AGENDA CITY OF ST. CHARLES PLAN COMMISSION CHAIR PETER VARGULICH

TUESDAY, APRIL 2, 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 GruberKaren HibelZachary 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 March 5, 2024 meeting of the Plan Commission
- 5. 1416 Indiana Avenue Subdivision (Bob Rasmussen)

Application for Preliminary/Final Plat of Subdivision

6. First Street PUD Lot 6 (City of St. Charles)

Application for PUD Preliminary Plan

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

Tuesday, April 16, 2024 at 7:00pm Council Chambers Tuesday, May 7, 2024 at 7:00pm Council Chambers Tuesday, May 21, 2024 at 7:00pm Council Chambers

Planning & Development Committee
 Monday, April 8, 2024 at 7:00pm Council Chambers
 Monday, May 13, 2024 at 7:00pm Council Chambers

11. Adjournment

ADA Compliance

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



Staff Report Plan Commission Meeting – April 2, 2024

Applicant:	Bob Rasmussen	1416 Indiana Avenue Subdivision			
Property Owner:	Triple R-214 LLC				
Location:	NE corner of S. 13 th and Indiana Aves.				
Purpose:	Plat lot for property redevelopment	y and a second s			
Applications:	Prelim & Final Plat of Subdivision				
Public Hearing:	N/A	La sala sala sala sala sala sala sala sa			
Zoning:	RM-3 General Residential	Indiana Ave. D			
Current Land Use:	Vacant industrial				
Comprehensive	Industrial/Business				
Plan:	Park	Subject Property			
Summary of Proposal:	Bob Rasmussen, representing property owner Triple R-214, LLC, has requested approval of a Preliminary/Final Plat of Subdivision to plat the subject property and establish easements necessary to allow for the site's redevelopment. A building permit has been issued to convert the former Lamp Factory building into 15 apartment units. The proposed use is permitted under the property's current zoning and the development plans comply with all zoning requirements; no zoning approvals are necessary.				
Info / Procedure on Application:	 on submittal of Final Plat is the formally create Recommendati (including Zonii Report. A public hearing 	t of Subdivision minary/Final Plat of Subdivision review has been requested based Final Engineering plans in connection with a building permit. actual plat document that will be recorded with the County to a new lot and provide easements, etc. on is based on compliance with all other code requirements ng & Subdivision Codes). Staff has provided an analysis in the Staff g is not required for this type of application. fact are applicable to this application.			
Suggested	Review the Final Plat				
Action:	· · · · · · · · · · · · · · · · · · ·	pplication materials to be complete and the Final Plat to be in Zoning and Subdivision Codes.			

Staff recommends approval of the Final Plat of Subdivision.

Ellen Johnson, Planner

Staff Contact:

I. PROPERTY INFORMATION

A. History / Context

The subject property is a single 33,080 sf parcel located at the northeast corner of Indiana and S. 13th Avenues. The property contains a two-story, brick industrial building constructed in 1904 for the Heinz Brothers Cut Glass Company. Later, the building was used as a lamp factory. The building has been vacant for several years.

In 2017, the City approved Ordinance No. 2017-Z-21, which rezoned the property from M-1 Special Manufacturing to RM-3 General Residential District, and approved a Special Use for Planned Unit Development (PUD) and PUD Preliminary Plan. The PUD was called, "Crystal Lofts". Plans included conversion of the existing building into 9 townhomes and construction of 5 additional townhomes attached at the east end. Plans also included detached and attached garages with alley access along the rear.

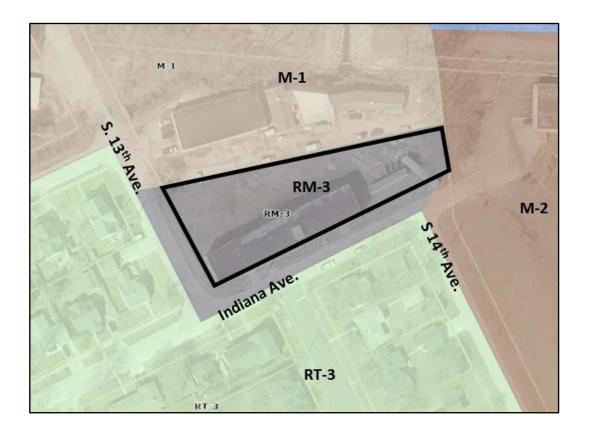
Subsequently, the City approved Ordinance No. 2018-Z-31 which granted a Minor Change to the PUD Preliminary Plan as well as Final Plat of Subdivision approval. However, the developer did not move forward with the project. The PUD approval eventually expired in June 2021 and the Plat of Subdivision was never recorded. The property was sold to the current owner soon thereafter.

Last Spring, the property owner submitted a building permit application to convert the existing building into 15 apartment units, with site development plans depicting surface parking accessed from a rear drive and stormwater infiltration at the north end of the parcel. The development has been named, "Indiana Place".

Staff determined that the plans met all zoning requirements under the existing RM-3 zoning designation. Therefore, the project did not require any zoning entitlements and could be constructed "by-right" under the City Code. However, Staff also determined that the property would need to be platted via City approval of a Final Plat of Subdivision in order to grant necessary easements. A condition was added to the approval of the building permit that the Final Plat of Subdivision must be approved by City Council prior to the City granting occupancy of the building. The building permit has been issued and work has commenced. (Approved site plan and building elevations are attached, for reference.)

B. Zoning

The subject property is zoned RM-3 General Residential District. This zoning designation allows for a range of housing densities, including higher density residential up to 20 units per acre. To the north and east are manufacturing districts containing a mixture of service and retail uses. To the south and west are single-family homes with single-family residential zoning.



II. PROPOSAL

Bob Rassmussen, representing property owner Triple R-214, LLC, is seeking approval of a Final Plat of Subdivision to plat the subject property as the "1416 Indiana Avenue Subdivision". The subdivision consists of a single lot. Final Engineering plans were submitted to the City and have been approved in connection with building permit review. A combined Preliminary-Final Plat review process has been requested due to the engineering review already having been completed.

III. ANALYSIS

A. Zoning Review

The table below compares the bulk requirements of the RM-3 District with the proposed lot and existing building. The lot meets the minimum area and width standards. The existing building does not meet setback requirements, which is an existing nonconformity authorized to continue under Ch. 17.08 of the City Code.

	RM-3 District Standard	Proposed Lot 1
Min. Lot Area	Multi-Family: 2,200 sf/du	2,205 sf/unit (33,080 sf lot, 15 units)
Min. Lot Width	65 ft.	131.5 ft.
Max. Building Coverage	40%	24% (existing)
Max. Building Height	Lesser of 45 ft. or 4 stories	Approx. 25 ft. (existing)

Min. Front Yard	30 ft. (Indiana Ave)	0 ft. (existing nonconformity)	
Min. Interior Side Yard	25 ft. (east)	125 ft.	
Min. Exterior Side Yard	30 ft. (13 th Ave)	4.8 ft. (existing nonconformity)	
Min. Rear Yard	30 ft. (north)	50 ft.	

B. Plat Review

Planning staff have reviewed the Final Plat and have no outstanding comments. Public Utility & Drainage Easement is provided around the perimeter of the lot where not in conflict with the building. A Stormwater Detention Easement is provided over the infiltration area at the north end and a Public Access Easement is granted over the private drive to allow City access to perform utility inspections and maintenance.

The project includes construction of elements that will encroach into the City's Indiana Avenue right-of-way. This includes four balconies, one awning, and two sidewalk segments. A license agreement has been prepared to allow for the projections into the ROW. This agreement will be considered by Planning & Development Committee alongside the Final Plat of Subdivision and will require City Council approval.

C. Engineering Review

Final Engineering plans have been reviewed and approved in connection with the building permit issued for this project. Engineering staff have reviewed the Plat and have no outstanding comments.

D. Inclusionary Housing

This subdivision is subject to the Inclusionary Housing Ordinance, Title 19 of the City Code. The developer has paid a fee In-lieu of providing affordable units, amounting to \$29,749, as required (see fee worksheet attached).

E. School and Park Contributions

The applicant is required to provide the School and Park Districts with a cash contribution in lieu of land donation per the standards established in the Subdivision Code, Chapter 16.10 "Dedications". The attached worksheets calculate the cash contribution based on 12 1-bedroom units and 3 2-bedroom units. The resulting fees were paid prior to building permit issuance: \$5,584 to School District 303 and \$64,545 to the St. Charles Park District (see fee worksheets attached).

IV. SUGGESTED ACTION

Staff recommends approval of the Final Plat of Subdivision.

V. ATTACHMENTS

- Applications for Preliminary & Final Plat of Subdivision; received 1/26/24
- Final Plat of Subdivision
- Site Plan & Building Elevations for reference only

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



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

PRELIMINARY PLAT OF SUBDIVISION APPLICATION

Project Number:

Cityview Project Number:

Profect Number:

PLPP20240003

JAN 26 2024
City of St. Charles
Community Development

- File this application to request approval of a Preliminary Plat of Subdivision.
- 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 Preliminary Plat of Subdivision will be scheduled for Plan Commission review when staff has determined the plans are ready.

1. Property Information:	Location: 1416 Indiana Ave			
Parcel Number (s): 09-26-352-002				
	Proposed Subdivision Name: Indiana Place			
2. Applicant Information:	Name: Bob Rasmussen Address 521 Filinois Ave 5t. Charles IL 60174	Phone: 630-774-9101 Email: BOBE Midwest cus tom hom		
3. Record Owner Information:	Name: Triple R-214, LLC Address: 521 Illinois Ave 5T. Charles, FL 60174	Phone: 630 · 774 - 9101 Email:		

4.	Identi	fy the Type of Ap	olication:				
	Pre	eliminary Plat of Su	bdivision – Final Pl	at of Subdivision to	be filed later.		
	X Co	mbined Preliminar	y-Final Review Pro	cess – Final Plat Ap	plication to be filed	d concurrently.	
5.	Note-	This application is <u>r</u>	oot required for:				
	Mi	nor Subdivision per	City Code Section	16.04.040.		subdivision which quality ould be filed instead	
6.	If mult	red Attachments: iple zoning or subdi is. Fee must be paid t 1 copy of each req	for each application	on.	oncurrently, do not	t submit duplicate cl	necklist items
Ø	APPLIC	CATION FEE: \$300	if less than 3 acres;	\$500 if more than	3 acres		
		URSEMENT OF FEE				Fees Agreement ar	nd deposit of
		items (number of a		•		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	ı
		4 or more	\$3,000	\$5,000	\$7,000	\$10,000	
	NOTE: I City's Z propert covena	Private covenants and oning Ordinance may by to determine if ther nts and deed restriction	b) A deed and a cu deed restrictions car authorize the use or e any private covena ons may conflict with	rrent title search n limit private proper a less restrictive use. nts containing use res the City's Zoning Ora	We strongly advise t strictions or other de linance, it is further r	t to the use of land even that you perform a title ed restrictions. As tho recommended that you with those restrictions.	e search on the se private
		RSHIP DISCLOSURE rship, Corporation,		ate disclosure form	(attached), if the	owner or applicant i	s a
		ty owner permitting				al letter of authoriza y of St. Charles for ti	
	LEGAL	DESCRIPTION: For	entire subject prop	perty, on 8 1/2 x 11	inch paper and Mi	crosoft Word file.	
		OF SURVEY: A curre	•			sting improvements	on the
						as required by State d Water Conservation	

