 <p>CITY OF ST. CHARLES ILLINOIS • 1834</p>	AGENDA ITEM EXECUTIVE SUMMARY		Agenda Item Number: 4a
	Title:	Plan Commission recommendation to approve a PUD Preliminary Plan for the First Street Plaza expansion.	
	Presenter:	Russell Colby, Director of Community Development Peter Suhr, Director of Public Works	
Meeting: Planning & Development Committee		Date: January 9, 2023	
Proposed Cost: \$		Budgeted Amount: \$	Not Budgeted: <input type="checkbox"/>
Executive Summary (if not budgeted please explain):			
<p>The P&D Committee last received an update regarding the First Street Plaza project in November 2022. Following the update, staff proceeded with the PUD plan approval process, with review and recommendations by Historic Preservation Commission (12/7/22) and Plan Commission (12/20/22). The PUD plan is now being presented to the P&D Committee for a recommendation, prior to City Council consideration.</p> <p><u>Historic Commission Review</u></p> <p>Historic Commission reviews PUD plans for sites in the Historic District and provides recommendations regarding the impact of a project on historic resources, specifically districts or landmarks affected. The Commission unanimously recommended approval of the plan, and offered four recommendations to Plan Commission. Discussions and responses are provided in the staff report:</p> <ol style="list-style-type: none"> 1. Ensure consistency with existing downtown street lighting design/styles. 2. Ensure consistency with the existing downtown wayfinding/directory signs. 3. Provide accommodations for bicycle parking. 4. Provide accommodations for delivery vehicles. <p><u>Plan Commission Review</u></p> <p>Plan Commission unanimously recommended approval of the plan, and did not provide any specific approval conditions. The Commissioners complimented the design overall and discussed the following topics:</p> <ol style="list-style-type: none"> 1. Locations and facilities within the plaza available to host performances of different types and sizes. 2. Accommodations for bicycle parking near the plazas. 3. Confirming durability of materials, including the bench seating (and protection from skateboarders) 4. Adding accent lighting enhancements for the pergola. 5. Providing a drop-off point at the Walnut & First Street intersection. <i>Staff is reviewing modifications to increase the size of a pull-off area at this corner.</i> 6. Future planning for outdoor dining to be adjacent to the restaurants. <p>Ken Hendricks, of Alter Brewing, spoke during public comment regarding an interest to coordinate planning for the future outdoor dining areas with the plan.</p> <p><u>Update for First Street area businesses</u></p> <p>In December 2022, the Economic Development staff reached out to First Street businesses between Main St. and Illinois St. to give a status update and inform them of the upcoming public meetings for the plaza extension project. Subsequently, the City staff invited all the 1st street businesses to meet with staff on January 3 to discussion the project and ask any questions. A majority of the discussion pertain outdoor dining and means to mitigate construction. If the plaza moves forward, City staff intends to hold additional meetings with the business owners to keep them informed on the project.</p>			
Attachments (please list): Plan Commission Resolution, Staff Report, Application, Project Donor List, Plans			
Recommendation/Suggested Action (briefly explain): Recommendation to approve a PUD Preliminary Plan for the First Street Plaza expansion. Subject to a positive Committee recommendation, the PUD plan approval ordinance will proceed to City Council on Jan 17. The ordinance would only approve the PUD plan, and would not authorize funding or construction of the project. Once the PUD plan is approved, staff would solicit bids to better understand the project cost.			

City of St. Charles, Illinois
Plan Commission Resolution No. 18-2022

A Resolution Recommending Approval of a PUD Preliminary Plan for First Street Plaza Expansion (City of St. Charles)

Passed by Plan Commission on December 20, 2022

WHEREAS, it is the responsibility of the St. Charles Plan Commission to review PUD Preliminary Plans; and

WHEREAS, the Plan Commission has reviewed the PUD Preliminary Plan for First Street Plaza Expansion (City of St. Charles); and

WHEREAS, the Plan Commission finds said PUD Preliminary Plan to be in conformance with the applicable PUD and Zoning Ordinance requirements, subject to resolution of any outstanding staff review comments.

NOW, THEREFORE, be it resolved by the St. Charles Plan Commission to recommend to City Council approval of a PUD Preliminary Plan for First Street Plaza Expansion (City of St. Charles), contingent upon the resolution of all staff comments prior to City Council action.

