



AGENDA ITEM EXECUTIVE SUMMARY

Agenda Item number: 3b

Title:	Plan Commission recommendation to approve an Amendment to Special Use for PUD, PUD Preliminary Plan, and Final Plat of Subdivision for Culver’s, Zylstra First Resubdivision Lot 2 (Zylstra PUD)
Presenter:	Ellen Johnson

Meeting: Planning & Development Committee

Date: October 9, 2017

Proposed Cost: N/A

Budgeted Amount: N/A

Not Budgeted:

Executive Summary *(if not budgeted please explain):*

The subject property constitutes Lots 1 and 2 in the Zylstra PUD, located on Randall Rd. directly north of Discount Tire. The Zylstra PUD encompasses a total of 35 acres on the west side of S. Randall Rd. between W. Main St. and Oak St. The PUD was under Ordinance 2005-Z-11, “An Ordinance Amending Ordinance 1990-Z-2 and Granting an Amended Special Use as a Planned Unit Development in the B-3 Service Business District (Zylstra PUD)”.

Culver’s St. Charles – Randall is proposing to re-subdivide Lots 1 and 2 in the Zylstra Center First Re-Subdivision by shifting the common lot line between the lots to the south approximately 16 ft., making proposed Lot 2 about 3,800 sf smaller than the existing lot.

Also proposed are plans to develop proposed Lot 2 with a Culver’s drive-thru restaurant. Details of the proposal are as follows:

- Construction of a one-story, 4,080 sf building fronting on S. Randall Rd.
- Site access from two driveways off the shared access road along the west side of the lot.
- Drive-thru lane beginning at the southeast corner of the building, wrapping around the front and north side.
- A total of 47 parking stalls.

The following applications have been submitted to facilitate this project:

1. Minor Subdivision – Final Plat – To change the dimensions of the two subject lots.
2. Special Use (PUD Amendment) – To amend the PUD ordinance regarding parking lot setbacks and to permit a zoning deviation related to drive-through facility layout for the Culver’s.
3. PUD Preliminary Plan – To approve the physical development of the Culver’s lot.

Plan Commission Review

Plan Commission held a public hearing on 10/3/17 and recommended approval upon resolution of all outstanding staff comments prior to City Council action, by a vote of 8-0.

Attachments *(please list):*

Plan Commission Resolution, Staff Report, Applications, Final Plat, Plans, Excerpts from Ordinance 2005-Z-11

Recommendation/Suggested Action *(briefly explain):*

Plan Commission recommendation to approve an Amendment to Special Use for PUD, PUD Preliminary Plan, and Final Plat of Subdivision for Culver’s, Zylstra First Resubdivision Lot 2 (Zylstra PUD)

City of St. Charles, Illinois
Plan Commission Resolution No. 16-2017

A Resolution Recommending Approval of a Special Use to amend Ordinance 2005-Z-11 (Zylstra PUD), PUD Preliminary Plan and Final Plat of Subdivision for Culver's, Zylstra First Resubdivision Lot 2 (Culver's of St. Charles- Randall)

Passed by Plan Commission on October 3, 2017

WHEREAS, it is the responsibility of the St. Charles Plan Commission to hold public hearings and review requests for Special Use, PUD Preliminary Plan and Final Plat of Subdivision; and,

WHEREAS, the Plan Commission held a public hearing and reviewed the Application for Special Use to amend Ordinance 2005-Z-11 (Zylstra PUD), PUD Preliminary Plan and Final Plat of Subdivision for Culvers, Zylstra First Resubdivision Lot 2 (Culver's of St. Charles- Randall) and;

WHEREAS, in accordance with Section 17.04.410.D.3, the Plan Commission finds the Special Use for PUD and PUD Preliminary Plan to be in the public interest based on the following criteria for Planned Unit Developments:

CRITERIA FOR PLANNED UNIT DEVELOPMENTS (PUDs)

- i. The proposed PUD advances one or more of the purposes of the Planned Unit Development procedure stated in Section 17.04.400.A:**
 - 1. To promote a creative approach to site improvements and building design that results in a distinctive, attractive development that has a strong sense of place, yet becomes an integral part of the community.**
 - 2. To create places oriented to the pedestrian that promote physical activity and social interaction, including but not limited to walkable neighborhoods, usable open space and recreational facilities for the enjoyment of all.**
 - 3. To encourage a harmonious mix of land uses and a variety of housing types and prices.**
 - 4. To preserve native vegetation, topographic and geological features, and environmentally sensitive areas.**
 - 5. To promote the economical development and efficient use of land, utilities, street improvements, drainage facilities, structures and other facilities.**
 - 6. To encourage redevelopment of sites containing obsolete or inappropriate buildings or uses.**

7. To encourage a collaborative process among developers, neighboring property owners and residents, governmental bodies and the community

The proposed PUD Amendment advances purpose statement #1 in that it will allow development of a Culver's that will complement the neighborhood and larger community with a family friendly dining experience to complement the nearby retail, commercial and residential development. The construction both complements the neighboring businesses and structures as well as the coordination of the access for pedestrians and vehicles.

ii. The proposed PUD and PUD Preliminary Plans conform to the requirements of the underlying zoning district or districts in which the PUD is located and to the applicable Design Review Standards contained in Chapter 17.06, except where:

- A. Conforming to the requirements would inhibit creative design that serves community goals, or**
- B. Conforming to the requirements would be impractical and the proposed PUD will provide benefits that outweigh those that would have been realized by conforming to the applicable requirements.**

Factors listed in Section 17.04.400.B shall be used to justify the relief from requirements:

- 1. The PUD will provide community amenities beyond those required by ordinance, such as recreational facilities, public plazas, gardens, public are, pedestrian and transit facilities.**
- 2. The PUD will preserve open space, natural beauty and critical environmental areas in excess of what is required by ordinance or other regulation.**
- 3. The PUD will provide superior landscaping, buffering or screening.**
- 4. The buildings within the PUD offer high quality architectural design.**
- 5. The PUD provides for energy efficient building and site design.**
- 6. The PUD provides for the use of innovative stormwater management techniques.**
- 7. The PUD provides accessible dwelling units in numbers or with features beyond what is required by the Americans with Disabilities Act (ADA) or other applicable codes.**
- 8. The PUD provides affordable dwelling units in conformance with, or in excess of, City policies and ordinances.**
- 9. The PUD preserves historic buildings, sites or neighborhoods.**

The proposed Culver's will complement the balance of the PUD with a family friendly quick serve restaurant that makes the most of the infrastructure already approved and in place. It will be constructed of the highest quality and will utilize many of the energy efficiencies available on the market today including lower exhaust rates, higher IIVAC ratings, and less electrical use through LED fixtures.

The first proposed deviation is to modify the 10' setback from interior lot lines to 2' to 3'. The deviation is justified based on factor #1, above. The Culver's footprint requires a patio and green space around the building which has used an excessive portion of the site. The patio and green space provide community amenities beyond those required by the ordinance.

The second proposed deviation is a departure from the requirement of vehicle stacking to be concealed from public streets by orienting the drive-through to the side or rear of the building, away from the public street. The deviation is justified based on factor #4, above. Culver's is proposing a high quality architectural design and restaurant layout in order to enhance the dining experience for their customers. The proposed site layout and drive-through location is most efficient from a site circulation standpoint as the queue does not block the entrance off of the existing access road.

iii. The proposed PUD conforms with the standards applicable to Special Uses (section 17.04.330.C.2):

A. Public Convenience: The Special Use will serve the public convenience at the proposed location.

Culvers will complement the balance at the PUD by offering a quick serve food option to the public while they utilize the rest of the PUD.

B. Sufficient Infrastructure: That adequate utilities, access roads, drainage and/or necessary facilities have been, or are being, provided.

The infrastructure is more than adequate for the new Culver's.

C. Effect on Nearby Property: That the Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair property values within the neighborhood.

The special use for Culver's will serve to only complement and be an asset to the neighborhood.

D. Effect on Development of Surrounding Property: That the establishment of the Special Use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

The special use for Culver's will not impede the normal or orderly development and improvement of the surrounding area. It will be an asset.

E. Effect on General Welfare: That the establishment, maintenance or operation of the Special Use will not be detrimental to or endanger the public health, safety, comfort or general welfare.

Culver's is a family friendly restaurant intending to be a good citizen of the community.

F. Conformance with Codes: That the proposed Special Use conforms to all existing federal, state and local legislation and regulation and meets or exceeds all applicable provisions of this Title, except as may be varied pursuant to a Special Use for Planned Unit Development.

The design and development is intended to meet all codes except as requested for the special use.

iv. The proposed PUD will be beneficial to the physical development, diversity, tax base and economic well-being of the City.

Culver's will provide a very large asset to the tax base and economic well-being of the community.

v. The proposed PUD conforms to the purposes and intent of the Comprehensive plan.

The proposed Culver's meets the intent of the Comprehensive Plan's designated land use for the property, which is Corridor/Regional Commercial.

NOW, THEREFORE, be it resolved by the St. Charles Plan Commission to recommend to the City Council approval of Special Use to amend Ordinance 2005-Z-11 (Zylstra PUD), PUD Preliminary Plan and Final Plat of Subdivision for Culver's, Zylstra First Resubdivision Lot 2 (Culver's of St. Charles- Randall), upon resolution of outstanding staff comments.

Roll Call Vote:

Ayes: Pretz, Purdy, Kessler, Wallace, Holderfield, Funke, Pietryla, Vargulich

Nays: None

Absent: Schuetz

Motion carried: 8-0

PASSED, this 3rd day of October 2017.

Chairman
St. Charles Plan Commission

Community and Economic Development
 Planning Division

Phone: (630) 377-4443
 Fax: (630) 377-4062



Staff Report

TO: Chairman Ed Bessner
 And the Members of the Planning & Development Committee

FROM: Ellen Johnson, Planner

RE: Culver's – Lot 2 of Zylstra Center First Resubdivision

DATE: October 4, 2017

I. APPLICATION INFORMATION:

Project Name: Culver's – Lot 2 of Zylstra Center First Resubdivision

Applicant: Culver's of St. Charles – Randall

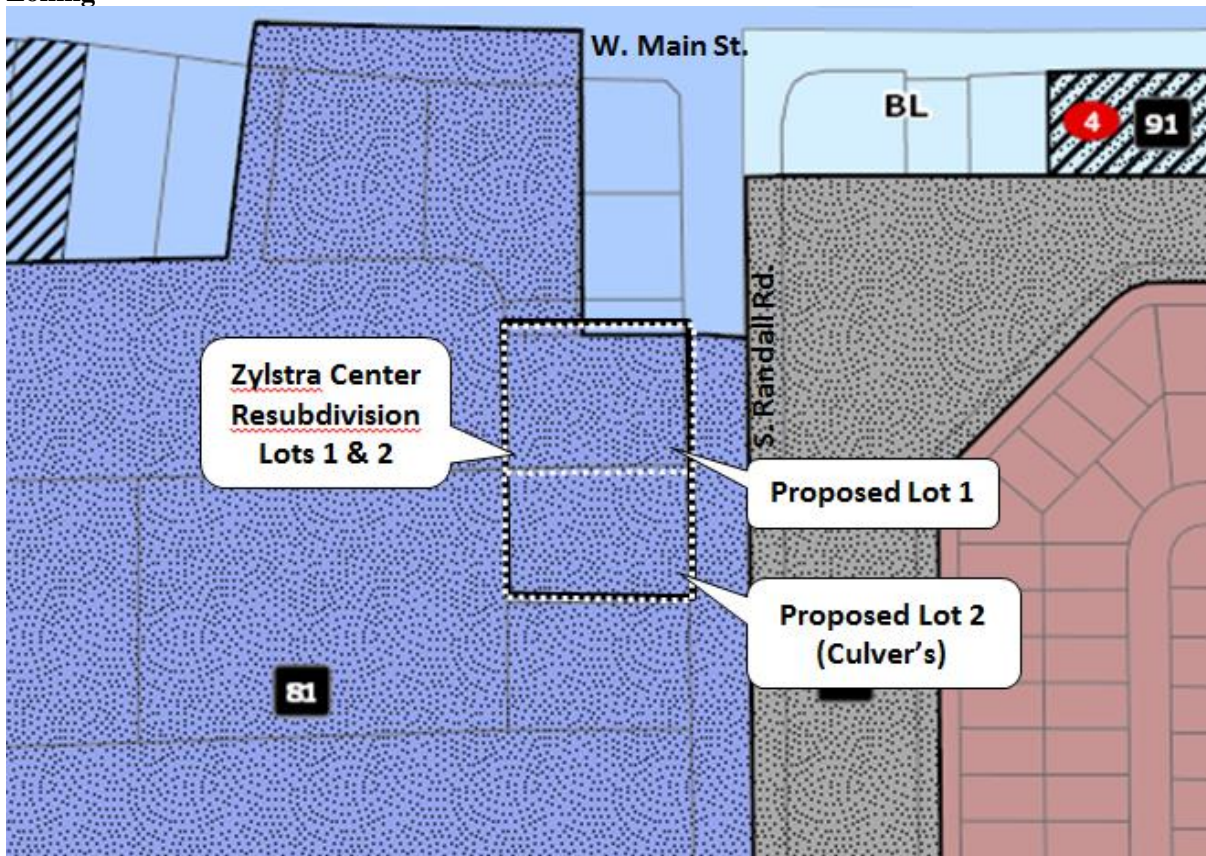
Purpose: Resubdivide property and construct a Culver's Drive-Through on proposed Lot 2

General Information:		
Site Information		
Location	West side of S. Randall Rd. between W. Main St. and Oak St., north of Discount Tire	
Acres	2.03 acres total; Culver's lot = 0.94 acre	
Applications	Special Use (PUD Amendment) PUD Preliminary Plan Final Plat of Subdivision	
Applicable Zoning Code Sections and PUD Ordinance	Ch. 17.14 Business and Mixed Use Districts Ch. 17.24 Off-Street Parking, Loading & Access Ch. 17.26 Landscaping and Screening Title 16 Subdivisions and Land Improvement Ordinance 2005-Z-11 "An Ordinance Amending Ordinance 1990-Z-2 and Granting an Amended Special Use as a Planned Unit Development in the B-3 Service Business District (Zylstra PUD)"	
Existing Conditions		
Land Use	Vacant	
Zoning	BR- Regional Business (PUD)	
Zoning Summary		
North	BR- Regional Business (PUD)	Vacant
East	RM-3 General Residential (PUD)	Fox Run Apartments
South	BR- Regional Business (PUD)	Discount Tire
West	BR- Regional Business (PUD)	Fox River Harley-Davidson
Comprehensive Plan Designation		
Corridor/Regional Commercial		

Aerial



Zoning



II. BACKGROUND

A. PROPERTY HISTORY

The subject property constitutes Lots 1 and 2 in the Zylstra PUD. The Zylstra PUD encompasses a total of 35 acres on the west side of S. Randall Rd. between W. Main St. and Oak St. The PUD was approved by City Council in 2005 under Ordinance 2005-Z-11, “An Ordinance Amending Ordinance 1990-Z-2 and Granting an Amended Special Use as a Planned Unit Development in the B-3 Service Business District (Zylstra PUD)”. The PUD ordinance incorporates development standards for architectural design, landscaping, bulk requirements, and signage.

Ordinance 2005-Z-11 also approved a PUD Preliminary for Zylstra Center, showing the intended layout of the lots, stormwater detention, utilities, and landscaping along the public streets and internal access drives, along with development plans for Fox River Harley-Davidson on Lot 7. The Final Plat of Subdivision for Zylstra Center was also approved in 2005, subdividing the property into 10 lots.

Per the PUD ordinance, a PUD Preliminary Plan for development of the remaining lots within Zylstra must be approved by the City. PUD Preliminary Plans have been approved for Costco, Firestone, and Discount Tire. In 2013, the City approved the Final Plat of Zylstra Center First Re-Subdivision, which re-subdivided Lots 3 and 4 into three lots, one of which now contains Discount Tire (Lot 3).

Lots 1 and 2 of the Zylstra Center First Re-Subdivision, located along Randall Rd. north of Discount Tire, remain available for development, as are Lots 1 and 9 of the original Zylstra Center subdivision. Lot 1 is west of Firestone with frontage on W. Main St. and Lot 9 is behind Harley-Davidson.

B. PROPOSAL

Culver’s St. Charles – Randall is proposing to re-subdivide Lots 1 and 2 in the Zylstra Center First Re-Subdivision as follows:

- Proposed Lot 1 (1.09 acres) for future development.
- Proposed Lot 2 (0.94 acres) for development of a Culver’s restaurant.

The re-subdivision is being proposed to shift the common lot line between the lots to the south approximately 16 ft., making Lot 2 about 3,800 sf smaller than the existing lot.

Also proposed are plans to develop proposed Lot 2 with a Culver’s drive-thru restaurant. Details of the proposal are as follows:

- Construction of a one-story, 4,080 sf building fronting on S. Randall Rd.
- Site access from two driveways off the shared access road along the west side of the lot.
- Drive-thru lane beginning at the southeast corner of the building, wrapping around the front and north side.
- A total of 47 parking stalls.

The following applications have been submitted to facilitate this project:

1. **Minor Subdivision – Final Plat** – To change the dimensions of the two subject lots.

2. **Special Use (PUD Amendment)** – To amend the PUD ordinance regarding parking lot setbacks for the Culver’s and to permit a zoning deviation related to drive-through facility layout.
3. **PUD Preliminary Plan** – To approve the physical development of the property in order to ensure compliance with the PUD ordinance and applicable provisions of the Zoning Ordinance

III. ANALYSIS

Staff has performed an analysis of the submitted PUD Preliminary Plan and Final Plat of Subdivision to identify any deficiencies with the proposal as it relates to the standards established in the Zylstra PUD Ordinance, the Zoning Ordinance, Title 17 of the City Code, and the Subdivision Ordinance, Title 16 of the City Code.

A. PROPOSED USE

A Culver’s restaurant with a drive-through is proposed for proposed Lot 2. Restaurants and drive-through facilities in conjunction with restaurants are permitted uses in the Zylstra PUD. Special Use approval is not required for the drive-through.

B. ZONING BULK STANDARDS

The table below compares the PUD Preliminary Plan submitted for development of proposed Lot 2 (Culver’s) with the applicable requirements of the Zylstra PUD and the underlying BR zoning district. Deviations that are required to accommodate the site plan as proposed are denoted in ***bold italics*** (see discussion below the table).

A PUD Preliminary Plan for proposed Lot 1 will need to be submitted for review and approval when a development is proposed.

Category	Zoning Ordinance Or PUD Standard	Proposed
Min. Lot Area	None	0.94 acre
Lot Width	None	173 ft.
Building Coverage	30%	10%
Building Height	46 ft.	23 ft.
Building Setbacks:		
<i>Front (Randall Rd.)</i>	40 ft.	65 ft.
<i>Interior side (north)</i>	20 ft.	46 ft.
<i>Interior side (south)</i>	20 ft.	72 ft.
<i>Interior rear (west)</i>	20 ft.	81 ft.
Parking Setbacks:		
<i>Front (Randall Rd.)</i>	25 ft.	25 ft.
<i>Interior side (north)</i>	10 ft.	<i>3 ft.</i>
<i>Interior side (south)</i>	10 ft.	<i>2.5 ft.</i>
<i>Interior rear (west)</i>	10 ft.	<i>2.5 ft.</i>
Parking Requirement	10 spaces per 1,000 sf @ 4,080 sf = 41 spaces	47 spaces
Parking Stall Size	9’ x 18’ OR 9’x16’ w/ 2 ft. bumper overhang	9’ x 18’
Drive-Aisle Width	24’ (two-way) 12’ (one-way)	24’ (two-way) 12’ (one-way)

The Zylstra PUD requires a 10 ft. parking setback from all interior lot lines. Proposed is a 2.5-3 ft. setback from the north, south, and west lot lines. As part of the PUD Amendment, the applicant has requested to reduce the required parking setback from these lot lines, for the Culver’s lot only. (See the applicant’s response to Criteria for PUDs item ii. for the applicant’s explanation of this amendment.)

C. DRIVE-THROUGH FACILITY

A drive-through is proposed for the property. The drive-through lane begins near the southeast corner of the building and wraps around the front (east) to the pick-up window on the north side. The table below compares the plans with the requirements of Section 17.24.100 “Drive-Through Facilities”. Deviations that are required to accommodate the plan as proposed are denoted in ***bold italics*** (see discussion below the table).

Category	Zoning Ordinance Standard	Proposed
Screened from Public Street	Stacking spaces concealed from view from public streets to greatest extent possible by orientation, design or screening	<i>Stacking lane wraps around the front of the building, along Randall Rd.</i>
Obstruction of Required Parking	Stacking spaces cannot obstruct access to required parking spaces	Meets requirement
Obstruction of Ingress/Egress	Location of stacking spaces cannot obstruct ingress/egress to the site or interfere with vehicle circulation	Meets requirement
Lane Configuration	Stacking spaces must be placed in a single line up to point of service	Meets requirement
Required Stacking Spaces	15	<i>9</i> (+ 5 “order waiting” stalls)
Required Stacking Space Size	9’ x 20’	9’ x 20’

i. Drive-Through Configuration

The applicant has requested a deviation from Section 17.24.100.A.4 as part of the PUD Amendment. This section addresses the placement of vehicle stacking in relation to public streets; it states:

“Vehicle stacking and equipment associated with the Drive-Through shall be concealed from view from public streets and surrounding property to the greatest extent possible by their orientation, design, or by screening. This will often involve orienting the Drive-Through to the side or rear of the building, away from the public street.”