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).	
DEPARTURES FROM SUBDIVISION CODE STANDARDS: List any requests for departures from the requirements of Title 16 "Subdivisions & Land Improvement" and reasons for requesting each departure.	
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 Tit 16 of the St. Charles Municipal Code.	
INCLUSIONARY HOUSING WORKSHEET: For residential developments only. Use the attached worksheet to calcula the affordable unit requirement and indicate how the development will comply with Title 19 of the St. Charles Municipal Code.	te
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	
PRELIMINARY PLAT OF SUBDIVISION / DRAWING REQUIREMENTS CHECKLIST: A Preliminary Plat of Subdivision that includes the information listed on the Subdivision Plat Drawing Requirements Checklist. Also submit a completed Checklist (attached).	n
PRELIMINARY ENGINEERING PLANS / DRAWING REQUIREMENTS CHECKLIST: Preliminary Engineering plans that include the information listed on the Drawing Requirements Checklist-Preliminary Engineering Plans. Also submit a completed Checklist (attached).	
TREE PRESERVATION PLAN: When required, in accordance with Ch. 8.30 of the St. Charles Municipal Code (se attached "Tree Preservation Requirements for Preliminary Plans".	е
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.	
Triple K-214 LLC 1-24-24 Record Owner Date	
Bob Rasmussen 1-24-24	
Annlicant or Authorized Agent Date	

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

STATE OF ILLINOIS)) SS.	
KANE COUNTY)	
I, Bob Rasmussen, being first duly	sworn on oath depose and say that I am
Manager of Triple R-214, LLC	, an Illinois Limited Liability
Company (L.L.C.), and that the following persons a	re all of the members of the said L.L.C.:
Bob Rasmussen	33.33
Roland Dzekijorius	33.33
Bichard Dahl	33.33
Nanagar Managar	
By: Manager	
	d
Subscribed and Sworn before me this	day of
January 20 24.	
Na Moros	
Motary Public	OFFICIAL SEAL MARY M MOORE NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES: 08/21/2026

PARK LAND/CASH WORKSHEET

City of St. Charles, Illinois

Name of Development: Indiana Place

Date Submitted: 1-22-24

Bob Rasmusser Prepared by:

Total Dwelling Units:	15
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A credit for existing residential lots within the proposed subdivision shall be granted. Deduct one (1) unit per existing lot.

Total Dwelling Units w/ Deduction:

*If the proposed subdivision contains an existing residential dwelling unit, a credit calculated as a reduction of the estimated population for the dwelling is available. Please request a worksheet from the City.

Estimated Population Yield:

Time of Dividling	# Dwalling Units (DU)	Population Generation	Estimated Population
Type of Dwelling	# Dwelling Units (DU)	per Unit	Estillatea ropulation
Detached Single Family			
> 3 Bedroom		DU x 2.899	
> 4 Bedroom		DU x 3.764	=
> 5 Bedroom		DU x 3.770	2
Attached Single Family			
> 1 Bedroom		DU x 1.193	=
> 2 Bedroom		DU x 1.990	=
> 3 Bedroom		DU x 2.392	=
> 4 Bedroom		DU x 3.145	=
Apartments			
> Efficiency		DU x 1.294	=
> 1 Bedroom	12	DU x 1.758	= 21,096
➤ 2 Bedroom	3	DU x 1.914	= 5,742
> 3 Bedroom		DU x 3.053	=

- Park	 ۰.	.11 -	
- 1	T Z		

Total Dwelling Units (with deduction, if applicable)

Estimated Total Population

Park Site Requirements:

Estimated Total Population:

 $26,838 \times .010$ Acres per capita =

Cash in lieu of requirements:

Total Site Acres:

x \$240,500 (Fair Market Value per Improved Land) = \$ 64.545.39

SCHOOL LAND/CASH WORKSHEET

City of St. Charles, Illinois

Name of Development: Indiana Place

Date Submitted: 1-22-24

Prepared by:

Bob Rasmusse-

Total Dwelling Units:

15

A credit for existing residential lots within the proposed subdivision shall be granted. Deduct one (1) unit per existing lot.

Total Dwelling Units w/ Deduction:

*If the proposed subdivision contains an existing dwelling unit, a credit is available calculated as a reduction of the estimated population for the dwelling. Please request a worksheet from the City.

Estimated Student Yield by Grades:

Type of Dwelling	# of dwelling Units (DU)		mentary des K to 5)		Aiddle des 6 to 8)		High les 9 to 12)
Detached Single Famil	Y						
➢ 3 Bedroom		DU x .369	=	DU x .173		DU x .184	
> 4 Bedroom		DU x .530	=	DU x .298	=	DU x .360	
> 5 Bedroom		DU x .345	=	DU x .248	=	DU x .300	=
Attached Single Family	1						
> 1 Bedroom		DU x .000	100	DU x .000	ente ente	000. x UG	=
> 2 Bedroom		B80. x UD		DU x .048	=	DU x .038	=
> 3 Bedroom		DU x .234	Company of the Compan	DU x .058	=	DU x .059	=
> 4 Bedroom		DU x .322		DU x .154	=	DU x .173	=
Apartments							
> Efficiency		DU x .000		DU x .000	=	DU x .000	=
> 1 Bedroom	12	DU x .002	= 1024	DU x .001	= ,012	DU x .001	= 1012
> 2 Bedroom	3	DU x .086	= 1258	DU x .042	= 1126	DU x .046	= 0000.138
> 3 Bedroom		DU x .234		DU x .123	Description of the control of t	DU x .118	=

Totals:

TDU (with deduction, if applicable)

.138

School Site Requirements:

Туре	# of students	Acres per student	Site Acres
Elementary (TE)	.282	x .025	= :00709
Middle (TM)	1138	x .0389	= 10053682
High (TH)	COBUS.	15 x .072	= 100999.01

Total Site Acres:

.0232182

Cash in lieu of requirements:

.0232182



INCLUSIONARY HOUSING WORKSHEET

Name of Development:

Date Submitted:

Use this worksheet to determine the affordable unit requirement for the proposed development and to propose how the development will meet the Inclusionary Housing requirements of Title 19.

1) Calculate the number of affordable units required:

Unit Count Range	# of Units Proposed in Development		% of Affordable Units Required		# of Affordable Units Required
1 to 15 Units	15	х	5%	=	.75
More than 15 Units		х	10%	=	,

2) How will the Inclusionary Housing requirement be met	Ho	lliw wc	the Inc	lusionary	Housing	requirement	be	met
---	----	---------	---------	-----------	---------	-------------	----	-----

1	Provide	on-site	affordable	units
-1	 riovide	OHITSILE	gilviuabic	MIIII

Pay a fee in-lieu of providing affordable units (calculate fee in-lieu below)

Provide a mixture of affordable units and fee in-lieu

- o # of affordable units to be provided:
- O Amount of fee in-lieu to be paid (calculate below):

Fee In-Lieu Payment Calculation

Multi-Family Development:

# of Affordable Units Required	# of Affordable Units Proposed to Pay the Fee-In-Lieu		Fee-In-Lieu Amount Per Affordable Unit		Total Fee-In-Lieu Amount	
175	,75	х	\$39,665.75	=	39,48,575	29,-

Single-Family Attached (Townhouse) / Two-Family Development:

# of Affordable Units Required	# of Affordable Units Proposed to Pay the Fee-In-Lieu		Fee-In-Lieu Amount Per Affordable Unit		Total Fee-In-Lieu Amount
		Х	\$27,766.03	=	

Single-Family Development:

# of Affordable Units Required	# of Affordable Units Proposed to Pay the Fee-In-Lieu		Fee-In-Lieu Amount Per Affordable Unit		Total Fee-In-Lieu Amount
		х	\$15,866.30	=	

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



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

FINAL PLAT OF SUBDIVISION APPLICATION

For City Use

Project Name:

Project Number:

Cityview Project Number:

PLFF202400004

JAN 26 2024

City of St. Charles

Community Development

- File this application to request approval of a Final Plat of Subdivision.
- 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 of Subdivision will be scheduled for Plan Commission review when staff has determined the plans are ready.

1. F	Property	Location:	
I	nformation:	1416 Indiana Ave	
		Parcel Number (s):	
		09-26-352-002	
		Proposed Subdivision Name:	
		Indiana Place	
	Applicant Information:	Name: Bob Rasmussen	Phone: 630-774-9101
			Email:
		Address 521 Illinois Ave 57. Charles, IL 60174	Midwest custom homes. Co-
2	Record Owner	Name:	Phone:
	Information:	Friple R- 214, LLC	630-774-9101
		Address: 521 Illinois Au	Email:
		57. Charles, IL 60174	

4.	4. Identify the Type of Application:						
	Subdivision: Preliminary Subdivision Plat was previously approved by the City Combined Preliminary-Final Review Process (Preliminary Plat Application filed concurrently) Planned Unit Development (PUD): PUD Preliminary Plan was previously approved by the City Combined Preliminary-Final Review Process (PUD Preliminary Plan Application filed concurrently) PUD Final Plat Application filed concurrently *Note- This application is not required for a Minor Subdivision. File only a Minor Subdivision-Final Plat application for						
		rision which qualifie					ррисасіон јо
5.	5. Required Attachments: If multiple zoning or subdivision applications will be submitted concurrently, do not submit duplicate checklist items or plans. Fee must be paid for each application.						
X	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.						
X	REIMBURSEMENT OF FEES INITIAL DEPOSIT: Deposit of funds in escrow with the City. Required deposit is based or review items (number of applications filed) and the size of the subject property:						
		Number of Review Items	Under 5 Acres	5-15 Acres	16-75 Acres	Over 75 Acres	
		1	\$1,000	\$2,000	\$3,000	\$4,000	
		2 or 3	\$2,000	\$4,000	\$5,000	\$7,000	
		4 or more	\$3,000	\$5,000	\$7,000	\$10,000	
	/			10 D			

\square	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:
لسنا	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.

X	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.
X	STORMWATER MANAGEMENT PERMIT APPLICATION: If application is not already filed.
X	STORMWATER REPORT
¥	ENGINEER'S COST ESTIMATE SPREADSHEET: Use the attached form.
	FINANCIAL GUARANTEE & LAND IMPROVEMENT AGREEMENT: With this application, provide a draft or description of the proposed guarantee for the payment and completion of Land Improvements. Include the proposed form, amount, and provider of completion guarantee collateral – bond, cash, or letter of credit. These items must be provided prior to the City signing the Final Plat of Subdivision and recording the plat. • Letter of Credit form – see City Code Title 16, Appendix C • Land Improvement Agreement – see City Code Title 16, Appendix D
Z	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.
X	INCLUSIONARY HOUSING WORKSHEET: For residential developments only. Use the attached worksheet to calculat the affordable unit requirement and indicate how the development will comply with Title 19 of the St. Charles Municipal Code.
	 COPIES OF THIRD PARTY PERMIT/APPROVALS: Provide the applicable required items which may include: Illinois EPA Water Pollution Control Permit for sanitary sewer extension Illinois EPA Division of Public Works Supplies Permit for water mains Notice of Intent (NOI) letter/permit for NPDES Stormwater Discharge for sites 5 acres and larger IDNR Office of Water Resources Permit (for work in floodplain) Wetlands Permit from Army Corps of Engineers Kane County DOT and/or IDOT signature on Final Plat (if applicable) Offsite easements and right-of-way necessary to construct the required Land Improvements
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 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
[FINAL PLAT OF SUBDIVISION / DRAWING REQUIREMENTS CHECKLIST: A Final Plat of Subdivision that includes the information listed on the Subdivision Plat Drawing Requirements Checklist. Also submit a completed Checklist (attached).
[FINAL ENGINEERING PLANS / DRAWING REQUIREMENTS CHECKLIST: Final Engineering plans that include the information listed on the Drawing Requirements Checklist-Final Engineering Plans. Also submit a completed

Checklist (attached).