Roll Call Vote:

Ayes: Funke, Ewoldt, Rosenberg, Studebaker, Moad

Nays:

Recused: Vargulich

Absent: Hibbel, Wiese, Gruber

Motion carried: 5-0

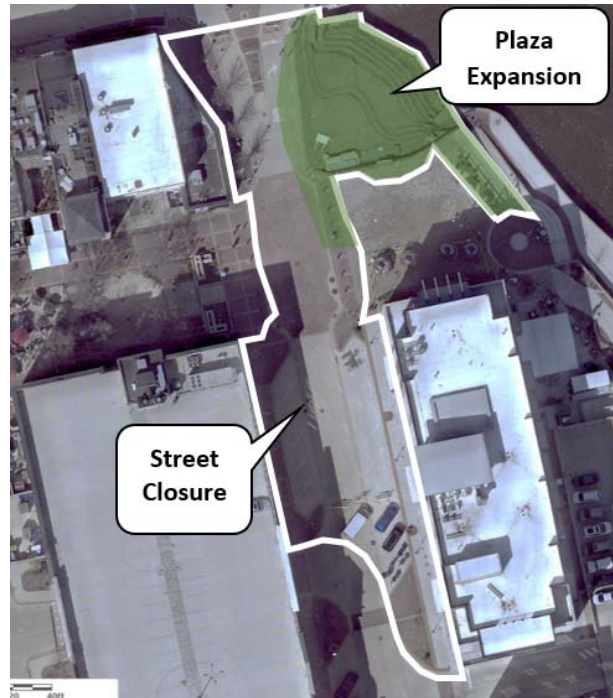
PASSED, this 20th day of December 2022.

Chairman
St. Charles Plan Commission



Applicant:	City of St. Charles
Property Owner:	City of St. Charles
Location:	1 W. Main St. SE corner of W. Main & S. 1 st Streets
Purpose:	Expansion of public plaza & streetscape improvements
Application:	PUD Preliminary Plan
Public Hearing:	Not required
Zoning:	CBD-1 Central Business District / PUD (First Street Redevelopment PUD)
Current Land Use:	Vacant
Comprehensive Plan:	Mixed Use

1st Street Plaza Expansion



Summary of Proposal: The City of St. Charles has submitted a PUD Preliminary Plan application for the First Street Plaza expansion project, located within the First Street Redevelopment PUD. Plans also include improvements to S. 1st St. to create a pedestrian way with permanent closure of the street to vehicular traffic, from Main St. to Walnut St.

The design has been developed by a team led by Serena Sturm architects, in collaboration with the St. Charles Initiative, an independent advisory committee of community leaders formed to solicit contributions and donations for public-private projects in the City.

An initial Phase 1 of site improvement was completed to replace a section of river wall and fill in the old Manor building foundation area. S. 1st St. through the project site has remained closed to traffic since Spring 2021 as the street has continued to be utilized for outdoor dining and other activities.

Info / Procedure on Application: **PUD Preliminary Plan:**

- Approval of plans for development of property within a PUD to ensure compliance with the PUD ordinance and applicable provisions of the Zoning Ordinance. Includes site, landscape, and engineering plans.
- Recommendation is based on compliance with the approved PUD standards and other city code requirements (including Zoning and Subdivision codes).

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

Staff recommends that any recommendation include a condition requiring resolution of all staff comments prior to City Council action.