Although the drive-through service window is located at the side of the building, vehicle stacking as proposed runs around the front of the building. Landscaping along the Randall Rd. frontage will not entirely screen the stacked vehicles but it will somewhat soften the view. (See the applicant’s response to Criteria for PUDs item ii. for the applicant’s explanation of this deviation request.)

ii. Drive-Through Stacking Spaces

A total of fifteen (15) stacking spaces are required for a restaurant drive-through per Section 17.24.100. The applicant is proposing nine (9) stacking spaces. An additional

five (5) “waiting stalls” are shown on the site plan, however these stalls cannot count towards the stacking space requirement.

The Zoning Ordinance allows for a reduction in the required number of stacking spaces. Section 17.24.100.C states:

“The number of required stacking spaces may be reduced by the City Council, after receiving a recommendation from the Plan Commission, if the petitioner presents a study with quantifiable evidence based on comparable facilities that demonstrates that the number of stacking spaces may be reduced without affecting the ability of the proposed facility to meet the applicable requirements. The approval of a reduced number of stacking spaces shall apply only to the specific business for which the study was conducted.”

The applicant has submitted a letter dated 9/21/17 requesting a reduction in the vehicle stacking requirement. Stacking data from two other Culver’s restaurants in the region, Mt. Prospect and Rosemont, has also been submitted. The data shows the number of vehicles served every half-hour and the average serve time for each order (in seconds). The following is a summary of the data:

- About 35-50 vehicles are served in the peak hour of any given day.
- The average serve time in any given day is between 3-4 minutes.
- If a constant rate of customers were assumed, a total of about 4 spaces would be needed to serve 50 vehicles within an hour, with a 4 minute per car serve time.

D. LANDSCAPING

A landscape plan has been submitted as part of the PUD Preliminary Plan for proposed Lot 2 (Culver’s). The table below compares the submitted plan with the applicable requirements of the Zylstra PUD and Ch. 17.26 “Landscaping and Screening”. All standards are met.

Category	Zoning Ordinance Or PUD Standard	Proposed
Overall Landscape Area	10% *	23.5%
Public Street Frontage Landscaping	75%; 1 tree per 50 ft. (3 trees required)	78% 5 trees
Parking Lot Screening	50% of parking lot to height of 18-30” (applies to Randall Rd. frontage) *	61.7%
Interior Parking Lot Landscape Area	10%	10%
Parking Lot Trees	1 tree per 10 parking spaces (5 trees required) *	9 trees
Building Foundation Landscaping		
<i>Foundation Planting Beds</i>	25-75% of total wall length: 8 ft. wide planting beds within 60 ft. of façade *	44%
<i>Foundation Plantings</i>	20 shrubs/bushes/perennials per 50 ft. of building wall (107 plantings required)	147 shrubs/bushes/perennials
<i>Foundation Trees</i>	2 trees per 50 ft. of building wall (11 trees required)	11 trees
Monument Sign Landscaping	3 ft. around sign	3-6 ft. around three sides of sign
Refuse Dumpster Screening	Enclosed and screened on all sides when visible from public street	Meets requirement

**PUD ordinance standard.*

Staff Comments:

- While not required to meet landscaping requirements, staff suggests the parking stall at the northeast corner be converted to landscape area to improve site circulation and enlarge the green area along the Randall Rd. site frontage.

E. BUILDING ARCHITECTURE

Building elevations have been submitted for the proposed Culver’s. Exhibit VIII of the Zylstra PUD ordinance contains Architectural Guidelines for lots within the PUD. Staff has reviewed the submitted building elevations and has determined that the design meets the applicable Architectural Guidelines.

F. SIGNAGE

A total of four (4) wall signs and a monument sign are proposed. Exhibit V of the Zylstra PUD ordinance contains sign requirements for lots within the PUD. The wall signage conforms to the applicable requirements.

Staff Comments

- The maximum height of monument signs is 10 ft. above grade of the adjoining street curb. The proposed sign is 10 ft. in height; however it may need to be lowered depending on grade at the street curb and grade where the sign will be placed. This information should be provided at the time of application for sign permit.

G. LIGHTING

A photometric plan has been submitted. Staff has reviewed the plan for conformance with Exhibit IX of the Zylstra PUD ordinance.

Staff Comments:

- The photometric plan must be updated to include light fixtures to be mounted on the building.
- Pole height must also be indicated. Maximum pole height is 46 ft.

H. ENGINEERING REVIEW

Detailed engineering comments have been provided to the applicant. The comments are relatively minor and will not impact the site layout. The plans will need to be revised in response to all staff comments prior to City Council approval of the PUD Preliminary Plan.

Staff Comments:

- A sidewalk connection from the sidewalk along Randall Rd. into the site is needed, similar to the sidewalk connection provided on the Discount Tire lot.

I. FINAL PLAT OF SUBDIVISION

A Final Plat of Subdivision has been submitted. Proposed is re-subdivision of Lots 1 and 2 in the Zylstra Center First Re-Subdivision:

- Proposed Lot 1 (1.09 acres) for future development.
- Proposed Lot 2 (0.94 acres) for Culver’s.

The proposed Plat shifts the common lot line between the lots to the south by approximately 16 ft., making proposed Lot 2 about 3,800 sf smaller than the existing Lot 2.

Staff has provided the applicant with a number of relatively minor comments that must be addressed on a revised Plat prior to City Council approval. These comments do not impact the proposed layout of the lots.

IV. PLAN COMMISSION RECOMMENDATION

Plan Commission held a public hearing on 10/3/17 and recommended approval of the Amendment to Special Use for PUD, PUD Preliminary Plan, and Final Plat of Subdivision, upon resolution of outstanding staff comments prior to City Council action, by a vote of 8-0.

V. ATTACHMENTS

- Application for Special Use for PUD; received 9/6/17
- Application for PUD Preliminary Plan; received 9/6/17
- Application for Minor Subdivision – Final Plat; received 9/15/17
- Final Plat of Subdivision
- PUD Preliminary Plans
- Excerpts from Ordinance 2005-Z-11

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



COMMUNITY & ECONOMIC DEV./PLANNING DIVISION

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

SPECIAL USE APPLICATION

(To request a Special Use or Amendment, or a Special Use for PUD or Amendment)

For City Use	
Project Name:	<u>Culver's - Zylstra Lot 2</u>
Project Number:	<u>2017</u> -PR- <u>014</u>
Application Number:	<u>2017</u> -AP- <u>032</u>



To request a Special Use for a property, or to request to amend an existing Special Use Ordinance for a property, complete this application and submit it with all required attachments to the Planning Division.

City staff will review submittals for completeness and for compliance with applicable requirements prior to establishing a public hearing date for an application.

The information you provide must be complete and accurate. If you have a question please call the Planning Division and we will be happy to assist you.

1. Property Information:	Location:	Lot 2 of Zylstra Center First Re-subdivision	
	Parcel Number (s):	0932230012	
	Proposed Name:	Culver's of St. Charles - Randall	
2. Applicant Information:	Name	Culver's of St. Charles - Randall	Phone 847-322-2714
	Address	C/O Charles Martin 0N641 Herrick Drive Wheaton, IL 60187	Fax
			Email jimdiv@sbcglobal.net
3. Record Owner Information:	Name	Thomas C. Zylstra Farms LLC	Phone 630-457-1205
	Address	21 North 4th Street Geneva, IL 60134	Fax
			Email rwilliams@gwillplaw.com

Please check the type of application:

- Special Use for Planned Unit Development - PUD Name:** _____
 - New PUD
 - Amendment to existing PUD- Ordinance #: 2005-Z-11
 - PUD Preliminary Plan filed concurrently

- Other Special Use (from list in the Zoning Ordinance):** _____
 - Newly established Special Use
 - Amendment to an existing Special Use Ordinance #: _____

Information Regarding Special Use:

Comprehensive Plan designation of the property: Corridor/Regional Commercial

Is the property a designated Landmark or in a Historic District? NO

What is the property's current zoning? BR regional business and PUD

What is the property currently used for? Vacant

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

Culver's restaurant with drive-thru will be constructed

For Special Use Amendments only:

Why is the proposed change necessary?

1. The Culver's footprint requires the patio and green space around the building which has used an excessive portion of the site. The requested deviation of setback effects approximately half of the north property line with the balance being in excess of the required 10' setback. The south side leaves 13' of green space to the backside of the tire store.

2. In order to maintain a safe entrance into the drive-through queue from the entrance off of the existing access road, the drive-through should be oriented along the east side of the building. The currently proposed drive-through location is most efficient from a site circulation standpoint as the queue does not block the entrance off of the existing access road.

What are the proposed amendments? (Attach proposed language if necessary)

1. Modify the 10' parking setback on interior lot lines to 2' to 3'.

2. Deviation from the vehicle stacking to be concealed from public streets by orienting the drive-through to the side or rear of the building, away from the public street.

Note for existing buildings:

If your project involves using an existing building, whether you plan to alter it or not, please contact the St. Charles Fire Department (630-377-4458) and the Building and Code Enforcement Division (630-377-4406) for information on building, life safety and other code requirements. Depending on the proposed use, size of structure and type of construction, these requirements can result in substantial costs.

Attachment Checklist:

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.

❑ APPLICATION FEE:

Application fee in accordance with Appendix B of the Zoning Ordinance. (Special Use for PUD \$1,000; all other Special Use requests \$750)

❑ 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 site:

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 and DISCLOSURE:

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

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

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.

❑ LEGAL DESCRIPTION: For entire subject property, on 8 1/2 x 11 inch paper

❑ PLAT OF SURVEY:

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

❑ FINDINGS OF FACT:

Fill out the attached forms or submit responses on a separate sheet (*Submit "Criteria for PUD" for any PUD application; "Findings for Special Use" for all other Special Use applications.*)

❑ LIST OF PROPERTY OWNERS WITHIN 250 FT.:

Fill out the attached form or submit on a separate sheet. The form or the list must be signed and notarized.

❑ **SOIL AND WATER CONSERVATION DISTRICT APPLICATION:**

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

Submit the application form and fee directly to the Kane-DuPage Soil and Water Conservation District. Provide a copy with this application.

❑ **ENDANGERED SPECIES REPORT:**

Copy of Endangered Species Consultation Agency Action to be filed with the Illinois Department of Natural Resources. <http://dnr.illinois.gov/EcoPublic/>

Fill out the online form, print the report and submit with this application.

❑ **TRAFFIC STUDY:** If requested by the Director of Community Development.

Staff will advise you whether a traffic study is recommended based on the project. Regardless, the Plan Commission or City Council may request a traffic study as a part of the review process.

❑ **PLANS:**

All required plans shall be drawn on sheets no larger than 24" x 36", unless the Director of Community Development permits a larger size when necessary to show a more comprehensive view of the project. All required plans shall show north arrow and scale, and shall be drawn at the same scale (except that a different scale may be used to show details or specific features). All plans shall include the name of the project, developer or owner of site, person or firm preparing the plan, and the date of plan preparation and all revisions.

Copies of Plans:

Initial Submittal - Ten (10) full size copies, Three (3) 11" by 17", and a PDF electronic file (On a CD-ROM or may be emailed to the Project Manager). For subsequent submittals, please contact the Project Manager to determine how many copies are required.

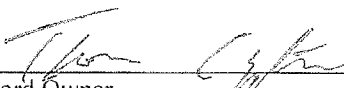
❑ **SITE PLAN (Note: For a Special Use for PUD, submit PUD Preliminary Plan Application in lieu of Site Plan)**

A plan or plans showing the following information:

1. Accurate boundary lines with dimensions
2. Streets on and adjacent to the tract: Name and right-of-way width
3. Location, size, shape, height, and use of existing and proposed structures
4. Location and description of streets, sidewalks, and fences
5. Surrounding land uses
6. Date, north point, and scale
7. Ground elevation contour lines
8. Building/use setback lines
9. Location of any significant natural features
10. Location of any 100-year recurrence interval floodplain and floodway boundaries
11. Location and classification of wetland areas as delineated in the National Wetlands Inventory
12. Existing zoning classification of property
13. Existing and proposed land use
14. Area of property in square feet and acres
15. Proposed off-street parking and loading areas
16. Number of parking spaces provided, and number required by ordinance
17. Angle of parking spaces
18. Parking space dimensions and aisle widths
19. Driveway radii at the street curb line
20. Width of driveways at sidewalk and street curb line


21. Provision of handicapped parking spaces
22. Dimensions of handicapped parking spaces
23. Depressed ramps available to handicapped parking spaces
24. Location, dimensions and elevations of freestanding signs
25. Location and elevations of trash enclosures
26. Provision for required screening, if applicable
27. Exterior lighting plans showing:
 - a. Location, height, intensity and fixture type of all proposed exterior lighting
 - b. Photometric information pertaining to locations of proposed lighting fixtures

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



Record Owner 9/14/17

Date



Applicant or Authorized Agent 9/14/17

Date

September 14, 2017

Richard L. Williams

City of St. Charles
Attn: Planning Department
2 E. Main Street
St. Charles, Illinois 60174

Direct: (630) 457-1205
rwilliams@gwllplaw.com

Re: Letter of Authorization – DM St. Charles, Inc.

Dear Planning Department:

Please be advised that this firm represents Thomas C. Zylstra Farms, LLC, Robert C. Zylstra Farms, LLC, and Randy K. Johns Farms, LLC (collectively “Owners”), owners of the property commonly known as Lot 1 and Lot 2 in Zylstra Center First Resubdivision (the “Property”). This letter shall confirm that DM St. Charles, Inc. is the contract purchaser of the above referenced Property pursuant to a Purchase and Sale Agreement dated June 24, 2017 (the “Contract”). Pursuant to the Contract, DM St. Charles, Inc. has authority to file a land use petition with the City of St. Charles (the “City”) seeking to obtain all governmental approvals from the City in order for DM St. Charles, Inc. to use the Property in accordance with its intended use. The governmental approvals shall include, but not be limited to: (1) amendment to the existing Planned Unit Development site plan and plan description; (2) a special use permit; and, (3) such other approvals as DM St. Charles, Inc. may request from the City.

The letter shall further confirm that there are no buildings on the Property and no electors reside thereon. This authorization shall continue in full force and effect until receipt by the City of a revocation signed by Owners, in writing.

Very truly yours,



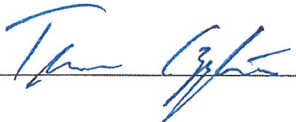
Richard L. Williams

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

STATE OF ILLINOIS)
) SS.
KANE COUNTY)

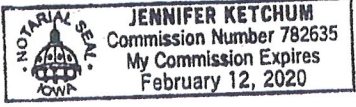
I, Thomas C. Zylstra, being first duly sworn on oath depose and say that I am
Manager of Thomas C. Zylstra Farms, LLC, an Illinois Limited Liability
Company (L.L.C.), and that the following persons are all of the members of the said L.L.C.:

<u>Thomas C. Zylstra</u>	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

By: , Manager

Subscribed and Sworn before me this 14th day of
September, 20 17.


Notary Public



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

STATE OF ILLINOIS)
) SS.
KANE COUNTY)

I, Robert C. Zylstra, being first duly sworn, on oath, depose and say that I am

Manager of Robert C. Zyletra Farms, 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.:

<u>Robert C. Zyletra</u>	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

By: Robert C. Zylstra, Manager

Subscribed and Sworn before me this 14th day of

September, 20 17.

Kelly Johns
Notary Public

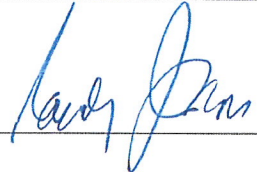


**OWNERSHIP DISCLOSURE FORM
LIMITED LIABILITY COMPANY (L.L.C.)**

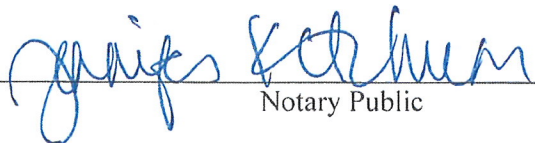
STATE OF ILLINOIS)
) SS.
KANE COUNTY)

I, Randy K. Johns, being first duly sworn on oath depose and say that I am
Manager of Randy K. Johns Farms, 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.:

<u>Randy K. Johns</u>	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

By: , Manager

Subscribed and Sworn before me this 14th day of
September, 20 17.


Notary Public



CRITERIA FOR PLANNED UNIT DEVELOPMENTS (PUDS)



For Special Use for PUD or PUD Amendment applications.

The St. Charles Zoning Ordinance requires the Plan Commission to consider the criteria listed below in making a recommendation to the City Council on whether a proposed Planned Unit Development is in the public interest.

As the applicant, the “burden of proof” is on you to provide information that addresses the criteria below in order to demonstrate that the project is in the public interest.

(You may utilize this form or provide the responses on another sheet.)

2005-Z-11

PUD Name

Date

From the St. Charles Zoning Ordinance, Section 17.04.410.3:

The Plan Commission shall not favorably recommend, and the City Council shall not approve, a Special Use for a PUD or an amendment to a Special Use for a PUD unless they each make findings of fact based on the application and the evidence presented at the public hearing that the PUD is in the public interest, based on the following criteria:

i. The proposed PUD advances one or more of the purposes of the Planned Unit Development procedure stated in Section 17.04.400.A:

1. To promote a creative approach to site improvements and building design that results in a distinctive, attractive development that has a strong sense of place, yet becomes an integral part of the community.
2. To create places oriented to the pedestrian that promote physical activity and social interaction, including but not limited to walkable neighborhoods, usable open space and recreational facilities for the enjoyment of all.
3. To encourage a harmonious mix of land uses and a variety of housing types and prices.
4. To preserve native vegetation, topographic and geological features, and environmentally sensitive areas.
5. To promote the economical development and efficient use of land, utilities, street improvements, drainage facilities, structures and other facilities.
6. To encourage redevelopment of sites containing obsolete or inappropriate buildings or uses.
7. To encourage a collaborative process among developers, neighboring property owners and residents, governmental bodies and the community

The proposed PUD Amendment advances purpose statement #1 in that it will allow development of a Culver's that will compliment the neighborhood and larger community with a family friendly dining experience to compliment the nearby retail, commercial and residential development. The construction both compliments the neighboring businesses and structures as well as the coordination of the access for pedestrians and vehicles.

ii. **The proposed PUD and PUD Preliminary Plans conform to the requirements of the underlying zoning district or districts in which the PUD is located and to the applicable Design Review Standards contained in Chapter 17.06, except where:**

- A. **Conforming to the requirements would inhibit creative design that serves community goals, or**
- B. **Conforming to the requirements would be impractical and the proposed PUD will provide benefits that outweigh those that would have been realized by conforming to the applicable requirements.**

Factors listed in Section 17.04.400.B shall be used to justify the relief from requirements:

1. The PUD will provide community amenities beyond those required by ordinance, such as recreational facilities, public plazas, gardens, public art, pedestrian and transit facilities.
2. The PUD will preserve open space, natural beauty and critical environmental areas in excess of what is required by ordinance or other regulation.
3. The PUD will provide superior landscaping, buffering or screening.
4. The buildings within the PUD offer high quality architectural design.
5. The PUD provides for energy efficient building and site design.
6. The PUD provides for the use of innovative stormwater management techniques.
7. The PUD provides accessible dwelling units in numbers or with features beyond what is required by the Americans with Disabilities Act (ADA) or other applicable codes.
8. The PUD provides affordable dwelling units in conformance with, or in excess of, City policies and ordinances.
9. The PUD preserves historic buildings, sites or neighborhoods.

The proposed Culver's will compliment the balance of the PUD with a family friendly quick serve restaurant that makes the most of the infrastructure already approved and in place. It will be constructed of the highest quality and will utilize many of the energy efficiencies available on the market today including lower exhaust rates, higher HVAC ratings, and less electrical use through LED fixtures.

The first proposed deviation is to modify the 10' parking setback on interior lot lines to 2' to 3'. The deviation is justified based on factor #1, above. The Culver's footprint requires a patio and green space around the building which has used an excessive portion of the site. The patio and green space provides community amenities beyond those required by the ordinance.

The second proposed deviation is a departure from the requirement of vehicle stacking to be concealed from public streets by orienting the drive-through to the side or rear of the building, away from the public street. The deviation is justified based on factor #4, above. Culver's is proposing a high quality architectural design and restaurant layout in order to enhance the dining experience for their customers. The proposed site layout and drive-through location is most efficient from a site circulation standpoint as the queue does not block the entrance off of the existing access road.

iii. The proposed PUD conforms with the standards applicable to Special Uses (section 17.04.330.C.2):

A. Public Convenience: The Special Use will serve the public convenience at the proposed location.

Culver's will compliment the balance of the PUD by offering a quick serve food option to the public while they utilize the rest of the PUD.

B. Sufficient Infrastructure: That adequate utilities, access roads, drainage and/or necessary facilities have been, or are being, provided.

The infrastructure is more than adequate for the new Culver's.

C. Effect on Nearby Property: That the Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair property values within the neighborhood.

The special use for Culver's will serve to only compliment and be an asset to the neighborhood.

D. Effect on Development of Surrounding Property: That the establishment of the Special Use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

The special use for Culver's will not impede the normal or orderly development and improvement of the surrounding area. It will be an asset.

