throughout the life of this contract and guarantee period. Trees may or may not be staked and agreed agending upon the individual preference of the Contractor; housers, any bracing procedure(e) must be approved by the Quine prior to its installation.

3.3 INITIAL MAINTENANCE

- A. Begin maintenance immediately after planting, continuing until final acceptance. A minimum of thirty (30) days.
- B. Maintain planted and seeded areas by watering, rolling/regrading, replanting and implementing erosion control as required to establish vegetation free of eroded or bare control.

3.4 CLEAN UP AND PROTECTION

- A. During landscape work, stare materials and equipment where directed. Keep povements clean and work areas and adjoining areas in an orderly condition.
- B. Protect Indiscose work and moterials from demage due to landscape operations, operations by other trades and tresposers. Indiration protection during installation and maintenance periods. Treat, repair or replace damaged landscape work as directed by Landscape Architect.

B 5 INSPECTION AND ACCEPTANCE

- A. The Landscape Architect reserves the right to inspect seeds, plants, trees and shrubs either at place of growth or at site before planting for compliance with requirements for name, variety, size, quantity, quality and mix proportion.
- Supply written offidavit certifying composition of seed mixtures and integrity of plant materials with respect to species, variety and source.
- C. Notify the Landscape Architect within five (5) days after completing initial and/or supplemental plantings in each area.
- D. When the landscape work is completed, including maintenance, the Landscape Architect will, upon request, make a final inspection to determine acceptability. After final acceptance, the Quarr will be responsible for maintenance.



WHEATON, ILLINOIS 6018 PHONE: 630-668-7197

JACOB & HEFNER ASSOCIATES, INC. 1333 BUTTERFIELD ROAD SUITE 30 DOWNERS GROVE, ILLINOIS 60515

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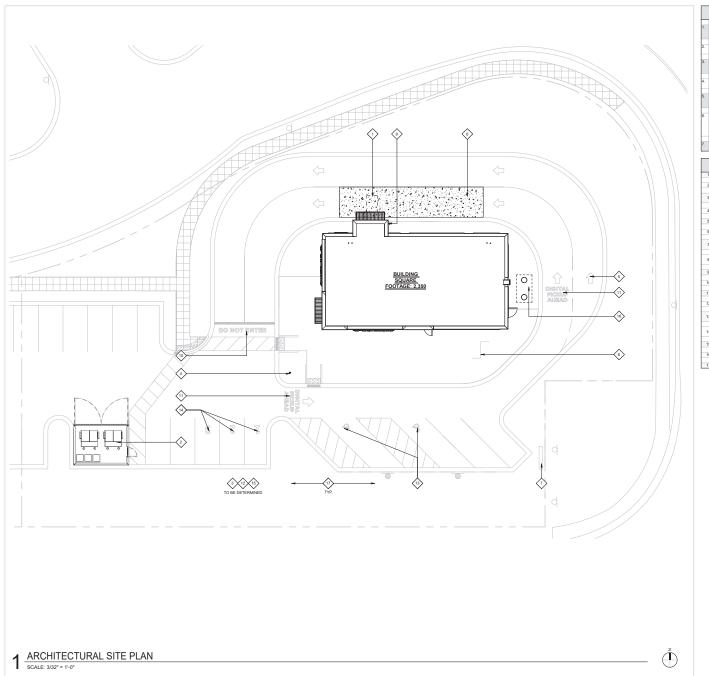
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01.12.24 REVISIONS

DATE 10.31.2023 PROJECT NO. JH23190 DRAWN TRC/SMR CHECKED NKF / DHS



SITE PLAN GENERAL NOTES

NECESSARY BARRICADES, SUFFICIENT LIGHTING, SIGNS AND OTHER TRAFFIC CONTROL METHODS MAY BE NECESSARY FOR THE PROTECTION AND SAFETY OF THE PUBLIC SHALL BE PROVIDED AND MANTIANED THROUGHOUT THE LIFE OF THE CONSTRUCTION.

COORDINATE WITH THE LOCAL AUTHORITY HAVING JURISDICTION PRIOR TO ANY CONSTRUCTION IN THE PUBLIC RIGHT OF WAY.

GENERAL CONTRACTOR IS RESPONSIBLE TO COORDINATE THE LOCATION OF THE EXTERIOR GREASE INTERCEPTOR AND FIELD VERIFY EXISTING SITE CONDITIONS THAT COULD IMPACT THE LOCATION DURNS THE BIODING PHASE OF THE PROJECT AND ASSIGN THE APPLICABLE COSTS. THE LOCATION SHALL NOT INTERFERE WITH ANY EXISTING SETBACKS, EASEMENTS, UNDERGROUND UTILITIES OR OTHER SIDE FEATURE.

STENCILS FOR PARKING MARKINGS AVAILABLE FROM PAVEMENT STENCIL COMPANY, PHONE: (800) 250-5547, EMAIL: STENCILS@PAVEMENTSTENCIL.COM.

KEYNOTE LEGEND

2 DUMPSTER ENCLOSURE, PAD, APRON AND BOLLARD - SEE SHEET A101

3 SITE LIGHTING LOCATIONS ARE REFERENCED ONLY - REFER TO CIVIL FOR ADDITIONAL INFORMATION.

4 PROVIDE ONE (1) 1" CONDUIT FOR FUTURE DIRECTIONAL SIGNAGE

5 GENERAL DIRECTIONAL PAVEMENT MARKINGS.

7 PROVIDE ONE (1) 1" CONDUIT TO GENERAL LOCATION FOR SIGNAGE - GENERAL CONTRACTOR TO PROVIDE CONCRETE BASE/PAD AS REQUIRED FOR FUTURE SIGNAGE.

8 HIGH DENSITY CONCRETE LOCATION - SLAB POUR IS TO START 12:0" PRIOR TO PROPOSED CLEARANCE BAR LOCATION AND EXTEND 12:0" PAST CENTER OF PICK-UP WINDOW.

9 BOLLARD - PAINT PPG 'KNIGHT'S ARMOR'.

10 DO NOT ENTER' STRIPING AND BAR LOCATION.

11 DIGITAL PICKUP AHEAD' STRIPING

12 LOCATION OF PROPOSED TRANSFORMER AND PAD.

13 ACCESSIBLE PARKING LOT STRIPING, CROSSWALK, SIGN POSTS AND SIGNS - REFER TO CIVIL FOR ADDITIONAL INFORMATION.

14 THREE (3) PULL-AHEAD PARKING SPACES MARKED WITH POLE MOUNTED SIGNS AND WHITE NUMBERS CENTERED IN SPACE.

15 PROVIDE ONE (1) 1" CONDUIT FOR FUTURE PATIO LIGHT.

16 1,500 GALLON GREASE INTERCEPTOR. 17 SEE CIVIL DRAWINGS FOR ANY IRRIGATION AND LANDSCAPING REQUIREMENTS.

The Krausz

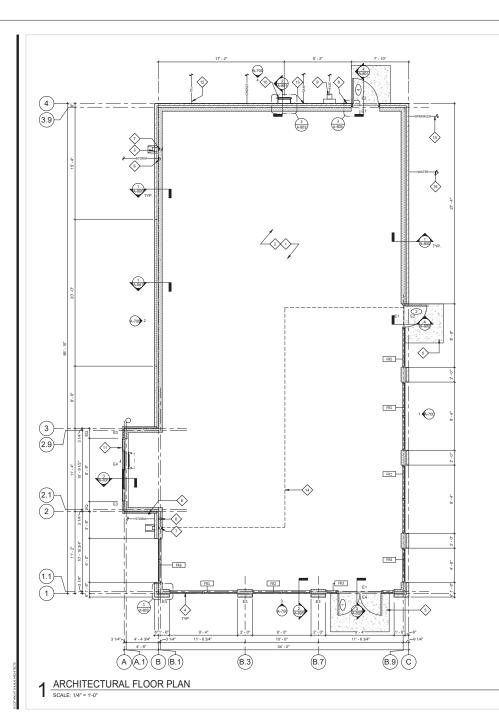
Companies, Inc. ELAINE GARIBAY SENIOR DIRECTOR OF LEASING 18201 VON KARMEN AVE SUITE 1090 IRVINE, CA 92612 P: (714) 743-0440 elaine@tkcre.com

"ST. CHARLES" TENANT
SHELL BUILDING
E MAIN STREET & 38TH AVENUE
ST. CHARLES, IL 60174

PROJECT NO. DRAWN BY CHECKED BY	B.TANGU	
SSUE		DATE
NTITLEMENT	PACKAGE	01/26/2024
REVISION		DATE
		=

ARCHITECTURAL SITE PLAN

A-100



GENERAL NOTES - FLOOR PLAN

- SAFETY GLAZING SHALL BE PROVIDED AT HAZARDOUS LOCATIONS, INCLUDING, BUT NOT LIMITED TO, GLAZING WITHIN 18" OF WALKING SURFACE, GLAZING IN DOORS AND AT WINDOWS ADJACENT TO DOORS.

- B). ALL DIMENSIONS ARE TAKEN TO OUTSIDE FACE OF SHEATHING OF WALL ASSEMBLY UNLESS NOTED OTHERWISE.
- C. ANY NEW EXTERIOR LANDINGS SHALL BE FLUSH WITH THE INTERIOR FINISHED FLOOR SLAB AND SLOPE AWAY FROM THE FACE OF THE BUILDING TO PROVIDE POSITIVE DRAINAGE.
- E. PROVIDE VERTICAL AND HORIZONTAL CONTROL JOINTS IN GYPSUM BOARD SURFACES AT 30'-0" ON CENTER MAXIMUM.
- G. USE ONLY NON-CORROSIVE FASTENERS ON PRESSURE TREATED LUMBER.

LIGHTING FIXTURE SCHEDULE

ITEM	QTY.	MOUNT	DESCRIPTION	MANUFACTURER	MODEL		
E1	3	VARIOUS	WHITE EXIT LIGHT - STANDARD RED LETTERS	EXITRONIX	CLED-U-WH		
E2	3	SURFACE	EMERGENCY LIGHT - SINGLE HEAD	EXITRONIX	CLED-BL-WP with PMC-B-1 Mounting Plate		
E3	3		WALL PACK	RAB LIGHTING	WPLED10Y		
E4	2	SURFACE	LED CHANNEL LIGHT	PARADIGM LED	PL-FLEXSR590		

- 1 EXTENTS OF SLAB LEAVE-OUT REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
- 2 I/2" EXPANSION JOINT TO BE INSTALLED AROUND ENTIRE PERIMETER AT TIME OF SLAB POUR CUT EXPANSION JOINT DOWN 1/2" MINIMUM AND PROVIDE ROD AND CAULK TO SEAL.
- 5 CAST-IN-PLACE CONCRETE ENTRY STOOP LIGHT BROOM FINISH SLOPE STOOP AWAY AT 1/4* PER 12* AWAY FROM FACE OF THE PROPOSED BUILDING TO ENSURE POSITIVE DRAINAGE.

- 16 LOCATION OF DOMESTIC WATER SERVICE ENTRY POINT COORDINATE WITH CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.

- A). ALL STRUCTURAL GRID DIMENSIONS ARE FROM CENTERLINE OF EXISTING STRUCTURAL ELEMENTS UNLESS NOTED OTHERWISE.

- OPEN EXTERIOR JOINTS AROUND WINDOW AND DOOR FRAMES, BETWEEN WALL ASSEMBLIES AND FOUNDATIONS, BETWEEN WALL AN SORE OF ASSEMBLIES, BETWEEN WALLS PANELS, AT PENETTATIONS FOR UTILITY SERVICES, FLOOR ASSEMBLIES AND ROOF ASSEMBLIES OR ANY OTHER OPENINGS IN THE EXTERIOR ENVELOPE SHALL BE SEALED, CAULKED, GASKETED AND/OR WRATHER TRIPPED TO LIMIT AND LEASAGE.

- H. LAP WEATHER RESISTANT BARRIERS AND THRU-WALL FLASHING IN A WATER SHEDDING FASHION TAPE ALL EXPOSED EDGES.
- REFER TO STRUCTURAL SHEETS FOR STUD FRAMING CONFIGURATIONS, SIZES AND SPACING.
- FLASHING AND SEAMS BETWEEN SHEATHING IN COMPOSITE WOOD STUD WALL CONSTRUCTION CONDITIONS TO BE TAPED AND SEALED WITH TAPE SEALANT
- K. ALL EXTERIOR WOOD BLOCKING TO BE MOISTURE RESISTANT PRESERVATIVE TREATED (P.T.).

ITEM	QTY.	MOUNT	DESCRIPTION	MANUFACTURER	MODEL
E1	3	VARIOUS	WHITE EXIT LIGHT - STANDARD RED LETTERS	EXITRONIX	CLED-U-WH
E2	3	SURFACE	EMERGENCY LIGHT - SINGLE HEAD	EXITRONIX	CLED-BL-WP with PMC-B-1 Mounting Plate
E3	3	SURFACE	WALL PACK	RAB LIGHTING	WPLED10Y
C4	2	CHIDEACE	LED CHANNEL LICHT	DARADICMLED	DI ELEVEDENO

- **KEYNOTE LEGEND**
- 3 CONCRETE SPLASH BLOCK.
- 4 THERMALLY BROKEN ANODIZED ALUMINUM STOREFRONT SYSTEM WITH 1" INSULATED GLAZING CAULK AROUND ENTIRE PERIMETER OF OPENINGS.

- 6 INTERIOR ROOF DRAIN LEADER CONNECT TO STORM SEWER BELOW GRADE.
- 7 INTERIOR OVERFLOW ROOF DRAIN LEADER WITH STAINLESS STEEL COWS TOUNGE.
- 9 ELECTRICAL METER AND DISCONNECT.
- 10 EXTERIOR ROOF LADDER WITH LOCKING GATE
- PREFINISHED DARK BRONZE ALUMINUM PASS-THRU WINDOW WITH INTEGRATED INTERIOR AIR CURTAIN, TRANSOM AND SIDELITES CAULK AROUND ENTIRE PERIMETER OF OPENING.
- 12 LOCATION OF INCOMOING TELECOMMUNICATION ENTRY POINT COORDNIATE WITH CIVIL
- 13 LOCATION OF SANITARY SEWER ENTRY POINT COORDNIATE WITH CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.
- 14 DASHED LINE INDICATES LOCATION OF OPEN CEILING ABOVE.

The Krausz Companies, Inc.

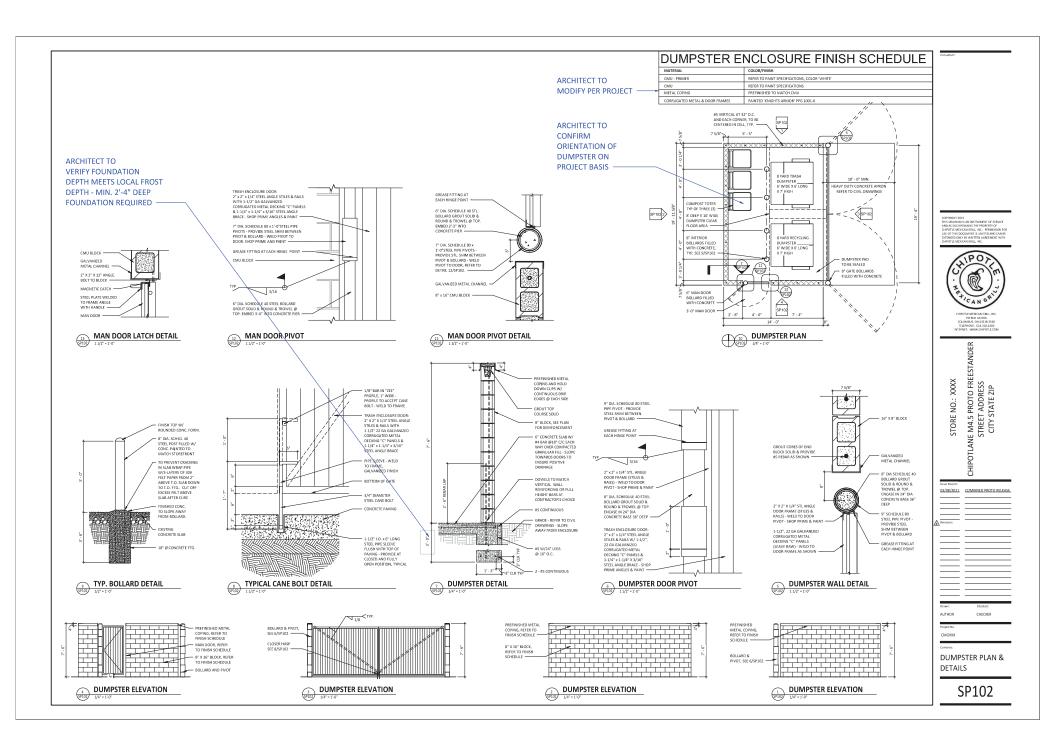
ELAINE GARIBAY SENIOR DIRECTOR OF LEASING 18201 VON KARMEN AVE SUITE 1090 IRVINE, CA 92612 P: (714) 743-0440 elaine@tkcre.com

"ST. CHARLES" TENANT SHELL BUILDING E MAIN STREET & 38TH AVENUE ST. CHARLES, IL 60174

PROJECT NO.	2023-0297	
DRAWN BY	B.TANGUA	ΑY
CHECKED BY	K.MOAN	
SSUE		DATE
NTITLEMENT	PACKAGE	01/26/202
△ REVISION		DATE

FLOOR PLAN

A-210



SC 3800 Main LLC

6823 S. Eastern Avenue | Suite 101 | Las Vegas, NV 89119 | 725 228 7100

Rachel Hitzemann City Planner City of St Charles 2 E. Main St St Charles, IL 60174-1984 E: rhitzemann@stcharlesil.gov

Project: 3790 E. Main Street
St Charles, Illinois
The Quad St. Charles – Chipotle
PUD Preliminary Plan & Minor Subdivision
JHA Project No. F021n

Dear Ms. Hitzemann,

I am writing to you regarding the PUD submittal referenced above. SC 3800 Main LLC, a Delaware limited liability company, the owner of Charlestown Mall, has agreed to demolish the existing parking area and maintain a permeable landscape area of. 0.31 acres for the benefit of SC Out Parcels One LLC, a Delaware limited liability company, owner of the proposed Chipotle development located at 3790 East Main Street, St. Charles. Illinois. This is in accordance with the Site Improvement Plan and Stormwater Report submitted for the Chipotle project. I have attached a drawing to this email indicating the location of the proposed area subject to this agreement.

