



**AGENDA ITEM EXECUTIVE SUMMARY**

**Agenda Item Number: 4a**

**Title:**

Presentation of a Concept Plan for McGrath Commerce Center.

**Presenter:**

Russell Colby

**Meeting:** Planning & Development Committee

**Date:** January 11, 2021

Proposed Cost: \$

Budgeted Amount: \$

Not Budgeted:

The subject property is a portion of the former Pheasant Run Resort complex that includes the Mega Center and the golf maintenance facility at the east end of the property, totaling 21 acres of frontage on Main Street/IL Route 64. The Concept Plan has been submitted by 4075 Main, LLC, represented by Gary McGrath.

In fall 2020, the City approved the following in relation to this property:

- A subdivision of the Pheasant Run Resort buildings that created Lot 1, a 12+ acre lot comprising the Mega Center building and adjacent parking field.
- An incentive agreement to facilitate the relocation / expansion of McGrath Honda to the Mega Center.

McGrath now owns Lot 1 (Mega Center) and is under contract to purchase the adjacent 8+ acres immediately to the east from the DuPage Airport Authority (DAA).

Mr. McGrath is proposing a Planned Unit Development (PUD) that would encompass all of the property he expects to own. A Concept Plan review is required prior to applying to establish a new PUD.

The Concept Plan shows development of 1 or more motor vehicle sales dealerships and/or other commercial uses in a coordinated manner with shared access and site layout, including a private street stub that would connect the signalized intersection at Main Street to the DAA golf course property to the south.

The proposed land uses are already permitted under the existing BR Regional Business zoning. Anticipated PUD zoning deviations would include reduced street frontage landscaping and parking lot setbacks, modified parking lot and building landscaping, reduced rear building setback for the Mega Center, and larger freestanding signage.

**Plan Commission Review**

Plan Commission reviewed the Concept Plan on 1/5/21. The Commission was overall supportive of the project and offered comments summarized as follows:

- Excitement about the opportunity for a productive redevelopment at an important gateway to the City.
- Suggestions for adding attractive landscaping without blocking visibility of display vehicles.
- Interest in a potential City eastern gateway sign or feature at the northeast corner of the property.
- Some commissioners questioned whether sign deviations are necessary or would set a precedent.

**Attachments (please list):**

Staff Report to Plan Commission, Concept Plan Application

**Recommendation/Suggested Action (briefly explain):**

Provide any comments on the Concept Plan. Staff suggests commenting on the following items:

- Land use and compatibility with surrounding future development.
- Site layout and access.
- The proposed Planned Unit Development (PUD) and potential deviations.
- Other suggestions/recommendations regarding future preliminary plans.



**Staff Report**

**TO:** Chairman Todd Wallace  
And the Members of the Plan Commission

**FROM:** Russell Colby  
Assistant Director of Community & Economic Development

**RE:** McGrath Commerce Center Concept Plan

**DATE:** December 31, 2020

**I. APPLICATION INFORMATION:**

**Project Name:** McGrath Commerce Center

**Applicant:** 4075 E Main, LLC (Gary McGrath)

**Purpose:** Concept Plan for Auto dealerships and commercial development

<b>General Information:</b>		
<b>Site Information</b>		
Location	Former Pheasant Run Mega center (4075 E. Main St.) and Maintenance Facility	
Acres	21 acres	
Application:	Concept Plan	
Applicable City Code Sections	Title 17, Chapter 17.04 - Concept Plan Review Title 17, Chapter 17.14 - Business and Mixed Use Districts	
<b>Existing Conditions</b>		
Land Use	Former exposition center and resort/golf course maintenance facility	
Zoning	BR Regional Business District, Special Use for Golf Course	
<b>Zoning Summary</b>		
North	BR Regional Business District	Vacant lot, Natural Gas Pipeline facility, Public Storage, Classics and Custom Auto
East	City of West Chicago (DuPage Airport Authority)	Golf driving range and Airport
South	BR Regional Business District (DuPage Airport Authority)	Golf Course
West	BR Regional Business District	Former Pheasant Run resort complex
<b>Comprehensive Plan Designation</b>		
Corridor and Regional Commercial and Open Space (Golf Course property)		

### Aerial Photograph



### Zoning Map



## **II. PROJECT OVERVIEW:**

### BACKGROUND

The subject property is a portion of the former Pheasant Run Resort complex that includes the Mega Center building, large parking field east of the Mega Center, and the resort/golf course maintenance facility at the far east end of the property. The Concept Plan comprises nearly 21 acres and is made up of two parcels:

- Lot 1 of the Pheasant Run Resort Subdivision (approved/subdivided in 2020), 12 acres
- Maintenance facility, 8 acres

The Concept Plan has been submitted by 4075 Main, LLC, represented by Gary McGrath. McGrath owns Lot 1 (Mega Center) and is under contract to purchase the maintenance facility from the DuPage Airport Authority, which owns the golf course property. (The remainder of the resort complex to the west is under separate ownership.)

