 <p>CITY OF ST. CHARLES ILLINOIS • 1834</p>	AGENDA ITEM EXECUTIVE SUMMARY		Agenda Item number: 4a
	Title:	Presentation of a Concept Plan for Stuart’s Crossing Lot 4.	
	Presenter:	Ellen Johnson	
Meeting: Planning & Development Committee		Date: September 11, 2023	
Proposed Cost: \$		Budgeted Amount: \$	Not Budgeted: <input type="checkbox"/>
TIF District: None			
Executive Summary (if not budgeted, please explain):			
<p><u>Background</u></p> <p>A Concept Plan has been filed by Greco Investment Management LLC for the undeveloped parcel south of Jewel on Kirk Rd. The property is located in the Stuart’s Crossing PUD. A conceptual site plan and design inspiration images have been submitted. The proposed development includes:</p> <ul style="list-style-type: none"> • Three restaurant/retail buildings clustered around an outdoor plaza and an additional retail/office building. • Access from existing driveways off E. Main St. and Kirk Rd. • Cross-access to the Charlestowne Mall property. <p>Applications for PUD Amendment and PUD Preliminary Plan will need to be filed should the applicant choose to move forward with the development at the conclusion of Concept Plan review.</p> <p><u>Plan Commission Review</u></p> <p>Plan Commission reviewed the Concept Plan on 9/6/23. Summary of comments:</p> <ul style="list-style-type: none"> • Support for the land use and site layout. • Excitement about potential restaurant uses and the building/plaza design concept. • Preference for cross-access to Charlestowne Mall via an extension of the E-W drive off Kirk Rd., instead of from the service drive behind the proposed buildings. • Recommendation to explore options for shared parking with the Jewel property. • Importance of walkability between adjacent developments. • Importance of four-sided architectural design given the visibility of the buildings. • Importance of landscaping to enhance the parking lot and throughout the site. 			
Attachments (please list):			
Staff Report, Concept Plan application, Plans			
Recommendation/Suggested Action (briefly explain):			
Provide feedback on the Concept Plan. Staff recommends providing feedback regarding:			
<ol style="list-style-type: none"> 1) Land use and compatibility with surrounding development. 2) Site layout and access. 3) Building and plaza design. 			



Staff Report
Plan Commission Meeting – September 6, 2023

Applicant:	Greco Investment Management LLC
Property Owner:	SVAP III Stuart's Crossing Vacant Lot LLC
Location:	East side of N Kirk Rd., north of Rt. 64, south of Jewel
Purpose:	Feedback on commercial development
Application:	Concept Plan
Public Hearing:	Not required
Zoning:	BR Regional Business / PUD
Current Land Use:	Vacant
Comprehensive Plan:	Corridor / Regional Commercial

Stuart's Crossing Lot 4



Subject Property

Summary of Proposal:	<p>A Concept Plan has been filed by Greco Investment Management LLC for a vacant 7.5-acre parcel in the Stuart's Crossing PUD. The property is located south of the Jewel on Kirk Rd. The proposed development includes:</p> <ul style="list-style-type: none"> • Access from existing driveways off E. Main St. and Kirk Rd. • Preserve existing cross-access drive through the property from Jewel to E. Main St. • Three restaurant/retail buildings clustered around an outdoor plaza, with an additional retail/office building. • Parking fronting on Kirk Rd. • Cross-access to Charlestowne Mall property. • Approx. 71,000 total building square footage
Info / Procedure on Application:	<ul style="list-style-type: none"> • Per Sec. 17.04.140, the purpose of the Concept Plan review is as follows: "to enable the applicant to obtain informal input from the Plan Commission and Council Committee prior to spending considerable time and expense in the preparation of detailed plans and architectural drawings. It also serves as a forum for owners of neighboring property to ask questions and express their concerns and views regarding the potential development." • A formal public hearing is not involved, although property owners within 250 ft. of the property have been notified and may express their views to the Commission. • No recommendation or findings are involved.
Suggested Action:	Provide feedback on the Concept Plan. Staff has provided topics Commissioners may wish to consider to guide their feedback to the applicant.
Staff Contact:	Ellen Johnson, Planner

I. PROPERTY INFORMATION

A. History / Context

The subject property is a vacant 7.5-acre lot located in “Parcel 2” of the Stuart’s Crossing PUD. The PUD was approved under Ordinance No. 1997-M-115 “An Ordinance Granting a Special Use as a Planned Unit Development (Stuart’s Crossing PUD)”. The PUD encompasses a large swath of properties situated around the southwest and northeast corners of E Main St. and Kirk Rd.