This agreement between SC 3800 Main LLC, a Delaware limited liability company and SC Out Parcels One LLC, a Delaware limited liability company is subject to modification if an alternate drainage solution for the Chipotle lot, acceptable to the City of St. Charles, is agreed upon and implemented

Sincerely,

SC 3800 Main LLC,

a Delaware limited liability company

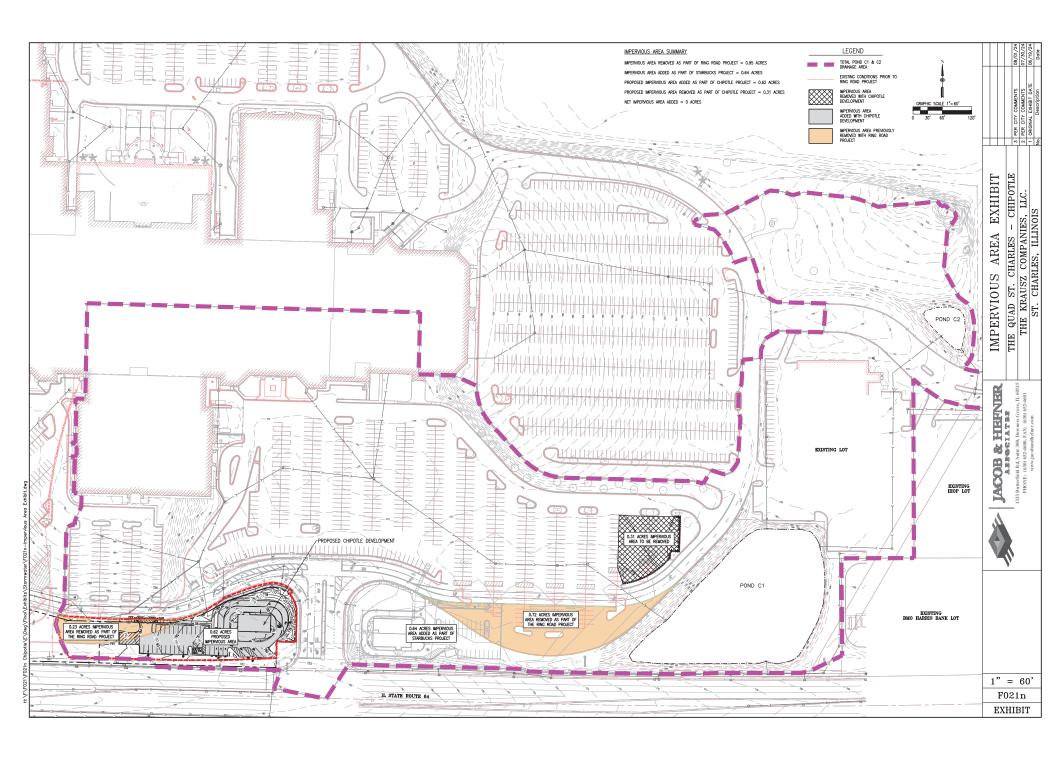
By: Krausz Management One, LLC, a Delaware limited liability company, its Manager

F. Ron Krausz, Managing Member

cc: Russell Colby

Director of Community Development

City of St Charles





Staff Report Plan Commission Meeting – August 6, 2024

Applicant:	Jason Dutkovich, CVG Architects	Audi Parking Expansion			
Property Owner:	Woodward & Barbara Ann LLC				
Location:	Woodward Dr, west of Audi dealership at 235 Randall Rd.	Woodward Dr.			
Purpose:	Construct a parking lot for Audi dealership				
Application:	PUD Preliminary Plan	N Randall Rd			
Public Hearing:	Not required	WHITE THE PARTY OF			
Zoning:	BC Community Business / PUD	d this dead towns >			
Current Land Use:	Vacant	Subject Property			
Comprehensive Plan:	Corridor/Regional Commercial				
Summary of Proposal:	Park PUD. Proposed is confirmed to the parking lot will be used to the parking lot with 64 sed to the parking lot with 64 sed to the parking lot with 64 sed to the parking lot will be used to the parking lot will be used to th	site to the east Ding and screening n along Woodward Dr.			
Info / Procedure on Application:	with the PUD ordina Includes building ele A public hearing is no No findings of fact and Recommendation is				
Suggested Action:	Review the PUD Prelimin	nary Plan. A recommendation for approval should be subject to nments prior to City Council action.			
Staff Contact:	Ellen Johnson, Planner				

I. PROPERTY INFORMATION

A. History / Context

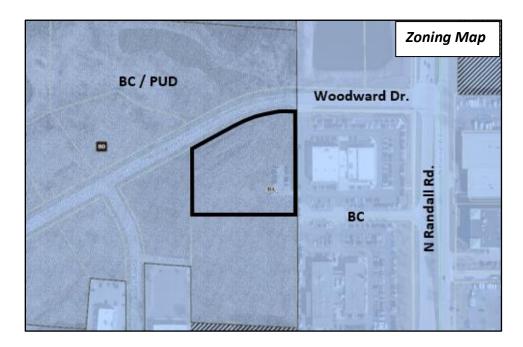
The subject property is Lot 17 of the Pine Ridge Park PUD. The 2.8-acre lot is vacant except for a small temporary gravel parking lot utilized by the adjacent Audi dealership. The Pine Ridge Park PUD was approved by the City in 2006 under Ordinance 2006-Z-4. The PUD encompasses a large swath of land generally northwest of the Main Street/Randall Road intersection. Details of the PUD are as follows:

- A Final Plat of Subdivision was approved creating 19 lots for future commercial development. 5 lots front on Main St. with the remainder along Woodward Dr. east and west of Oak St.
- A variety of commercial and office uses are permitted.
- Specific standards were adopted for bulk requirements, architectural design, landscaping, and signage.
- Road, utility, and stormwater infrastructure have been constructed.
- Each commercial lot is required to have a PUD Preliminary Plan reviewed by Plan Commission and approved by City Council as the lots are developed.
- The City has approved PUD Preliminary Plans allowing for development of some of the lots in the PUD: Aldi, Pet Suites, Advanced Care Medical, Kiddie Academy, Regency Estates subdivision.

B. Zoning

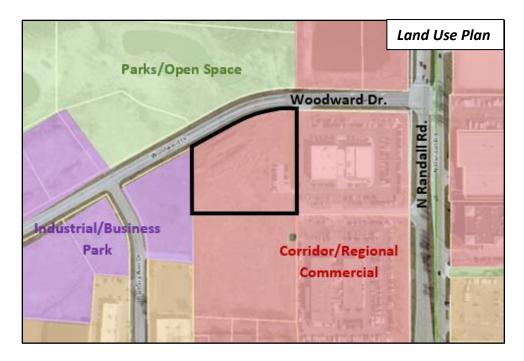
The subject property is zoned BC Commercial Business and is located in the Pine Ridge Park PUD. The same zoning designation surrounds the property. The Audi dealership adjacent to the east is outside of the PUD.

	Zoning	Land Use
Subject Property	BC Community Business / PUD	Vacant
North	BC Community Business / PUD	Stormwater detention
East	BC Community Business	Audi dealership
South	BC Community Business / PUD	Vacant
West	BC Community Business / PUD	Vacant



C. Comprehensive Plan

The Land Use Plan adopted as part of the <u>2013 Comprehensive Plan</u> identifies the subject property as "Corridor/Regional Commercial". 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 Land Use Plan is meant to assist the City in making future land use and development policy decisions.



The Corridor/Regional Business land use is described as follows:

Areas designated as corridor/regional commercial are intended to accommodates larger shopping centers and developments that serve a more regional function, drawing on customer base that extends beyond City limits. These areas often have a mix of "big box"

stores, national retailers, and a "critical mass" of multiple stores and large shared parking areas. Areas designated for corridor/ regional commercial are located primarily in larger consolidated areas along the City's heavily traveled corridors and intersections. Commercial service uses can also have an appropriate place in corridor/regional commercial areas, but must be compatible with adjacent and nearby retail and commercial shopping areas and be located as to not occupy prime retail locations.

II. PROPOSAL

Jason Dutkovich, CVG Architects, with authorization from Ernie Semersky of Woodward & Barbara Ann LLC, property owner, is proposing to construct a parking lot on a portion of the subject property. The parking lot will be used by the Audi dealership for storage of vehicle inventory. Details of the proposal are as follows:

- To be constructed on the eastern 100 ft. of the property, with the remainder of Lot 17 remaining available for future development.
- Access from Audi parking lot; no direct access to Woodward Dr.
- 64 parking stalls.
- Parking lot interior landscaping, street frontage landscaping, and screening.
- Extension of Woodward Dr. sidewalk along the parking lot frontage.

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 standards established in the Pine Ridge Park PUD (Ord. 2006-Z-4) and applicable sections of the Zoning Ordinance, including:

- Ch. 17.24 Off-Street Parking
- Ch. 17.26 Landscaping & Screening
- Ch. 17.14 Commercial Districts

A. Proposed Use

Parking lot is a permitted use in the Pine Ridge Park PUD. The lot will be used for parking of for-sale vehicle inventory for the Audi dealership. The plans note that no more than 64 vehicles shall be parked in the lot. This will require all vehicles to be parked within a parking stall.

B. Bulk Standards

The table below compares the proposed parking lot plans with the applicable bulk standards of the Pine Ridge Park PUD. All applicable standards are met. All requirements related to parking stall and drive aisle dimensions are also met.

Category	PUD Standard	Proposed
Front Yard	20 ft. parking (Woodward Dr)	28.6 ft.
Interior Side Yard	5 ft.	East: 32 ft. West: 275 ft.
Rear Yard	5 ft.	25.5 ft.

C. Site Access

Access to the parking lot is provided off a two-way internal drive on the Audi property. No direct access from Woodward Drive is proposed. The public sidewalk along Woodward Drive will be extended along the site frontage to the west end of the parking lot. The sidewalk will need to be extended along the full width of Lot 17 once the remainder of the property is developed.

D. Landscaping

A landscape plan has been submitted. Proposed is landscape screening of the parking lot, trees and landscaping along Woodward Drive, and landscaping within the parking lot islands. Additional trees are shown along the west side of the parking lot.

The swale along the Woodward Drive frontage will be re-graded to a finished right-of-way condition, allowing for installation of public sidewalk and landscaping between the sidewalk and parking lot. Street trees are proposed in the parkway.

The plan meets the Landscape Standards contained in the Pine Ridge Park PUD Ordinance, as well as the applicable standards of Ch. 17.26 "Landscaping and Screening".

E. Site Lighting

A photometric plan has been submitted for the proposed pole lighting. Lighting levels are acceptable along the property lines.

IV. DEPARTMENTAL REVIEWS

A. Engineering Review

Engineering staff have reviewed the plans. There are no outstanding comments.

B. Fire Dept. Review

Fire Dept. staff have reviewed the plans. There are no outstanding comments.

C. Public Works

Outstanding comments from the Electric Utility will need to be addressed at the time of building permit.

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 2/20/24
- 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

PUD PRELIMINARY PLAN APPLICATION

For City Use

Project Name:

Audi Parking Expansion - Pine Ridge Park Lot 17

Project Number: 2024 -PR-005

Cityview Project Number: PLP4D20240010

Received Date RECEIVED

FEB 29 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.

1.	Property	Location:				
	Information:	Pine Ridge Park Lot 17				
		Parcel Number (s):				
		09-29-479-006				
		Proposed PUD Name:				
		n/a				
2.	Applicant	Name:	Phone:			
	Information:	Jason Dutkovich, CVG Architects, Inc.	630-425-5020			
		Address	Email:			
		1245 E Diehl Road Suite 101 Naperville, IL 60563	jdutkovich@cvgarchitects.com			
3.	Record Owner	Name:	Phone:			
	Information:	Woodward & Barbara Ann, LLC	847-432-5020			
		Address:	Email:			
		2490 Skokie Highway Highland Park, IL 60035	chris@semerskyent.com			

4.	<u>Identi</u>	fy the Type of Ap	olication:						
	□ Ne	w nronosed Planne	ed Unit Develonme	nt (PUD) - Special	Use Annlication to	he filed concurrently			
	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								
		POD Amendin	ent required for pro	pposed plan – <i>spec</i>	iai Ose Application	to be filea concurrer	itiy		
	Subdivi	sion:							
	✓ Pr	oposed lot has alrea	ady been platted ar	nd a new subdivisi	on is not required.				
	☐ Ne	w subdivision of pr	operty is required:						
		Final Plat of Su	ubdivision Application	on filed concurrent	tly				
			ubdivision Application						
			abaivision repriede	on to be mediate.					
5.	Requi	red Attachments:							
	-				oncurrently, do not	t submit duplicate ch	ecklist items		
		ns. Fee must be paid							
	Submi -	t 1 copy of each req	juirea item, uniess (otnerwise notea.					
	APPLIC	CATION FEE: \$500							
	REIME	LIRSEMENT OF FEE	S AGREEMENT. An	original evecuted	Reimbursement of	f Fees Agreement and	d denosit of		
<u> </u>		in escrow with the (_		rices Agreement and	u deposit of		
			,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	11					
√				•		City. Required depos	it is based or		
	review	items (number of a	pplications filed) ar	nd the size of the s	ubject property:				
		Number of	Under 5 Acres	5-15 Acres	16-75 Acres	Over 75 Acres			
		Review Items	\$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			
	_								
1	PROO	F OF OWNERSHIP:							
			b) A deed and a cui	rrent title search					
	NOTE:	Private covenants and	l deed restrictions can	limit private proper	ty rights with respect	t to the use of land eve	n though the		
						that you perform a title	_		
	proper	ty to determine if ther	e any private covenar	nts containing use re	strictions or other de	ed restrictions. As thos	e private		
						recommended that you	consult with		
	an atto	orney to obtain an opii	nion with respect to w	netner your intende	a use is compatible v	vith those restrictions.			
1	OWNE	RSHIP DISCLOSURE	: Use the appropria	ate disclosure form	(attached), if the	owner or applicant is	a a		
_	Partne	ership, Corporation,	Trust, or LLC.						
	7								
<u>√</u>						al letter of authorizat			
	prope		g the applicant to fi	ie tile zoning appil	cation with the Cit	y of St. Charles for th	e subject		
	- Prope								
√	LEGAL	DESCRIPTION: For	entire subject prop	erty, on 8 1/2 x 11	inch paper and Mi	crosoft 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.
	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.
De pla to	ANS: All required plans shall be drawn on sheets no larger than 24" x 36", unless the Director of Community velopment permits a larger size when necessary to show a more comprehensive view of the project. All required ans shall show north arrow and scale, and shall be drawn at the same scale (except that a different scale may be used show details or specific features). All plans shall include the name of the project, developer or owner of site, person 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
	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).
	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
	 Streets off and adjacent to the tract. Name and right-of-way width, center line elevation, and culverts 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

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.

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

No. 1 Are also de la constante		
(we) certify that this application and the docu	ments submitted with it are true and o	correct to the best of my (our)
	218124	
Record Owner	Date	
F. Jaer J	02/08/2024	
Applicant or Authorized Agent	Date	

WOODWARD & BARBARA ANN, LLC 2490 Skokie Valley Highway Highland Park, Il. 60035

February 15, 2024

City of St Charles
Atten: Ellen Johnson, Planner
Community Development Dept.
2 E. Main St.
St. Charles, Il. 60174

Re: Application of PUD Preliminary Plan Pine Ridge Park Lot 17 Audi Parking Lot Expansion

Dear Ms. Johnson:

Please be advised that pursuant to the above Application that Woodward & Barbara Ann, LLC, an Illinois limited liability company is the owner of Lot 17 and as such the Applicant.

Pursuant to our application, this letter authorizes Mr. Jason Dutkovich of Charles Vincent George Architects to submit and execute the PUD Preliminary Plan Application on our behalf and pursuant to same he is further authorized to act with full authority on our behalf on all matters pertaining to the submission of the Application including but not limited to acting on our behalf at all meetings of the requisite commissions and before the Board as necessary.

Respectfully submitted

VOODWARD & BARBARA ANN, LLC

By:

Ernie D. Semersky as Trustee of the Ernie D. Semersky Declaration of Trust Sole Member and Manager

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

STATE OF ILLINOIS		
LAKE COUNTY) SS.)	
I, Ernie D. Semersk	cy, as Trustee of the Ernie D. Semersky Declaration of Trust, being fir	st
duly sworn on oath	n depose and say that I am Manager of Woodward & Barbara Ann, LLC	2,
an Illinois Limited	Liability Company (L.L.C.), and that the following persons are all of th	1e
membe <u>rs of the sa</u>	id L.L.C.:	
Ernie D. So	emersky, as Trustee of	
the Ernie D.	. Semersky Declaration of	
Trust		
1		
By: Ernie D. S	Semersky, as Trustee of	
the Ernie D	. Semersky Declaration of	
Trust	When	
Subscri <u>bed and Sw</u>	orn before me this day of Notary Public	

City of St. Charles Ownership Disclosure Forms

February 2024,

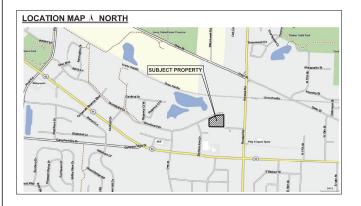
Manager

OFFICIAL SEAL

ALAN H GARFIELD NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES MBr. 22, 2027

AUDI EXCHANGE VEHICLE STORAGE LOT ADDITION

ST CHARLES ILLINOI



INDEX

- 1. COVER SHEET
- 2. EXISTING CONDITIONS
- 3. GEOMETRICS PLAN
- 4. GRADING, EROSION, & UTILITY PLAN
- 5. DETAILS
- 5. DETAIL

LEGEND

EXISTING	PROPOSED		EXISTING	PROPOSED	
—>—	→ -	SANITARY SEWER			CENTER LINE
_ `	_ `	FORCE MAIN			EASEMENT
—>—	———	STORM SEWER			BUILDING SETBACK
>	>	P.V.C. STORM SEWER			CURB & GUTTER
— D—	— —	COMBINED SEWER			CURB & REVERSE GUTTER PITCI
->	->	DRAIN TILE			DEPRESSED CURB & GUTTER
	w	WATER MAIN			GUARD RAIL
		TRENCH BACKFILL			FENCE
0	•	MANHOLE			RETAINING WALL
0	•	CATCH BASIN		•	CURB RAMP
		INLET		▶	DRIVEWAY HAND
0	0	YARD DRAIN	0	-0	SIGN
	•	INLET MANHOLE	(VB)	ME	MAIL BOX
⊲	⋖	FLARED END SECTION	4		SOIL BORING
$\overline{}$	_	HEAD WALL	₫"		DECIDUOUS TREE, DIAMETER
1.3		LIFT STATION	6"		EVERGREEN TREE, HEIGHT
•		CLEAN-OUT	T/F 600.00	T/F 600.00	TOP OF FOUNDATION
⊗	®	METER VAULT	F/G 600.00	F/G 600.00	FINISHED GRADE
Θ	•	VALVE VAULT	≁ 600.00	±600.00	SPOT ELEVATION
8	•	VALVE BOX	T/C 600.00	T/C 600,00	TOP OF CURB ELEVATION
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Ø	₩	FIRE HYDRANT	<u>600</u>	<u>~600</u> ~	CONTOUR
	•	CONFLICT	~		DITCH
	0	CROSSING	— ♦		DRAINAGE FLOW
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(C.B.	E20	GREASE BASIN	R-600.00	R-600.00	RIM ELEVATION
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	—т—	TELEPHONE CABLE			WETLAND BUFFER LINE
		FIBER OPTIC CABLE		$-\cdot -$	RIDGE LINE
—-с—	c	CABLE			BASE FLOOD ELEVATION LINE
g	夏	STREET LIGHT			F.E.M.A. FLOODPLAIN LINE
ğ	ø	UTILITY POLE			
	H	PEDESTAL			
	(A)	TRANSFORMER			
©	0	GAS VALVE			

BENCHMARKS:

SITE BENCHMARK 61.