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.

Triple R-214, LLC Record Owner	1-22-24
Record Owner	Date
	1-22-24
Applicant or Authorized Agent	Date

1416 INDIANA AVENUE SUBDIVISION

City of St. Charles, Kane County, Illinois

BEING A RESUBDIVISION OF PART OF BLOCK 5 OF W.H. WILCOX SECOND ADDITION TO ST. CHARLES AND THAT PART OF VACATED INDIANA AVENUE IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

PARCEL INDEX NUMBER 09-26-352-002



BEARINGS SHOWN HEREON ARE ASSUMED

LEGEND SUBDIVISION BOUNDARY LINE LOT LINE / PROPERTY LINE ___ CENTER LINE - EVISTING LOT LINE 3/4" IRON PIPE TO BE SET P.U. & D.E. PUBLIC UTILITY & DRAINAGE EASEMENT HEREBY GRANTED ACCESS EASEMENT HEREBY GRANTED

STORMWATER MANAGEMENT EASEMENT HEREBY GRANTED

EXISTING ZONING CLASSIFICATION

TOTAL AREA OF SUBDIVISION 33,080 Square Feet OR 0.759 Acres

TOTAL AREA OF PROPOSED EASEMENTS ccess Easement = 8.898 Square Fee Public Utility & Drainage Easement (P.U. & D.E.) = 7,148 Square Feet

All measurements are shown in feet and fecimal parts thereof. Dimensions enclosed with () are record data. All other dimensions are measured or record equals measured.

OWNER



STORMWATER DETENTION EASEMENT PROVISIONS

STORMWATER DETENTION ASSEMBLY REQUISIONS

A PERMANENT NON-EXCLUSIVE SEASEMENT IS HEREBY GRANTED TO THE CITY OF ST. CHARLES
AND TO THEIR SUCCESSORS AND ASSIGNS, IN, UPON, ACROSS, OVER, UNDER, AND THROUGH
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ACTIVITIES.

EXISTING BUILDING

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PUBLIC UTILITY AND DRAINAGE EASEMENT PROVISIONS

LOT

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OWNER'S CERTIFICATE

COUNTY OF KANE

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

ALSO, THIS IS TO CERTIFY THAT PROPERTY BEING, SUBDIVIDED AFORESAID, AND TO THE BEST OF THE OWNER'S KNOWLEDGE AND BELIEF, SAID SUBDIVISION LIES ENTIRELY WITHIN THE LIMIT OF:

ST. CHARLES COMMUNITY UNIT SCHOOL DISTRICT 303.

TRIPLE R-214, LLC

DATED THIS DAY OF A.D. 20

NOTARY PUBLIC'S CERTIFICATE

STATE OF ILLINOIS SS COUNTY OF KANE

I, ____, A NOTARY PUBLIC, IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT ______, PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH OWNERS, APPEARED BEFORE ME THIS DAY IN PERSON AND INSTRUMENT AS SUCH OWNERS, APPEARED BEFORE ME THIS DAT IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE ANNEXED PLAT AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF ______, A.D. 20 _____, AT ______, ILLINOIS.

MY COMMISSION EXPIRES MORTGAGEE'S CERTIFICATE

STATE OF ILLINOIS SS

ACCEPTED AND APPROVED BY ______, AS PILLINOIS, THIS _____ DAY OF, A.D., 20_

ATTEST:

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS SS

CITY OF ST. CHARLES PLAN COMMISSION.

PLAN COMMISSION CHAIRMAN

CITY COUNCIL CERTIFICATE

APPROVED, AND ACCEPTED THIS _____ DAY OF _ CITY COUNCIL OF CITY OF ST. CHARLES, ILLINOIS.

ATTEST: ______CITY CLERK

SPECIAL FLOOD HAZARD AREA CERTIFICATE

STATE OF ILLINOIS SS COUNTY OF KANE

THIS IS TO CERTIFY THAT THE PARCELS INCLUDED IN THIS RECORD OF DEED ARE LOCATED IN THE SPECIAL FLOOD HAZARD AREA IDENTIFIED FOR THE CITY OF ST. CHARLES, ILLINOS BY THE FEDRAL MERGENCY WANAGEMENT ACENTY ON THE FLOOD INSURANCE RATE MAP, PANEL NO. 17089C02661, DATED JULY 20, 2021.

TILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003342

LICENSE EXPIDES NOVEMBED 30, 2024

DIRECTOR OF COMMUNITY DEVELOPMENT CERTIFICATE

STATE OF ILLINOIS SS COUNTY OF KANE

. DO HEREBY CERTIFY THAT THE

DATED AT ST. CHARLES, ILLINOIS, THIS ___ DAY OF _

DIRECTOR OF COMMUNITY DEVELOPMENT

CERTIFICATE AS TO SPECIAL ASSESSMENTS

STATE OF ILLINOIS SS

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

COLLECTOR OF SPECIAL ASSESSMENTS

DATED AT ST. CHARLES, ILLINOIS, THIS ____DAY OF ____

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS COUNTY OF KANE

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

KANE COUNTY CLERK

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS SS COUNTY OF KANE

THIS IS TO CERTIFY THAT I, CAROL A. SWEET-JOHNSON, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROFERTY:

THAT PART OF BLOCK 5 OF W.H. WILCOX SECOND ADDITION TO ST CHARLES AND THAT PART OF VACATED INDIANA AVENUE, DESCRIBED AS FOLLOWS

THAT PART OF VACATED INDIAMA AVENUE, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MORTHMEST CORNER OF SADI BLOCK 5, THENCE SOUTH ALONG
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I FURTHER CERTIFY THAT THE PLAT HEREON DRAWN IS A CORRECT AND ACCURATE REPRESENTATION OF SAID SURVEY AND PLAT. ALL DISTANCES ARE SHOWN IN FET AND DECIMAL PARTS THEREOF.

I FURTHER CERTIFY THAT THE FOREGOING DESCRIBED TRACT IS LOCATED WITHIN

GIVEN UNDER MY HAND AND SEAL THIS 29TH DAY OF FEBRUARY, A.D. 2024.

Preliminary

LICENSE EXPIRES NOVEMBER 30, 2024

Revised 3-4-24 per City Comments dated 2-22-24

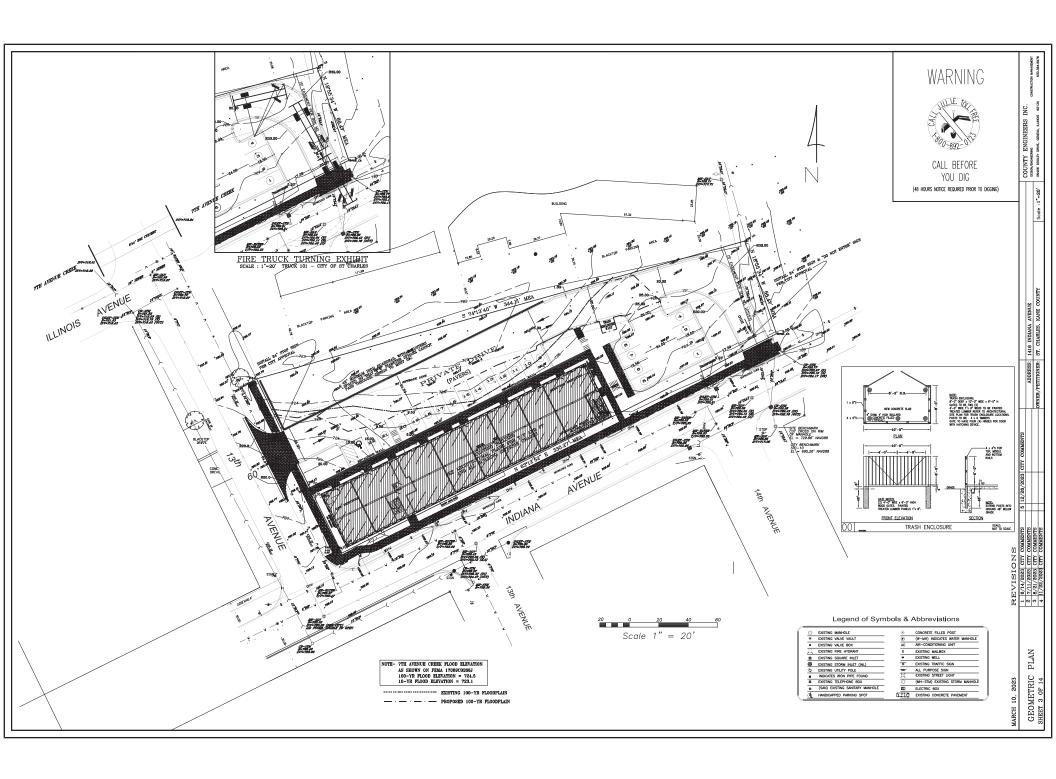


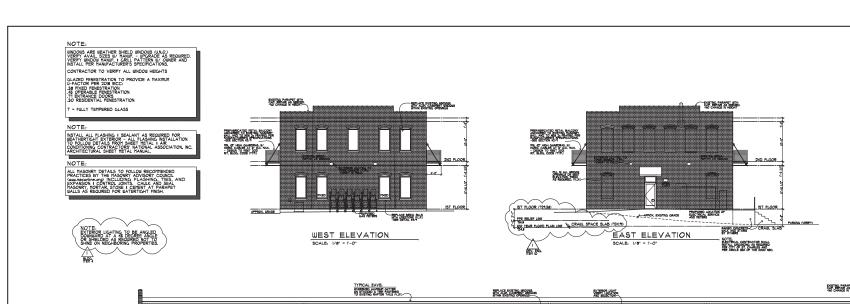
ASM Consultants, Inc.

PREPARED FOR

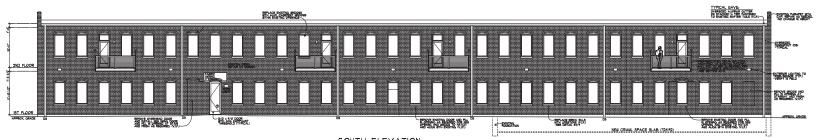
County Engineers Inc.

0N406 Dooley Drive Geneva, IL 60134









SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



STATE OF ILLINOIS DESIGN FIRM REGISTRATION NUMBER 184.001511

4CI04

APARTMENT PLACE

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ALTERATIONS INDIANA 2023 20. JUNE

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PERMIT

REVISED

Revisions:
PERMIT REV.
6-20-2023

78

BOOFTRONT 2028 BY MARSHALL ARCHITECTS ALL RESHTS RESERVED Commission: 2748 ssue Date:4-28-2023 Draun By: CDZ ELEVATIONS





Staff Report Plan Commission Meeting – April 2, 2024

Applicant:	City of St. Charles
Property	City of St. Charles
Owner:	
Location:	West side of S. 1st
	Street b/w Illinois
	and Indiana Streets
Purpose:	City parking lot & 1st
	Street Streetscape
Application:	PUD Preliminary
	Plan
Public Hearing:	Not required
Zoning:	CBD-1 Central
	Business District /
	PUD
Current Land	Public parking
Use:	
Comprehensive Plan:	Mixed Use



Subject Property

Summary of Proposal:

The subject property is Lot 6 of the First Street Redevelopment PUD. Plans have been submitted for reconstruction of the City-owned parking lot on S 1st Street adjacent to the former Blue Goose and for streetscaping improvements along the lot frontage. Last year, the City entered into an agreement with the new owner of the grocery store building to reconstruct and expand the parking lot on Lot 6. The south portion of the lot will provide additional parking for the new grocery tenant, Whole Foods. The north portion of the lot will provide permanent public parking.