The PUD Ordinance contains development standards and design criteria for each of the four portions of the PUD:

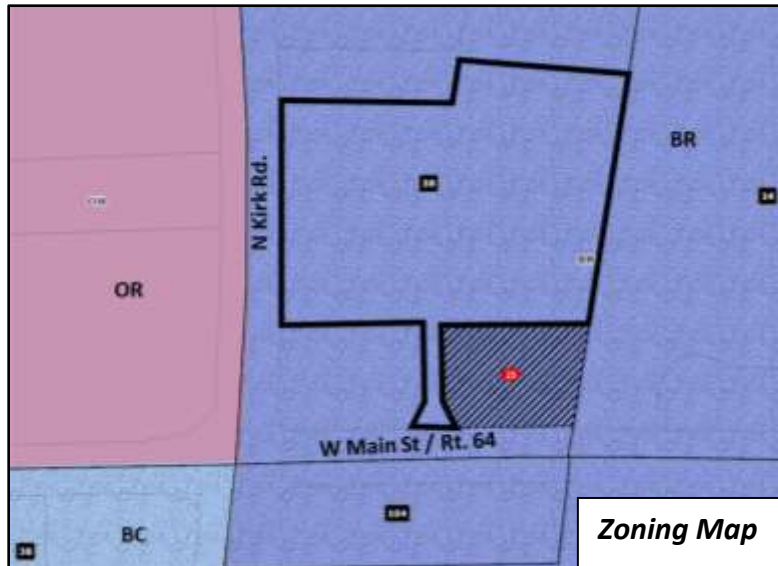
- Parcel 1: Stuart’s Crossing Townhomes (NE corner of Kirk Rd. & Foxfield Dr.)
- Parcel 2: Commercial properties at the northeast corner of Kirk Rd. & E Main St., south of Foxfield Dr. (former On The Border, Old Second Bank, Jewel, multi-tenant center, vacant property)
- Parcel 3A: Commercial properties at the southwest corner of Kirk Rd & E Main St. (Dunkin Donuts, Walgreens, Wok n Fire, Panera, First American Bank)
- Parcel 3B: Ascend St. Charles Apartments, south of Parcel 3A (formerly AMLI)

The subject property was platted as Lot 4 of Stuart’s Crossing Retail Subdivision in 1998, which encompassed Parcel 2 of the PUD. Jewel, the attached multi-tenant center, and Old Second Bank were constructed as part of this subdivision in 2000, followed by On The Border in 2001. Lot 4 has remained vacant ever since, aside from a shared access drive that bisects the property north-south.

B. Zoning

The subject property is zoned BR Regional Business and PUD (Stuart’s Crossing PUD). Commercial zoning exists to the north, east, and south, with a church to the west.

	Zoning	Land Use
Subject Property	BR Regional Business/PUD	Vacant
North	BR Regional Business/PUD	Commercial strip center, Jewel
East	BR Regional Business/PUD	Charlestowne Mall
South	BR Regional Business/PUD	Old Second Bank, On The Border, Pride Gas Station
West	OR Office/Research	St. John Neumann Church



C. Comprehensive Plan

The Land Use Plan adopted as part of the [2013 Comprehensive Plan](#) identifies the subject property as “Corridor/Regional Commercial” (Ch. 4).



The Corridor/Regional Commercial land use category is described as follows (p.46):

Areas designated as Corridor/Regional Commercial are intended to accommodate larger shopping centers and developments that serve a more regional function, capitalizing on traffic volumes along the City’s busy streets and drawing on a customer base that extends beyond the City limits. These areas are appropriate for “big box” stores, national retailers, and regional malls or a “critical mass” of multiple stores and large shared parking areas. 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.