E. Effect on General Welfare: That the establishment, maintenance or operation of the Special Use will not be detrimental to or endanger the public health, safety, comfort or general welfare.

Culver's is a family friendly restaurant intending to be good citizen of the community.

- F. Conformance with Codes: That the proposed Special Use conforms to all existing Federal, State and local legislation and regulation and meets or exceeds all applicable provisions of this Title, except as may be varied pursuant to a Special Use for Planned Unit Development.

The design and development is intended to meet all codes except as requested for the special use.

- iv. **The proposed PUD will be beneficial to the physical development, diversity, tax base and economic well-being of the City.**

Culver's will provide a very large asset to the tax base and economic well being of the community.

- v. **The proposed PUD conforms to the purposes and intent of the Comprehensive Plan.**

The proposed Culver's meets that intent of the Comprehensive Plan's designated land use for the property, which is Corridor/Regional Commercial.



September 14, 2017

Culver's of St. Charles Legal Description:

Lot 2 (Except the North 16.63 Feet therefrom) in Zylstra Center First- Resubdivision, being a Subdivision of part of the Northeast $\frac{1}{4}$ of Section 32, Township 40 North, Range 8 East of the Third Principal Meridian, according to the Plat thereof recorded April 22, 2013 as Document Number 2013K029659, in City of St. Charles, Kane County, Illinois.

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



COMMUNITY & ECONOMIC DEV./PLANNING DIVISION

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

PUD PRELIMINARY PLAN APPLICATION

For City Use	
Project Name:	<u>Culver's - Zylstra Lot 2</u>
Project Number:	<u>2017</u> -PR- <u>014</u>
Application Number:	<u>2017</u> -AP- <u>033</u>



To request approval of a PUD Preliminary Plan, complete this application and submit it with all required plans and attachments to the Planning Division. Normally this application will track with an application for Special Use for a PUD, unless a Special Use for a PUD has previously been granted and no amendment is necessary.

When the application is complete staff will distribute the plans to other City departments for review. When the staff has determined that the plans are ready for Plan Commission review, we will place the PUD Preliminary Plan on a Plan Commission meeting agenda.

The information you provide must be complete and accurate. If you have a question please call the Planning Division and we will be happy to assist you.

1. Property Information:	Location: Lot 2 of Zylstra Center First Re-subdivision	
	Parcel Number (s): 0932230012	
	Proposed PUD Name: Culver's of St. Charles - Randall	
2. Applicant Information:	Name Culver's of St. Charles - Randall	Phone 847-322-2714
	Address C/O Charles Martin 0N641 Herrick Drive Wheaton, IL 60187	Fax
		Email jimdiv@sbcglobal.net
3. Record Owner Information:	Name Thomas C. Zylstra Farms LLC	Phone 630-457-1205
	Address 21 North 4th Street Geneva, IL 60134	Fax
		Email rwilliams@gwillplaw.com

Please check the type of application:

- New proposed PUD- Planned Unit Development** (Special Use Application filed concurrently)
- Existing PUD-Planned Unit Development**
 - PUD Amendment Required for proposed plan (Special Use Application filed concurrently)

Subdivision of land:

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

Attachment Checklist:

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

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

- APPLICATION FEE:** Application fee in accordance with Appendix B of the Zoning Ordinance. (\$500)

REIMBURSEMENT OF FEES AGREEMENT:

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

REIMBURSEMENT OF FEES INITIAL DEPOSIT:

Deposit of funds in escrow with the City. Required deposit is based on review items (number of applications filed) and the size of the site:

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 and DISCLOSURE:

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

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

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.

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

☐ **PLAT OF SURVEY:**

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

☐ **SOIL AND WATER CONSERVATION DISTRICT APPLICATION:**

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

Submit the application form and fee directly to the Kane-DuPage Soil and Water Conservation District. Provide a copy with this application.

☐ **ENDANGERED SPECIES REPORT:**

Copy of Endangered Species Consultation Agency Action to be filed with the Illinois Department of Natural Resources. <http://dnr.illinois.gov/EcoPublic/>

Fill out the online form, print the report and submit with this application.

☐ **PLANS:**

All required plans shall be drawn on sheets no larger than 24" x 36", unless the Director of Community Development permits a larger size when necessary to show a more comprehensive view of the project. All required plans shall show north arrow and scale, and shall be drawn at the same scale (except that a different scale may be used to show details or specific features). All plans shall include the name of the project, developer or owner of site, person or firm preparing the plan, and the date of plan preparation and all revisions.

Copies of Plans:

Initial Submittal - Ten (10) full size copies for non-residential projects OR Twelve (12) full size copies for residential projects; Three (3) 11" by 17"; and a PDF electronic file (On a CD-ROM or may be emailed to the Project Manager). For subsequent submittals, please contact the Project Manager to determine how many copies are required.

☐ **SITE/ENGINEERING PLAN:**

PRELIMINARY ENGINEERING PLANS – DRAWING REQUIREMENTS/CHECKLIST:

Complete the attached checklist and ensure that all required information is included on the 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

□ **SKETCH PLAN FOR LATER PHASES OF PUD:**

For phased PUD's, where a sketch plan is permitted, it shall include, at minimum, the following:

- General location of arterial and collector streets
- Location of any required landscape buffers
- Location of proposed access to the site from public streets
- Maximum number of square feet of floor area for nonresidential development
- Maximum number of dwelling units for residential development
- Open space and storm water management land

□ **ARCHITECTURAL PLANS:**

Architectural plans and data for all principal buildings shall be submitted in sufficient detail to permit an understanding of the exterior appearance and architectural style of the proposed buildings, the number, size and type of dwelling units, the proposed uses of nonresidential and mixed use buildings, total floor area and total building coverage of each building.

□ **TREE PRESERVATION PLAN:**

Tree Preservation Plan when required in accordance with Chapter 8.30 of the St. Charles Municipal Code. The information required for this plan may be included as part of the Landscape Plan set. See attachment, “Tree Preservation Requirements for Preliminary Plans”.

□ **LANDSCAPE PLAN:**

Landscape Plan showing the following information:

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

□ **STORMWATER MANAGEMENT:**

Written information (reports, calculations, etc.) as described in the Stormwater Management Requirements for Preliminary Plans (attached)

□ **SUBDIVISION PLAT DRAWING REQUIREMENTS/CHECKLIST:**

If the PUD Preliminary Plan involves the subdivision of land, a completed Subdivision Plat Drawing Requirements Checklist must be submitted.

□ PUBLIC BENEFITS, DEPARTURES FROM CODE:

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

N/A to PUD Amendment

□ SCHEDULE: Construction schedule indicating: Single phase - target start March 2018 and completion of October 2018.

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

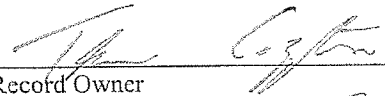
□ PARK AND SCHOOL LAND/CASH WORKSHEETS

For residential developments, Park and School land/cash worksheets in accordance with Title 16 of the St. Charles Municipal Code with population projections establishing anticipated population and student yields.


□ INCLUSIONARY HOUSING SUMMARY

For residential developments, submit information describing how the development will comply with the requirements of Title 19, "Inclusionary Housing" of the St. Charles Municipal Code.


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.



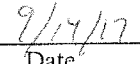
Record Owner



Date



Applicant or Authorized Agent



Date

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



COMMUNITY & ECONOMIC DEV./PLANNING DIVISION

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

MINOR SUBDIVISION – FINAL PLAT APPLICATION

For City Use	
Project Name:	<u>Culver's - Zylstra Lot 2</u>
Project Number:	<u>2017</u> -PR- <u>014</u>
Application Number:	<u>2017</u> -AP- <u>034</u>



Per City Code Section 16.04.04, 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 this application and submit it with all required attachments to the Planning Division. When this application is complete and the plans are substantially in compliance with requirements, the Final Plat will be placed on a Plan Commission agenda for review.

The information you provide must be complete and accurate. If you have any questions, please call the Planning Division and we will be happy to assist you.

1. Property Information:	Location: Lot 2 of Zylstra Center First Re-subdivision	
	Parcel Number (s): 0932230011, 0932230012	
	Proposed Subdivision Name: Culver's of St. Charles - Randall	
2. Applicant Information:	Name Culver's of St. Charles - Randall	Phone 847-322-2714
	Address C/O Charles Martin 0N641 Herrick Drive Wheaton, IL 60187	Fax
		Email jimdiv@sbcglobal.net
3. Record Owner Information:	Name Thomas C. Zylstra Farms LLC	Phone 630-457-1205
	Address 21 North 4th Street Geneva, IL 60134	Fax
		Email williams@gwillplaw.com

Attachment Checklist:

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

☒ APPLICATION FEE:

Application fee in accordance with Appendix A of the Subdivision Code. (\$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 site:

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:

Submit one of the following:

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

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

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.

☒ PLANS:

All required plans shall be drawn on sheets no larger than 24" x 36", unless the Director of Community Development permits a larger size when necessary to show a more comprehensive view of the project. All required plans shall show north arrow and scale, and shall be drawn at the same scale (except that a different scale may be used to show details or specific features). All plans shall include the name of the project, developer or owner of site, person or firm preparing the plan, and the date of plan preparation and all revisions.

Copies of Plans:

Ten (10) full size copies, Three (3) 11" by 17", and a PDF electronic file (On a CD-ROM or may be emailed to the Project Manager). For subsequent submittals, please contact the Project Manager to determine how many copies are required.

SUBDIVISION PLAT – DRAWING REQUIREMENTS/CHECKLIST:

Complete the attached checklist and ensure that all required information is included on the plat.

PARK AND SCHOOL LAND/CASH WORKSHEETS:

For residential developments, Park and School land/cash worksheets in accordance with Title 16 of the St. Charles Municipal Code with population projections establishing anticipated population and student yields.

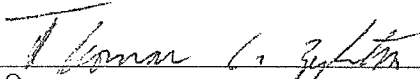
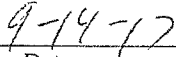

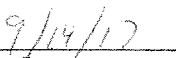
INCLUSIONARY HOUSING SUMMARY:

For residential developments, submit information describing how the development will comply with the requirements of Title 19, "Inclusionary Housing" of the St. Charles Municipal Code.

COPIES OF THIRD PARTY PERMIT/APPROVALS

- Kane County DOT and/or IDOT signature on Final Plat (if applicable)

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



Get Culverized™

September 21, 2017

RE: Drive Thru Stacking Variance Request

We currently own and operate eight Culver's restaurants in the following Chicago suburbs: Mt Prospect, Rosemont, Bolingbrook, Arlington Hts, Schaumburg, Darien, Aurora, and Crystal Lake. In all but one of these locations we don't have any more than nine stacking spaces in the drive thru area. We have at least four order-waiting spaces in each of these eight locations which, in our business, act like additional stacking spaces as our guests wait for their food to be made fresh in five minutes or less. In our business, these order-waiting spaces are as or more important than the stacking spaces to help us operate an efficient and well flowing drive thru operation.

I have also included historical data from two of our locations – Mt Prospect and Rosemont with similar expected traffic to St Charles. The average serve time is between 3 and 4 minutes during our peak periods for each guest as you can see from the attached charts. In addition, our peak drive thru hour has between 35 and 50 cars. Assuming a constant rate of customers, while somewhat unrealistic, the drive thru would require only 4 stacking spaces to serve the peak hour. As such, 9 stacking spaces (as designed) is far more than enough to handle our typical drive thru volume.

Respectfully,

Chuck Martin
Owner and Franchisee

Culver's
Phone 630-479-5551
www.culvers.com

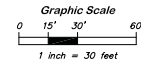
Culver's of Mt Prospect Drive Thru Stacking Report - time is shown in seconds

	13-Sep		14-Sep		15-Sep		16-Sep		17-Sep		18-Sep		19-Sep	
Half Hour	Order Count	Avg Total Time	Order Count	Avg Total Time	Order Count	Avg Total Time	Order Count	Avg Total Time	Order Count	Avg Total Time	Order Count	Avg Total Time	Order Count	Avg Total Time
10:00 AM	1	239	1	256	2	240	1	241	1	248	1	156	4	214.5
10:30 AM	1	303	4	194.5	1	250	3	222.67	2	179.5	2	190.5	4	174.5
11:00 AM	9	211.89	13	197.08	2	196.5	4	243.5	5	290.8	7	207.57	3	211.67
11:30 AM	13	190.54	19	176.89	11	131.36	3	279	6	202.5	8	186.25	24	192.42
12:00 PM	22	166.09	19	177.79	24	197.25	6	274.83	11	214.8	13	218.38	20	208.65
12:30 PM	19	178	13	176.38	22	211.59	10	228.3	6	169.5	16	195.81	17	165.06
1:00 PM	19	151.63	12	161.67	20	167.55	6	161.5	1	313	21	202.71	21	186.86
1:30 PM	9	150.56	3	116.67	8	174.75	11	161.64	8	332.1	9	158.67	7	238
2:00 PM	9	177.56	10	229.3	15	227.67	6	167.67	9	230	5	236.2	7	231.29
2:30 PM	6	199.83	8	235.88	15	185.93	6	121	6	246.5	11	135.64	8	149.88
3:00 PM	11	127.36	8	217.13	6	156.83	9	196.44	5	156.6	3	145.33	9	129.11
3:30 PM	5	194.4	4	212	16	177.31	7	145	10	233.5	7	195	8	212.88
4:00 PM	11	172.82	11	121	10	155.1	6	158.17	14	201.5	10	221.7	10	155.7
4:30 PM	12	218.92	10	162.6	5	192.6	8	151	13	194.8	7	329.71	7	223.86
5:00 PM	9	109.67	13	182.46	13	227.46	13	234.69	9	209.8	8	217.38	6	198.5
5:30 PM	14	152.36	16	161.5	11	216.18	10	269.3	9	198.8	11	252.91	9	243.11
6:00 PM	12	176.42	16	149.81	18	197.5	11	134.36	8	193.1	13	218.62	12	191.08
6:30 PM	15	280.47	9	217.33	16	186.06	7	190.57	6	157.5	11	306.91	11	192.09
7:00 PM	12	157.33	13	128.31	10	193.9	14	198.71	4	448	11	206.27	13	201.15
7:30 PM	8	167.25	17	242.29	12	174.25	9	226.22	4	228	10	242.5	5	191
8:00 PM	7	162.71	12	149.67	8	175.25	11	228.45	2	525	6	198.33	4	283.25
8:30 PM	9	255.56	14	142.43	12	90.67	11	99.55	4	198.8	5	178	10	232
9:00 PM	9	248.11	8	177.63	7	179	10	161.2	4	193.1	4	220	11	264.27
9:30 PM	4	145.25	0		7	243.29	6	234.5	2	157.5	3	117.33	5	245.6
Daily Average	10.25	189	10.5	182	11.29	189.5	7.83	197.05	6.2	238.4	8.42	205.7	9.79	205.68
Total Count	246		253		271		188		149		202		235	

Culver's of Rosemont Drive Thru Stacking Report - time is shown in seconds

Half Hour	13-Sep		14-Sep		15-Sep		16-Sep		17-Sep		18-Sep		19-Sep	
	Order Count	Avg Total Time	Order Count	Avg Total Time	Order Count	Avg Total Time	Order Count	Avg Total Time	Order Count	Avg Total Time	Order Count	Avg Total Time	Order Count	Avg Total Time
10:00 AM	4	224.75	2	156	1	238	2	234	1	264	1	290	4	187.5
10:30 AM	5	165.6	3	212.67	8	207.75	2	279	2	242.5	3	207.33	1	248
11:00 AM	7	135.57	8	172.63	6	152.33	7	263	3	288.7	8	265.88	7	261.71
11:30 AM	16	184.69	18	192.5	10	239.4	11	258	9	217.4	16	235.81	10	212
12:00 PM	15	155.73	20	207.5	14	208.79	12	206.08	5	283	12	287.58	18	193.67
12:30 PM	15	176.73	17	218.88	23	188.04	10	215.9	15	302.6	27	236.33	21	176.76
1:00 PM	20	193.4	17	236.24	25	234.76	12	239.58	13	255.1	22	237.95	14	214.79
1:30 PM	13	235.38	11	239.18	19	212.47	12	315.33	5	197.6	15	203.8	12	214.17
2:00 PM	13	184.31	4	270.5	12	209.33	7	225.86	7	208.6	16	229.31	6	214.67
2:30 PM	7	156.86	5	249.8	9	243.56	11	232.64	11	223.6	6	190.33	7	220.86
3:00 PM	7	155.71	7	205.14	12	247.92	7	250.71	9	166.1	4	205.75	8	219.13
3:30 PM	15	221.6	4	337.25	12	194.5	11	177.91	10	140.8	10	202.4	6	218.83
4:00 PM	8	194.75	7	368.14	11	238.36	7	195	10	163.9	8	265.13	13	227.23
4:30 PM	8	196.88	11	198.36	5	130.6	12	181.42	9	197.1	8	169.13	8	213.75
5:00 PM	8	218.88	8	213.75	12	221.25	11	145.45	11	180.6	3	181	9	195.22
5:30 PM	15	155.93	14	199.07	9	230.11	17	210.88	12	201.3	8	206.63	12	230
6:00 PM	13	192.31	10	157.6	18	232.17	17	178.94	12	170.5	15	286.67	8	259.75
6:30 PM	16	120	12	208.17	21	340.48	11	190.45	12	166.8	14	258.36	15	256.87
7:00 PM	11	170.09	13	193	17	481.94	11	204.82	9	190	10	251.4	12	166.08
7:30 PM	8	149.75	18	198.61	8	300.88	15	136.6	8	242	9	191.78	11	290.36
8:00 PM	12	218.08	16	169.13	7	222.43	10	177.8	12	196.3	8	245.13	10	235.3
8:30 PM	18	238.39	13	167	14	152.14	10	183.1	13	177.1	13	184.85	8	262.13
9:00 PM	6	204.33	7	168.86	9	228.11	7	209.43	11	161	15	209.73	5	231
9:30 PM	9	297.44	10	234.4	15	231.2	10	257.2	2	340	10	167.5	7	163
10:00	5	173.8	7	137.43	7	183	12	221.25	7	151.6	8	225.38	5	302
10:30	8	214.63	4	219.5	8	164.5	9	292.33	5	187	3	324	0	
Daily Average	10.85	189.83	10.23	212.7	11.96	228.2	10.12	218.56	8.58	212.1	10.11	229.2	9.11	224.59
Total Count	282		266		312		263		223		272		237	

Preliminary Plat of Zylstra Center Second Resubdivision City of St. Charles, Kane County, Illinois



Legend

- Indicates concrete monument
- Indicates iron stake
- Meas. Indicates measured data
- (60') Indicates record data
- Indicates easement line
- Indicates building setback line

Surveyor's Notes

Iron pipe shall be set at all lot corners, angle points and points of curvature unless shown otherwise.

Distances shown along curved lines are true arc distances and curves are tangent, unless indicated otherwise.

Zylstra Center First Re-Subdivision, City of St. Charles, Kane County, Illinois recorded as Document 2013K029659.

There shall be no direct access to Randall Road from Lots 1 and 2, Zylstra Center Second Resubdivision, City of St. Charles, Kane County, Illinois Basis of Bearings Topcon Network.

State of Illinois) ss This is to certify that I, Carol Sweet-Johnson, an Illinois Professional Land Surveyor of Johnson-Western Surveying, L.L.C. (Illinois Professional Design Firm No. 184-005518), have surveyed, Resubdivision Lots 1 and 2 in Zylstra Center First Re-Subdivision, being a Subdivision of part of the Northeast 1/4 of Section 32, Township 40 North, Range 8 East of the Third Principal Meridian, according to the Plat thereof recorded April 22, 2013 as Document 2013K029659 in the City of St. Charles, Kane County, Illinois and containing 2.03 acres as shown on the plat hereon drawn which is a correct representation of said survey and Resubdivision. I further certify that the foregoing described tract is located within the corporate limits of the City of St. Charles which has adopted an official comprehensive plan and is exercising the special powers authorized by the laws of the State of Illinois according to 65 ILCS 5/11-12-6, and that said tract appears to be located within "other Areas Zone X" (area determined to be outside 0.2% Annual Chance Floodplain) as identified by the Federal Emergency Management Agency, Flood Insurance Rate Map, Panel 262 of 410, Community-Panel Number 17089C0262H dated August 3, 2009. All distances are given in feet and decimal parts thereof.

Dated at Geneva, Illinois, August 17, 2017.

Illinois Professional Land Surveyor No. 3342
License Expiration Date: November 30, 2018

Owner's Certificate

State of Illinois) ss This is to certify that the undersigned, is the owner of the land described in the foregoing surveyor's certificate and has caused the same to be surveyed, Resubdivision and platted as shown by the plat hereon drawn, for the uses and purposes therein set forth as allowed and provided by statute, the subdivision to be known as "Zylstra Center Second Resubdivision, City of St. Charles, Kane County, Illinois", and I hereby acknowledge and adopts the same under the style and title aforesaid. Said premises are located within Community Unit School District No. 303.

Dated at St. Charles, Illinois, this _____ day of _____, 2017.

By: _____ Attest: _____
Manager Secretary

Notary's Certificate

State of Illinois) ss I, _____ a Notary Public in and for the County and County of Kane) State aforesaid hereby certify that _____, Secretary, who are personally known to me to be the same persons whose names are subscribed to in the foregoing owner's certificate, appeared before me this day in person and acknowledged the execution of the annexed plat and accompanying instrument as their free and voluntary act and the free and voluntary act of the corporation.