Proposed plans for the parking lot include removal of existing concrete and new asphalt/stripping, landscaping, and lighting. Also proposed is streetscaping along the lot frontage of Illinois and 1st Street following the design used along the rest of 1st/Illinois, including angled street parking, paver bricks, planter beds, and lighting.

Info / Procedure on Application:

PUD Preliminary Plan:

- Approval of plans for development of property within a PUD to ensure compliance with the PUD ordinance and applicable provisions of the Zoning Ordinance.
- A public hearing is not required for this type of application.
- No findings of fact are applicable to this application.
- Recommendation is based on compliance with the concurrently approved Special Use for PUD standards and other city code requirements

Suggested Action:

Review the PUD Preliminary Plan. A recommendation for approval should be subject to resolution of all staff comments prior to City Council action.

Staff Contact: Ellen Johnson, Planner

I. PROPERTY INFORMATION

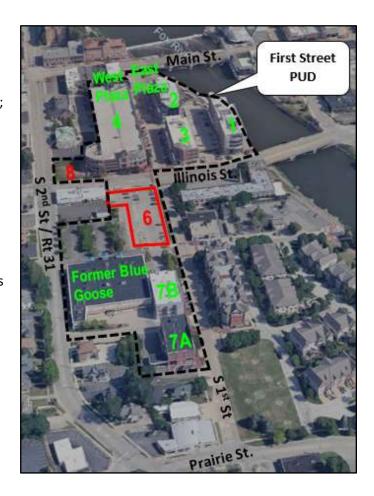
A. History / Context

The subject property is Lot 6 of the First Street Redevelopment PUD, which was approved by the City in 2006 under Ordinance No. 2006-Z-26 as a five-phase, mixed-use downtown redevelopment project spanning a 7.6-acre area of properties along First Street between Prairie St. and Main St.

Phases 1 and 2 were constructed from 2007 to 2009 and included: New utility and road infrastructure; Relocation of the Blue Goose store; Building 7A-BMO Harris Bank & 16 affordable rental units; Building 4- The Plaza Parking Deck; and the western portion of the First Street Plaza. Phase 3 was constructed from 2016-2023 and included: Building 1-Sterling Bank building; Building 2- River Loft building; Building 3- ALE building, a public parking deck, Riverwalk and the East Plaza.

In 2022, Building 7B- 21 apartment units was constructed. Construction of the East Plaza Expansion is nearing completion, in the location that was originally planned for Building 9.

There are two remaining development sites in the First Street PUD, both of which are owned by the City: Lot 8, located at the northeast corner of IL Rt. 31 and Illinois Street and Lot 6, located on the west side of 1st Street between Illinois and Indiana Streets.

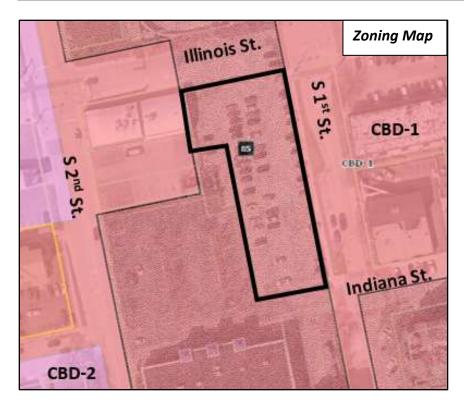


Lot 6, the subject property, has been utilized as a temporary public parking lot for several years. The property was previously approved to be developed with a building under the original 2006 First Street PUD plan. In 2023, the City entered into an agreement with the new owner of the former Blue Goose building to reconstruct and expand the parking lot on Lot 6. Per the agreement, the south portion of the lot will provide additional parking for the new grocery tenant, Whole Foods, while the north portion of the lot will provide permanent public parking.

B. Zoning

The subject property is zoned CBD-1 Central Business District and is located in First Street PUD. The same zoning designation surrounds the property. Parcels to the north, south, and east are also in the First Street PUD.

	Zoning	Land Use	
Subject Property	CBD-1 / PUD	Public parking	
North	CBD-1 / PUD	Moto imoto/parking deck	
East	CBD-1	Fox Island Square, Fox Valley Cleaners, Arcedium	
South	CBD-1 / PUD	Vacant grocery store/ parking	
West	CBD-1 / PUD	Grocery store parking, Mio Modo	



II. PROPOSAL

The City of St. Charles, property owner, has filed an application for PUD Preliminary Plan proposing to develop the subject property with a permanent parking lot. PUD Preliminary Plan approval is required for development of property that is within a Planned Unit Development to ensure compliance with zoning and PUD standards.

Details of the parking lot plans are as follows:

- Existing access points will remain.
- Connection with the grocery store parking lot will remain.
- 81 parking spaces:
 - o Southern 50 spaces designated for Whole Foods use.
 - Northern 31 spaces designated for public use.
- Removal of concrete and new asphalt/striping.
- Parking lot islands.
 - o Mid-row island demarcates the public vs. private parking spaces.
- Landscaping between the sidewalk and parking lot along both street frontages.

The PUD Preliminary Plan also includes streetscape plans for the site frontage along 1st Street and Illinois Street. Details:

• 9 angled parking stalls on 1st Street.

- Concrete sidewalk with brick paver border along 1st Street.
- Brick paver sidewalk along Illinois Street.
- Planter beds along 1st Street (4) and Illinois Street (two) with plantings.

III. PLANNING ANALYSIS

Staff has analyzed the submitted application and plans for conformance with the standards established in the First Street Redevelopment PUD (Ord. 2006-Z-29) and applicable sections of the Zoning Ordinance, including:

- Ch. 17.24 Off-Street Parking
- Ch. 17.26 Landscaping & Screening
- Ch. 17.14 Commercial Districts
- Sec. 17.22.040 Site Lighting

A. Proposed Use

Proposed use of the subject property is a parking lot. Parking lot is a permitted use in the CBD-1 District and First Street PUD.

B. Bulk Standards

The table below compares the proposed plans for the subject property with the applicable bulk standards of the CBD-1 District and First Street PUD. All applicable standards are met. Parking spaces for grocery stores require a width of 9.5 ft, however the First Street PUD granted a deviation for Blue Goose parking to allow the standard 9 ft. width. It has been determined that this deviation can extend to the portion of Lot 6 that will be utilized for grocery store parking.

Category	CBD-1 District / PUD Standard	Proposed
Min. Lot Area	Non for non-residential use	26,868 sf (existing)
Min. Lot Width	None	131 ft.
Front Yard	5 ft. parking	5 ft.
Interior Side Yard	0 ft. parking	0 ft.
Exterior Side Yard	5 ft. parking	5 ft.
Rear Yard	0 ft. parking	0 ft.
Parking stall dimension	9'x18 ft. or 9'x16' with 2 ft. bumper overhang	9'x16' with 2 ft. bumper overhang
Aisle width	24 ft. for 2-way	24 ft.

C. Site Access

Access to the proposed parking lot will be unchanged from existing conditions. The right-in/right-out driveway on Illinois Street will remain as the northern access. The lot will continue to be accessed from the south via a two-way drive off the grocery store entrance drive at the intersection of $\mathbf{1}^{\text{st}}$ and Indiana Streets.

D. Landscaping

A landscape plan has been submitted depicting plantings within and around the parking lot. Streetscape plantings are also shown (see Section F, below).

Category	Zoning Ordinance Standard	Proposed
Parking Lot Screening	50% of parking lot to height of 30"	Meets 50% and planting height
Interior Parking Lot Landscape Area	1 landscape island / 10 parking spaces All parking rows terminate in landscape area	Meets island requirement; Plantings needed adjacent to parking stall at NW corner
Parking Lot Landscape Materials	1 tree per island Variety of plantings in islands	Meets 1 tree per island (no tree required at SE corner due to visibility requirements) Additional plantings needed

Staff Comments:

- ✓ Plantings are needed adjacent to the parking stall at the northwest corner of the parking lot.
- ✓ The middle island on the east side of the parking lot is planted with only sod; a variety of plantings are needed.

Note- Also shown on the landscape plan is existing vegetation on the grocery store property and around the public parking lot east of the building. Measures are noted which will maintain and restore this landscaping to the required condition based on the landscape plan for the Blue Goose previously approved. Restoration of this landscaping has been required in connection with the building permit that has been issued for work on the existing building. Plantings to screen the mechanical equipment at the northeast end of the grocery store parking lot have also been requested and are shown on the plan. The following items are outstanding and will need to be addressed: Mechanical equipment screening is required at the southwest corner of the building; the landscaping along the south side of the drive aisle behind the building needs to be restored; and a hardscape surface should be considered in lieu of the grass strip along Rt. 31 as this area is mostly weeds and is not conducive to turf grass.

E. Site Lighting

A photometric plan has been submitted depicting pole lights within the parking lot.

Staff Comments:

- ✓ One of the parking lot light poles is located over the double parking lot island. This will be in conflict with the trees and plantings within the island. The pole will need to be relocated.
- ✓ The site layout shall be updated to reflect the current site plan.

F. Streetscape

The PUD Preliminary Plan includes improvement for the public right-of-way along 1st and Illinois Streets along the property frontage. This segment marks the final segment needed to complete the 1st Street streetscape in connection with the First Street Redevelopment PUD.

Plans include 9 angled parking stalls on 1st Street which will be public parking. Landscape planters are provided at intervals between the street and sidewalk. Trees are incorporated where planting bed widths allow.

Brick pavers are shown for the sidewalk along Illinois Street, consistent with the design across the street to the north. A concrete sidewalk is proposed along 1st Street, with brick paver border. This is consistent with the sidewalk design along the ALE building and River Lofts (Alter building), however sidewalks to the north, south, and across 1st Street are entirely brick paver.

Staff Comments

- ✓ One accessible parking stall is needed on 1st Street. This will decrease the number of onstreet stalls to 8.
- ✓ The on-street parking stalls shall be concrete.
- ✓ Bike parking has been requested. Suggested locations are at the north and south ends of the parking lot, within the sidewalk where there is a break in the parking lot planter beds.
- ✓ Irrigation of the planting areas will be required.
- ✓ Use of additional brick pavers along 1st Street is desired. However, staff is assessing the availability of matching brick pavers to accomplish this.
- ✓ An electrical site plan for the streetscape lighting is needed, identifying power source, conduit routing and fixture details. The southernmost pedestrian light fixture should be shifted to be in line with the other pedestrian fixtures.
- ✓ Street/pedestrian light fixtures matching the decorative street lights used along 1st Street will be required.
- ✓ The Electric Utility has recommended not using any overhead roadway lighting as it is not needed. The existing mid-block light on First St. shall be replaced with a pedestrian fixture.

IV. HISTORIC PRESERVATION COMMISSION REVIEW

The Historic Preservation Commission is required to make recommendations to the Plan Commission regarding PUD applications for property within a historic district. The subject property is located within the Central Historic District. The Historic Preservation Commission reviewed the PUD Preliminary Plan for the parking lot and streetscape on 3/20/2024. The Commission voted 5-0 to recommend approval, subject to the following conditions:

- 1. That brick pavers be used for the entire 1st Street sidewalk.
- 2. That pedestrian scale sidewalk lighting be used, similar to the east side of First Street.
- 3. That there be continuity in the parking lot lighting to be similar to the Whole Foods lot.

Staff Comments

- ✓ Staff is looking into whether additional brick pavers will be available for use along the subject segment of the 1st Street sidewalk.
- ✓ The pedestrian light fixtures will be consistent with the fixtures used along First Street.
- ✓ The parking lot lighting will be consistent between the Whole Foods parking lot and Lot 6 parking lot.