NORTHERLY ARROW BOLT OF THE SECOND FIREHYDRANT SOUTH OF THE INTERSECTION OF BARBARA ANN DRIVE AND WOODWARD DRIVE, (WEST SIDE OF BARBARA ANN DRIVE) ELEVATION = 775.16 (DATUM NAVDAS)

IORTHEAST ARROW BOLT OF THE FIRST FIRE HYDRANT EAST OF THE INTERSECTION OF SARBARA ANN DRIVE AND WOODWARD DRIVE. ELEVATION = 765.45 (DATUM: NAVD88)

ITE BENCHMARK #3: OUTHERLY AROW BOLT OF THE SECOND FIRE HYDRANT EAST OF THE INTERSECTION OI SARBARA ANN DRIVE AND WOODWARD DRIVE. LEVATION = 765.45 (DATUM: NAVD88)

PROPERTY ADDRESS:

SOUTH SIDE OF WOODWARD DRIVE

PROPERTY INDEX NUMBER:

09-29-479-006

DRAINAGE CERTIFICATE

TO THE BEST OF CUR NOWLEDGE AND BELIEF THE DRAWINGS OF SUPERACE WATERS WILL NOT BE CLAMBED BY THE CORRECTION OF THIS DEVELOPMENT OR ANY APPLICATION. THAT IF SUCH SUPERACE WATER ORMANGE WILL BE CLAMBED, MEADAMENT THE REPORT OF THE CHARGE OF THE LIKELIHOOD OF DAMAGE TO THE ALDIGINARY OFFICER WILL BE CHARGE OF THE CHARGE OF THE LIKELIHOOD OF DAMAGE TO THE ALDIGINARY OFFICER WILL BE CHARGE OF THE CHARGE OF TH

PREPARED FOR:

CVG ARCHITECTS

NSULTING ENGINEERS:

PEARSON, BROWN & ASSOCIATES, INC.

A PROFESSIONAL DESIGN FIRM - ILLINOIS PROFESSIONAL ENGINEERING CORPORATION - LICENSE NUMBER 184-001058 EXPIRES 04/30/25 1850 W. WINCHESTER ROAD - SUITE 205 LIBERTYVILLE, ILLINOIS 60048, (847) 367-6707

"ISSUED FOR PERMIT/BID 06/26/24"



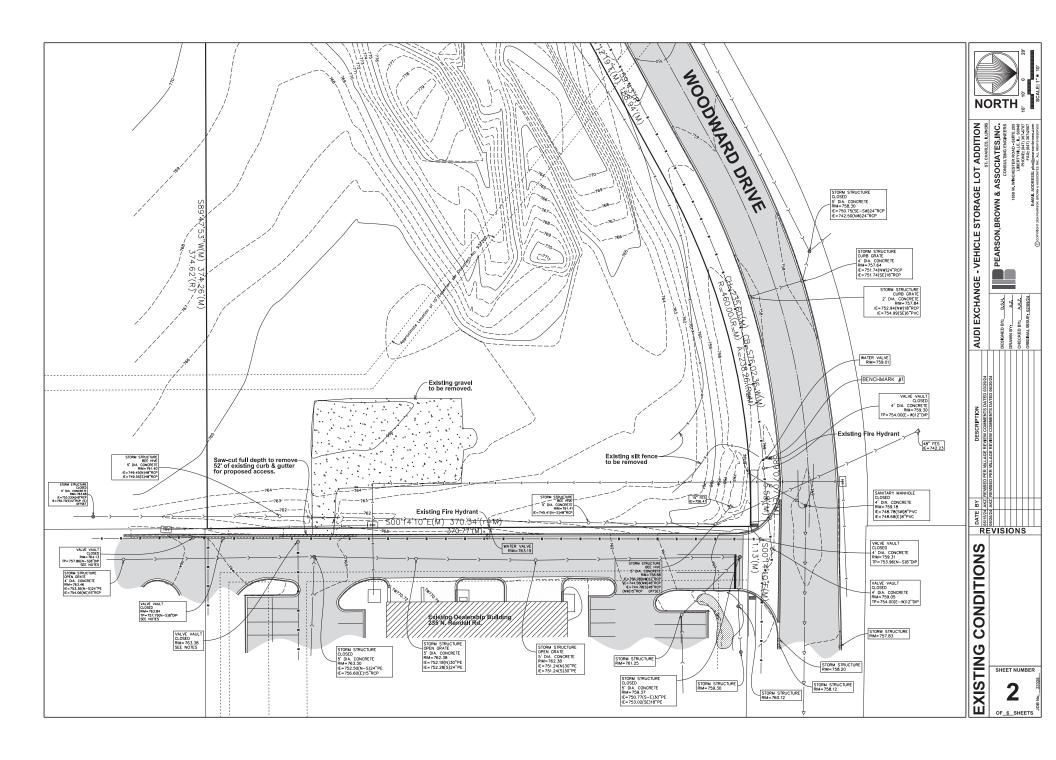


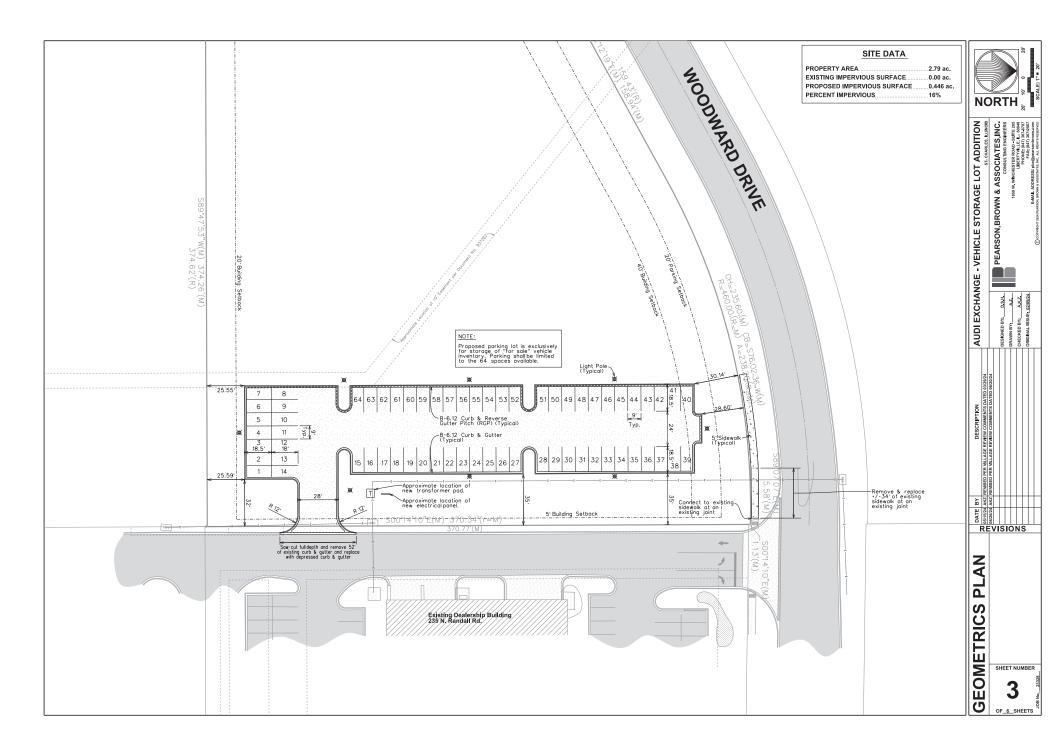
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FIBER OPTIC MANHOLE
TRAFFIC SIGNAL BOX
TRAFFIC SIGNAL

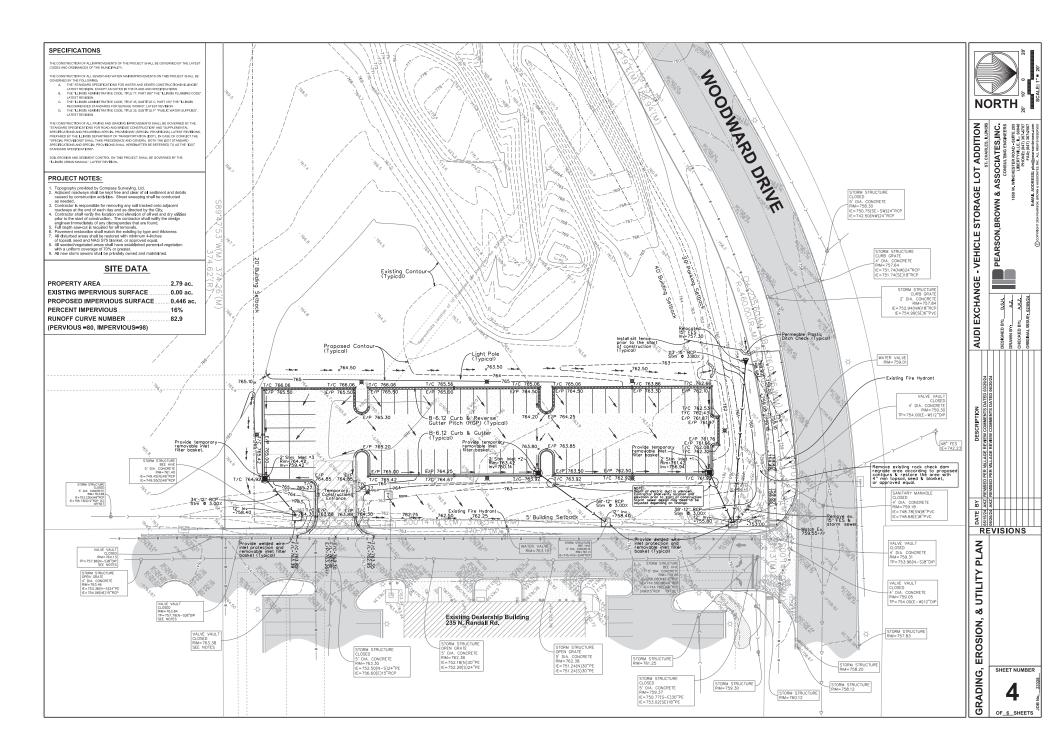




HICLE STORAGE LOT ADDITION

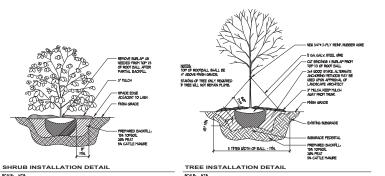


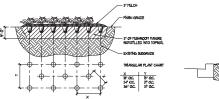






N LANDSCAPE PLAN





NOTES: INSTALL PLANTS UTILIZING TRIANGULAR SPACING AS INDICATED ABOVE.

SCALE, NTS

ISLAND PLANTING INSTALLATION DETAIL

LANDSCAPING REQUIREMENTS

GENERAL LANDSCAPE

REQUIREMENT, HINNLY OF BA OF THE LOT SHALL BE LANDSCAPED 20% REQUIREMENT REDUCED TO BA BARED ON STORMULATER DETENTION NOT BEING ON-SITE CALCULATION \$100 FOR PROPOSED SITE AREAL XB 8 + 3578 6F

PROVIDED, 11966 RE

PERIMETER PARKING LOT LANDSCAPING

REQUIREMENT: SCREEN PUBLIC STREET AT 36% COVERAGE WITH MIN, 36" MATURE HEIGHT WOODWARD DRIVE / LIDODINRO DRIVE
REQUIRED L'AIDSCAPE SCREENING: 61-0* / 50 = 30*-6*, PROVIDED; 39'-0*

\[
\] SHARED ACCESS DRIVE
\[
\] REQUIRED L'AIDSCAPE SCREENING: 30'1-0* / 50 = 15'-6*, PROVIDED; ITT-0*
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PUBLIC STREET PRONTAGE

REQUIREMENT. I TREE PER 50 LINEAL FEET OF PRONTAGE CALCULATION: 101-6" LINEAL FEET OF IMPROVED LOT AREA = 3 TREES

PROVIDED: 2 TREES

SCREENING OF MECHANICAL EQUIPMENT

REGULATION FOREIN FROM RESIDENTIAL OR PUBLIC VIEW WITH LANDSCAPING CALCULATION NOTE REGULATION

PROVIDED: 5 FOOT LANDSCAPE SCREEN AT ELECTRICAL TRANSFORMER

SYMBOL	SYMBOL ABBREVIATION BOTANICAL NAME COMMON NAME SIZE			QUANTIT	
SHADE TREES					
	GLE	GLEDÍTSÍA TRÍACANTHOS VAR NERMIS "SKYLÍNE"	SKYLÍNE HONEYLOGUST	2 1/2" CAL	8
\oplus	ACE AUT	ACER X FREMANII DTR 1807	AUTUMN FANTASY MAPLE	2 1/2" CAL.	4
₩	GYM PRA	GYTNOCLADUS DÍOICUS YPRAIRIE TÍTAN	PRAINE TITAN KENTUCKY COFFEETREE	2 1/2" CAL	8
SHRUBS			,		}
RID RIDBECKÍA X AFERCAN GOLD RIGH I GAL AFE 'AFERCAN GOLD RIGH BLACK EFED MAN I GAL		233			
HEM HEMEROCALLS EVERTDAYLLY PANCH YELOW I GAL		IGAL	160		
₩ CAL KAR		CALAMAGROSTIS X ACUTIFLORA KARL FOERSTER	KARL FOERSTER FEATHER READ GRASS	1 GAL	42
٥	SPO DUA	SPOROBOLUS HETEROPELIS 'TARA'	DUARF PRAIRIE DROPSEED	IGAL	66
DE DENVLIA SESSILIPALA PINET EDITIONS COX. 24" H INFO INFO PRODURGE SPLIGH DENVLIA STRANGERST 24" H VAN VANILLA STRANGERST VANILLA STRANGERST 24" H		FIRST EDITIONS COOL SPLASH DIERVILLA	24" H	9	
		24" H	32		
IN INFERIS CHARMS MOUTBATTEN 66° B4B MOUTBATTEN INFER		60° B(B	6		
(a	Jun DAII	JINIPERUS CHÍNENSIS DAUB'S PROSTED	MOUNTBATTEN JIMPER	IGAL	14

LANDSCAPING GENERAL NOTES

- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL INDERGROUND 4 OVERHEAD UTILITIES 4 STRUCTURES.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF SUBCONTRACTORS 4 SUPPLIERS AS REQUIRED TO ACCOMPLISH PLANTING OPERATIONS.
- 3. QUANTITY LISTS ARE SUPPLIED AS A CONVENIENCE, THE CONTRACTOR SHALL VERIFY ALL QUANTITIES.
- ALL SHRUBS TO BE PLANTED MAXIMUM 4" O.C. LAYOUT ALL CONTAINERS ON SITE PRIOR TO DIGGING HOLES.
- STAKE THE LOCATION OF ALL TREES PRIOR TO DIGGING HOLES. ANY TREE PLANTED WITHOUT FINAL LOCATION APPROVAL BY THE PROJECT MANAGER MAY BE REQUESTED TO BE RELOCATED A THE SOLE EXPENSE OF THE LANDSCAPE CONTRACTOR.
- 6. ALL TREES IN A SPECIES SHALL HAVE MATCHING FORM UNLESS OTHERWISE NOTED.
- ALL TREE, SHRUB 4 GROUND COVER AREAS (EXCLLDING TURF 4 SLOPED AREAS) ARE TO BE MILCHED FER DETAILS, ALL HILCH TO BE SHREDDED HARDWOOD MILCH UND ALL TREES ARE TO RECEIVE A MIL AFT VAIL TREES ARE
- LANDSCAPE PLANTS SHALL COMPLY WITH THE SEPARATION DISTANCE FROM UTILITY SERVICES AND STRUCTURES AS REQUIRED BY THE ZONINS ORDINANCE.
- NEED SAAL DE SET BACK A HIGHEN OF 19-0P LORSTONTALLY FROM HILLITY STRUCTURES, HOLLINDS DE HYN LITTED DO HANCES, WALVE VALLES, WALVE DOORS, THE HITCHAND, HOLLINDS DE HITCHAND HOLLING DE HITCHAND HANCE DE HOLLING DOORS DE HITCHAND HOLLING DO HANCE HOLLING HANCE DOORS DE HITCHAND HOLLING DO HANCE DE HOLLING DOORS DO HITCHAND HOLLING DO HANCE HOLLING DOORS DE HITCHAND HOLLING DO HANCE DE CAMPRO HOLLING DO HITCHAND HOLLING HOLING H
- LANDSCAPE CONTRACTOR SHALL VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO DISGING. CONTACT "JULLIE." (JOINT UTILITY LOCATING FOR EXCAVATORS) 1-800-892-003.
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- CORRECTOR SHALL OSTAN OR: (I) COPPLETE SOL. EVALUATION PERFORMED BY A CERTIFIED SOL. TISTING JUDGES RECOMPEDATIONS FOR PERFORE SOL. MEDITEMENT APPLES ARE DE TRANSPRICTOR SON STALLATION OF PLANT MITEMALS AND ANY ADMINISTRA
- PRINT OF ANY CHIEF CONTINUES IN CONTINUES WILL PRINTED FAIRING THE CONTINUES OF THE CONTINU
- 15. TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT
- UNLESS NOTED OTHERWISE, ALL EXISTING TREES, SHRUBS, STONE & MULCH SHALL BE REMOVED IN THEIR ENTIRETY.
- II. It is the Landscape contractors celligation to Marranty all Plant Material for the Period of (1) year from installation.
- 18. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE PROJECT MANAGER A HINMUM OF 48 HOURS PRIOR TO CONTENCEMENT OF WORK.
- 19. SOD SHALL BE PROVIDED AT ALL DISTURBED AREAS IN THE RIGHT OF WAY.