Given under my hand and Notarial Seal, this _____ day of _____, 2017.

Notary Public

My Commission Expires _____

Mortgagee's Certificate

State of Illinois) ss Accepted and approved by _____ this _____ day _____ of _____, 2017. Mortgagee.

By: _____ Attest: _____
Title: _____

Notary's Certificate

State of Illinois) ss I, _____ a Notary Public in and for the County and State County of Kane) aforesaid hereby certify that _____ and _____ who are personally known to me to be the same persons whose names are subscribed to in the foregoing owner's certificate, appeared before me this day in person and acknowledged the execution of the annexed plat and accompanying instrument as their free and voluntary act and the free and voluntary act of the corporation.

Given under my hand and Notarial Seal, this _____ day of _____, 2017.

Notary Public

My Commission Expires _____

Special Assessments Certificate

State of Illinois) ss I, _____ Collector of Special Assessments for the City of St. Charles, Illinois, do hereby certify that there are no delinquent or unpaid current or forfeited special assessments or any deferred installments thereof that have been apportioned against the tract of land included in the annexed plat.

Dated at St. Charles, Illinois, this _____ day of _____, 2017.

Collector of Special Assessments

Plan Commission Certificate

State of Illinois) ss Approved by the City of St. Charles Plan Commission at a meeting held the _____ day of _____, 2017.

By: _____ Attest: _____
Chairman Secretary

Public Works Certificate

State of Illinois) ss Approved by the Director of Public Works for the City of St. Charles on this _____ day of _____, 2017.

By: _____ Attest: _____
Director of Public Works Secretary

City Council Certificate

State of Illinois) ss Approved and accepted by the Mayor and city council of the City of St. Charles at a meeting held the _____ day of _____, 2017.

By: _____ Attest: _____
Mayor City Clerk

County Clerk's Certificate

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

Dated at St. Charles, Illinois, this _____ day of _____, 2017.

County Clerk

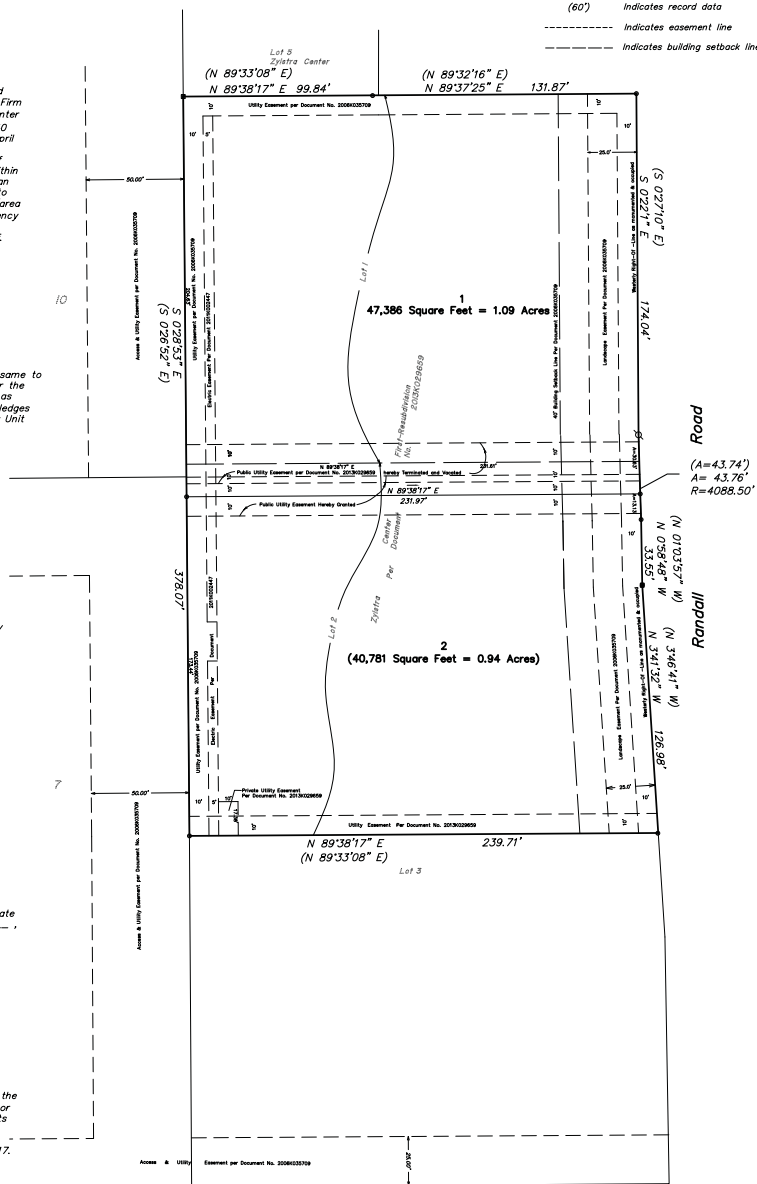
Recorder Certificate

State of Illinois) ss This instrument No. _____, was filed for record in the Recorder's Office of Kane County, Illinois, on the _____ day of _____, 2017, at _____ o'clock _____ M., and was recorded in Plat Envelope No. _____.

County Recorder

Ordered by & Prepared for:
Griffin Williams LLP

Field Bk./Page No: electronic S-7-R: 32-40-B
File Name: Lot2ReSub_Zylstracr Drawn by: C-S-J
Directory: Projects/2017-168 Job No.: 2017-168



PRELIMINARY SITE DEVELOPMENT PLANS FOR CULVER'S OUTLOT 2 - ZYLSTRA CENTER

LOCATION MAP



SECTION 32, TOWNSHIP 40N, RANGE 8E

INDEX OF SHEETS

C1.0	TITLE SHEET
C2.0	EXISTING CONDITIONS PLAN
C3.0	SITE LAYOUT PLAN
C4.0	UTILITY PLAN
C5.0	GRADING AND DRAINAGE PLAN
C6.0	STORMWATER MANAGEMENT PLAN
	ELEVATIONS PLAN
	EXTERIOR PHOTOMETRIC PLAN
	PRELIMINARY LANDSCAPE PLAN

EXISTING LEGEND	PROPOSED LEGEND
EXISTING TREE	CURB & GUTTER
CURB & GUTTER	REVERSE PITCH CURB & GUTTER
EXISTING BUILDING	DEPRESSED CURB & GUTTER
PCC SIDEWALK	PROPOSED BUILDING
GAS SERVICE	STANDARD DUTY PAVEMENT
ELECTRIC SERVICE	HEAVY DUTY PAVEMENT
STORM SEWER	GAS SERVICE
SANITARY SEWER	ELECTRIC SERVICE
WATER MAIN	STORM SEWER
CABLE LINE	SANITARY SEWER
OVERHEAD UTILITY LINE	WATER MAIN
COMMUNICATION LINE	FENCE
FIBER OPTIC LINE	STORM INLET
FENCE	STORM CURB INLET
STORM INLET	STORM MANHOLE
STORM CURB INLET	STORM CATCH BASIN
STORM MANHOLE	DOWNSPOUT CONNECTION
STORM CATCH BASIN	SANITARY MANHOLE
SANITARY MANHOLE	CLEANOUT
CLEANOUT	WATER METER
WATER METER	VALVE VAULT
VALVE VAULT	VALVE BOX
VALVE BOX	HYDRANT
HYDRANT	GAS METER
GAS METER	ELECTRIC METER
ELECTRIC METER	PARKING LOT LIGHT
PARKING LOT LIGHT	FLOW ARROW
UTILITY POLE	OVERLAND FLOOD ROUTE
CITY WIRE	100.00 TW TOP OF SIDEWALK GRADE
TRANSFORMER	100.00 TC TOP OF CURB GRADE
FIBER OPTIC BOX	100.00 P PAVEMENT GRADE
FIBER OPTIC PEDESTAL	100.00 G GROUND GRADE
CABLE PEDESTAL	100.00 MAJOR CONTOUR
PHONE PEDESTAL	100.00 MINOR CONTOUR
ELECTRIC PEDESTAL	
MAJOR CONTOUR	
MINOR CONTOUR	

3110 WOODBERRY DRIVE
ST. CHARLES, IL 60155
P. 630.599.0007
WWW.CAGEENGINEERING.COM



REVISIONS

NO TOLERANCE
UNLESS SPECIFIED OTHERWISE

CULVER'S
OUTLOT 2 - ZYLSTRA CENTER
ST. CHARLES, IL

PROJECT: 170076
SHEET: 8PH
DATE: 04/05/17
SCALE: N.T.S.

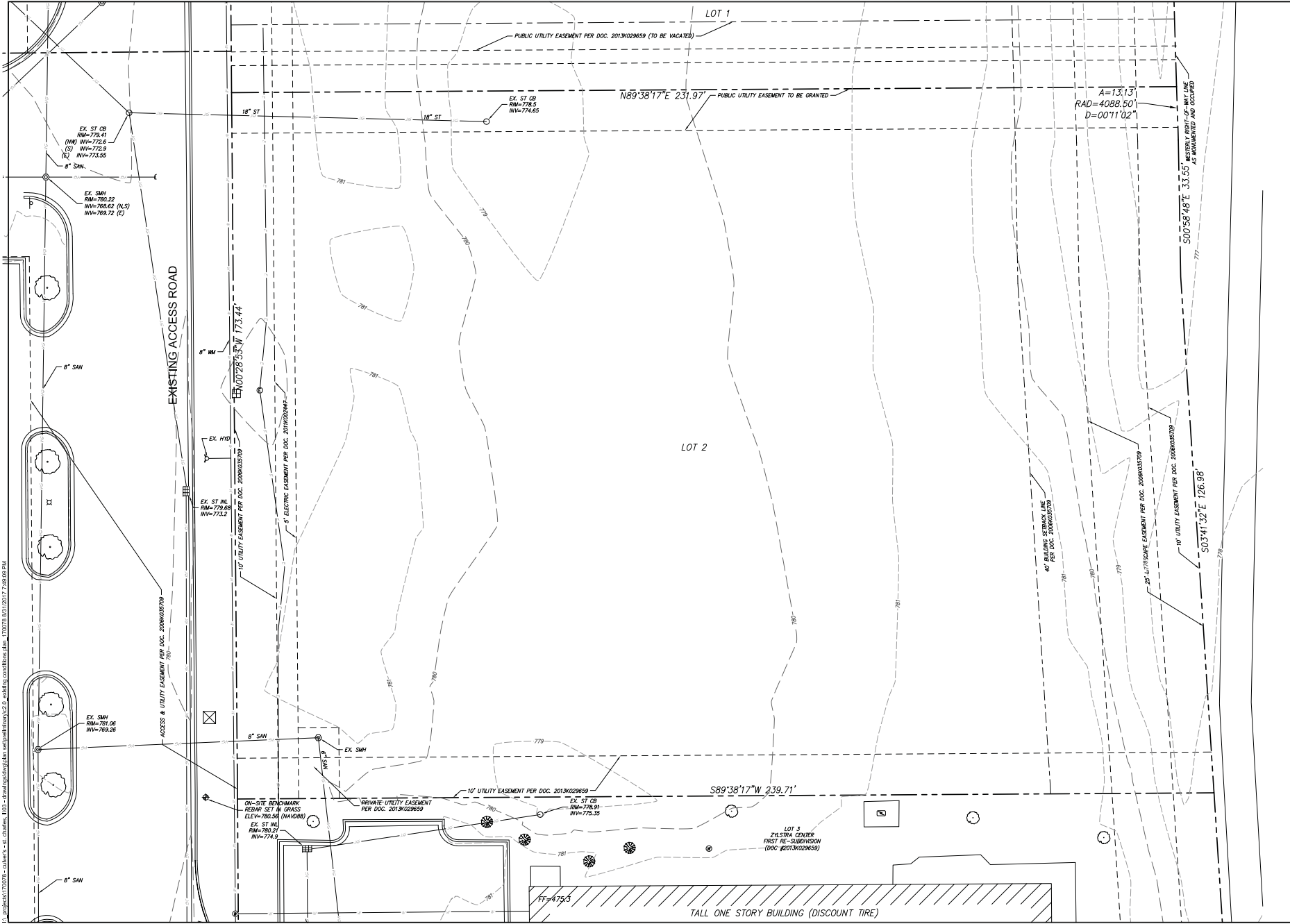
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TITLE SHEET

SHEET NUMBER
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3110 WOODCREEK DRIVE
P.O. BOX 592007
WWW.CAGEONLINE.COM



REVISIONS

NO.	DATE	DESCRIPTION

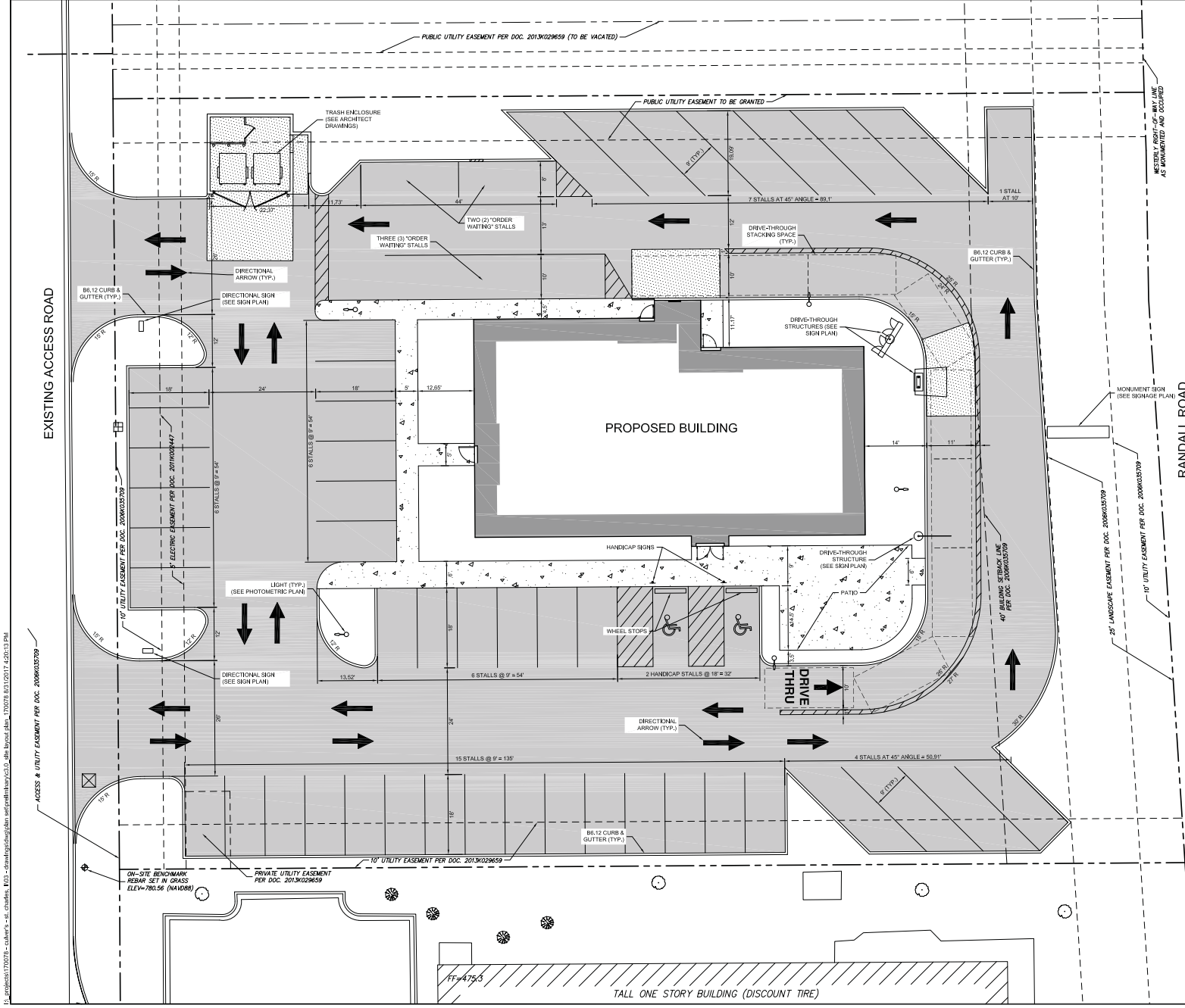
CULVER'S
OUTLOT 2 - ZYLSTRA CENTER
ST. CHARLES, IL

PROJECT: 170076
ENR: 8PH
DATE: 0403-17
SCALE: 1"=10'

SHEET TITLE
EXISTING CONDITIONS PLAN

SHEET NUMBER
C2.0

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SITE DATA	
TOTAL SITE AREA	40,781 SF
PROPOSED IMPERVIOUS AREA	31,201 SF
PROPOSED PERVIOUS AREA	9,580 SF
PROPOSED BUILDING AREA	4,080 SF
PARKING SUMMARY	
STANDARD STALLS PROVIDED	45 STALLS
ADA STALLS PROVIDED	2 STALLS
TOTAL STALLS PROVIDED	47 STALLS
ORDER WAITING STALLS PROVIDED	5 STALLS
DRIVE-THROUGH STACKING SPACES	9 SPACES

PAVING LEGEND	
	BITUMINOUS ASPHALT PAVEMENT
	CONCRETE PAVEMENT
	CONCRETE SIDEWALK

3110 WOODCREEK DRIVE
 ST. CHARLES, ILL. 62255
 P. 635.593.0007
 WWW.CAGEENGINEERING.COM

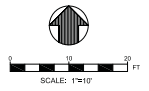
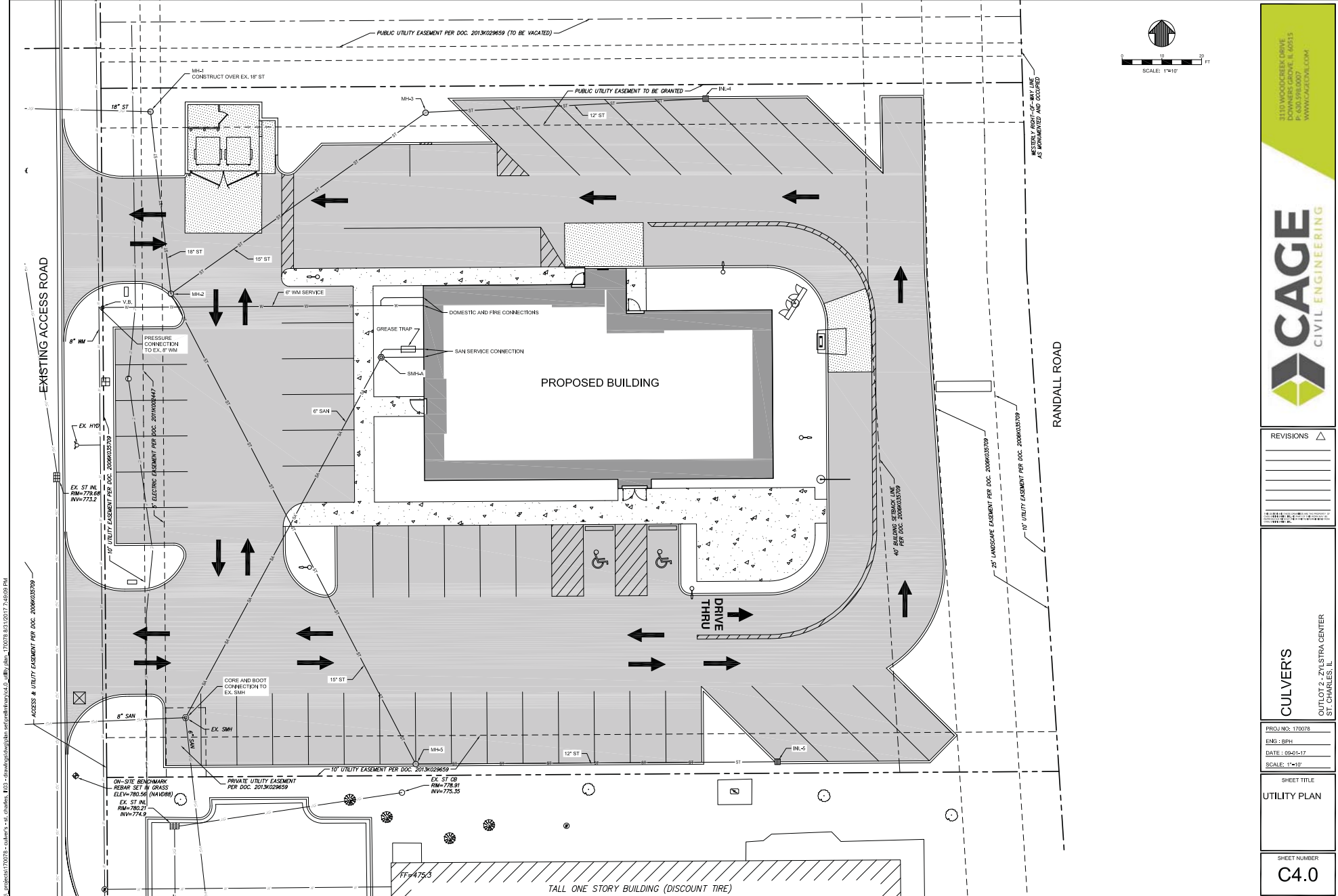
CAGE
 CIVIL ENGINEERING