Staff Contact: Russell Colby, Community Development Director

I. PROPERTY INFORMATION

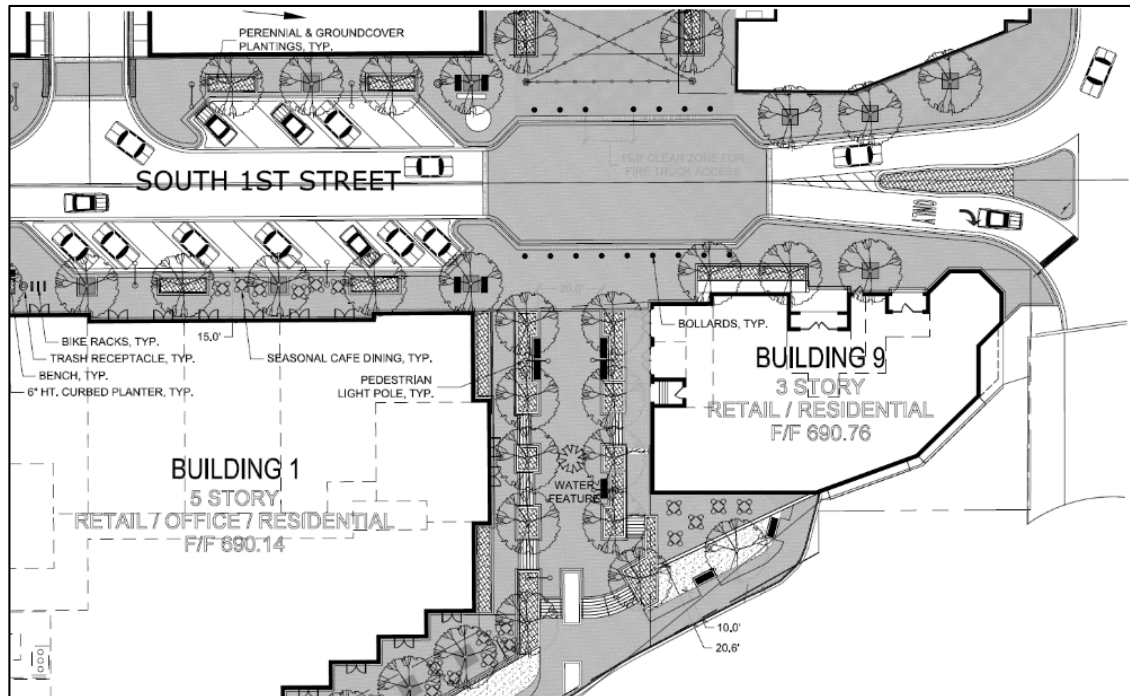
A. History / Context

The subject property is located at the southeast corner of W. Main and S. 1st Streets. The property is part of the First Street Redevelopment PUD, initially approved by the City in 2006 under Ordinance No. 2006-Z-29. The PUD and project plans were amended several times over the past 16 years as the project was constructed over a number of phases.

Development on the west side of First Street, including the western public plaza, was constructed in 2008-2010. Development on the east side of First Street, including the riverwalk and eastern plaza area, was constructed in 2015-2019.

The subject property was originally planned as the location of First Street Building #9, known as 1 W. Main St. The building footprint would have included the grass area (former Manor building location) plus the north half of what is currently the eastern plaza. When the City constructed the eastern plaza in 2019, plans for the Building #9 site were undetermined, so the plaza was constructed with a simple design and unfinished temporary edge, to allow for changes and design of the space in the future.

2006 Site Plan showing Plazas and Building #9:



Concept for Expanded Plaza

The City acquired ownership of the former Manor property in 2020 with the intention of utilizing the site as an expanded public plaza.

The City had separately formed a public-private fundraising group, known as the St. Charles Initiative, formed as a new approach to help fund capital projects and improvements in the community through donations and endowments. The St. Charles Initiative chose to focus on the First Street plaza as their first major fund-raising project. The Initiative sought design assistance from architect Marty Serena, who is now assisting the City with completing plans for the project.

A community survey was conducted to solicit input on the concept designs for the plaza, and results were presented to City Council in 2021. The survey showed strong support for the design concept of the expanded plaza and street closure. Additional information regarding the survey results is posted on the project page:

<https://www.stcharlesil.gov/projects/1st-street-plaza-expansion>

Outdoor Dining and Street Closure

Starting during the pandemic in Spring/Summer 2020, the City Council authorized temporarily expanding outdoor dining within the First Street public plaza spaces. The portion of First Street through the plaza area (Walnut to Main St.) was closed to vehicle traffic to allow for additional seating and pedestrian pathways during the outdoor dining season. The expanded outdoor dining program was very successful, and continued during 2021 and 2022.