RECHITECTS

1245 E. Diehl Rd. Suite 101 Naperville, Illinois 60563 630 357 2023



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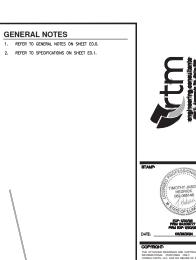
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AUDI

LoT

LANDSCAPE PLAN

DATE: 02/0	9/2024	PROJECT # 2021-173
PRINCIPAL: FJD		SHEET:
FJD	FJD	L1.1
WE/2017/DHAMMY LT.1 LANDSCAPE	18/ PLAN_21173	1



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NEW PARKING LOT

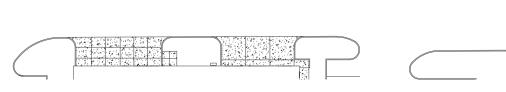
- PINE RIDGE SUBDIVISION ST CHARLES, ILLINOS

AUDI ST CHARLES

LOT 17

TITLE ELECTRICAL-PHOTOMETRICS

THOTOMETRIOS		
DATE 06/28/2024		PROJECT 9 2021-173
PRINCIPAL	TH	0-007
TH	PK	ES2.0



(1)	ELECTRICAL - PHO	OTOMETRICS
\ I		

+0.0 +0.1

+2.8 +3.0

N.T.S.



Staff Report Plan Commission Meeting – August 6, 2024

Applicant:	Palano Property	The Oaks Lots 7-12		
	Group LLC			
Property	Palano Property			
Owner:	Group LLC			
Location:	7-12 White Oak	No. of the second secon		
	Circle	re Oak Cir Rt 31 J Gemeva Rd		
Purpose:	New townhomes in			
	The Oaks	3		
Application:	PUD Preliminary	1 0 C		
	Plan	is is		
Public Hearing:	Not required	Roosevelt St		
Zoning:	RM-2 Multi-Family	800		
	Residential / PUD			
Current Land	Vacant			
Use:				
Comprehensive	Single-Family	Subject Property		
Plan:	Attached			
	Residential			
Summary of	Proposed is to construct 6 townhome units on existing undeveloped lots in The Oaks of			
Proposal:		nhome community, located off Roosevelt Street near Rt. 31. Details:		
	•	the final buildable lots in The Oaks.		
		ach with three units.		
	 Driveways off W 			
	•	le inspired by existing townhomes.		
		e existing lots into a single lot.		
		lan is required due to the property's location within a PUD.		
Info /	PUD Preliminary Plan:			
Procedure on	Approval of plans for development of property within a PUD to ensure			
Application:	-	the PUD ordinance and applicable provisions of the Zoning		
		des building elevations and site, landscape, and engineering		
	plans.			
		on is based on compliance with the concurrently approved Special		
		ndards and other city code requirements (including Zoning and		
	Subdivision code	<u> </u>		
Suggested	Review the PUD Preliminary Plan. A recommendation for approval should be subject to			
Action:	resolution of all staff	comments prior to City Council action.		
Staff Contact:	Ellen Johnson, Planne	er		

I. PROPERTY INFORMATION

A. History / Context

The Subject property constitutes Lots 7-12 in The Oaks of St. Charles townhome development. The Oaks is located off Roosevelt Street near Rt. 31, with the subject property being at the development entrance. The Oaks contains 75 townhome units, attached in buildings containing two to six units, arranged around a private circular road (White Oak Circle), with common open space surrounding the units and a clubhouse/pool central to the development.

The Oaks is the last remaining remnant of the Fox Glad PUD, approved by the City under Ordinance 1967-36. A Plat of Subdivision and development plans for The Oaks were approved in 1975, after which construction began. By 1980, all townhomes in The Oaks were constructed, except those intended on the subject property. The approved plans showed six units attached in a single building on the subject property. It is unclear why these units were not constructed with the rest of the development.

B. Zoning

The subject property is zoned RM-2 and is part of The Oaks townhome development, within the Fox Glade PUD. The Oaks surrounds the property on three sides. North and south of The Oaks are single-family homes, with additional townhomes to the east, across Rt 31 (Willowgate).

	Zoning	Land Use
Subject Property	RM-2 Medium Density Multi-Family Residential / PUD	Vacant
North	RM-2 Medium Density Multi-Family Residential / PUD	The Oaks townhomes
East	RS-3 Suburban Single-Family Residential	Bike trail
South	RM-2 Medium Density Multi-Family Residential / PUD	The Oaks townhomes
West	RM-2 Medium Density Multi-Family Residential / PUD	The Oaks townhomes



C. Comprehensive Plan

The Land Use Plan adopted as part of the <u>2013 Comprehensive Plan</u> identifies the subject property as "Single-Family Attached Residential". 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 Land Use Plan is meant to assist the City in making future land use and development policy decisions.



The Single-Family Attached Residential land use is described as follows:

Single-family attached structures are connected horizontally, typically two stories in height. Single-family attached homes can serve as transitional areas between single-family neighborhoods and commercial or multi-family development, and also act as an intermediate step for residents between apartment/condo living and home ownership. These types of units are also popular for empty nesters and others looking to downsize to a smaller home.

II. PROPOSAL

Mark Palano of Palano Property Group LLC purchased the subject property earlier this year. He is proposing to develop the property with six townhome units. Details of the proposal are as follows:

- Two buildings, each with three units.
 - Two-story with walk-out basements
 - o Three bedrooms in each unit
 - Outer units have two-car garage; interior units have single-car garage
 - Driveways off White Oak Circle
 - Buildings face White Oak Circle, with rear facing Roosevelt Street
 - Landscaping around the units
- Development pattern similar to existing development.
- Architectural style inspired by existing townhomes.
- Replatting of the existing lots into a single lot, with tax parcels to be established post-plat recording.

• The Oaks of St. Charles Townhome Owners Association has provided a letter expressing their support of the project.

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 applications and plans for conformance with the Fox Glad PUD (Ord. 1967-36) and applicable sections of the Zoning and Subdivision ordinances, including:

- Title 16 Subdivisions & Land Improvements
- Ch. 17.06 Design Review
- Ch. 17.12 Residential Districts
- Ch. 17.26 Landscaping & Screening

A. Proposed Use

The proposed use is Townhome, which is a permitted use in the PUD. Townhomes were initially planned for the property. The use is defined in the Zoning Ordinance as follows:

"Dwelling, Townhouse. A building with three or more dwelling units arranged side-byside, sharing common fire-resistive walls without openings, where each dwelling unit occupies an exclusive vertical space with no other dwelling unit above or below, and where each dwelling unit has at least one individual exit directly to the outdoors."

The proposed townhomes are arranged side-by-side with three units in two buildings. Garages are front-loaded with access from White Oak Circle.

B. Bulk Standards

The Fox Glad PUD Ordinance from 1967 granted land use and density approval for the townhome development. However, it did not specify other bulk requirements that would apply to the project. The City approved plans for the development in 1975. It is unclear what bulk standards the development was subject to at that time. For review of this project, Staff compared the proposed plans with the 1975 plans, which included development of the subject property. The proposed buildings meet the setbacks shown on the 1975 plans.

For building height, the development will be subject to the underlying RM-2 District height restrictions. Maximum permitted height is 40 ft. Proposed height is 33 ft.

C. Site Access

The proposed units will be accessed from driveways off White Oak Circle, which is a private road maintained by the HOA. Driveways are of sufficient length to allow for vehicle parking. The existing sidewalk at the south end of the property, along White Oak Circle, and to the east along Roosevelt Street, will remain as-is. Sidewalk is not proposed along the front of the buildings, which is consistent with the rest of The Oaks; sidewalk is provided on the other side of the street.

Staff Comments

Staff has requested the applicant consider removing and replacing the existing sidewalk curb ramp at the southwest corner of the subject property to provide better alignment for pedestrians crossing White Oak Circle to the west. The applicant has responded that they will evaluate if this is feasible to install at the time of construction. As this is not a public sidewalk, this comment remains a suggestion rather than a requirement.

D. Landscaping

A Tree Preservation Plan has been submitted which depicts all existing trees on the property more than 4" DBH. All trees that conflict with building placement will be removed. Also proposed for removal are trees east of the buildings which conflict with a proposed stormwater BMP infiltration trench and storm sewer. A total of seven trees will be preserved. These trees are located between the Roosevelt Street sidewalk and the existing metal fence on the property (which will be preserved). A tree protection fence is shown which falls beyond the critical root zone for each tree.

A landscape plan has been submitted depicting plantings around the buildings. The plan meets current zoning requirements pertaining to building foundation landscaping (Ch. 17.26 Landscaping & Screening).

Landscaping around the existing monument sign for The Oaks is shown to be preserved, with a note that any damaged plantings shall be replaced with like-in-kind material.

Staff Comments

✓ Additional shrubs/bushes/perennials are needed along the Roosevelt Street frontage, such that 75% of the street frontage, between the sidewalk and the existing metal fence, is landscaped. The existing trees can count towards this requirement.

E. Building Design

Architectural elevations have been submitted for the townhome buildings. The primary façade on the front elevation is engineered wood (LP SmartSide) paneling with a stucco finish, as well as LP SmartSide horizontal siding. The side and rear elevations are also a combination of these materials, with more siding than stucco. The Tudor-influenced style is meant to coordinate with the style of the existing townhomes in The Oaks, but with a modernized appearance.

The design meets the Design Standards & Guidelines of Ch 17.06 applicable to multi-family zoning districts.

Staff Comments

✓ Intended colors of the exterior materials shall be identified.

F. Plat of Subdivision

A Preliminary Plat of Subdivision has been submitted, which replats the subject property from six lots into one single lot. Individual tax parcels will be created after the plat is recorded. The common area surrounding the lot will remain and will continue to be owned by The Oaks HOA.

The proposed lot meets the intent of the Fox Glad PUD regarding lot width and per-unit square footage. A blanket easement was established on the original Plat of Subdivision for The Oaks and will remain in place.

A Final Plat of Subdivision will be required and reviewed alongside Final Engineering plans. The Final Plat will need to be approved by City Council and recorded prior to building permit issuance.

Staff Comments:

- ✓ Add a note to the Plat stating that Lot 1 is to be developed with no more than six townhome units.
- ✓ Add the Mortgagee's Certificate, if applicable.
- ✓ Add "St. Charles" before "Kane County" in the legal description beneath the title.
- ✓ Add the name/address of the property owner.
- ✓ Add a location map.
- ✓ Add a note referencing the existing blanket easement per the original plat of subdivision for The Oaks of St. Charles, Fox Glad PUD Subdivision Unit 2.
- ✓ Remove one of the two date lines in the Director of Community Development certificate.

IV. DEPARTMENTAL REVIEWS

A. Engineering Review

Engineering staff have reviewed the preliminary engineering plans submitted for the project. Plans have been revised in response to the first round of review. The second round of review is ongoing and any outstanding comments will require resolution prior to City Council action.

In accordance with the Kane County Stormwater Ordinance, a stormwater Best Management Practice (BMP) is required for this project. A stormwater infiltration trench and storm sewer are proposed behind the buildings, on the HOA-owned property. The HOA has provided a letter stating the HOA will own and maintain the improvements.

Staff Comments

✓ Staff has requested an updated HOA Declaration or other appropriate documentation defining and outlining the maintenance/ownership responsibility of the BMP and storm sewer, to ensure appropriate long-term maintenance. This will be required prior to recording the Final Plat of Subdivision and issuance of building permit.

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 has reviewed the plans. Remaining comments are technical in nature and will not impact the site layout.

V. DEVELOPER CONTRIBUTIONS

A. Inclusionary Housing

This development is not subject to the Inclusionary Housing Ordinance, Title 19 of the City Code, due to the property being platted as buildable lots prior to 2008 and remaining vacant for over 10 years.

B. School & Park District

This development is not subject to Ch. 16.10 "Dedications" of the Subdivision Code since the property was previously platted for the same number of residential units as now proposed.

VI. 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.

VII. ATTACHMENTS

- Application for PUD Preliminary Plan; received 3/1/24
- 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

PUD PRELIMINARY PLAN APPLICATION

For City Use

Project Name:

The Daks Lots 7-12, Fox Glade PUD

Project Number:

2024 -PR- 006

Cityview Project Number: PLPU0202400011

Received Date
RECEIVED

MAR 01 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.

1. Property Information:	Location: 7-12 White Oak Circle, St. Cl	naries II 60174
	Parcel Number (s): 09-34-451-127; 128; 129;	
	Proposed PUD Name: EXISTING PUD: The Oaks	of St. Charles
2. Applicant Information:	Name: Palano Property Group LLC	Phone: (847) 372-7777
	Address 2315 N Pine Avenue Arlington Heights, IL 60004	Email: mpalano@gmail.com
3. Record Owner Information:	Name: Palano Property Group LLC	Phone:
	Address:	Email:

4. <u>Ident</u>	4. Identify the Type of Application:					
□ N	New proposed Planned Unit Development (PUD) – Special Use Application to be filed concurrently					
	isting Planned Unit			ose rippiication to	be fred concurrent	y
		ent required for pr		rial Use Application	to he filed concurr	anthu -
		icite reddirect for pr	oposed plan spec	ciai osc Application	to be filed concurre	incry
Subdiv						
	oposed lot has alre			on is not required.		
L_I No	w subdivision of p					
		ubdivision Applicati				
	Final Plat of S	ubdivision Applicati	on to be filed later			
5. Requi	red Attachments:					
	iple zoning or subdi		will be submitted c	oncurrently, do not	submit duplicate c	hecklist items
or plai	ns. Fee must be paid	for each application	on.			
Submi	t 1 copy of each req	uired item, unless	otherwise noted.			
✓ APPLI	CATION FEE: \$500					
REIME	URSEMENT OF FEE	S AGREEMENT: An	original executed	Reimbursement of	Fees Agreement ar	nd denosit of
[V]	in escrow with the (rees Agreement ar	ia acposit of
I W I	URSEMENT OF FEE items (number of a				City. Required depo	sit is based on
review	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	
		b) A deed and a cu	rrent 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.						
3 1	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	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/
1	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.
	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.
De pla to	ANS: All required plans shall be drawn on sheets no larger than 24" x 36", unless the Director of Community evelopment permits a larger size when necessary to show a more comprehensive view of the project. All required ans shall show north arrow and scale, and shall be drawn at the same scale (except that a different scale may be used show details or specific features). All plans shall include the name of the project, developer or owner of site, person 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
	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).
	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, 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

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.

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.

Record Owner

Applicant or Authorized Agent

MARC PALANO 4/2/24

PALANO PRIPARY GRUP Date

MARC PALANO 4/2/24

PALANO PRIPARY GRUP Date

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

STATE OF ILLINOIS)	
) SS. KANE COUNTY)	
I, MARC PALANO, being first duly swo	rn on oath depose and say that I am
MARC PALANO, being first duly swo Manager of PALAND PropERTY Group 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.:
MARC PALANO	160%0
By: Manager	
Subscribed and Sworn before me this	day of
April , 20 24.	
Michele Marie Small Notary Public	OFFICIAL SEAL MICHELE MARIE SMALL Notary Public, State of Illinois Commission No. 987615 My Commission Expires February 28, 2028

LEGAL DESCRIPTION

LOTS 7, 8, 9, 10, 11 AND 12 IN THE OAKS OF ST CHARLES, FOX GLADE P.U.D. UNIT NUMBER 2 IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

The Oaks of St. Charles Townhome Owners Association

Date: March 21, 2024

To: The City of St. Charles, IL

Re: Planned development of lots 7 - 12 on White Oak Circle

To whom it may concern,

We the current Oaks of St. Charles Townhome Owners Association board members as well as the community's three managers have fully reviewed and approved the plans and layouts of the proposed townhomes to be built and submitted by Palano Property Group LLC . Marc and his team have been open to our suggestions and have made changes to assure the new townhomes will fit in favorably with our existing structures and color scheme.

We look forward to this addition to our homeowners association and to continue to work with Marc and his team during the development process.

Sincerely,

Board of Directors
The Oaks of St. Charles Townhome Owners Association

The Oaks of St. Charles Townhome Owners Association

Date: June 20, 2024

To: The City of St. Charles, IL

Re: Storm sewer management in The Oaks of St. Charles community

To whom it may concern,

We acknowledge that stormwater improvements will be constructed by Al's Family Construction of St. Charles for the construction of the new townhomes addresses 7-12 White Oak Circle within HOA property. Once completed, the existing HOA will own and maintain the storm sewers, catch basins and infiltration trench that will be installed as part of the construction of the two new townhome buildings.

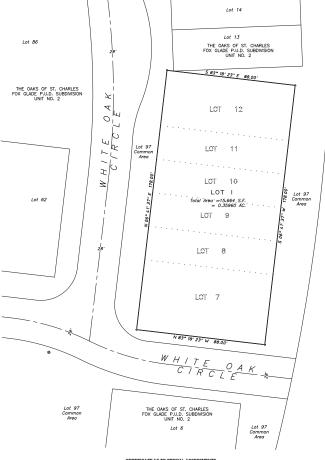
Sincerely,

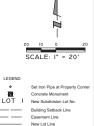
Board of Directors The Oaks of St. Charles Townhome Owners Association

FINAL PLAT OF RESUBDIVISION

THE OAKS OF ST. CHARLES LOTS 7-12

CITY OF ST. CHARLES 2 E. MAIN STREET ST. CHARLES, IL 60174





Boundary Line Road Center Line

LOT 4 Underlying Subdivision Lot No. Underlying Lot Line

 $^{\sim}$ 0 0

OWNER'S CERTIFICATE

BY:		
TITLE:		
DATED THIS	DAYOF	A D. 202

) SS COUNTY OF KANE)

I, COUNTY IN THE STATE AFORESAID DO HERD YOUNG CETTRY THAT STATE AFORESAID DO HERD YOUNG CETTRY THAT SHE SAID EAST OF STATISFACTORY PERSONALLY INVOINCT TO ME OF PROJECT TO ME ON THE BASIS OF SATISFACTORY PERSONAL MODE, NOW SHOULD SHE SUBSCRIBED TO THE FORECOME INSTRUMENT, APPEARED BEFORE ME THIS DAY IN SUBSCRIBED TO THE FORECOME INSTRUMENT AS HIS OWN FREE AND VOLUNTARY ACT OF SAID CONFORTING THE LIBES AND AIRPORDS THEFREE AND VOLUNTARY ACT OF SAID CONFORTING THE THE LIBES AND AIRPORDS THE SHEED ME SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS 2024.	DAY OF
NOTARY PUBLIC	_

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

GIVEN UNDE	R MY AND SEAL AT		ш
THIS	DAY OF	AD 20	

BY:		
	COUNTY CLERK	

STATE OF ILLINOIS) COUNTY OF KANE)

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

BY:			
D1.	COLLECTOR OF SPECIAL ASSESSM	MENTS	
DATED AT	ILLINOIS THIS	DAY OF	A D 2024

___, A.D., 20____ DIRECTOR OF COMMUNITY DEVELOPMENT

, ILLINOIS THIS _____ DAY OF ___, A.D. 2024.

