



AGENDA ITEM EXECUTIVE SUMMARY

Agenda Item number: *4a

Title:

Plan Commission recommendation to approve a Minor Subdivision Final Plat for Burger King Addition.

Presenter:

Russell Colby

Meeting: Planning & Development Committee

Date: October 8, 2018

Proposed Cost: N/A

Budgeted Amount: N/A

Not Budgeted:

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

In 2009, the City approved Ordinance #2009-Z-14, granting PUD Preliminary Plan approval for the development of a Burger King restaurant with drive-through and a multi-tenant retail building on an outlot parcel located in front of the Lowes store, at the northwest corner of Randall and Bricher Roads. The property is located within the Meijer PUD and is subject to the development standards in the Meijer PUD Ordinance #1999-M-24.

The Burger King and retail buildings were constructed on a single lot 1.6 acre lot. This complies with the Meijer PUD zoning standards, which lists no minimum lot size.

The Lannert Group, on behalf of the owners, Gill Properties LLC, has submitted an application for Minor Subdivision – Final Plat in order to subdivide the property into individual lots for the two buildings.

Plan Commission review

The Plan Commission reviewed the application on 9/4/18 and recommended approval, 9-0, subject to resolution of staff comments prior to City Council action.

Attachments *(please list):*

Plan Commission recommendation, Staff Memo, Application, Final Plat

Plan Commission recommendation to approve a Minor Subdivision Final Plat for Burger King Addition.

City of St. Charles, Illinois
Plan Commission Resolution No. 17-2018

A Resolution Recommending Approval of a Final Plat of Subdivision (Minor Subdivision) for Burger King Addition (Lannert Group)

Passed by Plan Commission on September 4, 2018

WHEREAS, it is the responsibility of the St. Charles Plan Commission to review requests for Final Plat of Subdivision; and

WHEREAS, the Plan Commission has reviewed the Final Plat of Subdivision (Minor Subdivision) for Burger King Addition (Lannert Group); and

WHEREAS, the Plan Commission finds the Final Plat of Subdivision to be in conformance with the requirements of Title 16 of the City Code entitled, "Subdivisions and Land Improvement" and the applicable PUD requirements of Ordinance No. 1999-M-24 (Meijer PUD).

NOW, THEREFORE, be it resolved by the St. Charles Plan Commission to recommend to the City Council approval of the Final Plat of Subdivision (Minor Subdivision) for Burger King Addition (Lannert Group); contingent upon the resolution of all staff comments prior to City Council action.

Roll Call Vote:

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

Nays: None

Absent: None

Motion carried: 9-0

PASSED, this 4th day of September 2018.

Chairman
St. Charles Plan Commission



STAFF MEMO

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

FROM: Russell Colby, Community Development Division Manager

RE: Burger King Addition Resubdivision

DATE: October 2, 2018

I. APPLICATION INFORMATION:

Project Name: Burger King Addition Subdivision

Applicant: The Lannert Group

Purpose: Resubdivide into two parcels (one for each building)



II. BACKGROUND

In 2009, the City approved Ordinance #2009-Z-14, granting PUD Preliminary Plan approval for the development of a Burger King restaurant with drive-through and a multi-tenant retail building on an outlot parcel located in front of the Lowes store, at the northwest corner of Randall and Bricher Roads. The property is located within the Meijer PUD and is subject to the development standards in the Meijer PUD Ordinance #1999-M-24.

The Burger King and retail buildings were constructed on a single lot 1.6 acre lot. This complies with the Meijer PUD zoning standards, which lists no minimum lot size.

The Lannert Group, on behalf of the owners, Gill Properties LLC, has submitted an application for Minor Subdivision – Final Plat in order to subdivide the property into individual lots for the two buildings.

III. ANALYSIS

Zoning Review

Staff has reviewed the Final Plat for compliance with the applicable PUD requirements. The proposed lots comply with all PUD requirements as listed below. Additional information is needed to verify if the parking provided per lot meets the minimum standard, as noted in the table.