The proposal is to develop the property into up to 1 or more motor vehicle sales dealerships and/or other commercial uses in a coordinated manner with shared access and site layout. Three development components are anticipated:

- Parcel 1: Expand and renovate the Mega Center and adjacent parking field for McGrath Honda of St. Charles (relocating from 1411 E. Main St.)
- Parcel 2: Additional auto dealership
- Parcel 3: Additional auto dealership or other commercial use

### CONCEPT PLAN REVIEW PROCESS

The proposed land uses are already permitted under the existing zoning. However, the applicant anticipates requesting a Planned Unit Development (PUD) for the project. A Concept Plan review is required prior to applying to establish a new PUD.

The purpose of the Concept Plan review is to enable the applicant to obtain informal input on a concept prior to spending considerable time and expense in the preparation of detailed plans and architectural drawings. The Concept Plan process also serves as a forum for citizens and owners of neighboring property to ask questions and express their concerns and views regarding the potential development. Following the conclusion of the Concept Plan review, the developer can decide whether to formally pursue the project.

## **III. ANALYSIS OF PLANS**

### COMPREHENSIVE PLAN

The Land Use Plan adopted as part of the 2013 Comprehensive Plan identifies the developed portions of the former Pheasant Run resort as “Corridor/ Regional Commercial” and the Golf Course as “Open Space”.

Corridor/Regional Business land use is described as follows:

*“Areas designated as corridor/regional commercial are intended to accommodate larger shopping centers and developments that serve a more regional function, drawing on customer base that extends beyond City limits. These areas often have a mix of “big box” stores, national retailers, and a “critical mass” of multiple stores and large shared parking areas. Areas designated for corridor/ regional commercial are located primarily in larger consolidated areas along the City’s heavily traveled corridors and intersections. Commercial service uses can also have an appropriate place in corridor/regional commercial areas, but must be compatible with adjacent and nearby retail and commercial shopping areas and be located as to not occupy prime retail locations.” (pg. 39)*

The subject property is located at the edge of the East Gateway Sub Area, which lists the following goals and objectives:

### ***Subarea Goals***

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

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

### ***Subarea Objectives***

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

## ZONING

The property is currently located in the BR Regional Business zoning district. The purpose statement of the BR District:

*“The purpose of the BR Regional Business District is to provide locations along Strategic Regional Arterial corridors for shopping centers and business uses that draw patrons from St. Charles, surrounding communities and the broader region. The BR District consists primarily of large-scale development that has the potential to generate significant automobile traffic. It should be designed in a coordinated manner with an interconnected street network that is consistent with the City’s Comprehensive Plan. Uncoordinated, piecemeal development of small parcels that do not fit into a larger context are discouraged in the BR District. Compatible land uses, access, traffic circulation, stormwater management and natural features, all should be integrated into an overall development plan. Because this district is primarily at high visibility locations, quality building architecture, landscaping and other site improvements are required to ensure superior aesthetic and functional quality.”*

BR Regional Business District is the most intensive business district in the City and permits all motor vehicle related uses, including Motor Vehicle Sales and Leasing Establishments, and a wide range of other retail and service uses.

## PUD CONCEPT

The Zoning Ordinance identifies purposes for a PUD. This project likely meets one or more of the purposes listed below, particularly items 5 and 6 below.

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.*

Additionally, McGrath may be willing to provide a location for a gateway entry feature at the northeast corner of the property. The City has been interested in establishing signage and potentially other gateway elements in the general area as the main entrance into St. Charles from the east. The PUD would offer flexibility to consider a unique design with community signage.