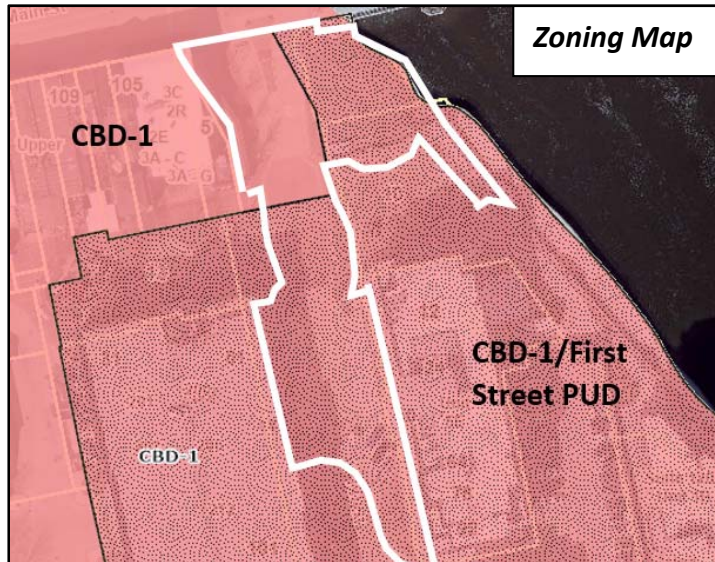
First Street has remained closed to vehicle traffic since Spring 2021 and the City Council has expressed support for formally closing the street in favor of enhancing the public plazas and providing a pedestrian focused environment. Businesses on First Street have generally been in support of the street closure and see benefit to the activity generated by the expanded pedestrian use. The area has also attracted new businesses during the street closure, which suggests that the limitation on vehicle access is not negatively impacting the area as a business location.

With respect to future outdoor dining on the plaza, City Council has expressed interest in creating a more cohesive layout in order to open up what had been the main public plaza spaces. The plaza expansion project will allow for outdoor dining to be relocated out of the central plaza areas, shifting some seating to locations along First Street.

B. Zoning

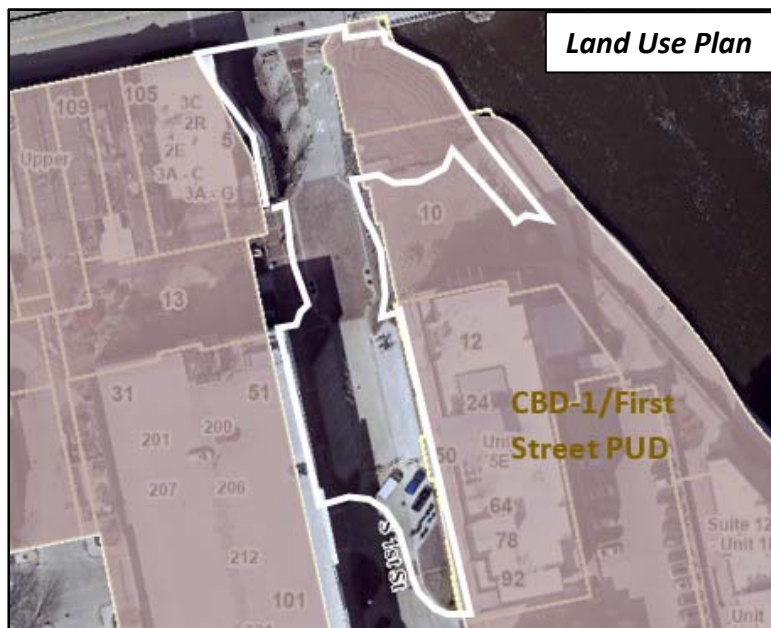
The subject property is zoned CBD-1 Central Business District and PUD. The same underlying zoning designation exists surrounding the property.

	Zoning	Land Use
Subject Property	CBD-1 / First Street PUD	Vacant
North	CBD-1 / Hotel Baker PUD	Hotel Baker
East	CBD-1	Mixed Use (east of river)
South	CBD-1 / First Street PUD	Public Plaza
West	CBD-1	Mixed Use



C. Comprehensive Plan

The plaza parcel is designated Mixed Use in the Land Use Plan adopted as part of the 2013 Comprehensive Plan. The downtown core has the same designation.



The Mixed Use land use category is described as follows:

The Land Use Plan designates Downtown St. Charles as Mixed Use, characterized by land uses and development patterns that provide a vibrant, safe, attractive, and “walkable” pedestrian environment...