CITY OF ST. CHARLES SS:

CITY COUNCIL CERTIFICATE

CITY OF ST. CHARLES

APPROVED AND ACCEPTED THIS ____

ATTEST: _____CITY CLERK

STATE OF ILLINOIS) SS:

BY:OWNER	DATED
BY: ILLINOIS PROFESSIONAL ENGINEER	DATED

JEFFREY W. GLUNT
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3695
MY LICENSE EXPIRES NOVEMBER 30, 2024 AND IS RENEWABLE



聞 HAEGER ENGINEERING

P.I.N. 09-34-451-127 09-34-451-128 09-34-451-129 09-34-451-130 09-34-451-131 09-34-451-132

PRELIMINARY ENGINEERING PLAN CONSOLIDATED LOTS 7 - 12 IN THE OAKS OF ST CHARLES

PLANNED UNIT DEVELOPMENT

SECTION 34 TOWNSHIP 40 NORTH RANGE 8 EAST ST CHARLES, ILLINOIS **KANE COUNTY**

TIHT

LOCATION MAP

	PRAIRLE STREET	+11	IN IN
	PRUM HOME ST	6TH ST 6TH ST 5TH ST 4TH ST	'
KUAD/	(3B) H 2 P P P P P P P P P		McKINLEY ST Q A A A A A A A A A A A A A A A A A A
MANUEL K			ROOSEVELT ST B
1	BRICHER RD GRAY STREET		SITE LOCATION 25
	\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	LOGAN AVE	CENTER ST
		LOGAN	/ / / / /
	i e		

	INDEX TO SHEETS									
NO.	DESCRIPTION									
C1.0	TITLE SHEET									
C2.0	EXISTING CONDITIONS & DEMOLITION PLAN									
C3.0	GEOMETRY & PAVING PLAN									
C4.0	GRADING, DRAINAGE & EROSION CONTROL PLAN									
C5.0	UTILITY PLAN									

DEVELOPER / SUBDIVIDER Palano Property Group LLC 2315 N. Pine Avenue Arlington Heights, IL 60004 Tel: 847-372-7777

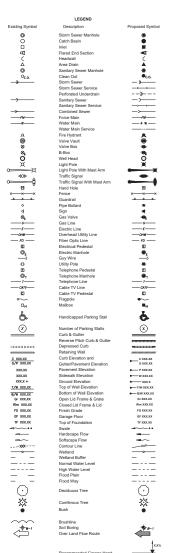
Haeger Engineering LLC Illinois Prof. Design Firm #184-003152 100 E. State Parkway Schaumburg IL 60173 Tel: 847-394-6600 Fax: 847-394-6600 www.haegerpoinsering.com

CITY OF ST CHARLES 2 E. Min Street St Charles,IL 60174

CP # 603 (see survey)

CP # 604 (see survey)
Description: Cross Notch
Elevation: 712.66 NAVD 88 (Geoid 12A)





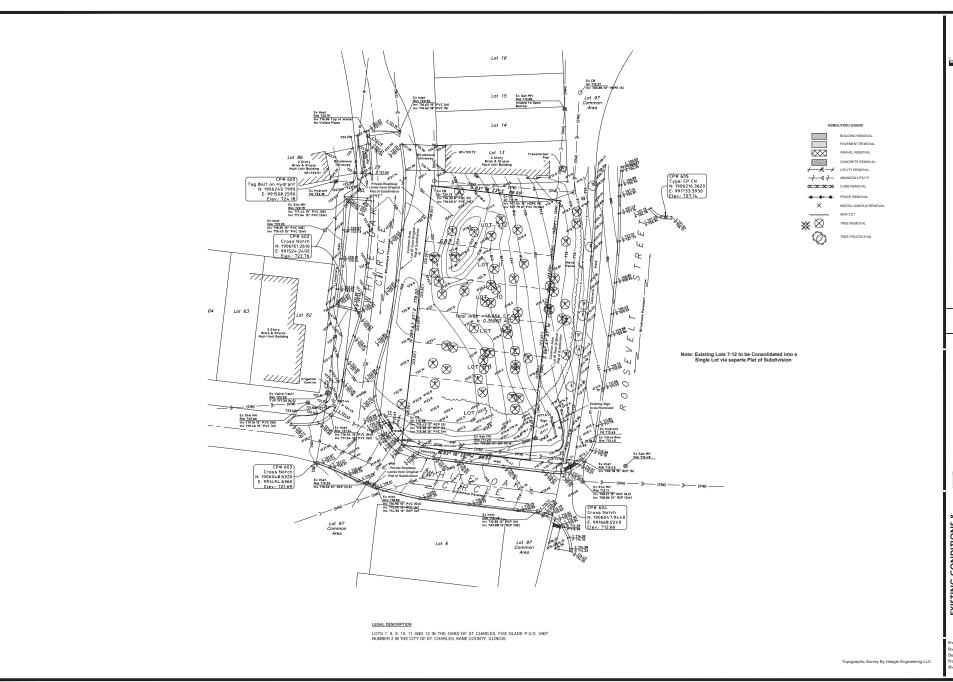
07.10.2024

ENGINEERING rs - land surveyors

HAEGER

CONSOLIDATED LOTS 7-12 THE OAKS OF ST CHARLES

Project Number: M L A
Date: 02.16.2024
Project No. 24-007
Sheet C1.0



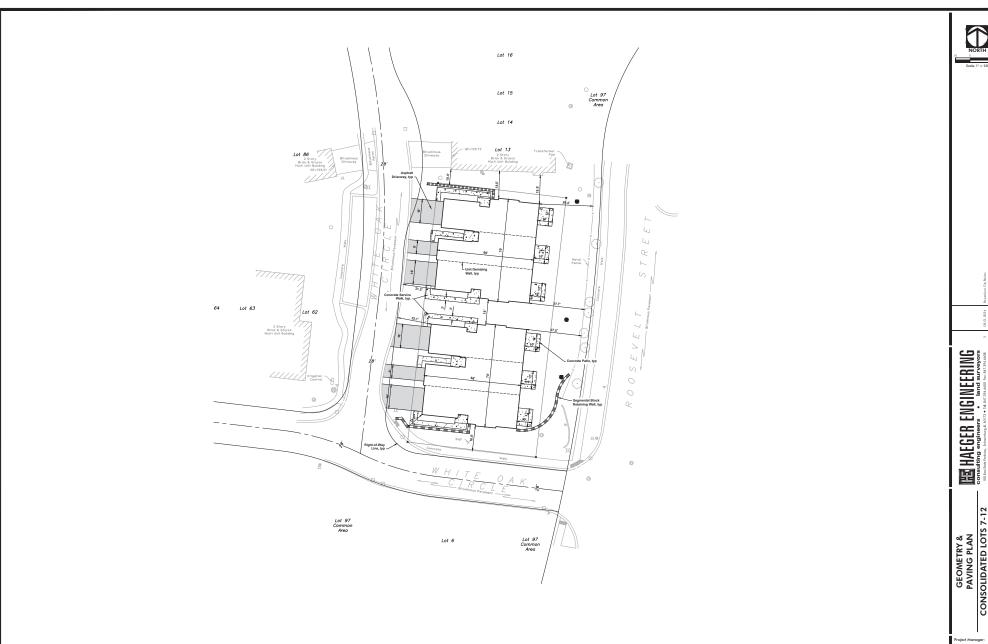


08.01.2024

HAEGER

CONSOLIDATED LOTS 7-12
THE OAKS OF ST CHARLES EXISTING CONDITIONS & DEMOLITION PLAN

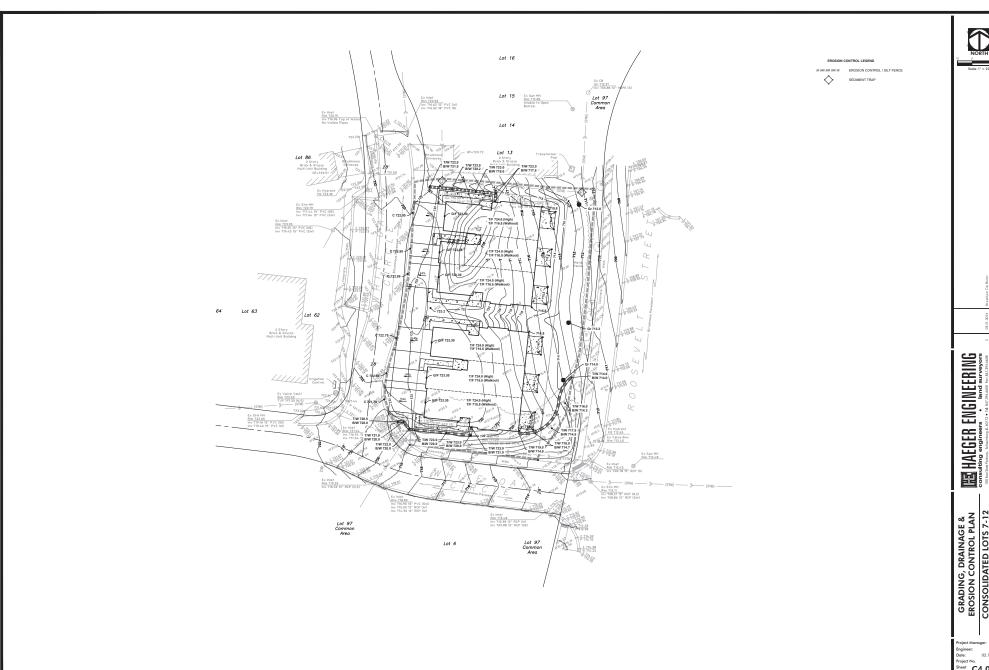
Engineer: M L
Date: 02.16.202
Project No. 24-00
Sheet C2.0 M L A 02.16.2024 24-007



Revised per Cly Review Revised per Cly Review Bevised per Cly Review 08.01.2024

GEOMETRY &
PAVING PLAN
CONSOLIDATED LOTS 7-12
THE OMES OF ST CHARLES

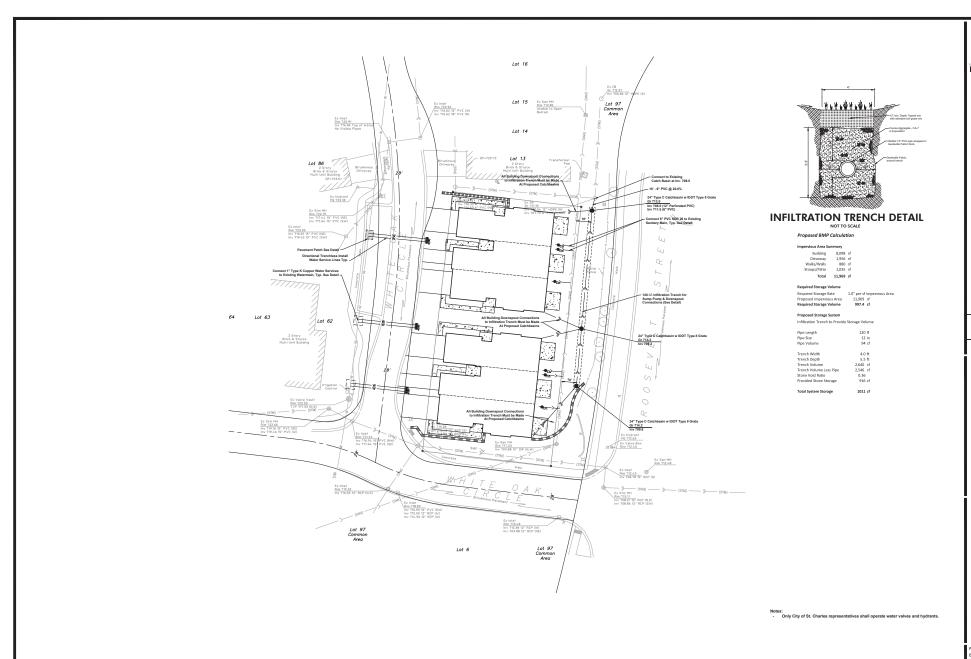
Project Manager: M L A
Engineer: M L A
Date: 02.16.2024
Project No. 24-007
Sheet C3.0
C6



Ray sad per Oly Review Ray sed per Oly Review 07.10.2024

GRADING, DRAINAGE & EROSION CONTROL PLAN
CONSOLIDATED LOTS 7-12
THE OAKS OF ST CHARLES

Project Manager: M.L.A.
Engineer: M.L.A.
Date: 02.16.2024
Project No. 24-007
Sheet C4.0
C6



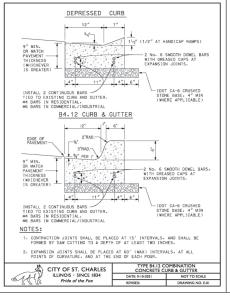
08.01.2024 07.10.2024 03.13.2024

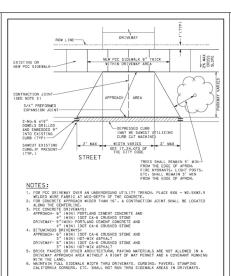
HAEGER ENGINEERING consulting engineers . . land surveyors

CONSOLIDATED LOTS 7-12
THE OAKS OF ST CHARLES UTILITY PLAN

Project Manager: M L A
Engineer: M L A
Date: 02.16.2024
Project No. 24-007
Sheet C5.0
C6

IDOT CA-7 UNDER PAVEMENT OR WITHIN THE ZONE OF INFLUENCE-

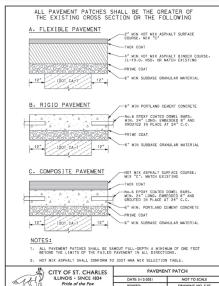




TYPICAL RESIDENTIAL DRIVEWAY

NOT TO SCALE

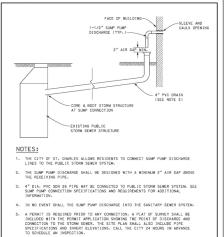
DATE: 9-10-2021



ILLINOIS • SINCE 1834

Pride of the Fox



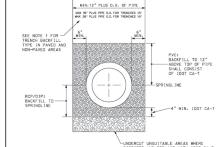


IN AREAS WHERE NO REAR YARD STORM SYSTEMS ARE PRESENT. A SUMP PUMP DISCHARGE LINE MUST TERMINATE A MINIMUM OF THE PEET FOOM THE SIDE AND REAR PROPERTY LINES AND BE DIRECTED TO THE REAR SWALE.

SUMP PUMP DISCHARGE CONNECTION

NOT TO SCALE

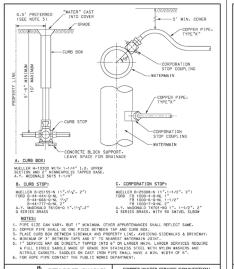
DATE: 5-12-2021



PAVEMENT OR 6" MIN. TOPSOIL

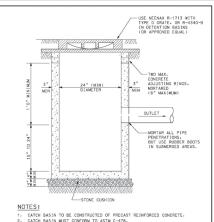
CITY OF ST. CHARLES
ILLINOIS • SINCE 1834
Pride of the Fox

CITY OF ST. CHARLES	RCP, DIP & PVC TRENCH					
ILLINOIS · SINCE 1834	DATE: 9-10-2021	NOT TO SCALE				
Pride of the Fox	REVISED:	DRAWING NO. D-06				



DATE: 5-12-2021

_s^	CITY OF ST. CHARLES	COPPER WATER SERVICE CONNECTION				
SHE	ILLINOIS • SINCE 1834	DATE: 9-10-2021	NOT TO SCALE			
	Pride of the Fox	REVISED:	DRAWING NO. B-06			



CATCH BASIN TO BE CONSTRUCTED OF PRECAST RELINDERED CONNEIL.

MON-PRECAST OPENINGS SHALL BE CORD.

MAXIMAN BERTH FROM INVERT OF QUILET PIPE TO TOP OF FRAME SHALL

MAXIMAN BERTH FROM INVERT OF QUILET PIPE TO TOP OF FRAME SHALL

MAXIMAN BERTH FROM INVERT OF QUILET PIPE TO TOP OF FRAME SHALL

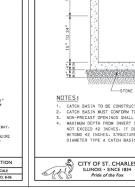
MAXIMAN BERTH FROM INVERT OF QUILET PIPE TO TOP OF FRAME SHALL

BEYOND AZ INCHES. STRUCTURE SHALL BE REVISED TO A 48 INCH

DIAMETER TYPE A CATCH BASIN.

590	CITY OF ST. CHARLES	TIPE C CATCH BASIN				
1668	ILLINOIS • SINCE 1834	DATE: 9-10-2021	NOT TO SCALE			
	Pride of the Fox	REVISED:	DRAWING NO. C-04			

NOTES: TRENCH BACKFILL MATERIAL SHALL CONSIST OF IDOT CA-7 UNDER PAYED AREAS OR WITHIN ZONE OF INFLUENCE, OR EARTH BACKFILL IN NON-PAYED AREAS. ALL MATERIALS SHALL BE PROPERLY COMPACTED PER SPECIFICATIONS. INUNDATION OR WATER JETTING ARE NOT ALLOWED. ALL PUBLIC STORM SEWER SMALLER THAN 15" DIA. SHALL BE PVC PIPE SDR 26 WITH PUSH-ON GASKET JOINTS. 4. ALL TRENCH EXCAVATIONS SHALL MEET OSHA REQUIREMENTS.