### PUD ZONING DEVIATIONS

Although not yet defined, deviations from the standard Zoning Ordinance requirements are likely to be requested for the following:

- Main Street/Rt. 64 front yard setback for parking/paving/vehicle display: 15 ft. proposed, vs. 10 ft. required for repaving existing non-conforming lots or 20 ft. for new parking lots
- Reduced rear yard setback for the Mega Center portion of the site (due to limitation on the buildable area resulting from high pressure gas main easements crossing the site running north-south, immediately east of the Mega Center building)
- Signage, in order to permit larger/taller freestanding signs for the auto dealerships (signs more comparable to a shopping center)
- Modifications to Landscaping requirements, to maintain vehicle display visibility on the Main Street frontage and reduce or modify landscaping internal to the large vehicle display/storage lots.
- Community gateway signage (To be determined in coordination with the City)

### SITE ACCESS

Access to the property is provided from IL Route 64/Main St. IL Route 64 is under the jurisdiction of the Illinois Department of Transportation.

- Full access is limited to the signalized intersection at the northwest corner of the property. This intersection serves as the main entrance to the entire Pheasant Run Resort subdivision.
- A private north-south roadway is planned to extend from the signalized intersection south along the west property line of the Mega Center. This roadway would provide a future access for the golf course property to the south.
- Cross access is shown across the property.
- A Right-in/Right-out access exists on Lot 1. A new additional Right-in/Right-out access point is proposed further to the east.
- IDOT will need to review any changes to Rt. 64 access and sign any Plat of Subdivision of the property.

This property is at the east end of the City's pedestrian circulation system and may be adequately served by interconnecting to the existing crosswalk at the Rt. 64 signalized intersection and any future sidewalk connections to the west across the resort property. Property to the east is part of the DuPage Airport and no sidewalks exist.

## UTILITY SYSTEM

The former Pheasant Run Resort complex is served by a mix of private and public utilities. Most of the on-site utility systems are private and outdated and require upgrade or replacement to service multiple building lots.

Utility systems upgrades are planned to commence in 2021 in connection with the Pheasant Run Resort Subdivision improvements and the utilities necessary to serve the planned McGrath Honda dealership. These include:

- A new electric distribution system extension from a pipe crossing under Route 64 midway along the site frontage.
- Watermain extensions east along the Route 64 frontage and south along the new private roadway.
- A new publicly-owned lift station to provide sanitary sewer service to the Pheasant Run Resort subdivision. A financial guarantee is posted for this subdivision improvement.

City staff is engaged in the review of utility system improvements in connection with the renovation and expansion of Mega Center building for the relocated McGrath Honda dealership. Additional utility modeling and analysis will likely be needed to determine the extent of improvements necessary for serving the entire development shown on the Concept Plan. This may require additional service capacity or main looping.

## STORMWATER MANAGEMENT

An interconnected series of drainage routes and ponds exists primarily off-site on the golf course property to the south. Although these ponds provide for stormwater drainage, no formal stormwater management system exists to serve the properties.

Stormwater Management will need to be addressed with the redevelopment of each phase or parcel, depending on the extent of site disturbance and changes to the impervious surface on each lot. Stormwater Management permits will be required with redevelopment of the lots and associated drainage or stormwater easements would be provided at that time.

The Concept Plan identifies an area along rear of the development for stormwater management.

## **IV. FUTURE APPROVAL PROCESS**

If the applicant chooses to move forward with the proposed PUD at the conclusion of the Concept Plan process, the following zoning/subdivision approvals would be necessary:

1. Special Use for PUD: To establish a PUD ordinance with unique zoning use and standards to accommodate the project (including requested PUD deviations)
2. PUD Preliminary Plan: To approve full preliminary development plans of the property, including architectural elevations, site engineering and landscape plans. (PUD Preliminary Plans are required for at least 1/3 of the property- This would most

likely be the Honda/Mega Center development. A sketch plan can be provided to depict the conceptual layout of the remainder of the site.)

3. Final Plat of Subdivision: To plat and/or re-plat the property as necessary. At a minimum, the eastern golf course portion should be platted prior to development.

## **V. SUGGESTED ACTION**

Review the Concept Plan and provide comments to the applicant. Staff recommends the Commission provide feedback on the following:

- ✓ Land use and compatibility with surrounding development.
- ✓ Site layout and access.
- ✓ The proposed Planned Unit Development (PUD) and potential deviations.
- ✓ Other suggestions/recommendations regarding future preliminary plans.