REVISIONS

PROJECT: 170078
 DWS: BPH
 DATE: 04/01/17
 SCALE: 1"=10'

SHEET TITLE
SITE LAYOUT PLAN

SHEET NUMBER
C3.0



3110 WOODCREEK DRIVE
 CHICAGO, ILLINOIS 60615
 P. 630.599.0007
 WWW.CAGEENGINEERING.COM



REVISIONS	DATE	BY	CHKD

CULVER'S
 OUTLOT 2 - ZYLUSTRA CENTER
 ST. CHARLES, IL

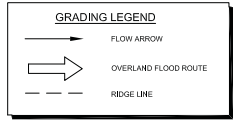
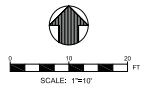
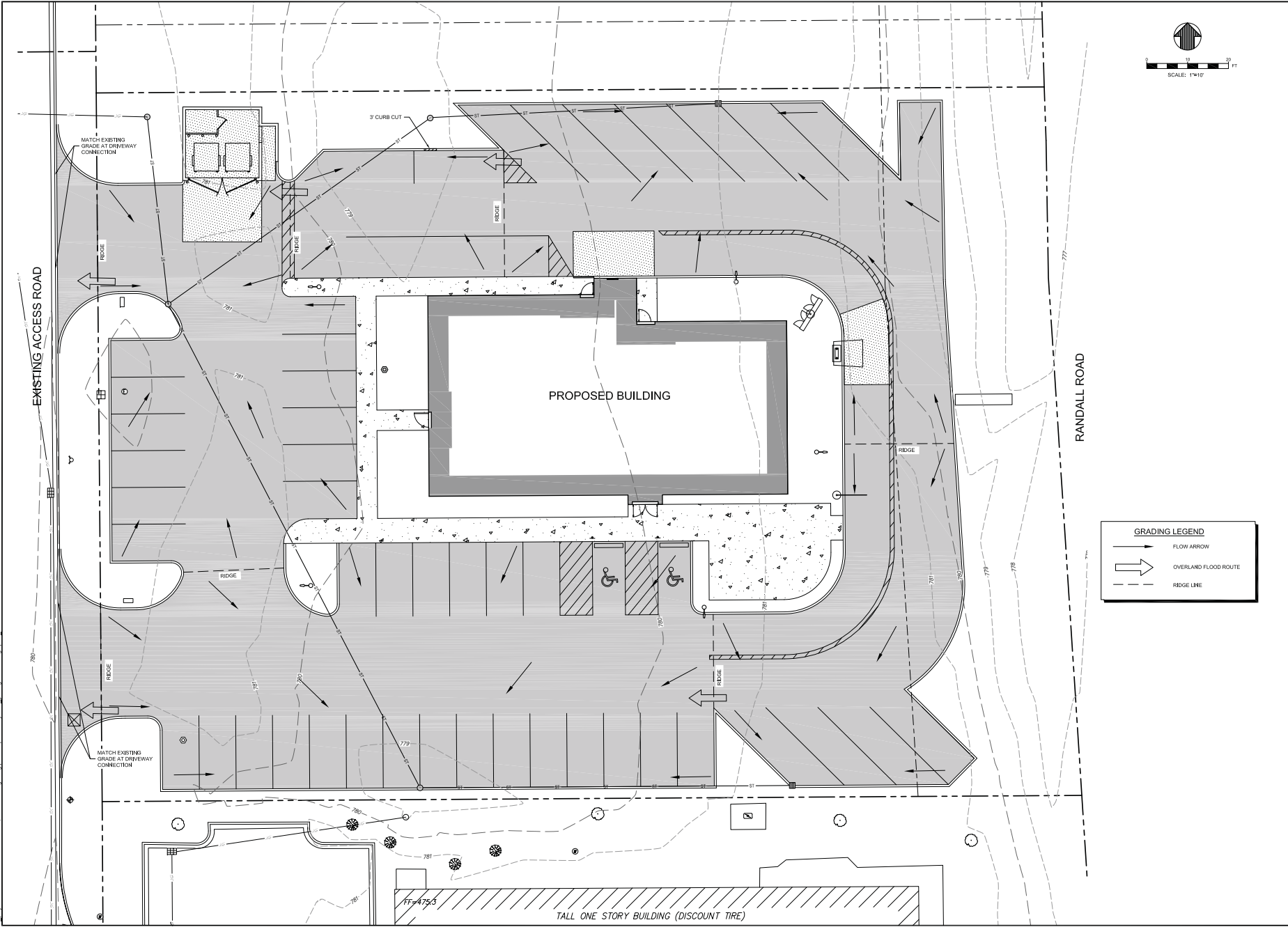
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 EMS: BPH
 DATE: 06-01-17
 SCALE: 1"=10'

SHEET TITLE
UTILITY PLAN

SHEET NUMBER
C4.0

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U:\projects\170078 - culver's - st. charles - grading and drainage\170078_03\170317_246091.dwg



1110 WOODCREEK DRIVE
 ST. CHARLES, ILL. 60155
 P. 633.592.0007
 WWW.CAGE.COM



REVISIONS

NO.	DATE	DESCRIPTION

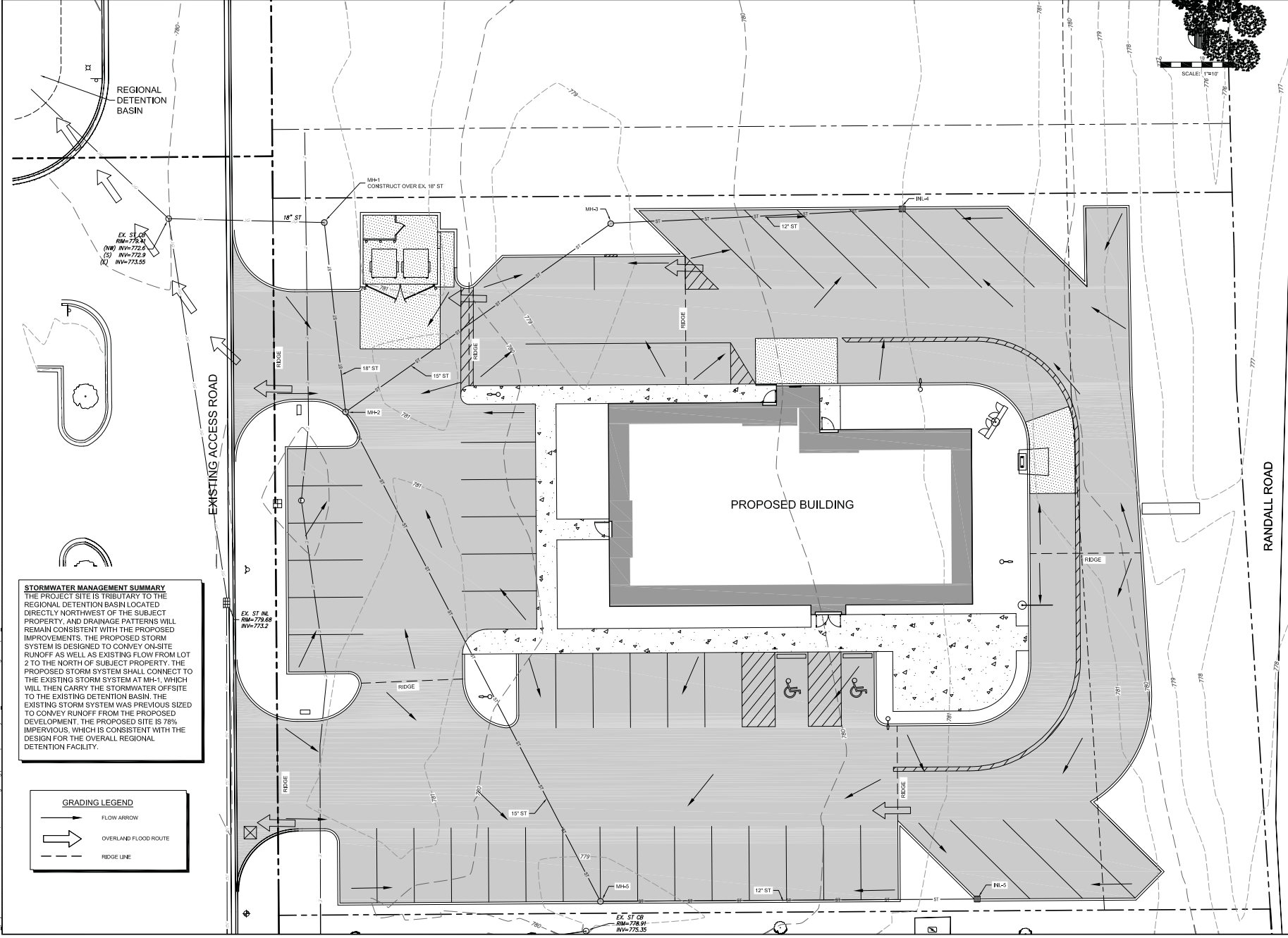
CULVER'S
 OUTLOT 2 - ZYLSTRA CENTER
 ST. CHARLES, IL

PROJECT: 170078
 EWS: BPH
 DATE: 06-01-17
 SCALE: 1"=10'

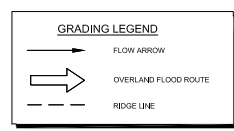
SHEET TITLE
GRADING AND DRAINAGE PLAN

SHEET NUMBER
C5.0

I:\projects\170078 - culver's - st. charles - 17078_001\DWG\170078_001\stormwater management.dwg, 17078_001\DWG\170078_001.dwg
 I:\projects\170078 - culver's - st. charles - 17078_001\DWG\170078_001\stormwater management.dwg, 17078_001\DWG\170078_001.dwg



STORMWATER MANAGEMENT SUMMARY
 THE PROJECT SITE IS TRIBUTARY TO THE REGIONAL DETENTION BASIN LOCATED DIRECTLY NORTHWEST OF THE SUBJECT PROPERTY, AND DRAINAGE PATTERNS WILL REMAIN CONSISTENT WITH THE PROPOSED IMPROVEMENTS. THE PROPOSED STORM SYSTEM IS DESIGNED TO CONVEY ON-SITE RUNOFF AS WELL AS EXISTING FLOW FROM LOT 2 TO THE NORTH OF SUBJECT PROPERTY. THE PROPOSED STORM SYSTEM SHALL CONNECT TO THE EXISTING STORM SYSTEM AT MH-1, WHICH WILL THEN CARRY THE STORMWATER OFFSITE TO THE EXISTING DETENTION BASIN. THE EXISTING STORM SYSTEM WAS PREVIOUSLY SIZED TO CONVEY RUNOFF FROM THE PROPOSED DEVELOPMENT. THE PROPOSED SITE IS 78% IMPERVIOUS, WHICH IS CONSISTENT WITH THE DESIGN FOR THE OVERALL REGIONAL DETENTION FACILITY.



3110 WOODCREEK DRIVE
 P.O. BOX 594007
 WWW.CAGEENGINEERING.COM

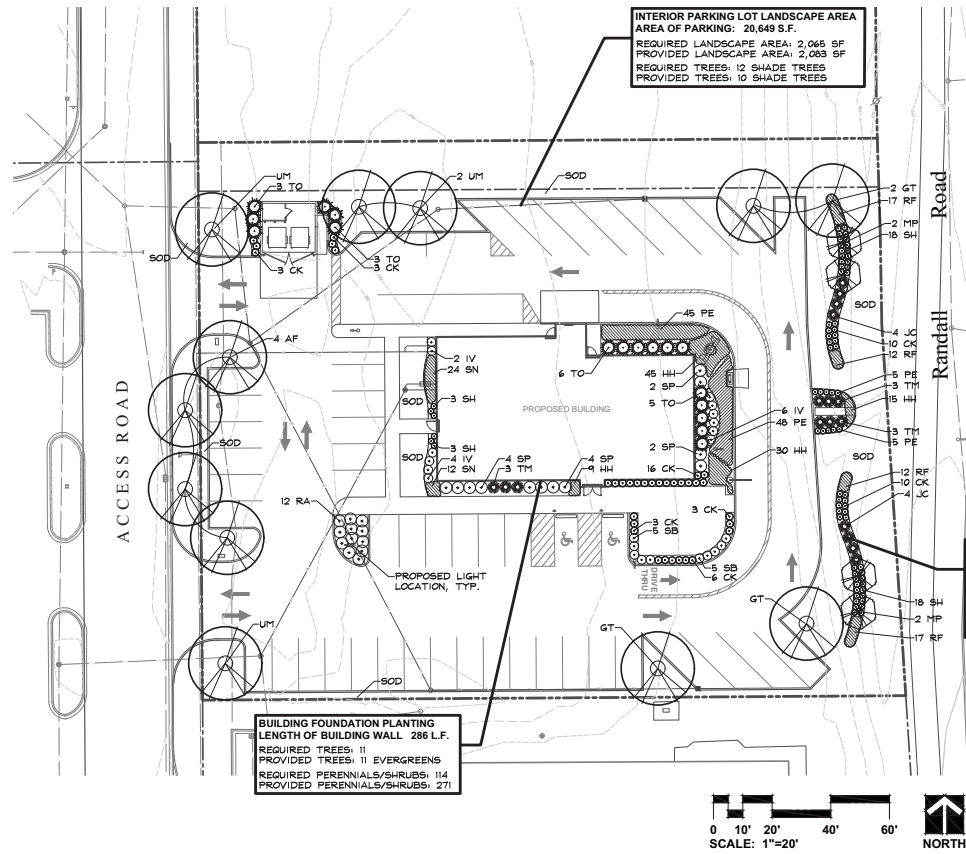
REVISIONS	△

CULVER'S
 OUTLOT 2 - ZYLSTRA CENTER
 ST. CHARLES, IL

PROJECT NO.: 170078
ENR: 8PH
DATE: 06-01-17
SCALE: 1"=10'
SHEET TITLE
STORMWATER MANAGEMENT PLAN
SHEET NUMBER
C6.0

PLANT LIST

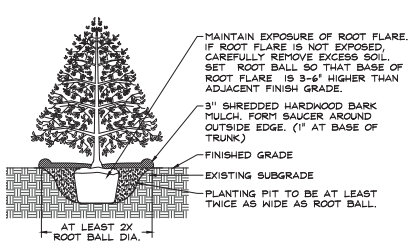
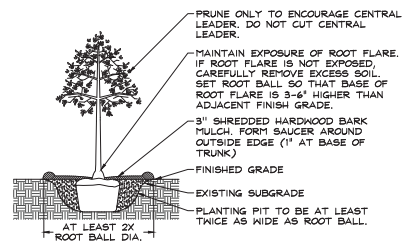
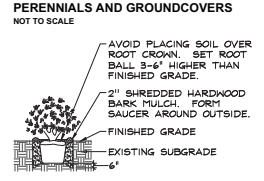
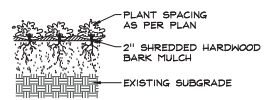
Key	Qty	Botanical/Common Name	Size	Remarks
SHADE TREES				
AF	4	Acer x Fraxinell 'Jeffers' Red' AUTUMN GLAZE MAPLE	2 1/2' Cal.	
GT	4	Gleditsia triacanthos inermis 'Skyline' SKYLINE HONEYLOCUST	2 1/2' Cal.	
UM	4	Ulmus 'Hortens' ACCOLADE Elm	2 1/2' Cal.	
ORNAMENTAL TREES				
MP	4	Malus 'Prairifire' PRAIRIFIRE CRABAPPLE	6' Tall	Clump Form
EVERGREEN TREES				
TO	17	Thuja occidentalis 'Ball's Lawn' TECHNITO ARBORVITAE	6' Tall	
DECIDUOUS SHRUBS				
IV	20	Ilex virginica 'Spirit' LITTLE 'HENNY' VIRGINIA SHRETSPIRE	24" Tall	3' O.C.
SB	10	Spiraea media 'SHS' SBK' DOUBLE PLAY BLUE KAZOO SPIREA	24" Tall	3' O.C.
SP	12	Syringa patula 'Fasc Kim' MISS KIM LILAC	30" Tall	4' O.C.
RA	12	Rhus aromatica 'Graciosa' GRO-LOW FRAGRANT SUMAC	24" Wide	4' O.C.
EVERGREEN SHRUBS				
JC	8	Juniperus chinensis 'Sea Green' SEA GREEN JUNIPER	24" Wide	4' O.C.
TH	4	Taxus x media 'Densiformis' DENSE YEW	24" Wide	4' O.C.
PERENNIALS AND ORNAMENTAL GRASSES				
CK	84	Calamagrostis x acutiflora 'Karl Foerster' FEATHER REED GRASS	11"	24" O.C.
HH	98	Hemerocallis 'Happy Returns' HAPPY RETURNS DAYLILY	11"	18" O.C.
FE	82	Ferniactum alpicarolense 'Hansoni' DWARF FOUNTAIN GRASS	11"	24" O.C.
RF	58	Rubisco fulgida 'Violet's Little Buz' LITTLE BUZY BLACK-EYED SUSAN	11"	18" O.C.
SN	36	Salvia nemoralis 'Caradonna' CARADONNA SALVIA	11"	18" O.C.
SH	42	Sporobolus heterolepis PRAIRIE DROPSEED	11"	24" O.C.
MISC. MATERIALS				
22		SHREDDED HARDWOOD MULCH	C.T.	
947		SOD	S.T.	



GENERAL NOTES

- Contractor shall verify underground utility lines and is responsible for any damage.
- Contractor shall verify all existing conditions in the field prior to construction and shall notify landscape architect of any variance.
- Material quantities shown are for contractors convenience only. The Contractor must verify all material and supply sufficient materials to complete the job per plan.
- The landscape architect reserves the right to inspect trees and shrubs either at place of growth or at site before planting, for compliance with requirements of variety, size and quality.
- Work shall conform to American Standard for Nursery Stock, State of Illinois Horticultural Standards, and Local Municipal requirements.
- 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.
- See General Conditions and Specifications for landscape work for additional requirements.

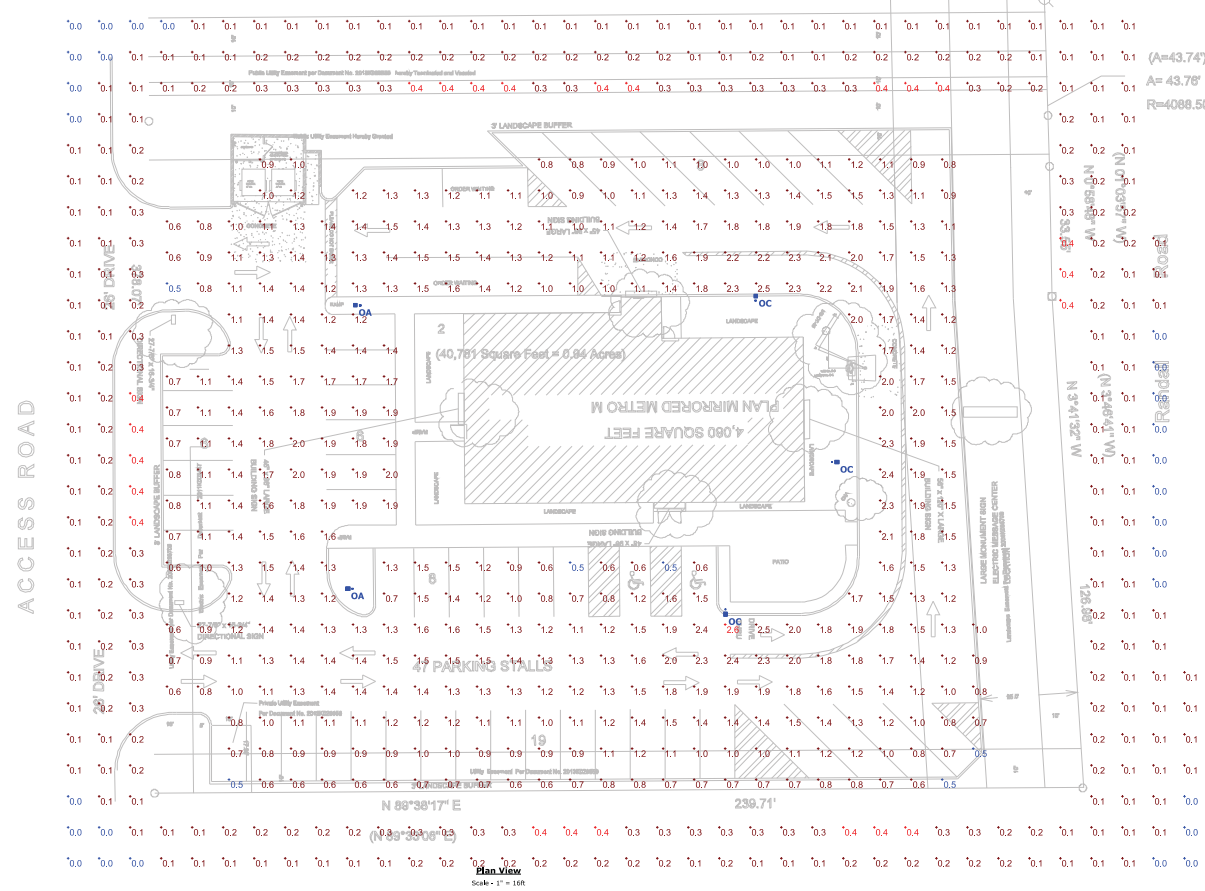
PLANTING DETAILS



2	9.27.17
1	9.13.17
REVISIONS	

DATE	9.01.17
PROJECT NO.	CGE1703
DRAWN	GFB/TRC
CHECKED	JCT
SHEET NO.	