Engineer: M L
Date: 02.16.202
Project No. 24-00
Sheet C6.0

CITY OF ST. CHARLES
ILLINOIS • SINCE 1834
Pride of the Fox

2024

EERING = HAEGER

LOTS 7-12 CHARLES CONSOLIDATED L

02.16.2024

SOD SOD (BLUEGRASS VARIETY)

LANDSCAPE PLAN NOTES

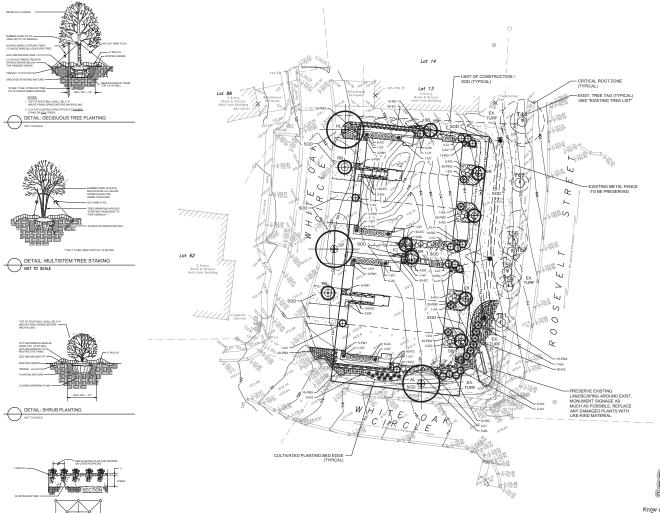
- REPAIR ALL EXISTING TURF AREAS DISTURBED DURING CO
- 3. LIMIT OF SOD = PROPERTY LINE (UNLESS OTHERWISE NOTED).
- THE CONTRACTOR SHALL LOCATE THE EXISTENCE OF UTILITIES PRIOR TO STARTING WOR
- THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING SHOWN ON THE <u>DRAWING</u>. PLANT MATERIAL QUANTITIES SHOWN ON PLANT TAKE PRECEDENCE TO THOSE OF THE PLANT LIST.
- ALL PLANT MATERIALS SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE AMERICAN STANDARD FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN ASSOC NURSERYMEN OR EQUIVALENT. NO "PARK GRADE" MATERIAL SHALL BE ACCEPTED
- ALL PLANT MATERIAL SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS THE PLANTS ORIGINAL GRADE BEFORE DIGGING.

- 10. CONTRACTOR IS RESPONSIBLE FOR WATERING SOD UNTIL TIME OF KNITTING.
- IMPORTED TOPSOIL AND SPREADING BY EXCAVATING CONTRACTOR.
- AL PLANTS AND STAKES SHALL BE SET PLUME UNLESS OTHERWISE NOTED. IT IS THE CONTRACTOR'S OPTION TO STAKE TREES, BUT HIS RESPONSBILITY TO ASSURE PLANTS REMAIN PLUME BUTLE DATO GLIADANTEE PERFOR. IS FIXADIO OF TREES IS NOT PERFORMED, REMOVAL OF TOP 13 OF BURLAP AND ROPES IS UNINCESSARY (REMOVE AL NON RICIDED/SMAKE MATERIAL).

- 16. ALL PLANTING BED EDGES TO BE CULTIVATED.
- 18. PARKWAY TREES LIMBS TO BE NO LOWER THAN 6' ABOVE GRADE.







LANDSCAPE DATA

REQUIRED LANDSCAPE AREA

15,664 S.F.

2,350 S.F. (15%)

Know what's below. Call before you dig.

NOTE: FOR "EXISTING TREE LIST", SEE "TREE SURVEY & PRESERVATION PLAN", SHEET L2.0

J. DAVITO DESIGN, INC.
LANDSCAPE ARCHITECTURAL DESIGN
1775 KINGSTROK IERVE
1814 AND JAMP 3797
WWW.JOMPTOESIGN COM
WWW.JOMPTOES

ENGINEERING

HAEGER

IN THE OAKS CHARLES PLAN FINAL LANDSCAPE P LOTS 7-12 IN THI OF ST. CHARI

Engineer: M.L.
Date: 02.05.202Project No. 24-00:
Sheet L1.0 02.05.2024 24-007

EXISTING TREE LIST

rree#	COMMON NAME	BOTANICAL NAME	SIZE (DBH,INCHES)	CONDITION	PRESERVATION METHOD
1	PEAR	PYRUS SPECIES	14	FAIR	REMOVE -CONSTRUCTION CONFLICT
2	MULBERRY	MORUS SPECIES	9	POOR	REMOVE -1/2 DEAD
3	ELM, SIBERIAN	ULMUS PUMILA	13	FAR	REMOVE -CONSTRUCTION CONFLICT
4	ELM, SIBERIAN	ULMUS PUMILA	6	FAIR	REMOVE -CONSTRUCTION CONFLICT
5	COMMON HACKBERRY	CELTIS OCCIDENTALIS	6	FAIR	REMOVE -CONSTRUCTION CONFLICT
6	ELM	ULMUS SPECIES	12	FAIR	REMOVE -CONSTRUCTION CONFLICT
7	WHITE OAK	QUERCUS ALBA	22	FAR	REMOVE -CONSTRUCTION CONFLICT
3	COMMON HACKBERRY	CELTIS OCCIDENTALIS	9	FAR	REMOVE - CONSTRUCTION CONFLICT
9	COMMON HACKBERRY	CELTIS OCCIDENTALIS	8	FAR	REMOVE -CONSTRUCTION CONFLICT
10	BLACK WALNUT	JUGLANS NIGRA	21	FAIR	REMOVE -CONSTRUCTION CONFLICT
11	BLACK WALNUT	JUGLANS NIGRA	8	FAR-POOR	REMOVE -CONSTRUCTION CONFLICT
12	MURERRY	MORUS SPECIES	24	POOR	REMOVE - CONSTRUCTION CONFLICT
13	BOXELDER	ACER NEGUNDO	18	DEAD	REMOVE - DEAD
14	ELM AMERICAN	ULMUS AMERICANA	20	GOOD	REMOVE -CONSTRUCTION CONFLICT
15	BOXELDER	ACER NEGUNDO	30	POOR	REMOVE -CONSTRUCTION CONFLICT
16	WHITE OAK	OUERCUS ALBA	18	FAIR	REMOVE -CONSTRUCTION CONFLICT
	COMMON HACKBERRY	CELTIS OCCIDENTALIS	9	FAIR	REMOVE -CONSTRUCTION CONFLICT
17 18			14	FAR	
	COMMON HACKBERRY	CELTIS OCCIDENTALIS			REMOVE -CONSTRUCTION CONFLICT
19	BLACK WALNUT	JUGLANS NIGRA	18	FAR	REMOVE -CONSTRUCTION CONFLICT
20	BUR OAK	QUERCUS MACROCARPA	11	FAR	REMOVE -CONSTRUCTION CONFLICT
21	BLACK CHERRY	PRUNUS SEROTINA	8	DEAD	REMOVE -DEAD
22	BOXELDER	ACER NEGUNDO	18	POOR	REMOVE -CONSTRUCTION CONFLICT
23	BLACK CHERRY	PRUNUS SEROTINA	13	FAR	REMOVE -CONSTRUCTION CONFLICT
24	BLACK CHERRY	PRUNUS SEROTINA	9	FAIR	REMOVE -CONSTRUCTION CONFLICT
25	MULBERRY	MORUS SPECIES	7	FAIR	REMOVE -CONSTRUCTION CONFLICT
26	MULBERRY	MORUS SPECIES	14	FAIR	REMOVE -CONSTRUCTION CONFLICT
27	COMMON HACKBERRY	CELTIS OCCIDENTALIS	7	POOR	REMOVE -CONSTRUCTION CONFLICT
28	COMMON HACKBERRY	CELTIS OCCIDENTALIS	6	POOR	REMOVE -CONSTRUCTION CONFLICT
29	BOXELDER	ACER NEGUNDO	13	POOR	REMOVE -CONSTRUCTION CONFLICT
30	BOXELDER	ACER NEGUNDO	20	DEAD	REMOVE -DEAD
31	COMMON HACKBERRY	CELTIS OCCIDENTALIS	22	FAR	REMOVE - CONSTRUCTION CONFLICT
12	MURERRY	MORUS SPECIES	20	FAR	REMOVE - CONSTRUCTION CONFLICT
13	MULBERRY	MORUS SPECIES	11	POOR	REMOVE -CONSTRUCTION CONFLICT
34	MIRERRY	MORUS SPECIES	А.	POOR	REMOVE -CONSTRUCTION CONFLICT
8	MULBERRY	MORUS SPECIES	6	POOR	REMOVE -CONSTRUCTION CONFLICT
36	MULBERRY	MORUS SPECIES	MULTI6.8	POOR	REMOVE -CONSTRUCTION CONFLICT
30	BOXELDER	ACER NEGLINDO	MULTI 18, 19	FAIR	REMOVE -CONSTRUCTION CONFLICT
3/ 38	MIRERRY	MORUS SPECIES	MULII18, 19	POOR	REMOVE -CONSTRUCTION CONFLICT
	moesour or r	morroo or noneo	7		14811016 0010111001101100110011
39	COMMON HACKBERRY	CELTIS OCCIDENTALIS		FAR	REMOVE - CONSTRUCTION CONFLICT
40	BOXELDER	ACER NEGUNDO	24	FAIR	REMOVE -CONSTRUCTION CONFLICT
41	MULBERRY	MORUS SPECIES	26	FAIR	REMOVE -CONSTRUCTION CONFLICT
42	COMMON HACKBERRY	CELTIS OCCIDENTALIS	24	GOOD	REMOVE -CONSTRUCTION CONFLICT
43	BLACK WALNUT	JUGLANS NIGRA	10	FAR	REMOVE - CONSTRUCTION CONFLICT
44	MULBERRY	MORUS SPECIES	15	FAR-POOR	PRESERVE
45	BLACK WALNUT	JUGLANS NIGRA	22	FAIR	REMOVE -CONSTRUCTION CONFLICT
46	COMMON HACKBERRY	CELTIS OCCIDENTALIS	22	FAR	REMOVE -CONSTRUCTION CONFLICT
47	THORNLESS HONEYLOCUST	GLEDITSIA TRIACANTHOS VAR. INERMIS	2	GOOD	PRESERVE
48	BLACK WALNUT	JUGLANS NIGRA	24	GOOD	REMOVE -CONSTRUCTION CONFLICT
49	COMMON HACKBERRY	CELTIS OCCIDENTALIS	10	FAIR	REMOVE -CONSTRUCTION CONFLICT
50	COMMON HACKBERRY	CELTIS OCCIDENTALIS	12	FAIR	REMOVE -CONSTRUCTION CONFLICT
51	COMMON HACKBERRY	CELTIS OCCIDENTALIS	8	FAIR	REMOVE -CONSTRUCTION CONFLICT
52	ELM AMERICAN	ULMUS AMERICANA	4	FAR	REMOVE -CONSTRUCTION CONFLICT
52	BLACK CHERRY	PRUNUS SEROTINA	10	DEAD	REMOVE -DEAD
54	BOXELDER	ACER NEGUNDO	10	POOR	REMOVE -1/2 DEAD
56	BLACK WALNUT	JUGLANS NIGRA	18	FAIR-POOR	REMOVE - CONSTRUCTION CONFLICT
56	COMMON HACKBERRY	CELTIS OCCIDENTALIS	10	FAR-POOR FAR	PRESERVE
00					
57	NORTHERN CATALPA	CATALPA SPECIOSA	2	FAIR	PRESERVE
58	COMMON HACKBERRY	CELTIS OCCIDENTALIS	10	FAR	PRESERVE
59	COMMON HACKBERRY	CELTIS OCCIDENTALIS	8	FAR	PRESERVE
	BUR OAK	QUERCUS MACROCARPA	8	FAIR	REMOVE -CONSTRUCTION CONFLICT
60	MAPLE, FREEMAN	ACER X FREEMANI	2	FAIR	PRESERVE

TREE PRESERVATION NOTES

TREE PRESERVATION PLAN NOTES:

- ALL GRADING AND CONSTRUCTION EQUIPMENT SHALL BE FORBIDDEN FROM ENGROACHING WITHIN THE ROOT ZONG OF A TREE TO BE PRESERVED. HO EXCESS SOLL, ADDITIONAL FILL, LIQUIDS OR CONSTRUCTION DEBRIS SHALL BE PLACED WITHIN THE ROOT ZONG OF ANY TIREE THAT IS REQUIRED TO BE PRESERVED.
- CRUSHED LIMESTONE HYDROCARBONS AND OTHER MATERIALS DETRIMENTAL TO TREES SHALL NOT BE DUMPED WITHIN THE ROOT ZONE OF ANY TREE NOR AT ANY HIGHER LOCATION WHERE DRANAGE TOWARD THE TREE COULD CONCEIVABLY EFFECT THE HEALTH
- C. APPROPRIATE FENCING (SEE DETAL) SHALL TEMPORARLY BE INSTALLED AT THE PERIPHERY OF THE ROOT ZONE OF TREE(S) AND PLANT MATERIAL DESIGNATED FOR PRESERVATION, AS INDICATED ON THE FLAN. IN AREAS OF WHERE PLANTINGS ARE ADJACENT TO EX. CHEMING THAT IS TO REMAIN, INSTALL FENCING AS CLOSE TO BACK.
- ALL REQUIRED FELICING SHALL BE IN PLACE PRIOR TO CONSTRUCTION ACTIVITY. THE FENCING SHALL REMAIN IN PLACE DURING THE ENTIRE CONSTRUCTION FERIOD. ALL FENCING MIGHT BE SECURED TO 51. HARDWOOD POSTS DIVINEN INTO THE CRICING AND SPACED NO FURTHER THAN IT PARTY, OR CLOSER AS DECESSARY. IN CITY IS SET FROM INTLOCATED AT PROPERTY LINE, EXTEND FENCING OFF SITE OLD/ACCEST CIRES IN
- NO ATTACHMENTS, FENCES OR WIRES, OTHER THAN APPROVED MATERIALS FOR BRAC GUYING OR WRAPPING SHALL BE ATTACHED TO ANY VEGETATION DURING THE CONSTRUCTION PERIOD.
- DURING CONSTRUCTION, ALL REASONABLE STEPS NECESSARY TO PREVENT THE DESTRUCTION OR DAMAGE OF TREES (OTHER THAN THOSE SPECIFIED TO BE REMOVED
- NO SOIL IS TO BE REMOVED FROM WITHIN THE ROOT ZONE OF ANY TREE THAT IS TO
- REMAIN.
- TREE PROTECTION FENCE TO BE EXTRUDED POLYETHELENE. COLOR TO BE BRIGHT SAFETY ORANGE.
- IN AREAS OF GRADING ACTIVITY (EXCAVATION ONLY), WHERE CRITICAL ROOT ZONES OF OF SITE TREES CROSS THE PROPERTY LINE, A 24* DEEP TRENCH SHOULD BE EXCAVATED



DETAIL: TREE PROTECTION FENCE (4' HT.)

NOT TO SCALE





NORT

1° = 20°

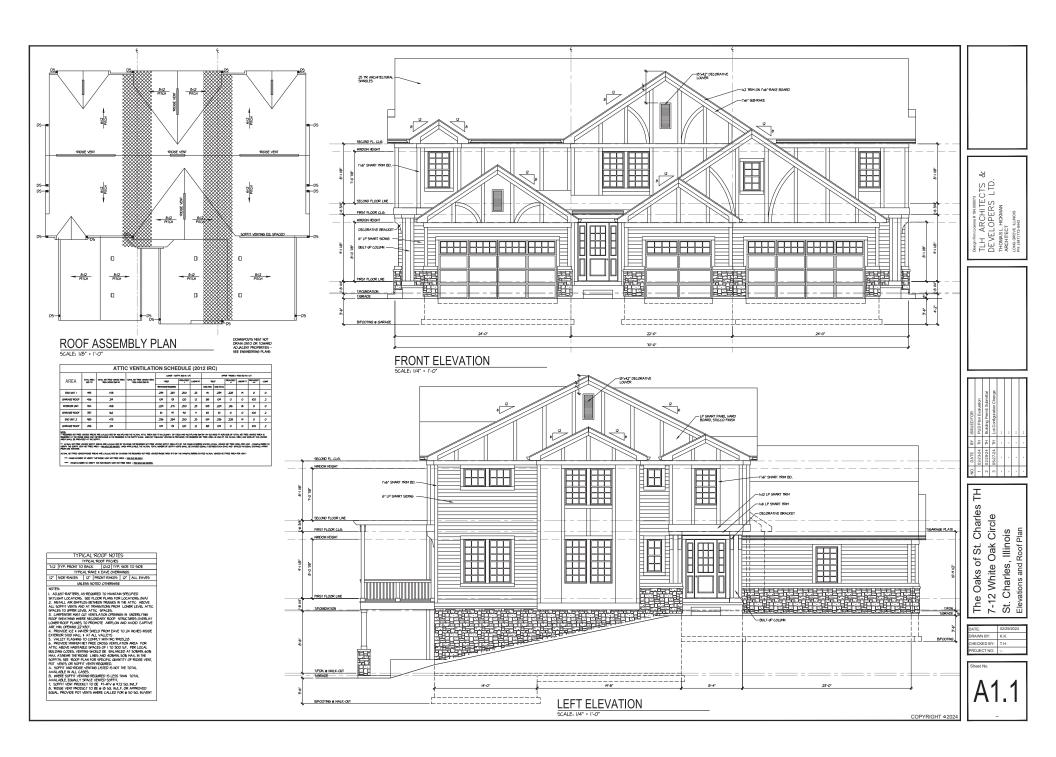
PER CITY REMEW PER CITY REMEW Revision

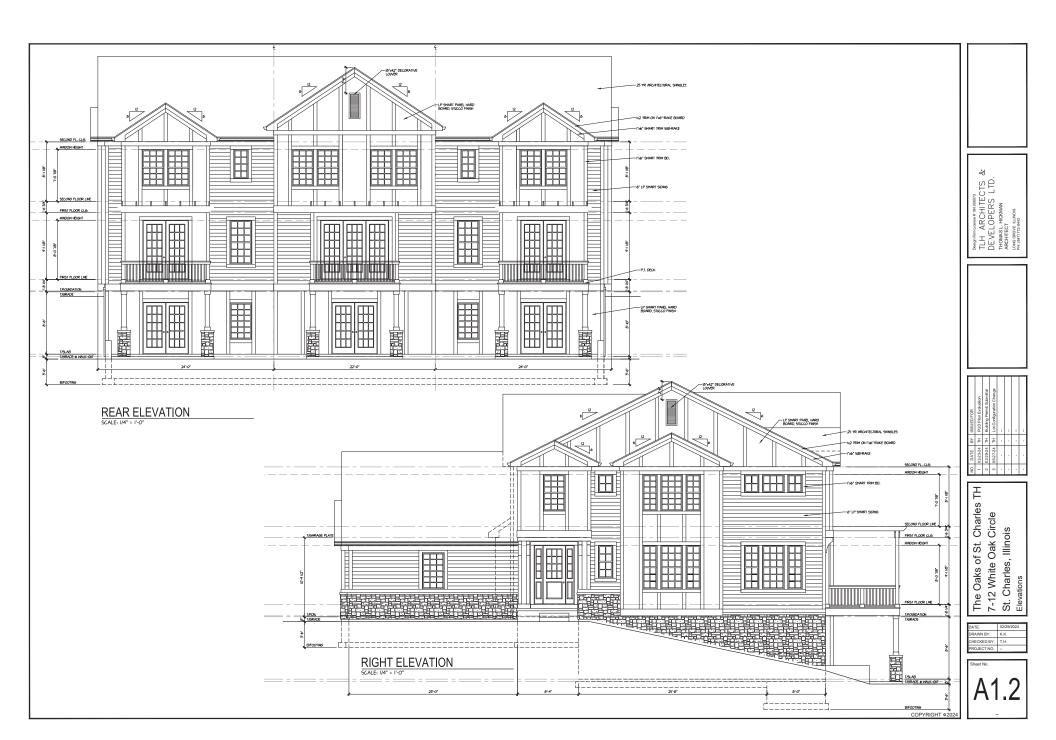
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H Susa