Requirement	PUD Standards- Ord. 1999-M-24	Lot 1 Multi-tenant building	Lot 2 Burger King
Lot Area	None	27,760 sf	41,933 sf
Lot Width	None	156.52 ft.	207 ft.
Building Setbacks:	-	-	
<i>Front (Randall Road)</i>	50 ft.	73 ft.	50 ft.
<i>Interior Side (north, south)</i>	5 ft.	10 ft. north 40 ft. south	38 ft. north 70 ft. south
<i>Rear (west)</i>	20 ft.	70 ft.	75 ft.
Parking/Paving Setbacks:			
<i>Front</i>	50 ft.	50 ft.	50 ft.
<i>Interior Side</i>	5 ft. if provided	0 ft.	0 ft.
<i>Rear</i>	None	6.75 ft.	8 ft.
Building Coverage (FAR)	0.300	0.23	.07
Parking Requirement (Restaurant)	15 per 1000 sf. net floor area	24*	
Parking Requirement (Multi-Tenant Building)	5 per 1000 sf. net floor area		31*

*Note: As constructed, the development met the applicable PUD requirements based on the total parking provided. Because the calculation is based on net floor area, the actual required parking assigned to each building is undetermined, without reviewing the current floor plan of each building.

Subdivision Plat

Staff has reviewed the Subdivision Plat for compliance with City Code and offers the following comments that will need to be addressed before City Council action:

1. The “Access and Utility Easement” that follows the common lot line needs to be expanded to 24 ft. to cover the entire width of the drive aisle. Easement language needs to be added to grant cross access between the two lots.
2. The amount of parking on the Burger King lot (Lot 2) may not meet the minimum parking requirement for the restaurant use. Staff recommends that a shared parking easement be established over the 8 parking spaces along the shared access drive, or alternately, granting of a shared parking easement over the entirety of both lots.
3. A duplicate owner and notary signature block is shown; only a single signature block is required.
4. A signature block for the Director of Community & Economic Development needs to be added.
5. A signature block needs to be added for the Kane County Department of Transportation, which has jurisdiction over Randall Road.
6. A Mortgagee’s signature may need to be added, if applicable.

IV. SUGGESTED ACTION

Staff has found the application materials to be complete and the Final Plat to be in compliance with applicable PUD ordinance standards, subject to revisions noted above.

The Plan Commission reviewed the Final Plat of Subdivision on 9/4/18 and recommended approval, 9-0.

Staff recommends approval of the Final Plat of Subdivision, subject to resolution of any staff comments prior to City Council action.

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

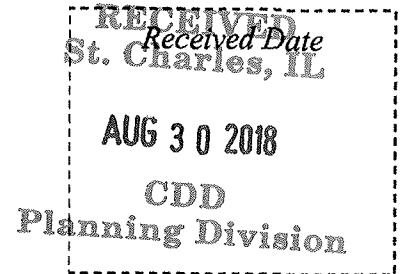


COMMUNITY & ECONOMIC DEV./PLANNING DIVISION

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

MINOR SUBDIVISION – FINAL PLAT APPLICATION

For City Use	
Project Name:	BURGER KING ADDITION
Project Number:	2009 -PR- 004
Application Number:	2018 -AP- 033



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:	BERGER KING PARCEL ON RANDAL & BRICHER R.D		
	Parcel Number (s):	SECTION 32 TOWNSHIP 40N RANGE 06E		
	Proposed Subdivision Name:	0509 RANDAL ROAD		
2. Applicant Information:	Name	THE LANNERT GROUP	Phone	630-208-8088
	Address	215 FULTON ST GENEVA IL 60134	Fax	630-208-8050
			Email	TLG@LANNERT.COM
3. Record Owner Information:	Name	GILL PROPERTIES LLC 17522	Phone	—
	Address	1250 EXECUTIVE PLACE SUITE GENEVA IL 60134 402	Fax	—
			Email	—

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: N . A .

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: N . A .

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.