CRESCENT ELECTRIC SUPPLY COMPANY
 GARY MANDERS AT 1 800 236 9008
 EMAIL: CULVERS@CESCO.COM
 VERIFY THAT THE ATTACHED LAYOUT
 MEETS LOCAL CODE REQUIREMENTS



(A=43.74')
 A= 43.76'
 R=4088.50'

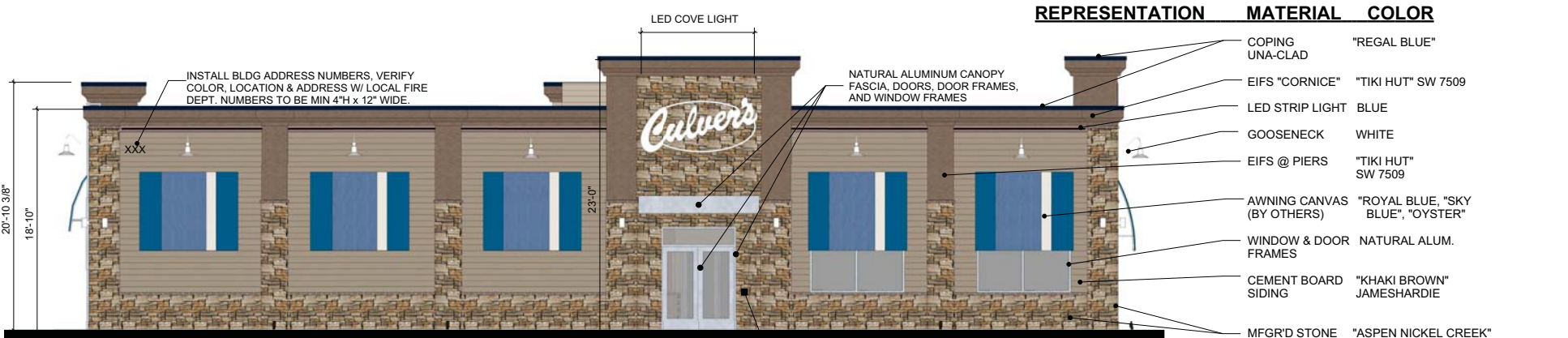
Schedule			
Symbol	Label	Quantity	Catalog Number
	OA	2	DSX1 LED
	OC	3	DSX1 LED

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
OUT OF PERIMETER	+	0.2 fc	0.4 fc	0.0 fc	N/A	N/A
PARKING LOT	+	1.3 fc	2.6 fc	0.5 fc	5.2:1	2.6:1



CULVERS ST. CHARLES, IL
 EXTERIOR PHOTOMETRIC

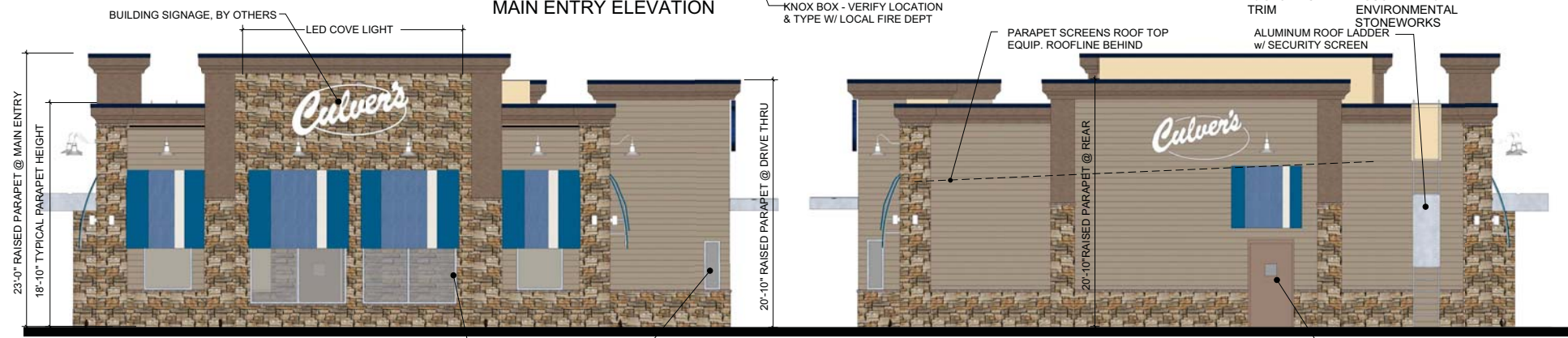
Designer
 Date
 8/31/2017
 Scale
 Not to Scale
 Drawing No.
 Summary



REPRESENTATION MATERIAL COLOR

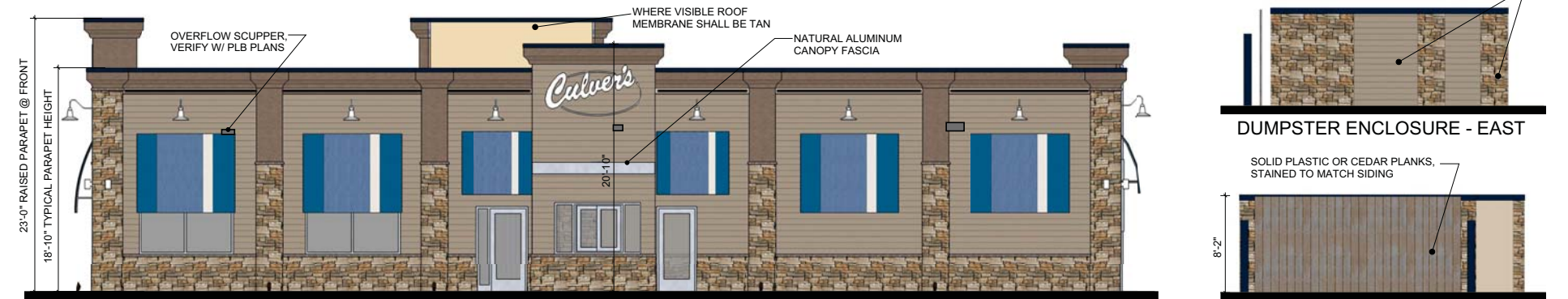
- COPING UNA-CLAD "REGAL BLUE"
- EIFS "CORNICHE" "TIKI HUT" SW 7509
- LED STRIP LIGHT BLUE
- GOOSENECK WHITE
- EIFS @ PIERS "TIKI HUT" SW 7509
- AWNING CANVAS (BY OTHERS) "ROYAL BLUE, "SKY BLUE", "OYSTER"
- WINDOW & DOOR FRAMES NATURAL ALUM.
- CEMENT BOARD SIDING "KHAKI BROWN" JAMESHARDIE
- MFGR'D STONE w/ STONE SILL TRIM "ASPEN NICKEL CREEK" TUSCAN LEDGE ENVIRONMENTAL STONEWORKS

MAIN ENTRY ELEVATION



FRONT ELEVATION

REAR ELEVATION



DRIVE THRU ELEVATION



DUMPSTER ENCLOSURE - EAST

DUMPSTER ENCLOSURE - SOUTH

©2017

NEW CULVER'S RESTAURANT
St. Charles, IL

Culver's Franchising System, Inc.
 Prairie du Sac, WI 53576
 800-828-7280

OLLMANN ERNEST MARTIN
 ARCHITECTS
 509 South State Street
 Bearders Illinois 61008
 815-544-7790 Phone
 815-544-7792 Fax

ELEVATIONS
 NOTE: THOUGH THESE IMAGES HAVE PHOTO
 REALISTIC QUALITIES, THE ACTUAL BUILDING
 MATERIALS MAY VARY IN APPEARANCE.
 Date: 8-31-2017
 Revision:

2017-070

A1



SIGN PACKAGE PROPOSAL

NEW BUILD

PRESENTED TO:
Culver's - St. Charles, IL
Randall Road

DATE PREPARED:
Preliminary: 8/31/2017

AD-1 ADDRESS NUMBERS

ST. CHARLES, IL
Randall Road

Routed Address Numbers

AD-1

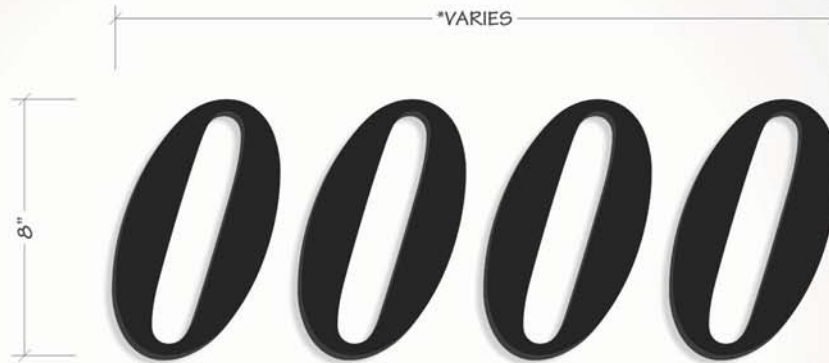
Address letters as required for building occupancy

Size & quantity may vary

Stud/adhesive mounting

1/2" thick, black XPVC

NOTE: Address to be verified with G.C. prior to mfg.



*SEE NOTE

SCALE: 1" = 6'

*Determined by physical address numbers

*SCALE AND COLORS NOT REPRESENTATIVE FROM EMAIL ATTACHMENTS
*ALL MEASUREMENTS ARE APPROXIMATE

TYPICAL INSTALLATION

*SEE NOTE



SCALE: 1/8" = 1'

NOTES

SALES PERSON: MARK WESSELL	DESIGNED BY: J WILSON	AO: 14390
--------------------------------------	---------------------------------	---------------------

DATE CREATED / REVISION HISTORY	
8/31/17 - NEW	

FILE PATH: T:\CULVERS\NEW BUILD\ST. CHARLES, IL

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www.springfieldsign.com

BB-3 BUTTERBURGER PANEL

ST. CHARLES, IL
Randall Road

ButterBurger Outdoor Panel Wall Sign

BB-3

All aluminum 0.080" thick panel -
backside is blank (white)

Baked on aluminum white enamel
finish

Digital print overlay with
overlamine

Rounded corners are to be 1.25"
radius

Sign is to be mounted flush to wall



NOT FOR
PRELIMINARY
CONSTRUCTION



SCALE: 1-1/2" = 1'

* Determined by physical address numbers

*SCALE AND COLORS NOT REPRESENTATIVE FROM EMAIL ATTACHMENTS
*ALL MEASUREMENTS ARE APPROXIMATE

TYPICAL INSTALLATION - TOP VIEW

WALL

SIGN FACE
FLUSH MOUNTS TO WALL

SCALE: N.T.S

INSTALL NOTES

TYPICALLY USED FOR MIRRORED METRO L LAYOUTS

NOTES

SALES PERSON: MARK WESSELL	DESIGNED BY: J WILSON	AO: 14390
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DIR DIRECTIONAL SIGNS

ST. CHARLES, IL
Randall Road

Illuminated Directional Signs

DIR

- All aluminum construction
- LED internal illumination
- Totally self contained lighting
- Polycarbonate thermoformed faces
- Face removal for service
- Site plans show placement & field orientation
- UL marked product

DIRECTIONAL SIGN 1
DIR-D11-D10



SIDE: A



SIDE: B

NOT FOR
PRELIMINARY
CONSTRUCTION

DIRECTIONAL SIGN 2
DIR-D9-D8



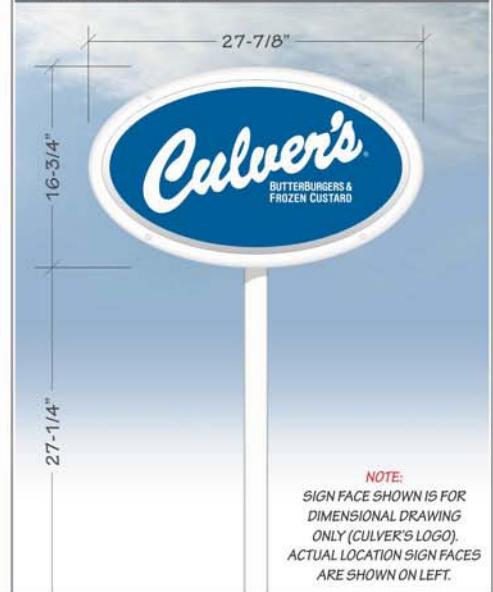
SIDE: A



SIDE: B

DIRECTIONAL SIGN 3
DIR-#-#

SIGN CONCEPTUAL



NOTES

SQUARE FOOTAGE CALCULATIONS:
MATHEMATICAL: 2.55 SF
RECTANGULAR: 3.24 SF

SALES PERSON: MARK WESSELL	DESIGNED BY: J WILSON	AO: 14390
-------------------------------	--------------------------	--------------

DATE CREATED / REVISION HISTORY	
8/31/17 - NEW	

FILE PATH: T:\CULVERS\NEW BUILD\ST. CHARLES, IL



SCALE: 3/4" = 1'

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DTC-2 DRIVE-THRU CANOPY

ST. CHARLES, IL
Randall Road

Drive-Thru Canopy For Order Confirmation System (OCS)

DTC-2

All aluminum construction

Rated for 160 mph winds (3 second burst) & heavy northern states snow loads

Order Confirmation System (OCS) by others

Rear panel (door) access - lockable

Provides protection from rain for DT customer

Houses OCS, speaker &

Culver's



SCALE: 3/8" = 1'

*SCALE AND COLORS NOT REPRESENTATIVE FROM EMAIL ATTACHMENTS
*ALL MEASUREMENTS ARE APPROXIMATE

NOTES

DATE CREATED / REVISION HISTORY

8/31/17 - NEW

SALES PERSON:
MARK WESSSELL

DESIGNED BY:
J WILSON

AO:
14390

FILE PATH: T:\CULVERS\NEW BUILD\ST. CHARLES, IL

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 **SPRINGFIELD SIGN**
www.springfieldsign.com

ELEVATION WALL SIGNS

ST. CHARLES, IL
Randall Road

SL-45 & SL-30 Illuminated White Script Channel Letters - Mirrored Metro-M

NOT FOR
PRELIMINARY
CONSTRUCTION

SL-SERIES

- Channel letter construction
- One piece (saddle capped sections)
- LED internal illumination
- Typical application for new construction
- Embedded power supplies
- UL marked product
- No install pattern needed, level line scribed in back of sign

SOUTH ELEVATION
SL-30, LL-X



EAST ELEVATION
SL-45
BB-3
LL-X



94.50"



WEST ELEVATION
SL-30

NORTH ELEVATION
SL-30, LL-X



SCALE: 1/16" = 1'

*SCALE AND COLORS NOT REPRESENTATIVE FROM EMAIL ATTACHMENTS
*ALL MEASUREMENTS ARE APPROXIMATE

SIGN SQUARE FOOTAGE

SOUTH ELEVATION: QTY-1 SL-30 (44.37" X 94.50") = 29.12 SF
 EAST ELEVATION: QTY-1 SL-45 (56.00" X 120.00") = 46.67 SF
 QTY-1 BB-3 (17.67" X 27.88") = 3.42 SF
 WEST ELEVATION: QTY-1 SL-30 (44.37" X 94.50") = 29.12 SF
 NORTH ELEVATION: QTY-1 SL-30 (44.37" X 94.50") = 29.12 SF

17-070_ELEvs_B-31-17A-1 COLOR ARCHITECT DRAWINGS SHOWN

NOTES

LL-X LED accent strip lighting typical placements:
 SOUTH: (5) places - EAST: (2) Places - NORTH: NA,
 NORTH: (6) places
 BB-3 typical Drive-Thru placement: EAST

MFG: ENVIRONMENTAL STONWORKS
 STYLE: TUSCAN LEDGE
 COLOR: ASPEN NICKEL CREEK

MFG: JAMES HARDIE
 STYLE: CEMENT BOARD
 COLOR: KHAKI BROWN

DATE CREATED / REVISION HISTORY

DATE	DESCRIPTION
8/31/17	NEW
8/31/17	LL-X (N) 6 PLACES
8/31/17	ARCH. COLOR ELEV'S.

SALES PERSON:
MARK WESSELL

DESIGNED BY:
J WILSON

AO:
14390

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SPRINGFIELD SIGN
www.springfieldsign.com

FCO-2 INTERIOR SIGN

ST. CHARLES, IL
Randall Road

FCO Interior Sign with City & State

FCO-2

Chemetal¹ 916 brushed pewter

Routed to shape

Pin mounted for rough surface application

VHB tape for smooth wall application

Mounting pattern with fastener instructions

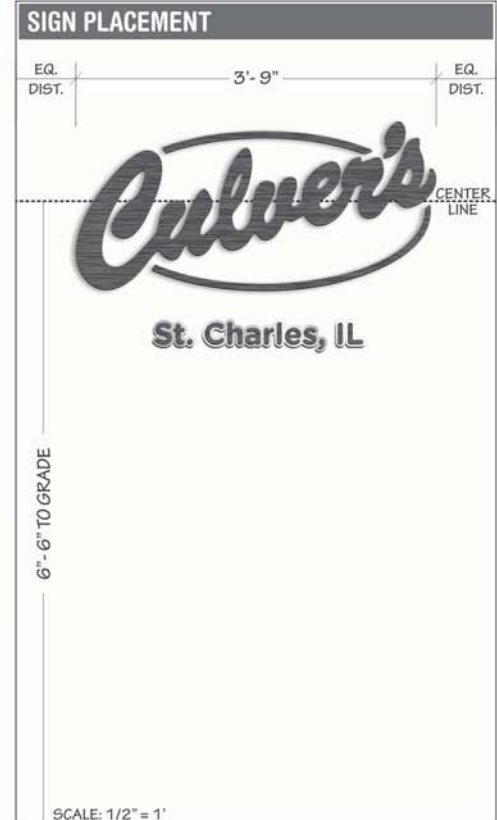
Horizontal brush

1 - Chemetal is a subsidiary of The October Company, Inc.



SCALE: 1" = 1'

*SCALE AND COLORS NOT REPRESENTATIVE FROM EMAIL ATTACHMENTS
*ALL MEASUREMENTS ARE APPROXIMATE



SALES PERSON: MARK WESSELL	DESIGNED BY: J WILSON	AO: 14390
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DATE CREATED / REVISION HISTORY	
8/31/17 - NEW	

FILE PATH: T:\CULVERS\NEW BUILD\ST. CHARLES, IL

MAX-1 MAXIMUM OCCUPANCY SIGN

ST. CHARLES, IL
Randall Road

Interior Maximum Occupancy Sign

MAX-1

3/16" White acrylic substrate

Direct to surface printing

3M[®] VHB peel & stick adhesive on back

"MAXIMUM OCCUPANCY" must be verified prior to manufacturing

1-3M is a registered trademark of Minnesota Mining & Manufacturing

NOT FOR
PRELIMINARY
CONSTRUCTION



Culver's

SCALE: 3" = 1'

*SCALE AND COLORS NOT REPRESENTATIVE FROM EMAIL ATTACHMENTS
*ALL MEASUREMENTS ARE APPROXIMATE

NOTES

DATE CREATED / REVISION HISTORY

8/31/17 - NEW

SALES PERSON:
MARK WESSSELL

DESIGNED BY:
J WILSON

AO:
14390

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 **SPRINGFIELD SIGN**
www.springfieldsign.com

MB-DT-46 EXTERIOR MENU BOARD

ST. CHARLES, IL
Randall Road

Blue Outdoor Drive-Thru Menu Board

MB-DT-46

Standard Menu Board for Drive-Thru Lane

LED Internal Illumination

POP Graphic panels must be purchased separately

POPP-Out magnet access panels included for easy in & out of POP panels

"-CS" option for 160mph coastal wind standards available

Locking rear access doors (4)

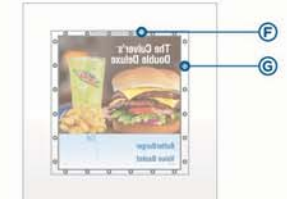


POPP-Out Point of Purchase Panel System

INTERIOR VIEW OF MENU BOARD
PANEL BEING REMOVED



PANEL IN PLACE



- A - INSIDE BACK OF MENU BOARD FACE (ONLY ONE PANEL SHOWN FOR CLARITY)
- B - FRONT PANEL IS ANTI-GLARE (CLEAR) FOR INCREASED VISIBILITY
- C - POP PANEL - PRODUCT GRAPHIC
- D - REAR PANEL FITTED WITH POPP-Out PANEL
- E - SUPPORTING "TIP TRAY" FOR PANELS (SELF ALIGNING)
- F - POPP-Out TAB HANDLE
- G - PAIRED MAGNETIC "LATCH" (MAGNETS EMBEDDED IN POPP-Out PANEL & BACK OF MENU BOARD)

SALES PERSON: MARK WESSELL	DESIGNED BY: J WILSON	AO: 14390
-------------------------------	--------------------------	--------------

DATE CREATED / REVISION HISTORY	
8/31/17 - NEW	
9/12/17 - V0 SF	

FILE PATH: T:\CULVERS\NEW BUILD\ST. CHARLES, IL

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MB-ID-84 INTERIOR MENU BOARD MIRRORED