TREE SURVEY & PRESERVATION PLAN LOTS 7-12 IN THE OAKS OF ST. CHARLES

Project Manager: M L A
Engineer: M L A
Date: 02.05.2024
Project No. 24-007
Sheet L2.0







Staff Report Plan Commission Meeting – August 6, 2024

General Amendment – Misc. Updates

Applicant:	City of St. Charles
Purpose:	Clarify and simplify existing provisions and definitions
Application:	General Amendment
Public Hearing:	Yes
Summary of Proposal:	Amend the Code to clarify and simplify existing provisions and definitions.
Info / Procedure on Application:	 See Sec. 17.04.320 regarding General (Text) Amendments. A General Amendment (or Text Amendment) is an application requesting a change to the Zoning Ordinance, Title 17 of the City Code. A change may be requested to a numerical standard (such as a setback requirement) 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. A General Amendment application may also involve changes to procedures or application requirements that are listed in the Zoning Ordinance. Public hearing is required. No mailed notice to surrounding property owners. Findings: 6 items of information to consider in making a recommendation; all items need not be in the affirmative to recommend approval.
Suggested Action:	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.
Staff Contact:	Rachel Hitzemann, Planner

I. BACKGROUND

This General Amendment addresses several issues with provisions in the Zoning Ordinance observed by staff. The following topics are included:

- 1. Definition and requirements for "Art Studio"/ Deletion of "Art Studio/ Gallery"
- 2. Definition and requirements of "Event Venue"
- 3. Definition and requirements of "Café"
- 4. Requirements for Carports
- 5. Detached garage requirements for through lots in the RT Districts
- 6. Amend Breezeway Definition
- 7. Requirements for Compost
- 8. Requirements for Food Trucks
- 9. Requirements for non-conforming parking lots
- 10. Fee Schedule

II. ANALYSIS/ PROPOSAL

Blue = new / changes

1. ART STUDIO

Proposal:

A. Ch. 17.30 "Definitions", Section 17.30.020 "Use Definitions": Remove definition of "Art Gallery/Studio", Add definition of "Art Studio" and Amend definition of "School, Specialized Instructional (G)":

New Definitions:

Art Studio- An establishment open to the public used by an artist or craftsman who is engaged in the creation of art, which includes but is not limited to, dance, music, painting, cooking, pottery, photography and performing arts and where uses may include the retail sale of the created goods, performance space, and instruction. This use does not include adult entertainment establishments or the mass production or manufacture of objects.

Existing Definitions:

Art Gallery/ Studio - Premises used principally for the sale, display and exhibition of art. This use may include accessory production of art products and instruction in the production of art using paint, clay, fabric or other media. This use does not include the mass production or manufacture of objects.

School, Specialized Instructional (G)- A private for-profit or non-profit establishment where the primary business is providing specialized instruction not necessarily limited by age, such as, but not limited to, driving, trade, specialized academic and vocational. art, music and dance schools.

B. Ch. 17.14 "Business and Mixed-Use Districts", Table 17.14-1 "Permitted and Special Uses": Remove "Art Gallery/ Studio" and Add "Art Studio"

	BL	ВС	BR	CBD-1	Downtown First Floor Overlay		CBD-2	Specific Use Standards
					CBD-1	CBD-2		Standards
Art Studio	Р	P	P	P	P	P	Р	
Art Gallery/Studio	P	P	P	ħ	ħ	ħ	P	
School, Specialized Instructional (G)	S	Р	Р	Р			Р	

C. Ch. 17.12 "Residential Districts", Table 17.12-1 "Residential Districts- Permitted and Special Uses": Remove "Art Gallery/ Studio" and Add "Art Studio"

	RE- 1	RE- 2	RS- 1	RS- 2	RS- 3	RS- 4	RT- 1	RT- 2	RT- 3	RT- 4	RM- 1	RM- 2	RM-	ВТ
Art Studio														ВТР
Art Gallery/Studio														BTP
School, Specialized Instructional (G)														

D. CH. 17.24 "Off- Street Parking, Loading and Access", Table 17.24-3 "Required Off-Street Parking": Add "Banquet Hall":

Table 17.24-3 Required Off -Street Parking	
Use	Parking Requirement
Retail and Services	
Art Gallery/ Studio	1 per 1,000sf of GFA + 1 per every artist occupying the site on a full-time basis)
Art Studio	4 spaces per 1,000sf of Gross Floor Area (GFA)
School, Specialized Instructional (G)	1 per 2 faculty & staff members + 1 per student, based on rated design capacity

Explanation:

Since the update to the Zoning Ordinance in 2006 different types of art classes and studios have become increasingly popular. This includes the popularity in wine and paint/craft establishments, cooking classes, music lessons/ performance areas etc. Since these types of spaces do not fall under the existing Art Gallery/Studio use, Staff has been interpreting the uses as "personal services", since they are not traditional instructional schools. While these uses can fit under the Personal Services, Staff felt it was better to update the Art Studio definition to better encompass these spaces. The update will allow them to operate in most of town and also within the downtown business overlay. This change will better distinguish art and entertainment-related businesses that are retail/service uses from traditional instructional schools, which specifically provide training for skill or vocation.

Examples: Hunt House, Board and Brush, Pinot's Palate, All Things Art Studio

2. EVENT VENUE

Proposal:

A. Ch. 17.30 "Definitions", Section 17.30.020 "Use Definitions": Add definition of "Event Venue":

Event Venue- An establishment which is rented by individuals or groups to accommodate private functions including, but not limited to, banquets, weddings, anniversaries, showers and other similar celebrations. Such a use may include 1) Kitchen facilities for the preparation or catering of food; 2) the sale of food and beverages for on premises consumption, only during scheduled events and not open to the general public; 3) outdoor gardens or reception facilities; and 4) Entertainment such as live bands or DJs.

B. Ch. 17.20 "Use Standards", Section 17.20.010 "General Use Standards": Add "Event Venue":

Event Venues located within the SSA 1A and SSA 1B shall not qualify for any Parking Exemption under Section 17.24.080.A without providing, as a part of the Special Use Application, documentation demonstrating that there is adequate parking to support the proposed use. Documentation shall be provided in the form of a parking study or analysis.

C. Ch. 17.14 "Business and Mixed-Use Districts", Table 17.14-1 "Permitted and Special Uses": Add "Event Venue"

	BL	ВС	BR	CBD-1	Floor C	wn First Overlay	CBD-2	Specific Use Standards
					CBD-1	CBD-2		
Event Venue		P	P	S	S	S	S	Section 17.20.030

D. CH. 17.24 "Off- Street Parking, Loading and Access", Table 17.24-3 "Required Off-Street Parking": Add "Banquet Hall":

Table 17.24-3	
Required Off -Street Parking	
Use	Parking Requirement
Cultural, Recreational and Entertainment Uses	
Event Venue	1 per 2 guests based on rated design capacity
	of the event area(s)

Explanation:

In recent years staff has seen a rise in requests for event spaces. Currently, the Zoning Code does not have a definition that covers this type of request. Staff has been classifying it under "Personal Services", depending on how the facility is operated, but that use does not clearly state event venues as a permitted use, nor does the parking requirement of 3 spaces per 1,000sf of floor area adequately represent the parking needs for this type of use.

Examples: Cedar Fox Wedding and Events, Eden on the River, Etc.

3. CAFÉ

Proposal:

A. Ch. 17.30 "Definitions", Section 17.30.020 "Use Definitions": Add definition of "Café", remove definition of "Coffee/Tea Room" and amend definition of "Outdoor Dining":

New Definition:

Café- An establishment which typically serves coffee, tea or juices and offers a limited food menu and related products for retail sale. The food menu may include fresh, prepared or prepackaged food items, including but not limited to refreshments, baked goods, dessert items, sandwiches and salads. Service is provided at an ordering counter and limited seating may be provided. Outdoor Dining is permitted as an accessory use, subject to the Use Standards established in Ch. 17.20.

Existing Definitions:

Coffee/ Tea Room - A limited menu restaurant which is located in conjunction with and on the same premises as a retail use. As a permitted use, a Coffee or Tea Room need not meet the definition of an accessory use in relation to the retail use. As an accessory use, the Coffee or Tea Room must meet the definition of an accessory use in relation to the retail use.

Restaurant- An establishment in which the primary activity is prepared food service, provided for consumption on the premises or for carry-out. Live Entertainment is permitted as an accessory use within completely enclosed areas. Outdoor Dining and Outdoor Entertainment are permitted as accessory uses, subject to the Use Standards established in Ch. 17.20. This use is distinct from a Tavern/Bar where the primary purpose is the sale of alcoholic beverages, or snack bars or refreshment stands that are accessory to recreational or amusement facilities. For restaurants with drive-through windows, see Drive-Through Facility.

Restaurant, Carry Out Only- A restaurant establishment in which the primary activity is prepared food service provided for carry-out or delivery only, and no food is consumed on the premises.

Outdoor Dining- The serving of food and/or beverages in an outdoor space with seats and/or tables accessory to a Restaurant, Tavern/Bar, Brewpub, Microbrewery, and Café subject to the Use Standards established in Ch. 17.20.

B. Ch. 17.20 "Use Standards", Section 17.20.010 "General Use Standards": Amend "Outdoor Dining":

Outdoor Dining

- C. Permanent Outdoor Dining shall be permitted only as an accessory use to a Restaurant, Tavern/Bar, Brewpub, Microbrewery, and Café or when specifically permitted in conjunction with a temporary use.
- D. Outdoor Dining areas shall not be located in a required yard abutting any residential district.

- E. The sound level of any music or other sound shall not exceed sixty (60) decibels, as measured at the property line, and no music or other sound under the control of the property owner shall occur outdoors between the hours of 10:00 pm and 10:00 am.
- C. Ch. 17.14 "Business and Mixed-Use Districts", Table 17.14-1 "Permitted and Special Uses": Remove Coffee/ Tea Room and add Café.

	BL	ВС	BR	CBD-1	Downtown First Floor Overlay CBD-1 CBD-2		CBD-2	Specific Use Standards
Café	P	P	P	P	P	P	P	
Coffee/ Tea Room	A	P	P	P	P	A	A	
Restaurant	S	P	P	P	P			

D. Ch. 17.24 "Off- Street Parking, Loading and Access", Table 17.24-3 "required Off-Street Parking": Remove Coffee/Tea room requirement and add Café Requirement.

Table 17.24-3	
Required Off -Street Parking	
Use	Parking Requirement
Retail and Services	
Coffee/Tea Room	5 spaces per 1,000sf of Gross Floor Area (GFA)
Café	5 spaces per 1,000sf of Gross Floor Area (GFA)
Restaurant	10 per 1,000sf of GFA + 15 stacking spaces per
	drive-thru lane
Restaurant, Carry Out Only	4 per 1,000sf of GFA + 15 stacking spaces per
	drive-thru lane

Explanation: The City has seen an increase in requests for Café establishments. These establishments sell a limited menu of items, have limited seating and sometimes sell additional prepacked items. The current use of Coffee and Tea Room was established for a Starbucks model establishment, having the Coffee or tea served as an accessory to their retail sale of coffee/ tea related products. This change will also better distinguish café type businesses from restaurant uses.

Example business types: Coffee shop, sandwich shop, bakery

4. CARPORTS

Proposal:

A. Ch. 17.22 "General Provisions", Table 17.22-3 "Permitted Encroachments". Add "Carport" and encroachment information:

	Required Yards			
Type of Structure or Use Encroachment	Front Yards, Exterior Side Yards And Rear Yards of Through Lots	Interior Side Yards	Rear Yards	Landscape Buffer Yards
Carports	NP	NP	NP	NP

B. Ch. 17.30 "Definitions", Section 17.30.030 "General Definitions": Amend definition of "Lot Coverage" and "Building Coverage".

Lot Coverage:

A measure of intensity of land use that represents that portion of the horizontal area of a lot that is covered by the principal building or buildings and accessory buildings and structures, including but not limited to:

- 1. Attached and detached garages (measured at the foundation)
- 2. Carports(measured at outside of support posts)
- 3. Accessory sheds (measured at the outer wall surface)
- 4. Gazebos and cabanas (measured at the outer wall surface)
- 5. Enclosed and Unenclosed Porches (measured at the outer edge of the foundation line, or at the outer wall surface or support column in the case of a post or other non-continuous foundation)
- 6. Decks and accessibility ramps (measured at the outer limits of the deck or ramp surface)
- 7. Swimming pools (measured at the outer edge of the pool deck)
- 8. Tennis courts and sports courts (measured at the outer edge of the court surface) (Ord. 2008-Z-25 § 6.)

Building Coverage:

A measure of intensity of land use that represents the portion of a site that is covered by a principal building or buildings including attached garages and enclosed porches, and accessory buildings including detached garages, carports and any other enclosed accessory building in excess of 150 square feet of Lot Coverage. Building coverage shall also include cantilevered portions of a building that extend beyond the footprint of a structure, including portions cantilevered over an open front porch. Building Coverage shall be measured at the outer edge of the foundation line, or at the outer wall surface support column in the case of a post, other non-continuous foundation, or cantilever, excluding projections for bay windows or chimneys. Building coverage shall not include unenclosed porches, decks, or unenclosed accessory structures such as gazebos, swimming pools, or tennis and sports courts.

Explanation: As a practice, City Staff has not included carports as a permitted encroachment. This change will codify this practice and provide clarity for residents. Carports will also be included in the calculation of lot coverage, similar to other accessory structures.

5. DETACHED GARAGES IN THROUGH-LOTS IN THE RT DISTRICTS

Proposal:

A. Ch. 17.22 "General Provisions", Table 17.22-3 "Permitted Encroachments". Add "P in rear yards of through lots, but shall be set back at least the distance of the required front yard of the District".

Type of Structure or Use Encroachment	Exterior Side yards And Rear Yards of Through Lots	Interior Side Yards	Rear Yards	Landscape Buffer Yards
Garages, Detached (RT Districts)	P in exterior side yard in RT-2, RT-3, & RT-4, but shall be min. 15 ft. from right of way P in rear yards of through lots, but shall be set back at least the distance of the required front yard of the District.	Р	Р	Р
Garages, Detached (other than RT Districts)	NP	P	P	Þ

Explanation: The City has roughly 47 through-lot properties, with most of them being located within RT Districts. Many of these lots either have no garages, or detached garages that do not meet the current Zoning Code. The Code currently requires detached garages to be setback the distance of the rear yard, which is often 5-10ft further than the front yard setback. Detached garages on other RT lots are permitted encroachments into the rear yard and must be at least 3ft from a rear lot line. RT lots are typically smaller in size and depth compared to RS and RE lots. This change will allow for through-lot owners to maximize their yard, but still maintain the setback and street façade for houses with front yards adjacent to the rear yard of the through lot.

6. BREEZEWAY

Proposal:

A. Ch. 17.30 "Definitions", Section 17.30.030 "General Definitions": Amend definition of "Breezeway":

"Breezeway. A roofed, open-sided, unenclosed structure that connects a principal building with an accessory building. The sides of the Breezeway, other than the adjoining walls of the principal and accessory buildings, shall be entirely open at all times without any temporary or permanent windows, doors, walls, screens or other type of enclosure.

Explanation: Staff received a request to install accordion style doors unto a breezeway. The matter required an official interpretation that was challenged by the applicant at a Zoning Board of Appeals meeting. Staff would like to clarify this language to maintain the intention of the definition.

7. COMPOST PILES OR BINS

Proposal:

- A. Ch. 17.22 "General Provisions", Section 17.22.010 "Accessory Buildings and Structures": Add "Compost Piles or Bins":
 - J. Compost Pile or Bins
 - 1. Compost shall be limited to organic and biodegradable material, comprised of:
 - a. Food waste items- limited to fruits and vegetables, bread and grains, coffee grounds and filters, paper, egg and nut shells
 - b. Yard waste items- such as grass clippings, leaves, twigs, etc.
 - 2. Compost containing food waste items shall be in a closed container or tumbler.
 - 3. Compost containing only yard waste items may be in a bin or enclosure with an open top and sides.
 - 4. Compost piles not contained in a container, tumbler, or rigid sided bin shall be screened from views of adjacent property.
 - 5. Compost Piles or Bins shall be managed and maintained including:
 - a. Compost items shall be secured and cannot be windblown
 - b. Compost items shall not generate a discernable smell from any adjacent property
 - c. Compost bins or piles shall not harbor any pests, vermin or rodents.

Explanation: Clarify and set standards in regards to what compost is and how it can be stored. Currently "compost piles" are a permitted encroachment into rear yards without any specific standards for what is considered compost and how the compost is to be stored or screened.

8. FOOD TRUCKS

Proposal:

A. Ch. 17.20 "Use Standards", Section 17.20.050 "Permitted and Temporary Uses": Amend use standard for "Food Trucks":

1. Food trucks.

- 1. Food trucks that are open to the public shall not operate at any location without a permit.
- 2. Food trucks shall be permitted to operate in the following circumstances:
 - a. At private events not open to the public. No permit shall be required.
 - b. At events associated with a Special Event permit approved by the City, where the Food Truck is approved as a part of the Special Event permit.
 - c. In association with a Temporary Outdoor Sales permit approved by the City, where the Food Truck is approved as a part of the Temporary Outdoor Sales permit. Operation of each individual food truck shall be limited to no more than two (2) days in any seven-day period and shall not serve customers outside of the business hours of the permanent business.
 - d. In association with a Restaurant, Tavern/Bar, or Microbrewery, as defined herein, where the food truck is offered in conjunction with the permanent business. Operation of each individual food truck shall be limited to no more than two (2) days in any seven-day period and shall not serve customers outside of the business hours of the permanent business. A Restaurant, Tavern/Bar, or Microbrewery shall obtain a yearly permit for the operation of a food truck.
- 3. Food trucks shall maintain a current mobile vendor license or permit from the County Health Department of the County where the food truck is operating. Permit applicants shall be responsible for verifying that each Food truck maintains a current mobile vendor license or permit while operating.

Explanation: Provide clarity and oversight to the Food Truck use. The proposed changes will make the requirements easier to administer by requiring some type of permit for all food trucks that are open to the public. Permit applicants will be responsible for confirming that food trucks possess a current Health Department license or permit.