# CITY OF ST. CHARLES

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

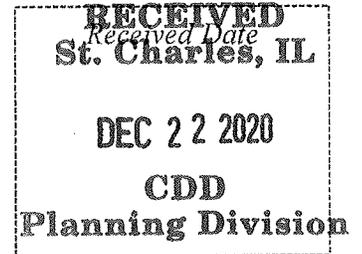


COMMUNITY DEVELOPMENT DIVISION

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

## CONCEPT PLAN APPLICATION

<b>CITYVIEW</b>	
Project Name:	McGrath Commerce Center
Project Number:	_____ -PR- _____
City view Project Number:	_____



To request review of a Concept Plan for a property, complete this application and submit it with all required attachments to the Planning Division.

When the application is complete and has been reviewed by City staff, we will schedule a Plan Commission review, as well as a review by the Planning and Development Committee of the City Council. While these are not formal public hearings, property owners within 250 ft. of the property are invited to attend and offer comments.

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.

<b>1. Property Information:</b>	Location: 4075 East Main Street, St. Charles, IL (former Mega Center property) plus 8.6 contiguous acres to the East	
	Parcel Number (s): 01-30-300-017; 01-30-300-018; 01-30-300-019; 01-30-300-050 and 01-30-400-005 (Parcels 1 and 2) and part of 01-30-300-049 (Parcel 3)	
	Proposed Project Name: McGrath Commerce Center	
<b>2. Applicant Information:</b>	Name 4075 E Main, LLC (Gary D. McGrath, Manager)	Phone 630-721-9500
	Address 2020 N Randall Road Elgin, IL 60123	Fax
		Email gmcgrath@gmail.com
<b>3. Record Owner Information:</b>	Name <u>Same as Applicant</u>	Phone
	Address	Fax
		Email

**Please check the type of application:**

- XX PUD Concept Plan:** Proposed Name: McGrath Automotive Center
- Subdivision Concept Plan** Proposed Name: \_\_\_\_\_
- Other Concept Plan** \_\_\_\_\_

**Zoning and Use Information:**

Current zoning of the property: BR-Regional Business District

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

Current use of the property: Lot 1 (referred to as Parcel 1 in the Narrative): Former St. Charles Mega Center being upgraded and converted to McGrath Honda of St. Charles. Future  
 Lot 2 (referred to as Parcel 2 in the Narrative): Intended for a second dealership.  
 Parcel 3: Intended for a third dealership or other commercial activity.

Proposed zoning of the property: \_\_\_\_\_ PUD? PUD in the BR-Regional Business

Proposed use of the property: Automobile dealerships on Parcels 1 and 2 and possible automobile dealership or other commercial activity on Parcel 3.

Comprehensive Plan Designation: East Gateway Subarea Plan and \_\_\_\_\_

**Attachment Checklist**

- XX 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

**XX 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.*

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

**XX 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.

**XX AERIAL PHOTOGRAPH:**

Aerial photograph of the site and surrounding property at a scale of not less than 1"=400', preferably at the same scale as the concept plan.

**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. A pdf document file or files of all plans shall be required with each submittal. The number of paper plans required shall be as determined by the Director of Community Development, based upon the number of copies needed for review.

**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.

**Concept Plans shall show:**

1. Existing Features:
  - Name of project, north arrow, scale, date

- Boundaries of property with approximate dimensions and acreage
- Existing streets on and adjacent to the tract
- Natural features including topography, high and low points, wooded areas, wetlands, other vegetative cover, streams, and drainage ways.
- General utility locations or brief explanation providing information on existing sanitary sewer, storm sewer, water, and other utilities necessary to service the development.

2. Proposed Features:

- Name of project, north arrow, scale, date
- Boundaries of property with approximate dimensions and acreage
- Site plan showing proposed buildings, pedestrian and vehicular circulation, proposed overall land use pattern, open space, parking, and other major features.
- Architectural elevations showing building design, color and materials (if available)
- General utility locations or brief explanation providing information on existing sanitary sewer, storm sewer, water, and other utilities necessary to service the development

**XX SUMMARY OF DEVELOPMENT:**

Written information including:

- List of the proposed types and quantities of land use, number and types of residential units, building coverage, floor area for nonresidential uses and height of proposed buildings, in feet and number of stories.
- Statement of the planning objectives to be achieved and public purposes to be served by the development, including the rationale behind the assumptions and choices of the applicant
- List of anticipated exceptions or departures from zoning and subdivision requirements, if any