ST. CHARLES, IL
Randall Road

Blue Indoor Menu Board

NOT FOR
PRELIMINARY
CONSTRUCTION

MB-ID-84-M

- Easy lift up & out graphic panel
- American Beech Wood surround
- LED internal illumination
- Ultra low power consumption
- For Mirrored floor plans

FRONT VIEW

210" \pm 1/4"



54.625"

END VIEW



Culver's

SCALE: 3/8" = 1'

*SCALE AND COLORS NOT REPRESENTATIVE FROM EMAIL ATTACHMENTS
*ALL MEASUREMENTS ARE APPROXIMATE

NOTES

MENU BOARD TO INSTALL CENTERED TO THE FRONT CASH REGISTER COUNTER

WOOD SURROUND



DATE CREATED / REVISION HISTORY

8/31/17 - NEW

SALES PERSON:
MARK WESSSELL

DESIGNED BY:
J WILSON

AO:
14390

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 **SPRINGFIELD SIGN**
www.springfieldsign.com

ME-20-C CUSTOM MONUMENT WITH EMC

ST. CHARLES, IL
Randall Road

ME-20-L-XXxXX-XX-RGB-PBC-C

CUSTOM

NOT FOR
PRELIMINARY
CONSTRUCTION

ME-20-C

Culver's sign cabinet of aluminum construction and internally illuminated with LED's

Thermoformed polycarbonate faces, embossed Culver's, 3M¹ HP vinyl decoration

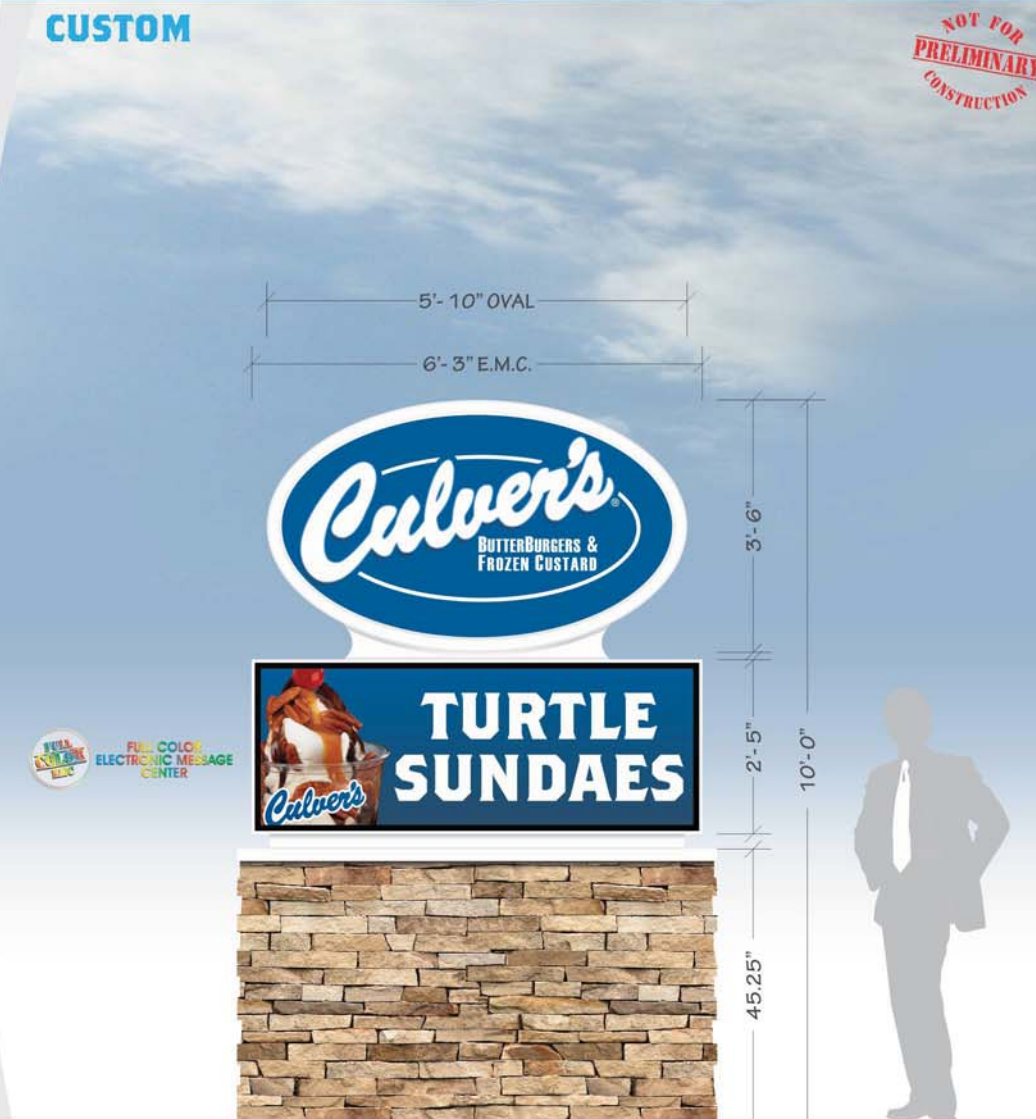
Watchfire² RGB full color Electronic Message Center (EMC) with RF wireless communication

Amber EMC option available

Broadband communication option available

UL marked product

1- 3M is a registered trademark of Minnesota Mining & Manufacturing
2- Watchfire signs by Time-O-Matic Inc.



SCALE: 3/8" = 1'

*SCALE AND COLORS NOT REPRESENTATIVE FROM EMAIL ATTACHMENTS
*ALL MEASUREMENTS ARE APPROXIMATE

EMC CHART - KNOWN RESTRICTIONS

COLOR: Y N STATIC: Y N VIDEO: Y N
ANIMATION: Y N MOVEMENT: Y N

HOLD TIME (IF STATIC): ONCE EVERY 15 SECONDS

TRANSITION TYPE: _____

DAYTIME BRIGHTNESS: _____

NIGHTTIME BRIGHTNESS: _____

ADDITIONAL RESTRICTIONS:

NOTES

SQUARE FOOTAGE

OVAL (V.O.): 3'-2" X 5'-6" = 13.7 SF (MATHEMATICAL)
EMC (V.O.): 2'-0" X 6'-0" = 12.0 SF (MATHEMATICAL)
TOTAL: 25.7 SF

SALES PERSON: MARK WESSELL	DESIGNED BY: J WILSON	AO: 14390
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DATE CREATED / REVISION HISTORY	
8/31/17 - NEW	

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REG-HC-1 PARKING SIGN

ST. CHARLES, IL
Randall Road

Handicapped Parking Post & Panel Sign

REG-HC-1

- All aluminum 0.080" thick panel
- U-Channel steel post (green)
- Bolted connection
- Local codes may require actual copy/graphics to vary
- Rounded corners for safety
- First surface vinyl (printed) copy

NOTE 1: Overall height can vary per local codes

NOTE 2: 6' x 12" sign panel may also be required

SCALE: 3/4" = 1'



*SCALE AND COLORS NOT REPRESENTATIVE FROM EMAIL ATTACHMENTS
*ALL MEASUREMENTS ARE APPROXIMATE

ADDITIONAL PARKING SIGN PANELS

STANDARD FACE OPTIONS:



ADDITIONAL FACE OPTIONS:



SCALE: 1/2" = 1'

SALES PERSON: MARK WESSELL	DESIGNED BY: J WILSON	AO: 14390
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RR-1-G, RR-1-L, RR-3 RESTROOM SIGNS

ST. CHARLES, IL
Randall Road

Entry Door & Drive-Thru Vinyl Lettering

RR-1-G
RR-1-L
RR-3

RR-1 SERIES RESTROOM SIGNS

- Injection molded plastic
- ADA compliant
- Raised braille
- Self adhesive back

RR-3 SIGN

- White aluminum substrate - laminated with black core
- Digitally printed blue copy routed to shape



RR-1-G
GENTLEMEN



RR-1-L
LADIES



RR-3
LADIES

SCALE: 3" = 1'

*SCALE AND COLORS NOT REPRESENTATIVE FROM EMAIL ATTACHMENTS
*ALL MEASUREMENTS ARE APPROXIMATE

**NOT FOR
PRELIMINARY
CONSTRUCTION**

SIGN MOUNTING LOCATIONS

RR-1 SERIES EXTERIOR SIDE OF DOOR



RR-3 INTERIOR SIDE OF DOOR



SCALE: 1-1/2" = 1'

SALES PERSON: MARK WESSELL	DESIGNED BY: J WILSON	AO: 14390
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Culver's

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SPRINGFIELD SIGN
www.springfieldsign.com

V-1, V-5, V-6 DOOR & WINDOW VINYL

ST. CHARLES, IL
Randall Road

Entry Door & Drive-Thru Vinyl Lettering

V-1-1
V-5-1
V-6

3M¹ HP white vinyl substrate

UV digitally printed image (blue)

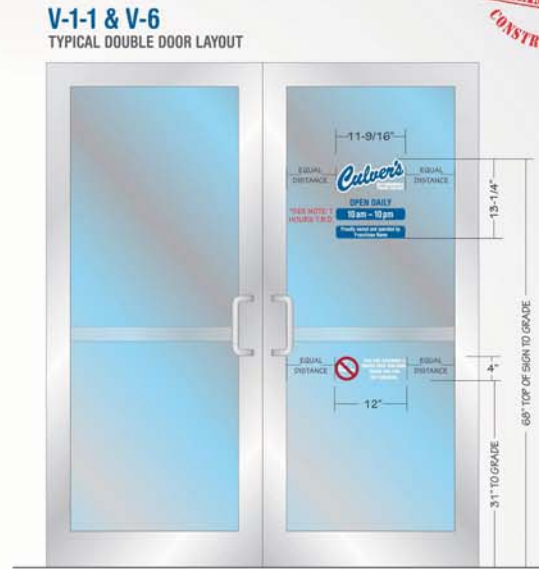
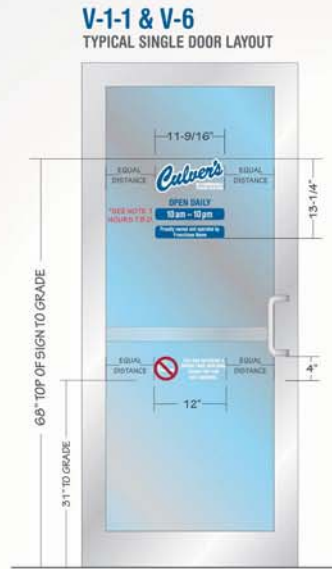
Satin gloss over laminate

Contour cut

First surface application

NOTE 1: Business hours shown are typical. However, each location may be different than shown.

1 - 3M is a registered trademark of Minnesota Mining & Manufacturing



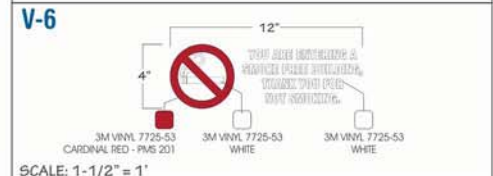
NOT FOR
PRELIMINARY
CONSTRUCTION



SCALE: 3/8" = 1'

*SCALE AND COLORS NOT REPRESENTATIVE FROM EMAIL ATTACHMENTS
*ALL MEASUREMENTS ARE APPROXIMATE

SIGN SPECIFICATIONS



SALES PERSON: MARK WESSELL	DESIGNED BY: J WILSON	AO: 14390
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VHD-1 VEHICLE HEIGHT DETECTOR

ST. CHARLES, IL
Randall Road

Vehicle Height Detector for Drive-Thru Lane

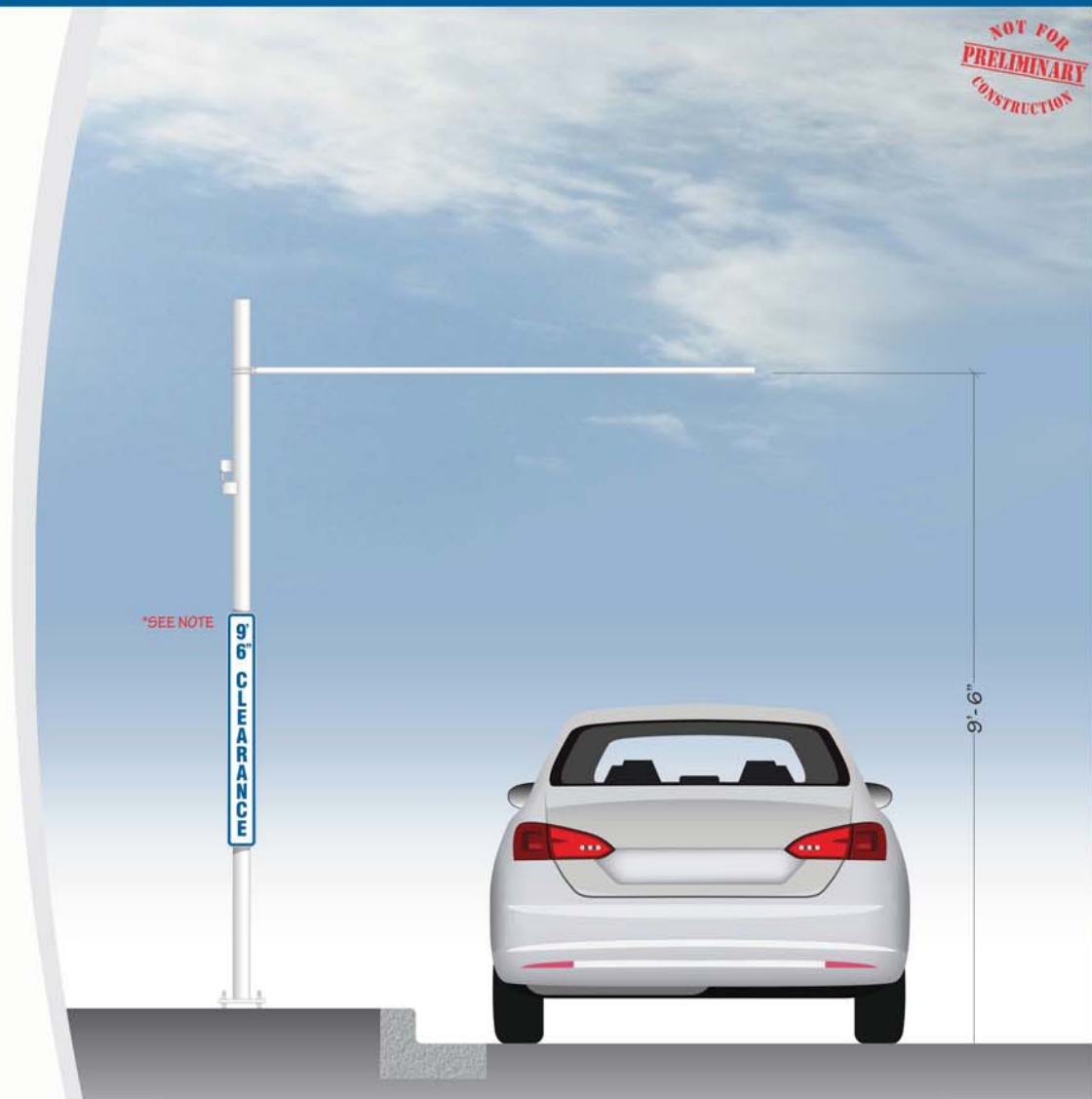
VHD-1

All steel (painted) construction

Re-settable if engaged

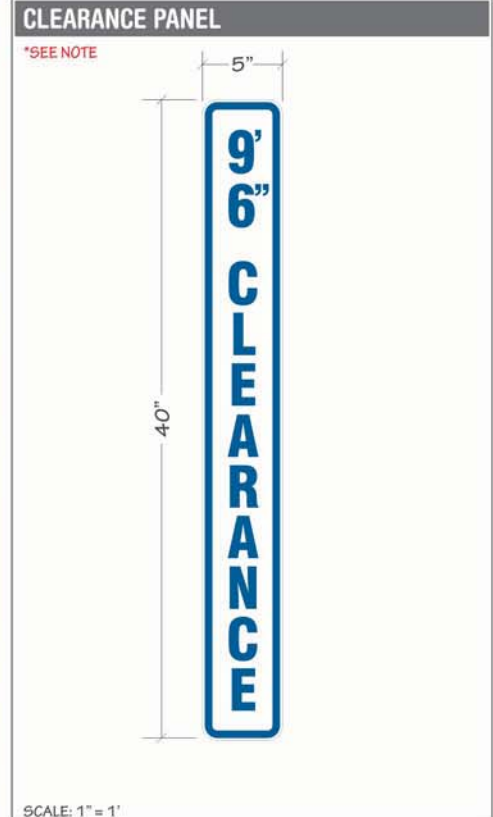
Used to help protect canopies from advancing vehicles that are too tall

NOTE: Clearance height must be verified prior to mfg.



SCALE: 1/2" = 1'

*SCALE AND COLORS NOT REPRESENTATIVE FROM EMAIL ATTACHMENTS
*ALL MEASUREMENTS ARE APPROXIMATE



SCALE: 1" = 1'

SALES PERSON: MARK WESSELL	DESIGNED BY: J WILSON	A0: 14390
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8/31/17 - NEW	

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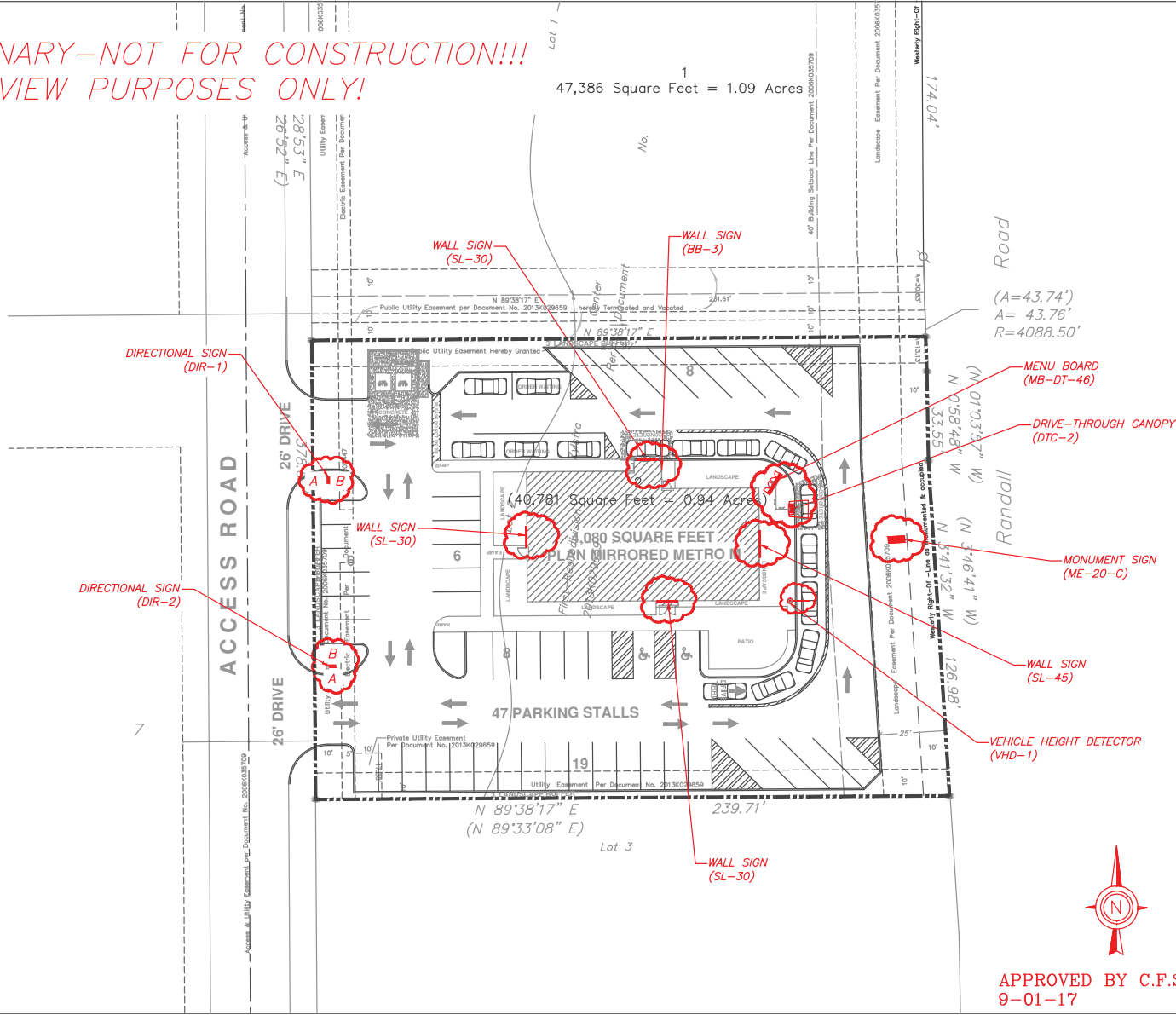
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**PRELIMINARY—NOT FOR CONSTRUCTION!!!
FOR REVIEW PURPOSES ONLY!**



SPRINGFIELD SIGN
4825 E. Kearney St.
Springfield, MO 65803
(417) 862-2454

Client:
Culver Franchising System, Inc.
540 Water Street
Prairie du Sac, WI 53578
P (608) 643-7980

LOCATION:
ST. CHARLES, IL

**CULVER FRANCHISING SYSTEM, INC.
NEW CULVER'S-SIGNAGE
RANDALL ROAD
ST. CHARLES, IL 60174
SIGN PLACEMENT PLAN**

Project No.: 14390
Drawn By: DEK
Reviewed By: NW
Date: 9-01-17
Sheet No.: **1 OF 1**