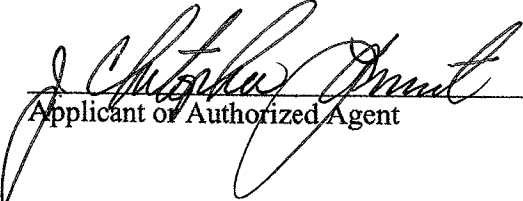
COPIES OF THIRD PARTY PERMIT/APPROVALS N . A .

- 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

8/20/18

Burger King Addition
City of St. Charles Kane County Illinois

A Resubdivision of Lot 1 of Resubdivision #1 of the Resubdivision of Mejer #128 Subdivision, recorded September 18, 2002 as Document 2002K115360, in Section 32, Township 40 North, Range 8 East of the Third Principal Meridian, in the City of St. Charles, Kane County, Illinois.

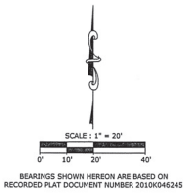
PARCEL INDEX NUMBER
09-32-476-007

THIS PLAY WAS SUBMITTED TO THE COUNTY RECORDS FOR THE PURPOSES OF RECORDING BY:

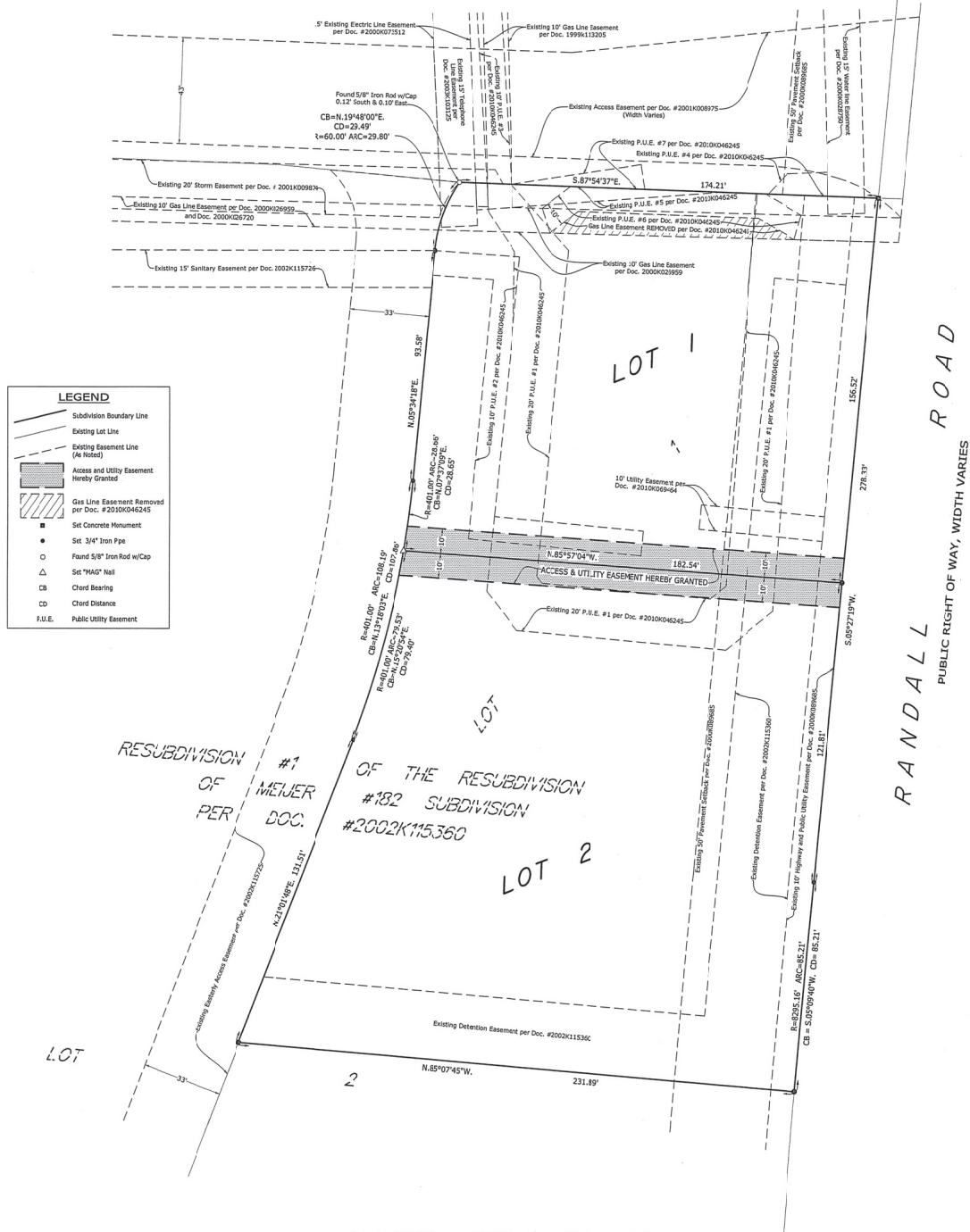
(PRINT NAME)