**PARK AND SCHOOL LAND/CASH WORKSHEETS NOT APPLICABLE**

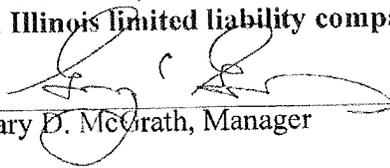
**INCLUSIONARY HOUSING SUMMARY: NOT APPLICABLE**

**XX 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.

**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.**

4075 E Main, LLC  
an Illinois limited liability company

  
Gary D. McGrath, Manager

12/21/20  
Date

# NARRATIVE DESCRIPTION OF PROPOSED PUD DEVELOPMENT

## PROPOSED PUD FOR MCGRATH COMMERCE CENTER

4075 E Main, LLC, an Illinois limited liability company owned by Gary D. McGrath (“**McGrath**”) has recently purchased Lot 1 in Pheasant Run Subdivision. Lot 1 is an approximate 12 acre site previously known as the “St. Charles Mega Center Site”.

McGrath, or an affiliate, also has under contract for purchase an additional approximate 8.6 acres of land immediately east of Lot 1, which it is purchasing from the DuPage Airport Authority (the “**DAA Site**”). Lot 1 and the DAA Site are contiguous and, collectively, comprise approximately 21 acres.

McGrath is, in early 2021, planning to commence construction of its new “McGrath Honda of St. Charles” facility on the approximate westerly six acres of Lot 1. This will leave the easterly approximate 6 acres of Lot 1, plus the approximate 8.6 acre DAA Site (once purchased) available for further development.

While there can be no assurance of if or when additional dealership can be brought to the remainder of the Site by McGrath, nevertheless, given McGrath’s success in the automotive business, and its ownership of multiple dealerships in Illinois and elsewhere, planning for additional dealerships or other commercial development upon the Subject Property is advisable.

Please see the attached PUD Site Plan which identifies the soon-to-be-constructed Honda site on the west 6 acres of Lot 1 (“**Parcel 1**”), the site for the second intended dealership on the east 6 acres of Lot 1 (“**Parcel 2**”), and the third dealership or commercial development on the eastern-most 8 acres (“**Parcel 3**”).

### Statement of Planning Objectives to be Achieved – PUD

The subject parcels and development which, together constitute approximately 21 acres (the “Subject Property”) are or will be under a single ownership / unified control by Owner.

The proposed planned unit development (“PUD”) contemplates the unified development of a multi-dealership auto mall or other commercial uses with some degree of shared access and detention. Planning for the unified development of these three Parcels is advantageous to the City as well as the Owner (the “**PUD Project**”).

The PUD Project will promote a creative approach to site improvements, with an efficient use of the land, public utilities, street improvements and other facilities.

In sum, the proposed PUD:

- a) Advances one or more of the purposes of a PUD in the City
- b) Conforms to the requirements of the underlying zoning district, except to the extent that exceptions and deviations are noted in this Application;
- c) Conforms with the standards for a special use;

**McGrath Auto Mall  
Concept Plan - Narrative**

- d) Will be beneficial to the physical development, diversity, tax base, and economic well-being of the City;
- e) Conforms to the Comprehensive Plan.

The PUD Project will satisfy the requirements of the City Code for a PUD. It will accommodate a project that incorporates valuable retail / commercial uses, and extend City via a creative approach to the development of the area. The PUD Project will be designed to create a strong sense of a place to do business.

The PUD Project will serve to re-develop an area of the City that has long remained vacant or underdeveloped, while utilizing and enhancing the existing infrastructure. This includes the electric, water, and sanitary sewer, as well as existing access points to roadways, and public transportation systems.

The proposed design of the PUD Project will also promote the economic development of the City, by including the following uses:

- The PUD will invite commercial activity along a high traffic arterial roadway, in an area currently vacant and underutilized, and will re-develop a key corridor in the City (formerly occupied by commercial enterprises that became obsolete).

The PUD Project will generally conform to applicable codes and regulations of the underlying zoning districts, with certain exceptions or departures to be reviewed and approved through the PUD review process and as set out on the attached Zoning Compliance tables.