V. DEPARTMENTAL REVIEWS

A. Engineering Review

Engineering plans have been reviewed in connection with the building permit submittal currently under review with the Building Division. Comments are technical in nature and their resolution will not impact the site design.

B. Fire Dept. Review

Plans have been reviewed by the Fire Dept. and there are no outstanding comments.

C. Public Works

Public Works have reviewed the plans for this project in connection with the building permit submittal currently under review with the Building Division. Comments are technical in nature and their resolution will not impact the site design.

VI. SUGGESTED ACTION

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

VII. ATTACHMENTS

- Applications for PUD Preliminary Plan & Minor Subdivision- Final Plat; received 2/23/23
- Historic Preservation Commission Resolution
- Preliminary Plans

City of St. Charles, Illinois

Historic Preservation Commission Resolution No. 2-2024

A Resolution Recommending Approval of

A PUD Preliminary Plan Application for First Street Lot 6 and Streetscape

WHEREAS, it is the responsibility of the St. Charles Historic Preservation Commission to

review applications for PUD Preliminary Plan for property located within a Historic District and to

make recommendations to the Plan Commission and City Council regarding the potential impact of

the application on the historic resources of the City, particularly with regard to designated

landmarks and historic districts directly affected; and

WHEREAS, the Historic Preservation Commission has reviewed the application for PUD

Preliminary Plan approval for First Street Lot 6 and Streetscape; and

WHEREAS, the St. Charles Historic Preservation Commission finds the PUD Preliminary

Plan will have no negative impact on the historic resources of the City and further finds that the

proposal will have a positive impact on the historical nature of Downtown St. Charles.

NOW THEREFORE, be it resolved by the St. Charles Historic Preservation Commission to

recommend to the Plan Commission and City Council approval of the application for PUD

Preliminary Plan for First Street Lot 6 and Streetscape with the following conditions; brick paver

walkway is continued for the whole sidewalk, pedestrian scale sidewalk lighting as on the east side

of First Street is used, and recommendation for continuity the lighting in the parking lot to be

similar in the Whole Foods lot.

Roll Call Vote:

Ayes: Smunt, Malay, Pretz, Morin, Rice

Nays: None

Abstain: Dickerson, Kessler

Absent: None

Resolution No. 2-2024 Page 2	
Motion Carried.	
PASSED, this 20 th day of March, 2024.	
	Chairman

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

Project Number:

Cityview Project Number:

Project Number:

PR
PLPUD 2024 00013

Received Date

RECEIVED

MAR 1 5 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: First Street Redevelopment Phase 1 lot 6 (Municpa	l Parking Lot V & X)
		Parcel Number (s): 0934128011	
		Proposed PUD Name: First Street PUD	
2.	Applicant Information:	Name: City of St. Charles	Phone: 630-377-4443
		Address 2 E Main St.	Email: cd@stcharlesil.gov
3.	Record Owner Information:	Name: City of St. Charles	Phone: 630-377-4443
		Address: 2 E Main St	Email: cd@stcharlesil.gov

4.	<u>Identif</u>	y the Type of App	olication:				
1	Ne	w proposed Planne	d Unit Develonmer	at (PLID) — Special I	Use Annlication to	be filed concurrently	
1	_	w proposed Planne sting Planned Unit			ose Application to	be filed concurrently	
ı	EXI	_			ial Uso Application	to be filed concurren	*1.
		POD Amendm	ent required for pro	pposed plan – <i>Spec</i>	iai ose Application	to be filed concurrent	uy
	Subdivis	sion:					
	✓ Pro	posed lot has alrea	idy been platted an	d a new subdivisi	on is not required.		
	☐ Ne	w subdivision of pr	operty is required:				
		Final Plat of Su	ıbdivision Applicatio	on filed concurrent	ly		
		Final Plat of Su	ıbdivision Applicatio	on to be filed later			
_							
5.		red Attachments:	vision applications	will be submitted s	ancurrantly do not	t submit dunlicate che	acklist itams
	-	s. Fee must be paid			oncurrently, ao not	submit duplicate che	eckiist iteilis
		: 1 copy of each req					
	Applic	ATION FEE: \$500					
	APPLIC	ATION FEE: \$500					
	REIMB	URSEMENT OF FEES	AGREEMENT: An	original, executed	Reimbursement of	Fees Agreement and	d deposit of
	funds i	n escrow with the C	city, as provided by	Appendix B of the	Zoning Ordinance.		
	DEINAR	LIDSENAENT OF FEE	CINITIAL DEDOCITA	Danasit of funds i	n accrow with the	City. Required deposi	it is based on
		items (number of a				city. Required deposi	t is based on
	1001000	Number of				Q 75.4	
		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 po	olicy report: or			
]		b) A deed and a cui				
						t to the use of land evel that you perform a title	
						ed restrictions. As thos	
						recommended that you	consult with
	an atto	rney to obtain an opii	nion with respect to w	hether your intende	d use is compatible v	vith those restrictions.	
	OWNE	RSHIP DISCLOSURE	: Use the appropria	ate disclosure form	(attached), if the	owner or applicant is	а
_	Partne	rship, Corporation,	Trust, or LLC.				
_	7						: f a l
						al letter of authorizat y of St. Charles for th	
	proper		g the applicant to h	ie tile zoriing appir	cation with the cit	y of St. Charles for th	c subject
	-						
1	LEGAL	DESCRIPTION: For	entire subject prop	erty, on 8 1/2 x 11	inch paper and M	icrosoft Word file.	
	J n. 4= 4	DE CLIDVEY- A		r the culticat are	ortu oboudne all au	cting improvements	on the
~		rty, prepared by a re	-			sting improvements	on the

	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 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

Location, size, shape, height, and use of existing and proposed structures

3.

4.

Streets on and adjacent to the tract: Name and right-of-way width, center line elevation, and culverts

- 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 structure
- 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 knowledge and belief.	e documents submitted with it are true and co	rrect to the best of my (our)
Record Owner	 Date	

Applicant or Authorized Agent

Date

3/15/24

FINAL CIVIL ENGINEERING PLANS FOR:

BLUE GOOSE / WHOLE FOODS MARKET REDEVELOPMENT

300 S 2ND ST, ST. CHARLES, IL 60174

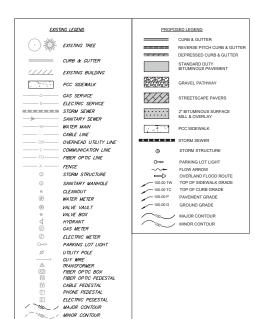
Sheet List Table Sheet Number Sheet Title C0.0 SITE LOCATION MAP & CIVIL LEGEND C0 1 GENERAL NOTES AND SPECIFICATIONS C1.0 **EXISTING CONDITIONS & DEMOLITION PLAN** C2.0 SITE LAYOUT PLAN C3.0 GRADING PLAN SOIL EROSION & SEDIMENT CONTROL PLAN C4.0 C4.1 SOIL EROSION & SEDIMENT CONTROL DETAILS C5.0 UTILITY PLAN C6.0 CONSTRUCTION DETAILS

CONSTRUCTION DETAILS

LOCATION MAP



SECTION 15, TOWNSHIP 34N, RANGE 8W











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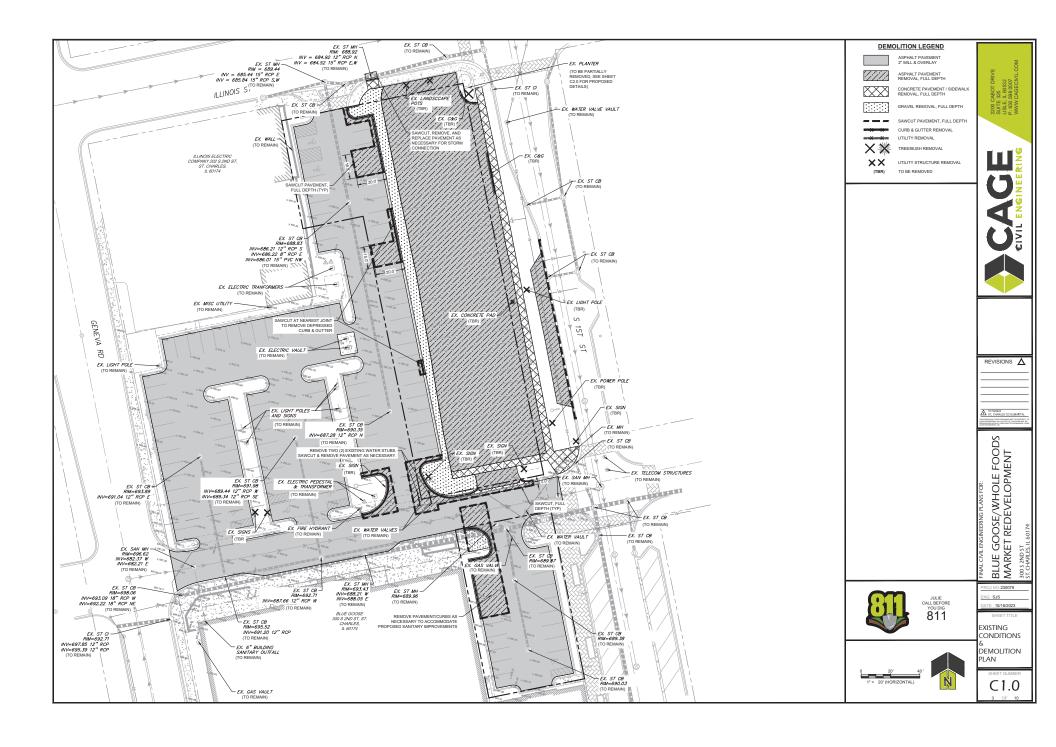
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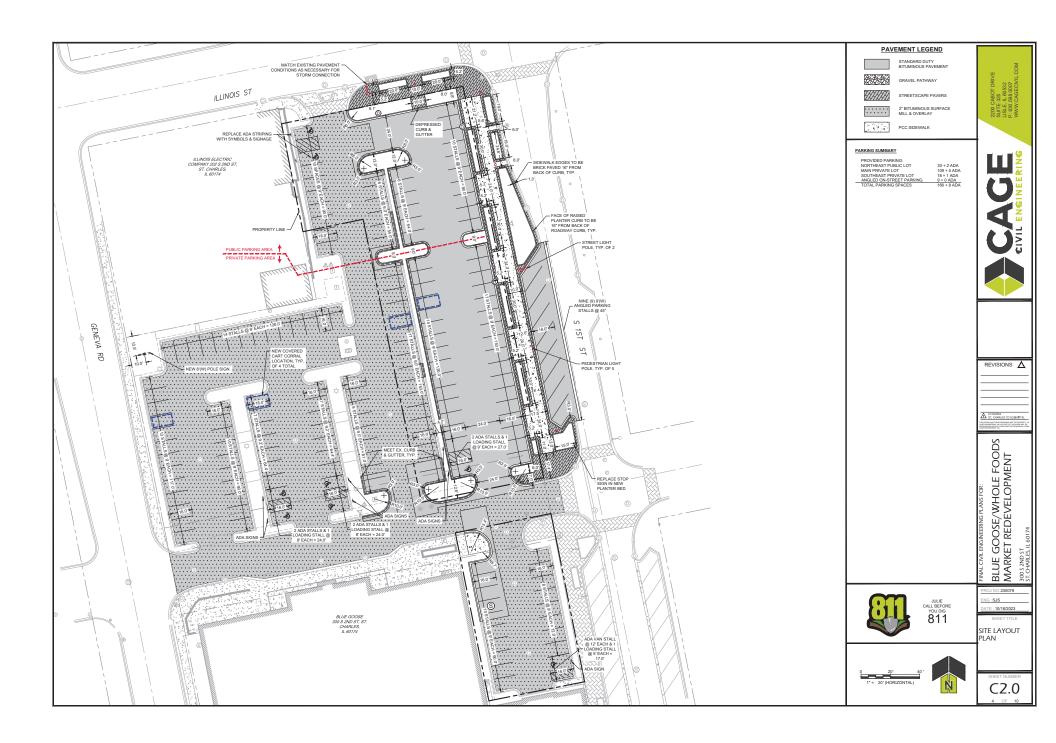
FINAL DVI, ENGNELBING PLANS FOR:
BLUE GOOSE/WHOLE FOODS
MARKET REDEVELOPMENT
3005 2ND ST