(ADDRESS)

(CITY/TOWN) (STATE) (ZIP CODE)



Lot 1
 Resubdivision #2 of the Resubdivision of Mejer #182 Subdivision
 per Doc. #2002K115360



LEGEND

- Subdivision Boundary Line
- Existing Lot Line
- Existing Easement Line (As Noted)
- Access and Utility Easement Newly Granted
- Gas Line Easement Removed per Doc. #2010K046245
- Set Concrete Monument
- Set 3/4" Iron Pipe
- Found 5/8" Iron Rod w/Cap
- Set "MAG" Nail
- Chord Bearing
- Chord Distance
- P.U.E. Public Utility Easement

AREA TABLE (MORE OR LESS)
Lot 1 = 27,760.35 Square Feet
Lot 2 = 41,933.35 Square Feet
TOTAL AREA OF SUBDIVISION 69,694.70 SQ. FT. OR 1.600 ACRES

NOTES

All measurements are shown in feet and decimal parts thereof.

Dimensions enclosed with () are record data. All other dimensions are measured or record equals measured.

SUBMITTED BY AND RETURN TO:
 City of St. Charles
 2 E. Main Street
 St. Charles, IL 60174



PREPARED BY:
ASMC
 ASM Consultants, Inc.
 16 E. Wilson St., Batavia, IL 60510
 Tel (630) 879-0200 Fax (630) 454-3774
 asmc@asmc.com
 Professional Design Firm #156-00624 expires 4/30/2019

Burger King Addition
City of St. Charles Kane County Illinois

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OWNER'S CERTIFICATE OF LOT 1 IN THE RESUBDIVISION #1 OF THE RESUBDIVISION OF MEJER #128 PER DOCUMENT #2002K115360

STATE OF ILLINOIS)
COUNTY OF KANE) SS
THIS IS TO CERTIFY THAT THE UNDERSIGNED IS / ARE THE OWNER(S) OF THE LAND DESCRIBED IN THE ATTACHED PLAT AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN BY THE PLAT FOR USES AND PURPOSES AS INDICATED THEREIN, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.
GILL PROPERTIES, LLC
400 SOUTH 3RD STREET
ST. CHARLES, IL 60174
DATED AT _____, ILLINOIS, THIS _____ DAY OF _____, 20____.

BY: _____ (PRINT NAME) _____ (TITLE)
(SIGNATURE) _____

NOTARY PUBLIC'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE) SS
I, _____, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT _____ AND _____ WHO IS/ARE THE SAME PERSONS WHOSE NAMES I SHARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AS OWNER(S), APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/SHE/HEY DID SIGN AND DELIVER THE SAID INSTRUMENT AS THEIR/HEIS/HEY OWN FREE AND VOLUNTARY ACT(S) FOR THE USES AND PURPOSES THEREIN SET FORTH.
GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, A.D., 20____.
NOTARY PUBLIC
MY COMMISSION EXPIRES _____

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE) SS
APPROVED, AND ACCEPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF ST. CHARLES, ILLINOIS, THIS _____ DAY OF _____, 20____.
MAYOR _____
CITY CLERK _____