9. OFF-STREET PARKING

Proposal:

A. Ch. 17.24 "Off-Street Parking, Loading and Access", Section 17.24.010 "Off-Street parking and loading general provisions": Amend provisions A, D and E.:

17.24.010 Off-street parking and loading general provisions.

The provisions of this chapter shall apply as follows:

- A. Existing facilities. Existing off-street parking and loading facilities shall not be reduced below the requirements of this chapter with respect to the number of spaces provided or the design of such facilities. If an existing facility provides less than the required number of parking or loading spaces, no parking or loading spaces shall be removed. If an existing facility provides less than the dimensions, landscaping, or other characteristics regulated by this chapter, no nonconforming dimension, landscaping or other characteristic regulated by this chapter shall be further decreased. Existing off-street parking and loading facilities which do not conform to the requirements of this title, but were lawfully existing when the parking or loading facilities were established or substantially modified, may be allowed to continue as legal nonconforming uses, subject to the limitations of the provisions of Chapter 17.08, "Nonconformities." Notwithstanding the previous sentence, if an existing parking lot is resurfaced or reconstructed, and the parking lot does not meet the current yard requirement, the required yard may be reduced by fifty percent (50%). If the existing parking lot is set back at a distance greater than fifty percent (50%) of the required yard of the Zoning District, the existing parking lot setback shall not be reduced further than the distance the existing parking lot is set back from the property line, except that upon resurfacing or reconstruction, existing nonconforming off street parking and loading facilities shall be subject the following:
 - 1. For existing off-street parking and loading facilities that do not meet the current yard or set back requirement, a yard or setback shall be provided for the resurfaced or reconstructed parking lot, equal to either a) the existing set back distance or b) 50% of the applicable required yard or set back distance, whichever is greater.
 - 2. The yard or setback area provided shall be landscaped per Chapter 17.26.020.D "Resurfacing/Reconstruction of Existing Parking Lots."
 - 3. If complying with items 1 or 2 above would create a new non-conformity with respect to the required number of spaces provided, then the Director of Community Development may allow for an alternate setback and landscape plan that meets these requirements to the extent possible, which shall include providing other aesthetic improvements to the parking lot and/or landscaping in alternate locations.
- B. Damage or destruction. When a building is reconstructed or repaired after being damaged or destroyed, off-street parking and loading facilities shall be restored or maintained in an amount equivalent to that which existed at the time of such damage or destruction. However, it shall not be necessary to restore or maintain parking and loading facilities in excess of the applicable requirements of this chapter.
- C. Change in use and intensity of use. When the intensity of use of a building, structure or lot is increased, or the use of a building, structure or lot is changed so as to increase the required number of parking or loading spaces, additional parking or

loading spaces, as the case may be, shall be provided. The number of additional spaces provided shall be the incremental difference between the required number of parking or loading spaces for the new use(s) and the required number of parking or loading spaces for the previous use(s). In no event, however, shall spaces be required in excess of the number required for the new use. (This condition would occur when the number of existing parking or loading spaces exceeded the number of parking or loading spaces that were required for the previous use.)

When the intensity of use of any building, structure or parcel of land is decreased, the number of parking and loading spaces may be reduced, to the extent that the requirements of this chapter are met for the entire building, structure or parcel of land, as modified.

Intensity of use is defined as square feet of gross floor area, number of dwelling units, number of employees, or other factors used as a basis for requiring parking or loading facilities.

- D. *Provision of additional spaces*. Nothing in this chapter shall be deemed to prevent the voluntary establishment of off-street parking or loading facilities, provided that all regulations governing the location, design and control of such facilities shall be in accordance with this chapter.
- E. *Gravel off-street parking facilities.* Existing gravel driveways or parking surfaces shall not be enlarged or expanded in any manner.

(2019-Z-1: § 4; 1; 1991-Z-7: § 1; 1960-16)

- B. Ch. 17.24 "Off-Street Parking, Loading and Access", Section 17.24.090 "Accessible parking": Amend provisions B:
 - A. Required spaces. Parking spaces and accessible routes for handicapped persons shall be provided in accordance with applicable State and Federal regulations and laws. The number of accessible parking spaces shall be included in the total number of required parking spaces.
 - B. Dimensions and design. Accessible spaces shall comply with the design standards of the Illinois Accessibility Code provided that in no instance shall the width of any one (1) accessible space be less than sixteen (16) feet. Such spaces shall be identified by a sign and pavement markings indicating handicapped parking only. Accessible parking spaces shall be closest to the entrance of the building or structure, and shall be connected by a paved surface designed to provide safe and easy access.

Explanation: Clarify standards for additions to gravel and codify staff practice in regards to landscape requirements for non-conforming parking lot.

10. FEES

Proposal:

A. Ch. 17.99 "Appendices", Appendix B "Schedule of Application Fees": Amend section IV. of the reimbursement of fees agreement:

I. Reimbursement of Fees:

If the City determines, in its sole and exclusive discretion, that it is necessary to obtain professional services, including, but not limited to, attorneys; engineers; planners; architects; surveyors; court reporters; traffic, drainage or other consultants, and/or to incur costs related to any required notices or recordations, in connection with any Petition or Application filed by the Petitioner/Applicant, then the Petitioner/Applicant and Owner shall be jointly and severally liable for the payment of such professional fees and costs, as shall actually be incurred by the City.

The City Administrator is hereby authorized to assign the above described services to the City staff or to consultants, as they deem appropriate. When the City staff renders any services contemplated by this agreement, then in such case the City shall be reimbursed for its cost per productive work hour for each staff person providing said services.

At the time the Petitioner/Applicant requests action from the City, he Applicant shall be required to deposit the following amounts with the City as an initial deposit to collateralize the obligation for payment of such fees and expenses:

Number of Review Items	Under 5 Acres	5-15 Acres	16-75 Acres	Over 75 Acres
1	\$1,000 -\$2,000	\$2,000 -\$3,000	\$3,000 -\$4,000	\$4,000 -\$5,000
2 or 3	\$2,000 -\$3,000	\$4,000 -\$5,000	\$5,000 -\$6,000	\$7,000 -\$8,000
4 or more	\$3,000 \$4,000	\$5,000 -\$6,000	\$7,000 \$8,000	\$10,000 \$11,000

As the review proceeds, the City shall deduct incurred expenditures and costs from the funds deposited. If the remaining deposit balance falls below \$500.00, the petitioner/applicant, upon notice by the City, shall be required to replenish the deposit to its original amount. The Petitioner/ Applicant shall replenish the deposit amount within fifteen (15) days of receipt of an invoice directing the replenishment of said deposit. Failure to remit payment within fifteen (15) days will cause all reviews to cease.

A-petitioner/applicant who withdraws his petition or application may apply in writing to the Director of Community Development for a refund of his initial deposit. The City Administrator may, in his sole discretion, approve such refund less any actual fees and costs, which the City has already paid or incurred relative to the Petition or Application.

Upon the failure to the <u>Petitioner/Applicant</u> or Owner to reimburse the City in accordance with this Agreement, no further action shall be undertaken on any <u>Petition or Application</u> by the Mayor and City Council, or by any other official or quasi-deliberations, the granting of any relief or approvals, and the execution or recording of any documents, until all such outstanding fees are paid in full and/or the initial deposit is restored to its full amount.

Further, the City may deny any application for a grading-storm water, building or other permit if such amounts have not been paid in full.

Upon any failure to reimburse the City in accordance with this section, the City may in its discretion, apply any or all of the initial deposit to the outstanding balance due and/or elect to place a lien against any real property associated with the Petitioner/Applicant's Petition or Application. In the event such amounts are not paid in full within sixty (60) days after the date when the statement of such amounts due is delivered or deposited in the U.S. mail by the City, such amounts due shall be deemed delinquent and finance charges in accordance the City's policy for accounts receivable shall be added to the amount due until such amount due, including all delinquency charges, is received by the City. Said lien shall be in an amount equal to the outstanding amount owed to the City.

The remedies available to the City as set forth hereinabove are non-exclusive and nothing herein shall be deemed to limit or waive the City's right to seek relief of such fees against any or all are responsible parties in a court of competent jurisdiction.

Any remaining balance of funds deposited pursuant to this Agreement shall be refunded upon the later occurring of the following events: completion of City deliberation on the petition or application, recordation of all necessary documents associated with the petition or application, or issuance of a building permit upon the real property in question.

BY SIGNING BELOW, THE PETITIONER/APPLICANT AND OWNER ACKNOWLEDGE THAT EACH OF THEM HAS READ THE FOREGOING PARAGRAPHS AND EACH OF THEM FULLY UNDERSTANDS AND AGREES TO COMPLY WITH THE TERMS SET FORTH HEREIN. FURTHER, BY SIGNING BELOW, EACH SIGNATORY WARRANTS THAT HE/SHE/IT POSSESSES FULL AUTHORITY TO SO SIGN.

THE PETITIONER/APPLICANT AND OWNER AGREE THAT PETITIONER/APPLICANT AND OWNER SHALL BE JOINTLY AND SEVERALLY LIABLE FOR PAYMENT OF FEES REFERRED TO IN APPLICABLE SECTIONS OF THE ORDINANCES OF THE CITY OF ST. CHARLES, AND AS SET FORTH HEREIN.

B. Ch. 17.99 "Appendices", Appendix B "Schedule of Application Fees": Amend Minor PUD change fee:

Type of Application	Application Fee
Appeals	\$150.00
Design Review	\$200.00
Variations	\$300.00
General (Text) Amendment	\$500.00
Zoning Map Amendments	\$500.00
Special Use and Amendment to Special Use	\$750.00

Type of Application	Application Fee
Annexation of Property	\$500.00
Annexation Agreement	\$500.00
Concept Plan	none
Special Use as a Planned Unit Development (PUD)	\$1,000.00
PUD Preliminary Plan (with or without Sketch Plan)	\$500.00
PUD Final Plans	\$500.00
Minor Change to PUD	\$ 200.00 \$500.00

C. Ch. 17.99 "Appendices", Appendix B "Schedule of Application Fees": Amend Minor PUD change fee:

A. Payment of fees required. Any person, firm, corporation or agent who files an application pursuant to this title shall pay all fees, costs, and expenses for review of the application, plans and documents reviewed by or on behalf of the City, and for meetings and site visits necessary to evaluate the application, in accordance with the schedule established by the City and included in Appendix B (Fee Schedule). Payment generally will include an application fee and reimbursement of city costs as well as the cost of experts retained by the City. Fees and reimbursements shall be paid regardless of whether the application is approved, denied or withdrawn.

In the case of appeals, variations, and design review, reimbursement for all costs incurred in connection with the review of the application shall be paid prior to issuance of any permit in connection with the requested action.

In the case of Text and Map Amendments, Special Uses, Amendments to Special Uses, Planned Unit Developments, major amendments to Planned Unit Developments, and Annexations, reimbursement of all costs incurred in connection with the review of the application shall be paid prior to final action by the City Council, such as passage of an ordinance approving the application or a resolution disapproving it.

In the case of minor amendments to Planned Unit Developments, reimbursement of costs incurred in connection with the review of the application shall not be required.

Notwithstanding anything to the contrary in this Section $\underline{17.04.170}$, any unit of federal, state, or local government that files an application pursuant to this title shall only be responsible for reimbursing the City for outside consultant services and miscellaneous expenses, as described in Paragraphs $\underline{17.04.140}$ E and F, and shall not be responsible for filing fees or reimbursement for the cost of city staff review time.

B. Filing fees. Filing fees are intended to cover the cost of providing information to the public about an application, preparing notices, distributing plans to city departments and other agencies, preparing agenda packets and minutes for the Board of Zoning Appeals, Plan Commission, Historic Preservation Commission, City Council, and other applicable review bodies, and other administrative tasks.

The petitioner/applicant shall pay the full filing fee for each category of petition or plan submitted as set forth in Appendix B (Fee Schedule). However, a single category of application may include multiple requests, and a separate fee shall not be required for each request. The fees set forth in Appendix B shall be in addition to those payable under any other provision of the St. Charles Municipal Code, as amended. Filing fees are payable upon filing of the application or petition.

C. Reimbursement of costs and fees; deposit required. With the exception of applications for Minor Amendments to Planned Unit Developments, in addition to the filing fees provided for in this section and Appendix B, each petitioner/applicant shall enter into a reimbursement of fees agreement with the City. The reimbursement of fees agreement shall encompass all applications or petitions pending with the City except for applications for Minor Amendments to Planned Unit Developments. The reimbursement of fees agreement shall be in the form specified in Appendix B.

At the time the Petitioner/Applicant submits an application to the City, he/she shall deposit the amounts specified in Appendix B with the City to collateralize his/her obligation for reimbursement of costs for city staff review, outside consultant services, and miscellaneous expenses, as described herein.

A petitioner/applicant who withdraws his/her petition or application may apply in writing to the Director of Community Development for a refund of his/her initial deposit. The City Administrator may, in his/her discretion, approve such refund less any actual fees and costs, which the City has already paid or incurred relative to the Petition or Application.

Explanation: Rising court report costs and other fees have required staff to consistently request more reimbursement money for applications. In trying to limit those requests and be more upfront, staff would like to adjust application fees.

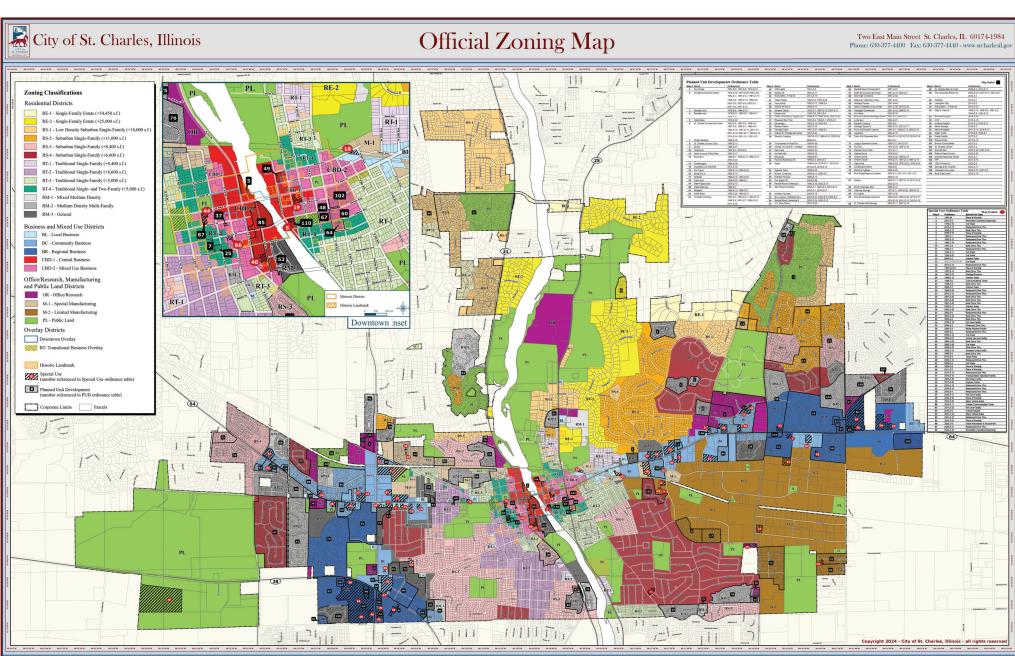
III. SUGGESTED ACTION

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

Staff has placed this item on the meeting portion of the agenda for a recommendation, should the Plan Commission feel they have adequate information to recommend on the item tonight.

IV. ATTACHMENTS

- Zoning Map
- Application, received 6/26/24





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



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

GENERAL AMENDMENT APPLICATION

For City Use	
Project Name:	
Project Number:	PR
Cityview Project Number:	

Received Date
RECEIVED

JUN 26 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.

1. Applicant	Name:		Phone:
Information:		City of St. Charles	630-377-4443
	Address	2. E Main St.	Email: cd@stcharlesil.gov

2. Information Regarding General Amendment:

Adding	clarification to several zoning provisions, creating new uses with related requirements and adjusting fees.
What (Code sections are proposed for amendment?
Ch	apter(s): 17.12, 17.14, 17.20, 17.22, 17.24, 17.30, 17.99
Sec	ction(s): 17.12.020, 17.14.030, 17.20.030, 17.24.140 and 17.30.020
Wordi	ng of the proposed Amendment: Insert below or attached on a separate page
See at	tached.
`	ed Attachments:
-	ple zoning or subdivision applications will be submitted concurrently, do not submit duplicate checklist iten s. Fee must be paid for each application.
Provide	e 1 copy of each required item, unless otherwise noted.
APPLIC	ATION FEE: \$500
	URSEMENT OF FEES AGREEMENT: An original, executed Reimbursement of Fees Agreement and deposit on escrow with the City, as provided by Appendix B of the Zoning Ordinance.
	URSEMENT OF FEES INITIAL DEPOSIT: Deposit of funds in escrow with the City. Required deposit for a large Amendment application only: \$1,000.
FINDIN	GS OF FACT: Fill out the attached form based on the proposed General Amendment.
	fy that this application and the documents submitted with it are true and correct to the best of my (our) and belief.
chil	WyCmann 6/20/24
olicant	Date

FINDINGS OF FACT - GENERAL AMENDMENT

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.

Commercial and Office Areas Goal 1 is to, "Develop attractive and highly functional retail and commercial areas that are market responsive, create a diverse tax base, and serve the needs of the City's residents and, in some areas, a larger regional market." (p. 23). The proposed amendment supports this goal by creating new use types that reflect the changing market. Residential Areas Goal 1 is to, "Maintain the City's image and desirability as a great place to live by preserving and enhancing the diversity, quality, character, safety, affordability, and appeal of residential neighborhood" (p. 22). The proposed amendment supports this goal by modifying requirements to facilitate appropriately scaled and designed structures in residential neighborhoods.

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

The proposed amendment supports the following purpose statements listed in Ch. 17.02 of the Zoning Ordinance:

- Protecting the character of established residential neighborhoods.
- Minimizing the impact of unavoidable nuisance-producing uses.
- Implementing the goals and objective s of the St. Charles Comprehensive Plan.

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 amendment provides a more workable/clarifications of definitions and requirements.	

to underst	sed amendment clarifies existing requirements, making the subject provisions easier and for both staff and the general public, which will allow for more consistent tion of zoning requirements.
The extent	to which the proposed amendment creates nonconformities.
nonconfo required	Idment will cause a small number of existing properties and or structures to be rming in terms of certain zoning requirements. However, these structures will not be to come into conformance with the new requirements, per the authority to continue in Ch. 17.08 "Nonconformities".
The implica	tions of the proposed amendment on all similarly zoned property in the City.
The propo	sed amendment will apply to 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.