PROJ NO: 230079
ENG: SJS
DATE: 10/16/2023
SHEET TITLE

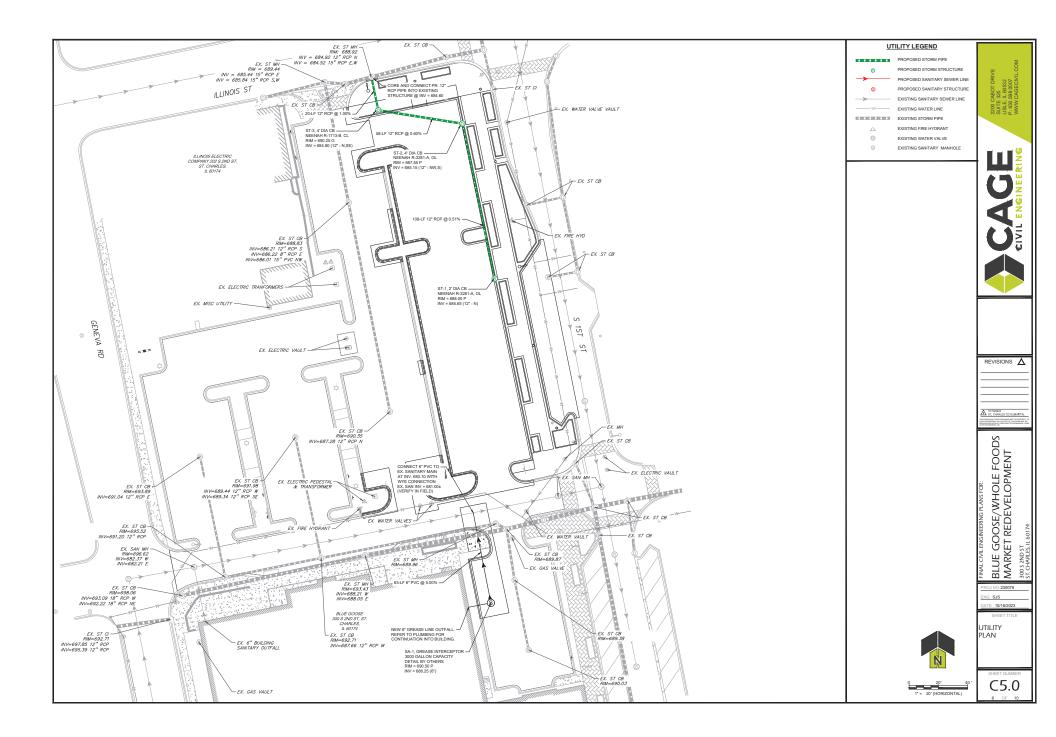
SITE LOCATION MAP & CIVIL LEGEND

CO.0









EXISTING VEGETATION DESCRIPTION

THE PROJECT SITE CONSISTS OF A REDEVELOPED GROCERY STORE AND TWO PARKING LOTS NUMEROUS MATURE TREES EXIST IN THE WEST PARKING LOT. ALL TREES ON-SITE TO BE PRESERVED AND PROTECTED. NO TREES WILL BE REMOVED AS PART OF THIS CONTRACT.

TREE PROTECTION & REMOVAL NOTES

- 1. CONTRACTOR SHALL OBTAIN ALL NECESSARY STATE AND LOCAL PERMITS AND PERMISSIONS TO PRUNE, REMOVE, AND/OR TRANSPLANT ANY TREES ON SITE.
- DEAD AND DYING MATERIAL ON THE SITE SHALL BE REMOVED OR PRUNED. MATERIALS NOT LABELED ON THE PROTECTION PLAN SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR REMEDIATION.
- 3. DURING CONSTRUCTION EXISTING TREES OVER FOUR INCHES IN CALIPER SHALL BE PROTECTED WITH BARRIER FENCING
- 4 BARRIER SHALL BE CONSTRUCTED OF A MIN 3' TALL SNOW FENCE OR SIMILAR AND SUPPORT POSTS MIN. 6" O.C. AND SHALL BE ERECTED ONE FOOT BEYOND THE DRIP LINE OFF ALL EXISTING TREES ON SITE AND ADJACENT SITES TO REMAIN.
- BARRIER FENCING SHOWN ON THE PLAN IS APPROXIMATE. CONTRACTOR SHALL ADJUST LOCATION OF BARRIER TO POSITION OUTLINED IN COMMENT 4.
- 6. NO EXCESS SOIL OR ADDITIONAL FILL, BUILDING MATERIALS OR DEBRIS SHALL BE PLACED WITHIN THE PROTECTIVE BARRIER.
- 7. NO VEHICLES OR HEAVY MACHINERY SHALL BE ALLOWED TO WORK WITHIN THE BARRIER AREA.
- 8. NO ATTACHMENTS OR WIRES, OTHER THAN PROTECTIVE GUY WIRES, SHALL BE ATTACHED TO ANY OF THE TREES WHICH ARE WITHIN PROTECTIVE BARRIER.
- 9. STUMPS OR TREE REMAINS NOT TO BE FULLY EXCAVATED SHALL BE REMOVEED. A STUMP GRINDER SHALL BE USED TO REMOVE ALL REMAINING ROOTS AND WOODY MATERIAL WITHIN A 24" RADIUS OF THE TREE TRUNK TO MIN 6" BELOW GRADE. DISTURBED AREA SHALL BE BACKFILLED WITH COMPACTED TOPSOIL TO MEET SURROUNDING GRADES.

SURVE	Y OF	existing trees		BEST 5	
TREE #	SIZE	SCIENTIFIC NAME	COMMON NAME	CONDITION	COMMENTS
101	6"	Celtis occidentalis	Common Hackberry	5	Preserve
102	6"	Celtis occidentalis	Common Hackberry	5	Preserve
103	7*	Celtis occidentalis	Common Hackberry	5	Preserve
104	6"	Celtis occidentalis	Common Hackberry	5	Preserve
105	6"	Celtis occidentalis	Common Hackberry	5	Preserve
106	7*	Celtis occidentalis	Common Hackberry	5	Preserve
107	7*	Acer x freemanii	Freeman Maple	4	Preserve
108	8"	Gleditsia triacanthos v.	Thornless Honeylocust	5	Preserve
109	7*	Gleditsia triacanthos v.	Thornless Honeylocust	5	Preserve
110	7*	Gleditsia triacanthos v.	Thornless Honeylocust	5	Preserve
111	6"	Gleditsia triacanthos v.	Thornless Honeylocust	5	Preserve
112	5*	Gleditsia triacanthos v.	Thornless Honeylocust	5	Preserve
113	6"	Gleditsia triacanthos v.	Thornless Honeylocust	5	Preserve
114	5*	Gleditsia triacanthos v.	Thornless Honeylocust	4	Preserve
115	7*	Gleditsia triacanthos v.	Thornless Honeylocust	5	Preserve
116	7*	Gleditsia triacanthos v.	Thornless Honeylocust	4	Preserve
117	7*	Gleditsia triacanthos v.	Thornless Honeylocust	5	Preserve
118	7*	Acer x freemanii	Freeman Maple	4	Preserve
119	7*	Acer x freemanii	Freeman Maple	4	Preserve
. 120	8"	Acer x freemanii	Freeman Maple	5	Preserve
121	8"	Acer x freemanii	Freeman Maple	5	Preserve
122	7*	Acer x freemanii	Freeman Maple	4	Preserve
123	7*	Acer x freemanii	Freeman Maple	5	Preserve
124	7*	Acer x freemanii	Freeman Maple	4	Preserve
125	7*	Acer x freemanii	Freeman Maple	5	Preserve
126	7*	Acer x freemanii	Freeman Maple	5	Preserve
127	8"	Tilia americana	American Linden	4	Preserve
128	7*	Tilia americana	American Linden	4	Preserve
129	7*	Acer rubrum	Red Maple	5	Preserve
130	7*	Acer rubrum	Red Maple	5	Preserve
131	7*	Acer rubrum	Red Maple	5	Preserve
		TOTAL TREES REMOVED	= 0 = 0 TOTAL CAL, INCHES	REMOVED	

TREE PROTECTION & REMOVAL LEGEND



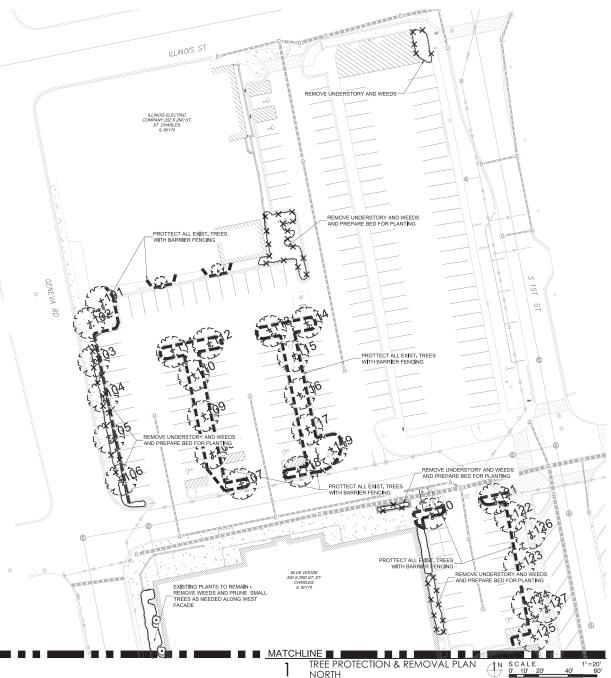
EXISTING TREE TO REMAIN



EXISTING TREE TO BE REMOVED

EXISTING UNDERSTORY TO BE REMOVED

BARRIER FENCING TO BE INSTALLED



Workshop.uc Chicago, IL 60647 ph. 773.697.4388 www.LGWLA.com



PROJECT TEAM

CIVIL ENGINEER:



PROJECT NAME

BLUE GOOSE REDEVELOPMENT

300 S 2ND ST, ST. CHARLES, IL 60174

DRAWING ISSUED NO. TITLE DATE Issued for Permit Revised per City

02/16/2024

SET TYPE LANDSCAPE PLANS

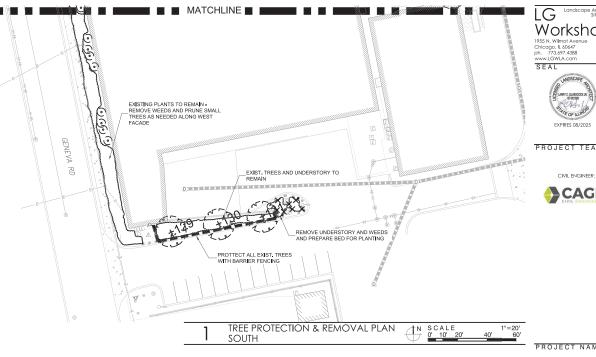
PROJECT NUMBER 2308043

DATE 08-30-2023 DRAWN BY: | APPROVED BY: SHEET TITLE

TREE PROTECTION & REMOVAL PLAN - NORTH

SHEET NUMBER





LG Landscape Architecture Site Planning Illustration Workshop.uc 1955 N, Wilmot Aver Chicago, IL 60647 ph. 773.697.4388 www.LGWLA.com