On the other hand, strictly conforming to the zoning requirements for the Subject Property would inhibit the creative design allowed under the PUD regulations. The PUD regulations specifically allow this PUD Project to include the following amenities:

- An interconnectivity of commercial land uses
- A creative planning of landscaping that does not work at odds with the essential nature of an automobile dealership business
- The allowance for signage that is more appropriate to an automobile dealership and that will help to enhance sales and, thus, sales tax revenue to the City
- A reduction of rear yard setback, which will allow this valuable Route 64 frontage property to fully utilize land to the economic benefit to the City and the Owner.

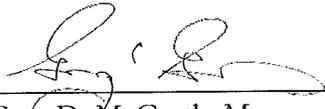
These amenities could not be incorporated into the Subject Property without the PUD approach. In sum, the proposed PUD Project will provide benefits that outweigh those that would have been realized by conforming strictly to the strict requirements of the applicable zoning regulations.

The PUD Project also conforms to the Comprehensive Plan of the City for the East Gateway Subarea.

**CONCLUSION**

Applicant respectfully requests that the City Plan Commission recommend for approval, and the City Council approve, its proposed PUD Concept in order to achieve the more desirable design features, the higher property values, and the greater commercial opportunities which it affords to the City.

4075 E Main, LLC

By:   
\_\_\_\_\_  
Gary D. McGrath, Manager

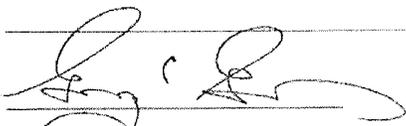
Peter C. Bazos  
Bazos, Freeman, Schuster & Pope, LLC  
1250 Larkin Avenue #100  
Elgin, IL 60123  
847.742.8800  
[pbazos@bazosfreeman.com](mailto:pbazos@bazosfreeman.com)

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

STATE OF ILLINOIS     )  
  ) SS.  
KANE COUNTY         )

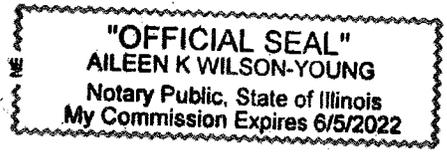
I, Gary D. McGrath, being first duly sworn on oath depose and say that I am Manager of 4075 W Main, LLC, an Illinois Limited Liability Company (L.L.C.), and that the following persons are all of the members of the said L.L.C.:

Gary D. McGrath	100%

By:   
\_\_\_\_\_  
Gary D. McGrath, Manager

Subscribed and Sworn before me this 21<sup>st</sup> day of  
December, 2020.

  
\_\_\_\_\_  
Notary Public

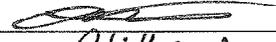


**DUPAGE AIRPORT  
AUTHORITY CONSENT**

The undersigned, DuPage Airport Authority, an Illinois special district (the "DAA"), being the owner of record of the land described on Exhibit 1 attached hereto, which is under contract to be sold to McGrath Motors, Inc. ("McGrath"), and which is described in McGrath's Concept Plan Application as "Parcel 3", hereby consents to the City of St. Charles administratively processing the said Concept Application, provided that no ordinances or resolutions ~~shall~~ which are binding upon said Parcel 3 shall be enacted or adopted by the City unless and until McGrath takes title to said Parcel; 3.