Mixed Use areas should have strong pedestrian orientation and seek to create a more interesting and engaging pedestrian experience, accommodating pedestrian generating uses on the ground floor, and other uses above. Retail, entertainment and dining uses are ideally suited for the ground floor with residential and/or office uses located on the upper floors. The primary objective is to provide an appropriate and compact mix of uses

to foster an active and interesting district. Parking in the mixed use areas should be provided on-street, or in subtly located parking garages or parking lots.

Built form is a critical consideration within Mixed Use areas. Within mixed use areas, buildings should be located at, or near, the front property lines fronting the street to create a “street wall” – a continuous row of buildings and storefronts that encourages walkability and helps to establish a safe and attractive pedestrian environment.

The subject property is also located within the Downtown Subarea:

Downtown Subarea Goals:

- Full utilization of the Fox River as a recreational and environmental asset
- Preservation and enhancement of the Downtown’s historic architectural character
- Accessibility for all modes of transportation, including vehicles and pedestrians
- Enhanced cultural activities that serve as both local and regional attractions

Downtown Subarea Objectives:

- Encourage development practices that minimize environmental impacts on the Fox River and consider its presence and benefits.
- Provide continuous open space and bike/pedestrian access along the Fox River corridor as envisioned in the 2002 River Corridor Master Plan.
- Provide a high level of physical and visual access to the Fox River from all portions of Downtown.
- Recognize Downtown’s important architectural resources, and establish programs to preserve and enhance them.
- Require new development to meet high standards of site and building design that are compatible with the historic character.
- Enhance the public realm through streetscaping and gateways.
- Move people using all modes of transportation safely and efficiently throughout Downtown.
- Mitigate the impacts of truck traffic on Main Street.
- Maintain and strengthen a comprehensive pedestrian network.
- Better manage parking capacity and access throughout Downtown, especially as new development comes on-line.
- Strategically coordinate civic and cultural events to attract residents and visitors to various portions of Downtown and different times of the year.
- Enhance mobility between Downtown and surrounding neighborhoods, communities, and other assets, such as other commercial centers, major bikeways and trails for all modes of travel.

II. PLANNING ANALYSIS

A. Proposed Use

Proposed use of the subject property that is not part of the street right-of-way is as a Public Plaza. Public Plaza is a permitted use in the CBD-1 District and in the First Street Redevelopment PUD.

B. Proposed Plans

The expanded plaza features the following:

- Access points from 1st St. and Main St.

- Paver surface surrounded by greenspace on three sides.
- 12’ steel trellis topped with solar panels surrounding the plaza on three sides.
- Brick knee-wall benches positioned around the plaza.
- Variety of trees and plantings within landscape beds.

Improvements to the First Street ROW:

- Removal of existing street improvements and sidewalk pavers within the project area.
- Paver surface with concrete ribbon of variable width to create a pedestrian way.
- Overhead string lights from Walnut St. to the plazas.
- Knee-wall benches and landscape areas incorporated along the pedestrian way.
- Variety of trees and plantings within landscape beds.
- Three kiosks – north end at Main St., south end near Walnut St. and at the East Plaza entrance.
 - 11’4” stone pier topped with LED lantern and outrigger with globe-shaped lights.
 - The north and south end kiosks incorporate metal sign panels on three sides and a video panel on one side.

III. HISTORIC PRESERVATION COMMISSION REVIEW

The subject property is located within the Central Historic District. The Historic Preservation Commission is required to review and make recommendations on PUD Preliminary Plans for historic district properties that are within a PUD, specifically regarding the impact of the plan on the Historic District. The Commission reviewed the PUD Preliminary Plan on 12/7/22 and voted unanimously to recommend approval. Commissioners provided four comments. Comment responses/clarifications are provided.

1. Consistency with existing downtown street lighting design/styles.
Response: The existing pedestrian lighting poles that match the downtown style, including those along First Street, the riverwalk and around the plazas, will mostly remain. An additional string lighting system is proposed over First Street. These string lights are to be mounted on plain support poles.
2. Consistency with the existing downtown wayfinding/directory signs.
Response: The project design includes a new type of kiosk designed as both project entry monuments and electronic informational displays. The kiosks are designed to match the materials of the plaza improvements.
3. Accommodations for bicycle parking.
Response: Bicycle parking is not incorporated into the plaza design, but opportunities exist for this to be added at entry points within or adjacent to the plaza.
4. Accommodations for delivery vehicles.
Response: Currently, most deliveries for the businesses occur nearby within streets or parking lots. This is a common inconvenience in the downtown environment, and during the time period of the street closure, this has not caused a significant inconvenience or other traffic circulation issues. Allowing business access onto the closed street would require a system for controlling and regulating access.