PROJECT TEAM



PROJECT NAME

TREE PROTECTION & REMOVAL LEGEND



EXISTING TREE TO REMAIN

EXISTING TREE TO BE REMOVED

EXISTING UNDERSTORY TO BE REMOVED

BARRIER FENCING TO BE INSTALLED

300 S 2ND ST, ST. CHARLES, IL 60174

BLUE GOOSE REDEVELOPMENT

DRAWING ISSUED

NO. TITLE

1. Issued for Permit

2. Revised per City DATE 09/14/2023 02/16/2024

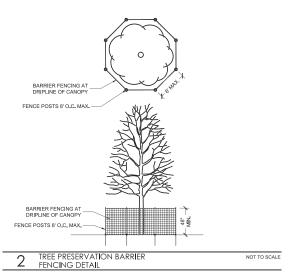
SET TYPE LANDSCAPE PLANS

PROJECT NUMBER 2308043

DATE 08-30-2023 DRAWN BY: APPROVED BY:

SHEET TITLE TREE PROTECTION & REMOVAL PLAN - SOUTH

SHEET NUMBER



SYM	SIZE	OTY	BOTANICAL NAME	COMMON NAME	COMMENT
	UOUS SHA			COMMONTORINE	TOOMINE
GDE	2.5" cal.	4	Gymnocladus dioicus 'Espresso'	Espresso Kentucky Coffeetree	B&B
LSM	2.5" cal.	3	Liquidambar styraciflua 'Moraine'	Moraine American Sweetgum	B&B
TCG	2.5" cal	2	Tilia cordata 'Greenspire'	Greenspire Littleleaf Linden	B&B
ULA	2.5" cal.	2	Ulmus davidiana var. japonica 'Morton'	Accolade Elm	B&B
			Olinus davidiana var. japonica monon	Accolade Elli	Dab
	MENTAL TE I 8' multi	REES 1	Amelanchier x grandiflora.	Shadblow Serviceberry	B&B
			Ameianchier x grandillora.	Snadblow Serviceberry	Вав
	UOUS SHE				
AAB	30" ht.	18	Aronia arbutifolia 'Brilliantissima'	Brilliant Red Chokeberry	B&B
AMA	24" ht.	19	Aronia melanocarpa 'Elata'	Elata Chokeberry	B&B
CAE	30" ht.	3	Cornus alba 'Elegantissima'	Variegated Dogwood	B&B
FOS	30" ht.	12	Forsytha x intermedia 'Sunrise'	Sunrise Forsytha	B&B
FVB	18" w.	6	Forsythia viridissima 'bronxensis'	Bronx Greenstem Forsythia	B&B
HYA	24" ht.	4	Hydrangea arbor, 'Haas Hajo'	Haas Halo Hydrangea	B&B
POB	30" ht.	- 5	Physocarpus opulifolius 'Monlo'	Diabolo Ninebark	B&B
SBF	24" ht.	11	Spiraea bumalda Froebelii	Froebel Burnald Spirea	B&B
SYM	24" ht.	22	Syringa patula 'Miss Kim'	Miss Kim Korean Lilac	B&B
VTC	30" ht.	26	Viburnum trilobum 'Alfredo'	Alfredo American Cranberrybush	B&B
	SREEN SHE			, , , , , , , , , , , , , , , , , , , ,	,
JUB	24" w.	6	Juniperus sabinia' Broadmoor'	Broadmoor Juniper	B&B
JCS	24" ht.	4	Juniperus chinensis 'Sea Green'	Sea Green Juniper	B&B
TMT	24" w.	21	Taxus media 'Tautonii'	Taunton Intermediate Yew	B&B
		_			1
	MENTAL GI				
CMO	#1 gal,	7	Carex muskingumensis' Oehme'	Oehme Variegated Palm Sedge	
ELH	#1 gal.	5	Elymus hystrix	Bottlebrush Grass	
MGB	#1 gal.	6	Miscanthus sinensis' Gold Bar'	Gold Bar Dwarf Porcupine Grass	
PAV	#1 gal.	10	Panicum virgatum 'Shenandoah'	Shenandoah Red Switch Grass	
GROU	NDCOVER	/ PERI	ENNIALS		
ACH	#1 cont.		Achillea Millefolium 'Paprika'	Paprika Yarrow	18" O.C.
ALS	#1 cont.	100	Allium 'summer beauty'	Summer Beauty Wild Onion	18" O.C.
AST	#1 cont.	10	Aster Woods Purple	Woods Purple Aster	12" O.C.
CAM	#1 cont.	5	Campanula carpatica Pearl Deep Blue	Pearl Deep Blue Carpathian Harebell	15" O.C.
CVM	#1 cont.	28	Coreopsis verticillata 'Moonbeam'	Moonbeam Coreopsis	18" O.C.
ECB	#1 cont.	36	Echinacea x. 'Balsomblanc'	Sombrero Blanco Coneflower	18" O.C.
ECP	#1 cont.	17	Echinacea purpurea 'Magnus'	Magnus Purple Coneflower	24" O.C.
EPM	#1 cont.	14	Echinacea purpurea' Pixie Meadowbrite'	Pixie Meadowbrite Coneflower	18" O.C.
EFC	4" pot		Euyonumus fortunei 'Coloratus'	Purpleleaf Wintercreeper	9" O.C.
GHP	#1 cont.		Geranium sang, ' Hampshire Purple'	Hampshire Purple' Geranium	12" O.C.
HSC	#1 cont.		Hemerocalis' Strawbery Candy'	Strawberry Candy Daylily	15" O.C.
HGS	#1 cont		Heuchera' Green Spice'	Green Spice Coral Bells	15" O.C.
LAV	#1 cont.		Lavendula 'Munstead strain'	Munstead English Lavender	24" O.C.
LEU	#1 cont.		Leucanthemum x 'Whoops-a-Daisy'	Whoops-a-Daisy Shasta Daisy	18" O.C.
NFW	#1 cont.		Nepeta fasseni 'Walker's low'	Walkers Low Catmint	24" O.C.
PHD	#1 cont.		Phlox divaricata	Blue Phlox	15" O.C.
RVS	#1 cont.		Rudbeckia speciosa' Viette' s Little Suzy'	Viette's Little Suzy Black Eved Susan	18" O.C.
SED	#1 cont.		Sedum x 'Autumn joy'	Autumn Joy Sedum	18" O.C.
SES	#1 cont.		Sesleria autumnalis	Autumn Moor Grass	15" O.C.
SOL	#1 cont.		Solidago sphacelata 'Golden Fleece'	Golden Fleece Goldenrod	18" O.C.
SOD	sq. yd.		Solidago spriacelata Golden Fleece Sodded Lawn	Colden Fleece Goldeniou	10 0.0.
		_			
			VITH PERENNIALS		
CAL	bulb		Camassia leichtlinii	Wild Hyacinth	
				Spellbinder Daffodil	
NAS APS	bulb		Narcissus' Spell binder' Allium Purple Sensation'	Purple Sensation Allium	