Dated: December ~~20~~21, 2020

**DUPAGE AIRPORT AUTHORITY, an Illinois Special District**

By:   
Name: Phillip A. Luethken  
Title: General Counsel



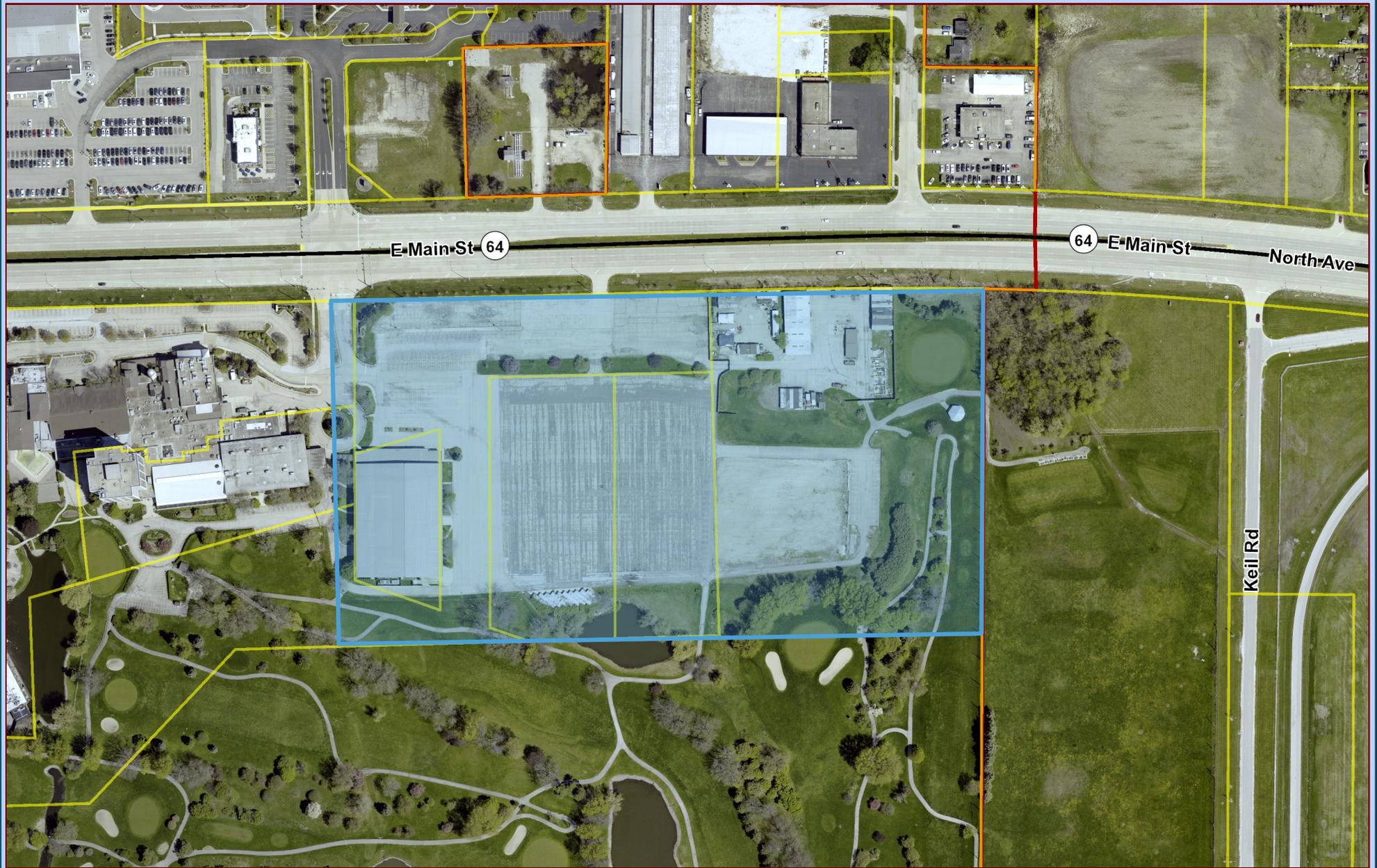
# City of St. Charles, Illinois

Two East Main Street St. Charles, IL 60174-1984  
Phone: 630-377-4400 Fax: 630-377-4440 - www.stcharlesil.gov