EXHIBIT III

Permitted and Special Uses

A. Permitted Uses

1. Amusement establishments including bowling alleys, indoor movie theaters, pool halls, dance halls, gymnasiums, swimming pools and skating rinks;
2. Animal hospital or veterinary facility;
3. Antique stores;
4. Apparel stores;
5. Art and school supply stores;
6. Art galleries;
7. ATM machines;
8. Auction rooms;
9. Audio recording sales;
10. Automobile parts, accessory and equipment stores;
11. Automobile dealership with indoor and/or outdoor sales and display areas and indoor vehicle repair and/or service facilities and body shop;
12. Automobile service station in conjunction with a department store, retail store, wholesale club, or wholesale department store;
13. Bakeries;
14. Banks, credit unions and financial institutions with drive-through services;
15. Barber shops;
16. Beauty parlors;
17. Bicycle sales, rental and repair;

18. Blueprinting and photocopying establishments;
19. Book and stationery stores (with or without coffee shop and/or eatery);
20. Building material and home improvement stores;
21. Business, professional and medical offices;
22. Business machine sales and service;
23. Camera and photographic supply stores;
24. Candy and ice cream stores;
25. Carpet and rug stores;
26. Catering establishments;
27. China and glassware stores;
28. Clothing stores;
29. Clubs and lodges, private, fraternal, or religious;
30. Coffee shops;
31. Convenience stores, including those with 24 hour operations;
32. Coin and philatelic stores;
33. Communication towers;
34. Computer sales and service;
35. Currency exchanges and telegraph offices;
36. Custom dressmaking;
37. Delicatessens;
38. Department stores;
39. Drive-in or drive-through in conjunction with other permitted uses including but not limited to restaurants, drug stores, pharmacies, ice cream parlors, coffee shops; juice shops, banks, credit unions and financial institutions;

40. Drug stores including those with 24 hour operations;
41. Dry cleaning establishments;
42. Electronics stores, including radio, television, computer, appliance, and stereo sales and service;
43. Employment agencies;
44. Flower shops;
45. Frozen food stores, including locker rental;
46. Furniture stores, including upholstering as an accessory use;
47. Furriers, including storage and conditioning of furs as an accessory use;
48. Garden supply and seed stores, including outdoor garden area as accessory use to a home improvement store or other principal retail use;
49. Gift and card shops;
50. Greenhouses;
51. Grocery stores, including those with 24 hour operations;
52. Hardware stores;
53. Health clubs; physical therapy; gymnasiums; and other physical fitness establishments;
54. Hobby shops;
55. Household appliance stores;
56. Interior decorating shops, including upholstery and making of draperies and similar articles as an accessory use;
57. Jewelry stores;
58. Job printing shops;
59. Juice shop;

60. Laundries, automatic self-service or hand, including coin operated;
61. Leather goods and luggage stores;
62. Libraries;
63. Liquor stores, retail;
64. Loan offices;
65. Locksmith shops;
66. Mail order establishments;
67. Meat markets;
68. Medical and dental clinics;
69. Medical and dental laboratories;
70. Meeting halls;
71. Motorcycle dealership including repair facilities completely enclosed within the building and a paved outdoor training area for motorcycle riders, which may also be used as overflow parking.
72. Musical instrument sales and repair;
73. Newspaper offices, not including printing;
74. Nursery schools and day care centers;
75. Office supply stores;
76. Opticians and optometrists;
77. Orthopedic and medical appliance stores;
78. Paint and wallpaper stores;
79. Pet shops;
80. Photography studios;
81. Picture framing;

82. Post office;
83. Radio and television service and repair;
84. Radio and television studios;
85. Recording studios;
86. Recreational buildings or community centers;
87. Research and testing laboratories;
88. Restaurants, including live entertainment;
89. Sale of building materials;
90. Schools: music, dance, business, commercial, trade or technical
91. Sewing machine sales and service;
92. Shoe and hat repair stores;
93. Shoe stores;
94. Sporting goods store;
95. Tailor shops;
96. Telephone exchanges, telephone transmission equipment building, and electric distribution centers;
97. Tobacco shops, retail only;
98. Toy stores;
99. Travel agencies;
100. Undertaking establishments and funeral homes;
101. Video and music sales and rental;
102. Vehicle service facilities
103. Watercraft dealership, sales, rentals, parts and accessory sales, service and repair;
104. Wholesale establishments;

105. Any use otherwise permitted in the underlying Zoning District in which the lot is located

B. Special Uses

Special Uses: A special use may be granted for any special use allowed in the underlying zoning district, not otherwise herein designated as a Permitted Use.

C. Accessory Uses

The following shall be allowed as permitted accessory uses:

1. Outdoor dining accessory to a restaurant, including recorded sound, provided that the sound level does not exceed 60 decibels as measured at the property line in any residence district and the recorded sound is not generated between the hours of 10:00 p.m. and 10:00 a.m. of the following day.
2. The use of private walkway areas and not more than 25 parking spaces on a lot as an Outdoor sales area accessory to a motorcycle dealership within 250 feet of the motorcycle dealership building during business hours, without limitation as to the number of days of operation; the incidental sale of food and beverages is permitted.
3. Temporary Outdoor sales areas and/or Temporary outdoor entertainment and dining accessory to a motorcycle dealership located within the PUD, collectively described as "Special Events", subject to the following:
 - a. No more than four Special Events per calendar year of not more than two days each, the schedule for which shall be subject to approval by the CITY so as to avoid conflicts between the Special Events and major festivals or events occurring in the CITY including but not limited to the Flea Market held at the Kane County Fairgrounds, RiverFest, Bloomington Gold, Scarecrow Festival,

Sisters Weekend, and the St. Patrick's Parade. Determination as to potential for conflict shall be as determined by the Director of Community Development, who shall consider traffic congestion and impact on public facilities.

- b. Permitted only during business hours or between the hours of 10:00 am and 7:00 pm, whichever is more restrictive.
 - c. May be located anywhere within a lot containing a motorcycle dealership, subject to the approval of the Building Commissioner as to safe emergency and vehicular access.
 - d. May include inside and/or outside food and beverage sales, tents, and live entertainment.
 - e. Shall not produce sound levels in excess of 60 dBA as measured at the property line of a residential district.
4. Automobile laundries accessory to an automobile dealership or automobile service station;
 5. Other accessory uses as permitted within the underlying zoning district.

**Exhibit IV
Development Standards**

A. Minimum Setbacks:

From Main Street/Route 64	Building setback: 40 ft. Parking/paving setback: 25 feet
From Oak Street	20 feet for buildings, parking and paving
From Randall Road	Building setback: 40 feet Parking/paving setback: 25 feet
From interior lot lines, except along centerlines of roads or drives, common building walls, or shared parking areas	20 feet for buildings; 10 feet for parking and paving
From interior lot lines that are the centerline of roads or drives, common building walls, or shared parking areas	None

B. Maximum Floor Area Ratio:

The maximum floor area ratio within the Zylstra Property as a whole shall be 0.30

C. Lot Area and Depth:

There shall be no minimum lot area or minimum lot depth required within the Zylstra Property.

D. Building Height:

The maximum building height shall be 46 feet.

E. Outside Storage:

Except as permitted in the list of permitted uses in Exhibit III, all accessory outside storage shall be screened from view from adjoining property and from public streets, and shall not be located within a required yard or setback adjoining a public street.

**Exhibit V
 Signs**

Signs accessory to a use within the Zylstra Property may be located anywhere within the Zylstra Property, and when so located shall not be considered to be off-site or advertising signs.

The design of all freestanding signs shall generally conform with the Sign Plan which is part of the approved PUD Preliminary Plan. Where signs are to be located on a wall of a multi-tenant shopping center, they shall be located at a generally uniform height on the building wall and shall not cover or overhang any architectural feature.

The following signs are permitted within the Zylstra Property:

1. Wall Signs: Wall signs are permitted on any side of a building, and there shall be no restriction on the color of any wall signs.

Maximum number	No limitation.
Maximum sign area	Square feet equal to 1 ½ times the linear frontage of the wall on which the sign is located

2. Freestanding Signs:

The anticipated location of the freestanding signs is shown on the PUD Preliminary Site Plan, but any freestanding signs may be relocated without amending the PUD Preliminary Plan if their locations conform with the setback requirements.

Type I: Randall Road and Main Street “Community Signs”

Maximum Number	2 (for the entire Zylstra Property)
Maximum Height	30 feet
Maximum Area	225 square feet per sign face (not including any structural elements or architectural features lying outside the display area of the sign.)
Setbacks	Route 64 – 10 feet Randall Road - 10 feet Other lot lines – 10 feet

Type II: (Monument)

Maximum number	One per outlot
Maximum height	10 feet above grade of adjoining street curb (or pavement edge if no curb exists)
Maximum area	30 square feet per sign face (not including any structural elements or architectural features lying outside the display area of the sign.)
Setbacks	10 feet

Type III: Entry Sign

Maximum number	One for the entire Zylstra Property
Maximum height	25 feet
Maximum area	150 square feet
Setbacks	10 feet

Exhibit VI Parking and Loading

All off-street parking areas shall be designed, improved and landscaped in conformance with the provisions of the Zoning Ordinance in effect at the time of issuance of a building permit, except as modified by the following requirements:

1. Motorcycle dealerships shall provide not less than three (3) parking spaces per 1000 square feet of floor area (as defined in the Zoning Ordinance) of all uses within the building related to the dealership, such as sales area, offices, and service; The “Riders Edge” motorcycle training area depicted on Exhibit VII is not required to be striped for parking, but may be striped in the event it is no longer used as a motorcycle training area.
2. Except for motorcycle dealerships, any lot with mixed uses shall prorate its number of required parking spaces for the square footage of each separate use located on the Lot.
3. Surfacing: Off-street parking spaces and access drives shall be graded and paved using asphalt, bituminous concrete, Portland cement concrete, concrete pavers, clay pavers, any comparable materials, or any combination thereof;
4. Marking: Parking spaces within Lots shall be delineated with paint or other permanent materials which shall be maintained in clearly visible condition. Handicap spaces shall be identified with a sign visible at all times of the year, regardless of snow cover, plant growth, or similar conditions;
5. Drainage: Off-street parking facilities shall comply with the requirements of Title 18 of the St. Charles Municipal Code, as amended.
6. Screening: Landscaping along all public streets shall provide a minimum of fifty percent (50%) screening of the parking areas, measured horizontally as viewed from Main Street and Randall Road; such screening shall be at least 18 inches but not more than thirty (30) inches in height above the parking area pavement grade adjoining the screening area. Berming and decorative walls may be used in conjunction with plantings to obtain the required screening.
7. 10% Landscaping: The requirement of the St. Charles Zoning Ordinance for 10% of a lot to be landscaped may be satisfied for that part of the

Zylstra Property located more than 250 feet from the Route 64 or Randall Road right of way by calculating its landscape area collectively, and individual lots need not conform with the 10% requirement so long as the total landscape area within the area located more than 250 feet from Route 64 or Randall Road is in conformance with the 10% requirement; stormwater detention facilities the area more than 250 feet from Route 64 or Randall Road may be included as landscape area. All lots or portions of lots located within 250 feet of Route 64 or Randall Road shall conform with the 10% landscaping requirement in accordance with the St. Charles Zoning Ordinance.

8. Tree Plantings: A minimum of one (1) tree shall be planted or preserved on each Lot for every ten (10) parking spaces in an off-street parking area located on the respective Lot. All trees to be planted must be at least 2-1/2 inches in caliper-width.
9. Tree Planting Credits: Lots shall be credited the equivalent of one (1) tree for each tree planted on Lots devoted primarily to stormwater detention, up to thirty percent (30%) of the total number of trees otherwise required to be planted on the respective Lot pursuant to the provisions herein. The total number of Tree Planting Credits provided throughout the Subject Property shall not exceed the total number of trees planted on Lots devoted to stormwater detention.
10. Training Area: The "Riders Edge" motorcycle training area depicted on Exhibit VII is not required to be striped or lighted as a parking area and need not conform to the Tree Planting requirements of this section.
11. Landscaping West of Training Area: Developer shall provide a landscaping buffer and low berm along the westerly edge of the Service Road for the length of the "Riders Edge" motorcycle training Area. The landscaping set forth on the Preliminary Plan satisfies this requirement.
12. Maintenance: All landscaping shall be properly maintained in good health.
13. General Landscaping: The Lots shall be landscaped in substantial conformance with the approved Preliminary Plan and the approved final landscape plans for each Lot.

Exhibit VIII Architectural Guidelines

A. Articulation of Building Facades

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

1. Building walls that are visible from any public street, or from an internal circulation road that provides access to two or more buildings, should incorporate

architectural features such as arcades, arbors, windows, doors, entryways, awnings, pilasters, cornices, decorative banding, and other decorative features comprising at least twenty-five percent (25%) of the visually prominent walls, as measured in square feet of wall area.
2. All building walls that face the street should have at least two (2) of the following architectural features to avoid the appearance of blank walls facing the street:
 - i. change in wall plane of at least two (2) feet,
 - ii. change in wall texture or masonry patterns,
 - iii. transparent windows,
 - iv. columns or pilasters.
3. Building entryways and pedestrian routes should offer protection from weather such as overhangs, awnings, canopies, etc.
4. Building design should include features to add identity and architectural interest such as projecting cornices, medallions, lighting fixtures, art work, belt courses of a different color or texture, pilasters, etc.
5. Predominant façade colors should be subtle, neutral or earth-tones. Primary colors, high-intensity colors, or fluorescent colors, and black are prohibited as predominant façade colors. Building trim and accent areas may be brighter and include primary colors.

B. Windows and Transparency

Intent: Allow people outside commercial buildings to see activity within, and

allow people inside to see activity and weather conditions outside.

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

C. Building Entrances and Pedestrian Walkways

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

1. Buildings should have a public entrance on a façade that faces a public street or private drive that provides primary access.
2. All public entrances should be articulated from the building mass. Examples of such articulation include: canopies or porticos, overhangs, arcades, raised corniced parapets over the door, peaked roof forms, arches, outdoor patio or seating areas, display windows, details such as tile work and moldings integrated into the building design, and integral planters or wing walls that include landscaping or seating.
3. Within the area adjoining any building facade which faces a parking lot and contains a public entrance, landscape islands adjoining or parallel to the building foundation not less than eight (8) feet in width should be provided within 60 feet of the building facade. The length of such landscape islands should be approximately 50 percent of the length of the building façade, with a minimum of 25 percent and a maximum of 75 percent.
4. Pedestrian routes to building entrances should be marked with pavers, striping, or delineated by the design and location of landscape features.

D. Roof Design

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

1. For any roof other than a flat roof, that is visible from any public street or from an internal circulation road that provides access to two or more buildings, no more than 100 feet of the roof line, measured horizontally, should be designed without changes in height or the incorporation of a major focal points, such as a dormer, gable or projected wall feature. Flat roofs should be designed so that there is at least one change in the height of the wall or parapet for each 200 linear feet of roof line.
2. Exposed roof materials shall be similar to, or an architectural equivalent of asphalt or fiberglass shingle, wooden shingle, standing seam metal roof or better. The roof of any building may be flat.
3. Parapets should feature three-dimensional cornices or other shadow-creating detail elements along their tops.
4. Mansard roof designs are discouraged.
5. "Green roof" designs are encouraged.
6. Pipe stacks and similar appurtenances that are required by code and cannot reasonably be hidden should be concealed as much as possible by location and coloring.

E. Building Wall Materials

Intent: Buildings should be constructed of quality materials that reduce maintenance costs over the life of the building and reinforce the character of the community. Building materials should relate to traditional building materials used historically in Kane County, or should be selected to support a high quality architectural design that establishes a unique character for the site or building. Building materials that are encouraged include:

1. Approved Materials
 - a. Brick

- b. Wood
 - c. Native or architectural cast stone
 - d. Tinted and/or textured concrete masonry units
 - e. Stucco
 - f. Tilt-up concrete panels designed with an architectural pattern or a brick veneer are permitted; plain concrete panels are prohibited
 - g. Glass
 - h. High quality architectural metal surfaces, not including residential style metal siding.
2. Prohibited Materials
- a. Smooth-faced, untinted concrete masonry units
 - b. Exterior Insulation Finish Systems on the ground floor
 - c. Vinyl
 - d. Plain tilt-up concrete panels

F. Screening of Mechanical Equipment

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

- a) A raised parapet or other architectural feature that is an integral part(s) of the building may be required as screening for rooftop mechanical equipment or to soften rooftop views.
- b) Screening for rooftop mechanical equipment shall incorporate similar architectural features of the building and/or be constructed of a material and color compatible with other elements of the building.
- c) Incidental rooftop equipment deemed unnecessary to be screened by the Director of Community Development or a designee shall be of color to match the roof or the sky, whichever is more effective.

- d) Equipment used for mechanical, processing, bulk storage tanks, or equipment used for suppressing noise, odors, and the like that protrudes from a side of a building or is located on the ground adjacent to a building shall be screened from public view as much as practical with materials matching the design of the building. Where miscellaneous exterior equipment cannot be fully screened with matching building materials, landscaping may be used as additional screening.

G. Colors

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

H. Compatibility within the Development

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

- a. Type of materials (brick, stone, wood, metal, etc.)
- b. Colors and textures of exterior surfaces
- c. Architectural scale (size and height of buildings, both actual and perceived)
- d. Placement and rhythm of doors, windows, wall planes, visible wall joints, and visible roof elements
- e. Architectural style (examples of architectural style include reference to recognized historic or modern architectural styles, repetitive use of particular shapes, angles, features such as cornices, type of roof, etc.)

**Exhibit IX
Site Lighting Requirements**

1. All exterior lighting shall be designed, shielded and directed so that light from the lamp (point light source) is not directly visible from other properties or public rights-of-way. This can be accomplished using luminaries which a) by their design, direct the light downward; b) have opaque shielding installed that prevents direct illumination from reaching adjacent properties or public rights of way; or c) utilize a translucent material to diffuse the light. No exterior lighting shall be maintained on a lot so as to shine into, or upon, any other lot or any right of way with an intensity great enough to reduce a viewer's ability to see, or to cause momentary blindness.
2. Exterior lighting shall be designed and maintained at or below the following average foot-candles, as measured horizontally at the property line:

1. Residential to residential:	Horizontal foot candles: 0.5
2. Nonresidential to nonresidential	Horizontal foot candles: 2.0
3. Nonresidential to residential:	Horizontal foot candles: 0.5
4. Right of way, except motor vehicle sales display lots:	Horizontal foot candles: 0.5
5. Right of way, motor vehicle sales display lots:	Horizontal foot candles: 20.0

3. Interference with Traffic Safety

The following are specifically prohibited:

- a. Exterior lighting used in a manner that could interfere with the safe movement of motor vehicles on public streets and alleys.
- b. Any light that could be confused with, or construed as, a traffic control device, unless authorized by State, Federal, City or County government.

4. Uniformity

The uniformity ratio of exterior lighting for all property other than one and two family dwellings and townhomes, as defined by the Illuminating Engineering Society of North America (IESNA), shall be 4:1.

5. Uplighting and Architectural Lighting

Uplighting and architectural lighting is permitted to light a building façade, walkway, driveway, landscaping, sign or primary entrance, provided that all direct illumination from uplighting shall be directed onto the building wall, walkway, driveway, landscaping, sign or entrance it is intended to illuminate, and the light intensity at the property line does not exceed the light trespass standards specified in the preceding paragraph F. Illumination to highlight architectural features may include lines of low-intensity unshielded incandescent bulbs of a single color, or neon tube type lighting, but only where such lighting is consistent with and will enhance the architectural character of the building and does not constitute part of a sign, trademark, or other advertising display.

6. Building Mounted Luminaires

- a. Luminaires mounted on buildings other than one and two family dwellings and townhomes shall be a non-adjustable full cut-off design and shall be directed downward at an angle of no greater than 45 degrees from the vertical plane. No luminaire mounted on a building shall project above the height of the building.
- b. Luminaires exceeding 2000 lumens mounted on one and two family dwellings and townhomes shall be a non-adjustable full cut-off design and shall be directed downward at an angle of no greater than 45 degrees. No luminaire mounted on a building shall project above the height of the building.

7. Canopy Lighting

Luminaires mounted on gas station and drive-through canopies shall be a full cut-off design and shall be directed downward at an angle of no greater than 45 degrees from the vertical plane, or may be completely recessed under the canopy with flat lenses. Light intensity shall not exceed twenty (20) foot candles at ground level under the canopy or elsewhere on the site. All lighting mounted under the canopy, including auxiliary lighting within signage and panels over the pumps, shall be included in the twenty (20) foot candle limit.

If necessary due to the design of the luminaires selected, the sides (fascia) of the canopy shall extend below the lens of the luminaires at least 12 inches to block direct view of the light sources from the property line.

8. Light Pole Height

The maximum height of light poles, as measured from finished grade at the base to the bottom of the luminaire, shall not exceed the maximum building height in the zoning district in which they are located.

9. Blinking Lights

Blinking, flashing, moving, revolving, flickering, changing intensity and changing color lights shall be prohibited, except for temporary holiday displays, lighting for public safety or traffic control, or lighting required by the FAA or other governmental agency for air traffic control and warning purposes.