● PROPOSED MEDIUM SHRUB

PROPOSED LOW SHRUB

SODDED LAWN

PROPOSED BULBS

PROPOSED EVERGREEN SHRUB

₱ PROPOSED ORNAMENTAL GRASS

PROPOSED PERENNIAL PLANTING

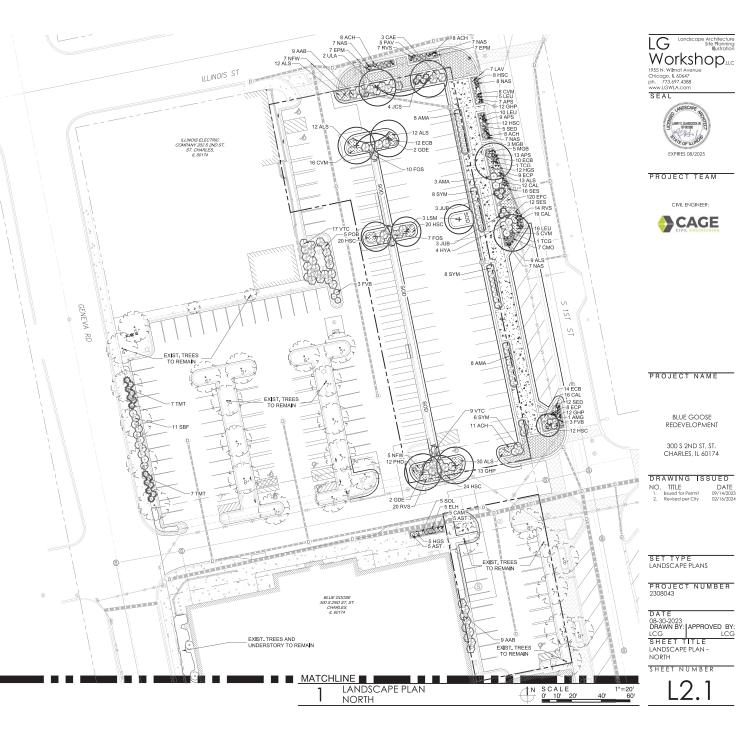
LANDSCAPE LEGEND

EXISTING TREE

PROPOSED SHADE TREE

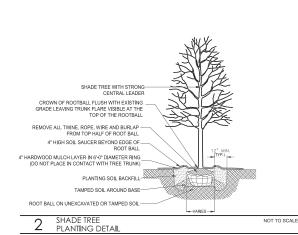
PROPOSED ORNAMENTAL TREE

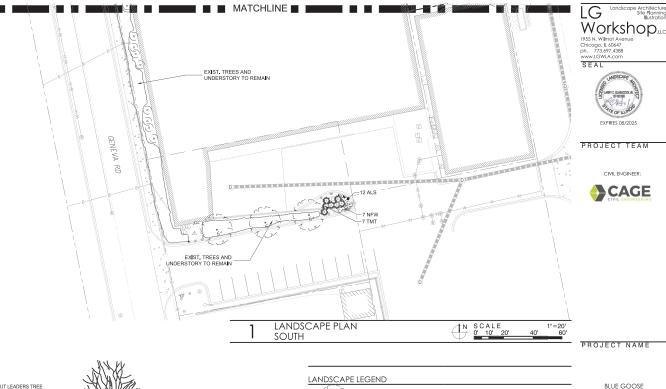
PROPOSED LARGE SHRUB

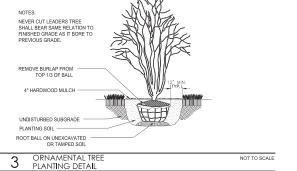


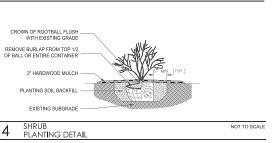
LANDSCAPE NOTES

- CONTRACTOR SHALL OBTAIN ALL NECESSARY LOCAL PERMITS AND PERMISSIONS TO INSTALL THE PROPOSED IMPROVEMENTS
- ALL LANDSCAPE MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE VILLAGE OF ST. CHARLES LANDSCAPING CODES AND ZONING ORDINANCES.
- PRIOR TO COMMENCING ANY WORK, CONTRACTOR SHALL HAVE DIGGERS HOTLINE LOCATE AND MARK ALL UNDERGROUND UTILITY FACILITIES AND LINES.
- 4. ALL PLANT MATERIALS (EXCEPT FOR GROUNDCOVER, ANNUALS, AND PERENNALS) SHALL BE BALLED AND BURLAPPED STOCK AND MEET CURRENT STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN'S STANDARD FOR NURSERY STOCK (ANSI 260.1-1986) OR EQUAL, PLANT MATERIALS MUST BE SUPPLIED WITHIN A 156 MILE RADIUS OF PROJECT SITE. CONTRACTOR MAY SUBSTITUTE CONTAINER STOCK FOR SHRUBS IF SIZES ARE EQUAL TO SPECIFIED B&B STOCK, WITH THE APPROVAL OF THE LANDSCAPE ARCHITECT.
- IF SPECIFIED PLANTS ARE NOT AVAILABLE AT THE TIME OF ORDERING, PLANTS WITH SIMILAR WHOLESALE VALUE AND LANDSCAPE CHARACTERISTICS MAY BE SUBSTITUTED UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT AND VILLAGE STAFE.
- SOIL IN GROUNDCOVER BEDS SHALL BE AMENDED USING 2 INCHES OF MUSHROOM COMPOST INCORPORATED INTO THE TOP 4 INCHES OF SOIL.
- DISTURBED AREAS TO RECEIVE SOD SHALL BE TILLED TO 6" DEPTH AND FINE GRADED TO PROVIDE SMOOTH BASE SUFFACE. IF EXISTING SOIL IS A MAJORITY OF CLAY OR UNSUITABLE, 2" OF FINE GRADED TOPSOIL SHALL BE ADDED PRIOT OT ILLING. EXISTING SOO AREAS SHALL HAVE TURF REMOVED WITH AUTOMATED SODCUTTER OR HAND SPACE TO REMOVE ALL BILADES AND ROOTS. 1" OF FIND GRADED TOPSOIL SHALL BE TILLED AND GRADED.
- TREE AND SHRUB BACKFILL MIXTURE SHALL BE 2 PARTS EXIST. NATIVE TOPSOIL AND 1 PART SPHAGNUM PEAT MOSS W/ DECOMPOSED MANURE.
- ALL SHRUB BEDS AND INDIVIDUAL TREE PLANTINGS, UNLESS OTHERWISE NOTED, SHALL RECEIVE A A
 NCH LAYER OF SHREDDED HARDWOOD MILCH. ALL GROUNDCOVER, ANNIAL AND PERENNAL BEDS
 SHALL RECEIVE A 2 INCH LAYER OF THE SAME MULCH MATERIAL COSTS FOR MULCH SHALL BE
 CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE COST OF PLANTINGS.
- NURSERY TAGS (SPECIES, SIZE) FOR ALL SHADE TREES SHALL REMAIN ATTACHED TO TREES UNTIL FINAL APPROVAL FROM MUNICIPALITY.
- 11. THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER A BONDED WRITTEN ONE-YEAR WARRANTY AGREEMENT (BEGINNING ON THE OWNER'S POSSESSION DATE). THIS AGREEMENT SHALL COVER MAINTENANCE, REPAIR, AND REPLACEMENT OF ALL DEAD OR DAMAGED LANDSCAPING TO PRESERVE THE SAME QUANTITY AND QUALITY AS INITIALLY APPROVED.
- 12. TREES AND SHEUBS SHALL NOT BE LOCATED CLOSER THAN TEN (10) FEET TO FIRE HYDRANTS. TRANSFORMERS OR OTHER ABOVE GROUND UTILITIES. ANY DISCREPANCY ON THE PLAN RELATED TO THESE PROXIMATE UTILITIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR RESOLUTION.











PLAN

DIMENSION OF ON-CENTER

PLANT SPACING IS INDICATED ON

NOT TO SCALE

VARIES

SECTION

2" HARDWOOD MULCH

PERENNIAL / ANNUAL

PLANTING DETAIL

FINISHED GRADE

ADEQUATE DRAINAGE

EXISTING SUBGRADE -

PLANTING BED RAISED FOR



REDEVELOPMENT

300 S 2ND ST, ST.

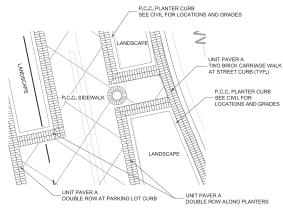


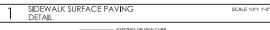
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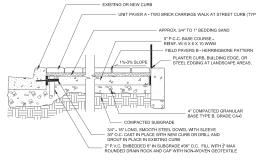
LANDSCAPE PLANS



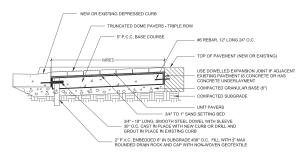
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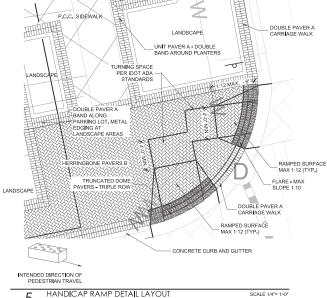


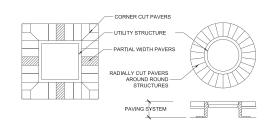
PAVER SIDEWALK SECTION SCALE: N.T.S.



TYPICAL CUT IN BANDING 0-90° CORNER DETAIL TYPICAL RADIAL CUT A FEQ. EQ. + + EQ. ALIGN WITH RADIUS POINT, CUT BOTH SIDES CUT PAVERS SHALL BE 90° CORNER DETAIL NO LESS THAN 1/2 PAVER WIDTH, BUTT CUT EDGES TOGETHER OF PAVER EQUALLY.

TYPICAL PAVER CUTS SCALE:NTS





PAVER BORDER AROUND STRUCTURE SCALE: NTS

PROJECT TEAM

CIVIL ENGINEER

EXPIRES 08/2025

Workshop...

Chicago, IL 60647 ph. 773.697.4388 www.LGWLA.com



STREETSCAPE / PAVER NOTES

- CONTRACTOR SHALL REVIEW EXISTING ADJACENT STREETSCAPE AND VERIFY AND REPLICATE COLORS, PAVER DETAILS, BANDING DETAILS AND INSTALLATION.
- ALL SLOPES SHALL BE GRADED TO AVOID LOW SPOTS AND PONDING. ANY DISCREPANCIES IN GRADING SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND CIVIL ENGINEER.
- 3. PAVER QUANTITIES ALL QUANTITIES ARE ESTIMATED AS RAW SQ. FT. FROM THE DRAWINGS WITHOUT CUTS AND WASTE. INSTALLER SHALL VERIFY ALL QUANTITIES AND OVERAGES NECESSARY. ALL PAVERS SUPPLIED BY PINEHALL BRICK, WINSTON SALEM, NC.

- 1.775 SF -BANDING - OLD TAVERN PAVER B - 1,380 SF - FIELD HERRINGBONE - OLD TAVERN
TRUNCATED DOME PAVERS - 94 SF - MATCH EXISTING

4. CONSULT CIVIL DRAWINGS FOR ALL GRADES AND CROSSWALK LOCATIONS.

- THE PAVERS WILL BE FREE FROM EXCESSIVE CHIPS, CRACKS, VOIDS, DISCOLORATION OR OTHER DEFECTS THAT MIGHT BE VISIBLE OR CAUSE STAINING IN FINISHED WORK.
- 6. THE PAVERS WILL BE MIXED FROM SEVERAL PALLETS OR CUBES, AS THEY ARE PLACED, TO PRODUCE UNIFORM BLEND OF COLORS AND TEXTURES.
- THE BRICK PAVERS WILL BE CUT WITH MOTOR-DRIVEN MASONRY SAW EQUIPMENT TO PROVIDE CLEAN, SHARP, UN-CHIPPED EDGES, CUT UNITS TO PROVIDE PATTERN INDICATED AND TO FIT ADJOINING WORK NEATLY. USE FULL UNITS WITHOUT CUTTING WHERE POSSIBLE.
- 8. HAMMER CUTTING IS NOT ACCEPTABLE
- 9. THE BRICK IS PROPOSED TO BE PLACED ON SAND SETTING BED WITH JOINT FILLER SAND.
- 10. JOINT FILLER SAND: ACCEPTABLE POLYMERIC JOINT FILLER SAND SHALL BE MANUFACTURED BY THE FOLLOWING OR APPROVED EQUAL. THE COLOR SHALL MATCH WHAT WAS INSTALLED IN THE PREVIOUS STREETSCAPE PHASES.
- SILPRO SILPRO PAVER SAND POLYMERIC JOINT SAND, AYER, MA, 01432-1514 THE QUIKRETE COMPANIES ATLANTA, GEORGIA 30305 SAKRETE OF NORTH AMERICA CHARLOTTE, NORTH CAROLINA

BLUE GOOSE REDEVELOPMENT

PROJECT NAME

300 S 2ND ST, ST. CHARLES, IL 60174

DRAWING ISSUED

02/16/2024

NO. TITLE

1. Issued for Permit DATE Revised per City

SET TYPE LANDSCAPE PLANS

PROJECT NUMBER 2308043

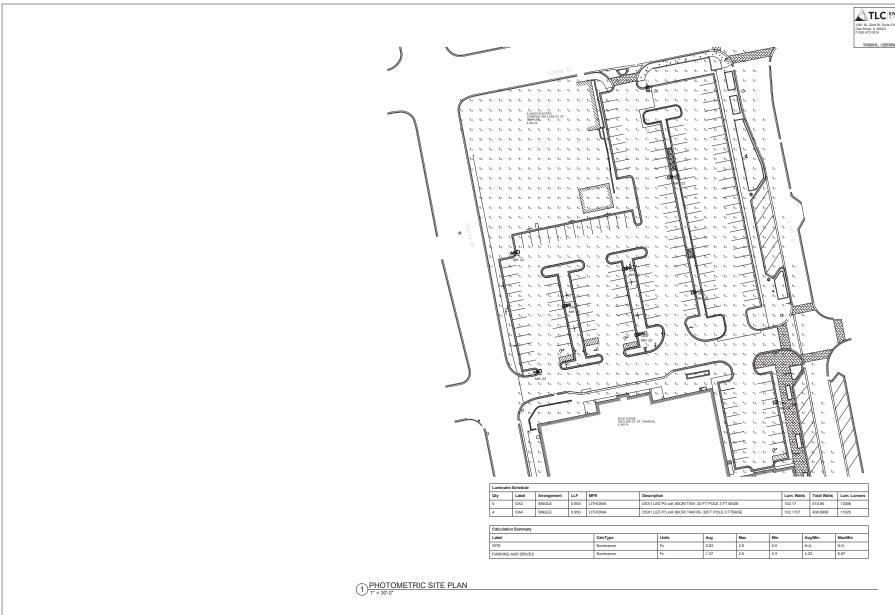
DATE 08-30-2023 DRAWN BY: | APPROVED BY:

STREETSCAPE DETAILS & NOTES

SHEET NUMBER

HANDICAP RAMP SECTION

SCALE 1/4"= 1'-0"



TLC ENGINEERIN
1301 W. 22nd St, Suite 210
Oak Brook, IL 60523
P 630.472.0918
8246-526waw.td-enginess.co ak Brook, IL 60523 630.472.0918 6246.526: www.tic-enginees.cor TLC No: 12244 THIRN IC, LETTION, CRILACTII,



REVISIONS A

BLUE GOOSE
REDEVELOPMENT
3005 SZND ST
ST. CHARLES, IL 60174

PROJ NO:230079 ENG: RCS/MJB

PHOTOMETRIC SITE PLAN

SHEET NUMBER E1.1