# McGrath Commerce Center

RAYMOND ROGINA *Mayor*

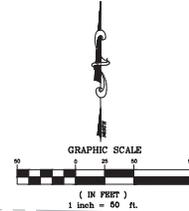
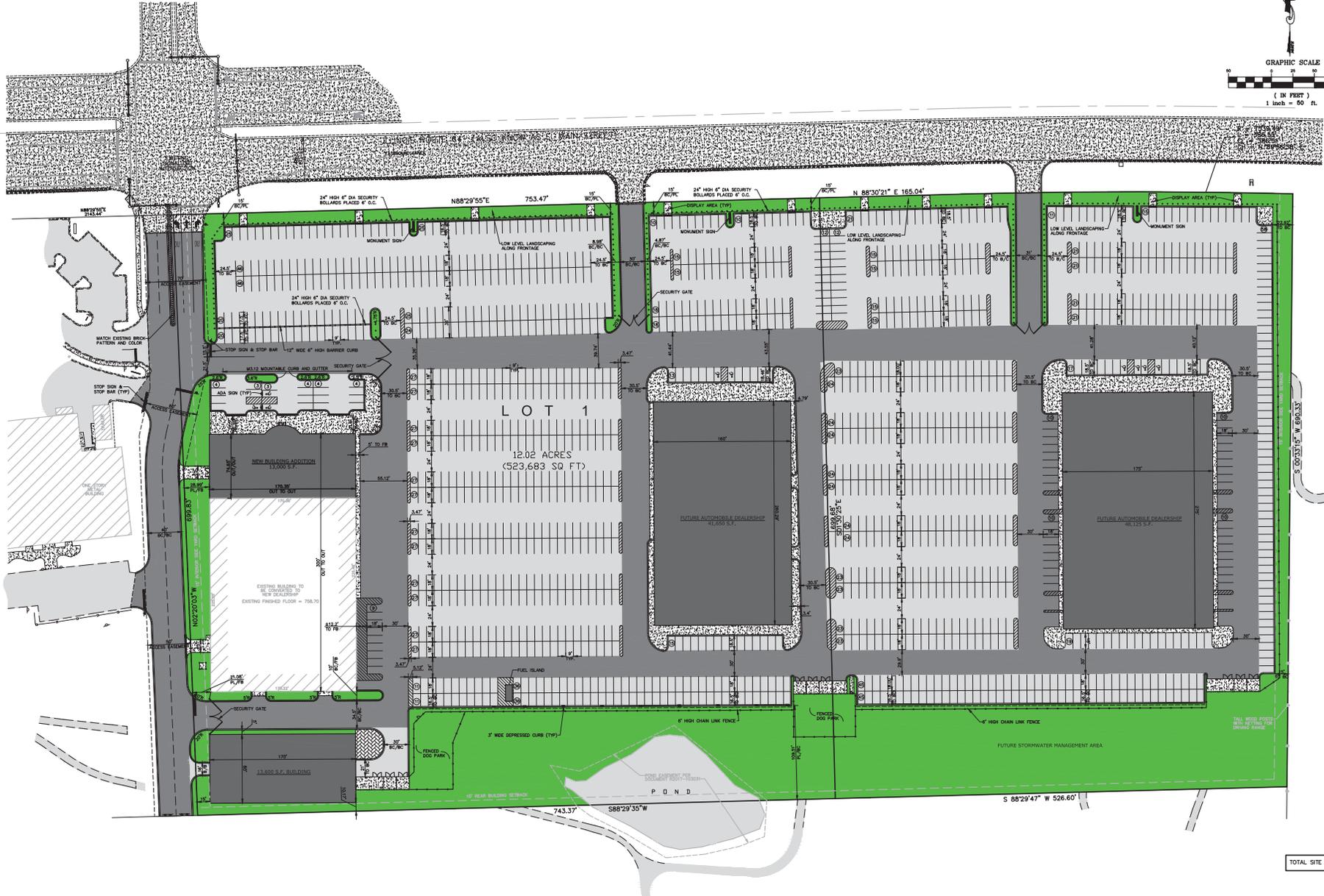
MARK KOENEN *City Administrator*



Data Source:  
City of St. Charles, Illinois  
Kane County, Illinois  
DuPage County, Illinois  
Projection: Transverse Mercator  
Coordinate System: Illinois State Plane East  
North American Datum 1983  
Printed on: December 31, 2020 10:44 AM



This work was created for planning purposes only and is provided as is, without warranty of any kind, either expressed or implied. The information represented may contain proprietary and confidential property of the City of St. Charles, Illinois. Under United States Copyright protection laws you may not use, reproduce, or distribute any part of this document without prior written permission. To obtain written permission please contact the City of St. Charles at Two East Main Street, St. Charles, IL 60174  
Powered by InRoads GIS



DATE	REVISIONS	DRAWN BY

McGRATH HONDA DEALERSHIP  
ST. CHARLES, ILLINOIS  
PUD EXHIBIT

971 E. 22nd St, Suite 400  
St. Charles, IL 62454  
630.485.7889  
www.rwg-engineering.com

**RWG** Engineering, LLC  
Civil Engineering & Site Construction • Project Management

PROJECT NO. 23204920  
DATE 12/22/20  
SCALE 1"=50'  
PROJ. MGR. RWG  
PROJ. ASSOC. NEX  
DRAWN BY. AXS

TOTAL SITE PARKING = 1516

SHEET

1 of 1

4075 E Main St - Proposed Honda Factory Sign



NOTE: Sign Approx 2 ft Wide