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE) SS
APPROVED THIS _____ DAY OF _____, A.D., _____
CITY OF ST. CHARLES PLAN COMMISSION
PLAN COMMISSION CHAIRMAN _____

CERTIFICATE AS TO SPECIAL ASSESSMENTS

STATE OF ILLINOIS)
COUNTY OF KANE) SS
THIS IS TO CERTIFY THAT I, _____, COLLECTOR FOR THE CITY OF ST. CHARLES, FINO NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS GRANT DEFERRED INSTRUMENTS THEREOF AGAINST ANY OF THE REAL ESTATE DESCRIBED IN THE FOREGOING SURVEYOR'S CERTIFICATE.
DATED AT ST. CHARLES, ILLINOIS, THIS _____ DAY OF _____, A.D., _____
COLLECTOR CITY OF ST. CHARLES _____

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE) SS
I, _____, COUNTY CLERK IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT GENERAL TAXES, NO UNPAID FORFEITED TAXES, AND NO LEDEMBLE TAX AGAINST ANY OF THE LAND INCLUDED IN THE PLAT. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE PLAT.
GIVEN UNDER MY HAND AND SEAL OF THE COUNTY AT GENEA, ILLINOIS, THIS _____ DAY OF _____, A.D., 20____.
KANE COUNTY CLERK _____

KANE COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE) SS
THIS INSTRUMENT NUMBER _____ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF KANE COUNTY, ILLINOIS, THIS _____ DAY OF _____, A.D., 20____ AT _____ O'CLOCK _____, AND WAS RECORDED IN PLAT ENVELOPE NO. _____.

COUNTY RECORDER

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE) SS
THIS IS TO CERTIFY THAT I, CHARLES S. PARSHALL, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAVE SURVEYED AND PLATTED THE FOLLOWING DESCRIBED PROPERTY:
A RESUBDIVISION OF LOT 1 OF RESUBDIVISION #1 RECORDED SEPTEMBER 18, 2002 AS DOCUMENT 2002K115360 OF THE RESUBDIVISION OF MEJER #128 SUBDIVISION IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.
I FURTHER CERTIFY THAT THE PLAT HEREON DRAWN IS A CORRECT AND ACCURATE REPRESENTATION OF SAID SURVEY AND PLAT. ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
I FURTHER CERTIFY THAT THE DESCRIBED PROPERTY LIES WITHIN ZONE X, AS DESIGNATED BY THE FLOOD INSURANCE RATE MAP FOR THE CITY OF ST. CHARLES, ILLINOIS COMMUNITY PANEL NUMBER 12320 028 H, THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM MAP NUMBER 1709020AH, WITH AN EFFECTIVE DATE OF AUGUST 3, 2009. ZONE X IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.1% ANNUAL CHANCE FLOODPLAIN.
I FURTHER CERTIFY THAT THE FOREGOING DESCRIBED TRACT IS LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS WHICH HAS ADOPTED AN OFFICIAL COMPREHENSIVE PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE AS AMENDED.
GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, A.D., 2018.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-00377