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

Technical review comments have been provided to the project team. One recommendation that could impact the site plan is that a larger turning area be provided at the intersection of Walnut and S. 1st Street due to the anticipated volume of traffic and expected use as a drop-off/loading zone. A small pull-off area is recommended.

B. Fire Dept. Review

The pedestrian way will be accessible by emergency vehicles. A mountable curb will be required at the north entrance off Main St. to allow for fire apparatus access.

V. OPTIONS FOR PLAN COMMISSION ACTION

Review the PUD Preliminary Plan and make a recommendation to Planning & Development Committee. There are no Findings of Fact for PUD Preliminary Plan applications. The Plan Commission's recommendation may include suggested comments or conditions.

VI. ATTACHMENTS

- Application for PUD Preliminary Plan; received 5/10/21
- Plans

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



COMMUNITY DEVELOPMENT DIVISION

PHONE: (630) 377-4443 EMAIL: cd@stcharlesil.gov

PUD PRELIMINARY PLAN APPLICATION

For City Use	
Project Name:	First Street Redevelopment- East Plaza Expansion
Project Number:	2021 -PR- 015
Cityview Project Number:	PLPUD202100022

Received Date
RECEIVED
MAY 10 2021
City of St. Charles
Community Development

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: 1 W. Main St. SE corner of W. Main St. and S. 1st St.	
	Parcel Number (s): 09-27-378-006	
	Proposed PUD Name: First Street Redevelopment PUD - East Plaza Expansion	
2. Applicant Information:	Name City of St. Charles	Phone 630-377-4405
	Address 2 E. Main St. St. Charles, IL 60174	Fax
		Email psuhr@stcharlesil.gov
3. Record Owner Information:	Name City of St. Charles	Phone 630-377-4443
	Address 2 E. Main St. St. Charles, IL 60174	Fax
		Email cd@stcharlesil.gov

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.

❑ **SCHEDULE:** Construction schedule indicating:

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

❑ **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

05/10/2021
Date


Applicant or Authorized Agent

05/10/2021
Date

St Charles Initiative Contributors

as of January 6, 2023

Abinion, Emir C.
Anonymous
Anonymous
Anonymous
Bank of America Charitable Gift Fund
Carney, Michael T.
Cook, Robert
Corcoran Commercial Real Estate
Corcoran, Ryan and Sara
Delta Dental of Illinois
DiCiaula, Jim
Discount Tire and Service Inc.
Duerr, Joy
Exchange Club of the Tri-Cities
Farley, William G.
Flood, William K. Sr. and William K Jr.
Fox Valley Volkswagen Buick GMC
Frontier Development LLC
Gibson, Stephen
GingerRootHairSalon
Gonzalez-Mendez, J.C and Deborah
GSI Family Office
Haneberg, Glenn
Hoscheit, Donald and Geraldine
Hoscheit, John
Hoscheit, John and Teri
Hunt, David L.
Joe and Rowena Salas Foundation
Judy Marzuki Endowment Fund for Nature & the Environment
Kathleen Brens Living Trust
Keller, James Dennis
Kelly Orthodontics

Koenen, Larry J.
Lemke, Arthur and Andrew
Maples, John
Marshall, Michael Thomas
Marth, Ed
Mason, Faith & Hoscheit DDS
Mason, John and Mrs.
McGuire, Heather M
McNally Realty Group, LLC
Mercedes-Benz of St. Charles
Miscellaneous Contribution
Morgan, Craig S. and Darlene
Murray Commercial
Northern Illinois Endodontics, Ltd.
Pacelli, Gregory
Pasavre Inc.
Pietryla, David A.
Rabchuk, John
Rogina, Raymond P. and Cullen, Diane L.
Russe, Tom
Semersky Enterprises, Inc. / Audi Exchange St. Charles
Serena, Marty
Sterling Bank
Storino, Ramello and Durkin
The Clarke Group, Inc.
UBS Donor-Advised Fund
Vanko, Martha E.
Vitek, Lora A.
Waddell, Joshua Keith
Wickman Properties
Yanni Management, Inc.