LICENSE EXPIRES NOVEMBER 30, 2018
DESIGN FIRM LICENSE NO. 184-006014
LICENSE EXPIRES APRIL 30, 2019

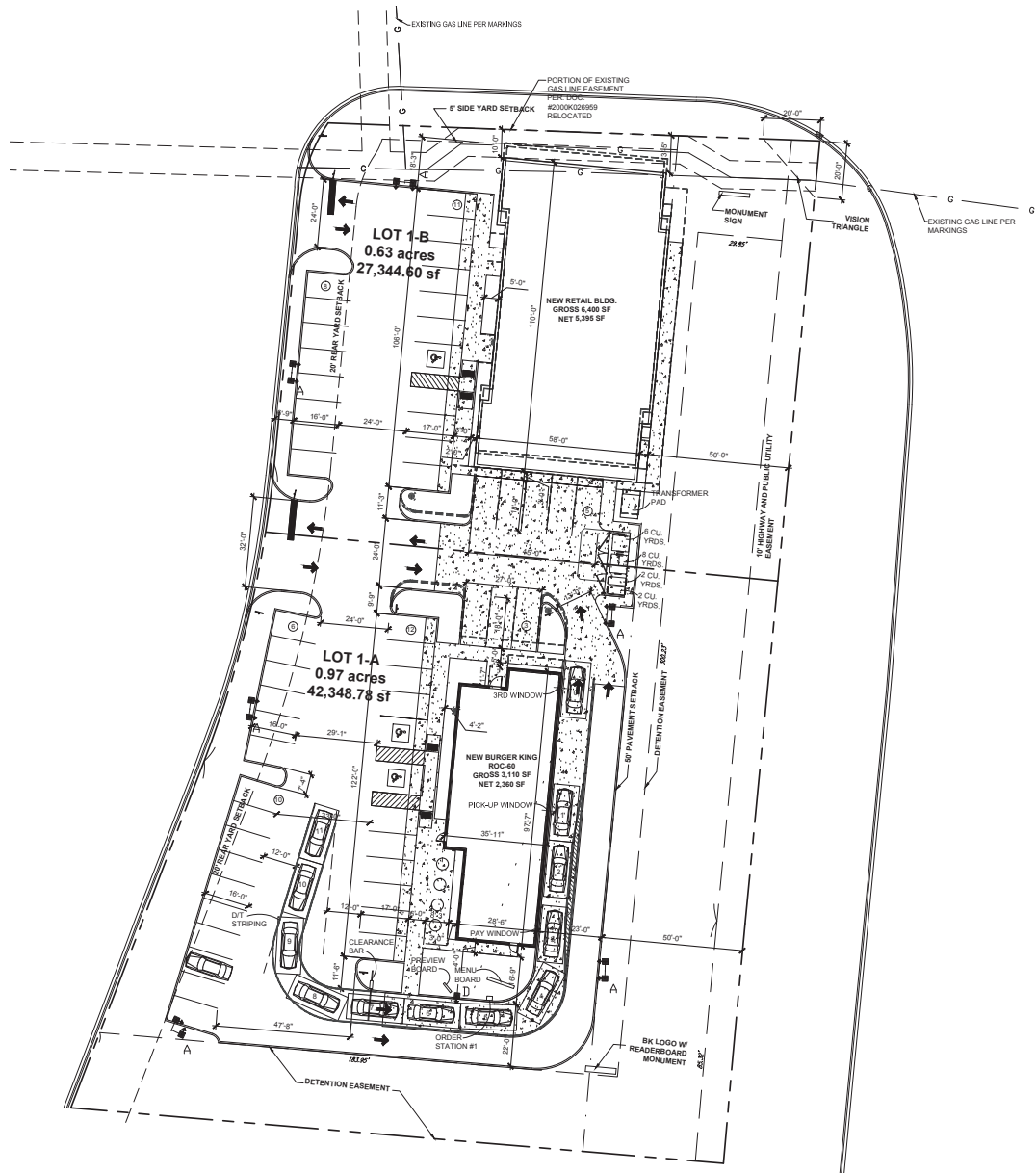


PUBLIC UTILITY EASEMENT PROVISIONS:

A PERMANENT, NON-EXCLUSIVE EASEMENT WITHIN THE AREA SHOWN BY BOLD DASHED LINES AND DOTTED HATCH ON THE PLAT HEREON DRAWN AND MARKED "ACCESS AND UTILITY EASEMENT" IS HEREBY GRANTED TO THE CITY OF ST. CHARLES AND TO ALL PUBLIC UTILITY COMPANIES OF ANY KIND OPERATING UNDER FRANCHISE GRANTING THEIR EASEMENT RIGHTS FROM SAID CITY OF ST. CHARLES, INCLUDING, BUT NOT LIMITED TO, COMMONWEALTH EDISON, AMERITECH AND NORTHERN ILLINOIS GAS COMPANY AND TO THEIR SUCCESSORS AND ASSIGNS, IN, UPON, ACROSS, OVER, UNDER AND THROUGH THE AREAS SHOWN ON THIS PLAT OF SUBDIVISION, FOR THE PURPOSES OF INSTALLING, CONSTRUCTING, OPERATING, MAINTAINING, REPLACING, REPAIRING, ALTERING, ENLARGING, REMOVING, CLEANING AND MAINTAINING UNDERGROUND ELECTRIC, CABLE TELEVISION, COMMUNICATION, GAS, TELEPHONE, HYDRAULIC, PIPES, CONNECTIONS, CATCH BASINS, BURNING ROSES AND WITHOUT LIMITATIONS SUCH OTHER INSTALLATIONS AS MAY BE REQUIRED TO FURNISH PUBLIC UTILITY SERVICE TO ADJACENT AREAS TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE REAL ESTATE PLATTED HEREIN FOR THE NECESSARY PERSONNEL AND EQUIPMENT TO MAKE UP OR ALL OF THE ABOVE WORK (HEREIN COLLECTIVELY REFERRED TO AS "SERVICES"). THE RIGHT IS ALSO HEREBY GRANTED TO SAID GRANTEEES TO CUT DOWN, TRIM OR REMOVE TREES, SHRUBS OR OTHER PLANTS THAT INTERFERE WITH THE OPERATION OR ACCESS TO SAID SEWERS, OR WITHOUT LIMITATION, UTILITY INSTALLATIONS IN OR, UPON OR ACROSS, UNDER OR THROUGH SAID EASEMENT, IN THE EVENT UTILITY MAINTENANCE IS PERFORMED WITHIN THE UTILITY EASEMENT THE CITY OF ST. CHARLES WILL HAVE NO OBLIGATION WITH RESPECT TO SURFACE RESTORATION, INCLUDING, BUT NOT LIMITED TO, THE RESTORATION, REPAIR, OR REPLACEMENT OF ANY LANDSCAPING PROVIDED, HOWEVER, THE GRANTEEES SHALL BE OBLIGATED FOLLOWING ANY SUCH WORK, TO BACKFILL AND HOLDING SO AS TO RETAIN SUITABLE DRAINAGE, REMOVE DEBRIS, AND LEAVE THE AREA IN GENERALLY CLEAN AND WORKMANLIKE CONDITION. NO PERMANENT USES FOR GARDENS, SHRUBS, LANDSCAPING, PAVING, FENCES, SIDEWALKS, CURBS, AND OTHER PURPOSES THAT DO NOT INTERFERE WITH THE AFORESAID USES AND RIGHTS, WHERE AN EASEMENT IS USED FOR STORM OR SANITARY SEWERS, OTHER UTILITY INSTALLATION SHALL BE SUBJECT TO THE PRIOR APPROVAL OF SAID CITY OF ST. CHARLES SO AS NOT TO INTERFERE WITH THE GRAVITY FLOW IN SAID SEWER LINES.



PREPARED BY:
ASMCO
ASM Consultants, Inc.
16 E Wilson St, Batavia IL 60510
Tel (330) 879-0210 Fax (630) 454-3774
advinc@asmco.com
Professional Design Firm 1184-096614 expires 4/30/2019



**PREVIOUSLY
 PROPOSED
 BUILDING & CURB
 LOCATIONS**

A SITE PLAN
 A001 SCALE: 1" = 20'-0" (24x36 SHEET)

NOT FOR CONSTRUCTION

NO.	REVISIONS	DATE
	Submit for Permit Review	10-16-09
BY		RT
CORPORATE DESIGN + DEVELOPMENT GROUP, LLC <small>1425 W. MONROE BLVD. SUITE 1010 MEMPHIS, TN 38117 TEL: 901-527-0000 FAX: 901-527-0001</small>		
		
BRICHER CROSSING ST. CHARLES, ILLINOIS NWC BRICHER RD. & RANDALL RD.		
Gill Management, INC.		
SITE PLAN		
DATE:	08-31-09	
SCALE:	AS SHOWN	
DRAWN:	TS	
CHECK:	TT	
JOB:	D08228	
SHEET:	A001	