The Land Use Plan identifies Corridor/Regional Commercial in the City’s east and west gateways, clustered around Kirk Road and Randall Road, two busy north south streets that bi-sect the City. Both of these areas are ideally suited for a large scale commercial/retail development capable of drawing from a larger region. At both locations, access and visibility is ideal for a more regional commercial draw, and heavy

traffic volumes provide visibility desired by retailers. As development and redevelopment is considered in these areas, consideration should be given to maximizing revenue generating opportunities. It is also important to recognize the importance of promoting high-quality development in these locations as they serve as gateways into the City and are pivotal in shaping perceptions of St. Charles as visitors enter the City.

Both the Kirk Road and Randall Road corridors are critical to the economic livelihood of the City and both have challenges and issues that must be addressed in order to maintain their vitality.

In addition, the subject property and surrounding commercial areas are part of the **East Gateway Subarea**, which is centered on the intersection of Kirk Rd. and Main St. (p.102). The following goals and objectives were created in recognition that the area represents a significant piece of the local economy.

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 at-tractive building design and materials.*

The subject property is identified as **Catalyst Site “B”** within the East Gateway Subarea (P.104):

South of the Jewel-Osco along Kirk Road, this vacant site provides an opportunity to provide exposure and access for the Charlestowne Mall to Kirk Road. Development of the site should have strong orientation to Kirk Road, but also should be careful not to neglect its rear side that will be exposed to the Charlestowne Mall site.

In addition, the Charlestowne Mall Framework Plan (p.105) contemplates extending the east-west cross-access drive between Jewel and the subject property through to the Charlestowne Mall property.

II. PROPOSAL

Greco Investment Management LLC is proposing to develop a commercial development on Lot 4 of the Stuart’s Crossing PUD.

A Concept Plan has been submitted for feedback, proposing the following:

- Site access from existing driveways off E. Main St. and Kirk Rd.
- Preserve existing cross-access drive through the property from Jewel to E. Main St.
- Three restaurant/retail buildings clustered around an outdoor plaza, with an additional retail/office building.
 - Approx. 71,000 total building square footage
 - Northernmost building is 75 ft. from commercial strip attached to Jewel.
- Parking fronting along Kirk Rd.
 - 480 parking stalls (including 80 shared on property to the north and 35 shared with property to the south).
- Cross-access to Charlestowne Mall property behind Buildings 1 & 2.
- Inspiration images have been provided indicating the general intent for design of the buildings and plaza space.

III. CONCEPT PLAN REVIEW PROCESS

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.

IV. PLANNING ANALYSIS

Staff has analyzed the Concept Plan to determine the ability of future plans based on the Concept Plan to meet applicable standards of the Stuart’s Crossing PUD, Zoning, and Subdivision ordinances. The plan was reviewed against the following code sections and documents:

- Ord. 1997-M-115
- Ch. 17.14 Business & Mixed Use Districts
- Ch. 17.06 Design Review Standards & Guidelines
- Ch. 17.24 Off-Street Parking, Loading & Access
- Ch. 17.26 Landscaping & Screening

A. Proposed Uses

Permitted uses in the Stuart’s Crossing PUD are provided in Exhibit IV of Ord. 1997-M-115. Proposed uses include retail, restaurant, and office. These uses are permitted in the PUD.

However, Outdoor Sales is listed as a Special Use, which includes Outdoor Dining in this PUD. Therefore, a Special Use would need to be granted for the outdoor dining area, or the PUD Ordinance would need to be amended to allow it.

Staff Comments:

- ✓ Staff supports amending the PUD to more closely align with current zoning codes, which allow Outdoor Dining as a permitted accessory use to a Restaurant.

B. Bulk Standards

The table below compares the Concept Plan with the applicable standards of the Stuart’s Crossing PUD. Any deviations from the bulk standards required for the development would need to be approved through a PUD Amendment.

Category	BR District (underlying zoning)	PUD Standard	Concept Plan
Building Coverage	30%	N/A	22%
Floor Area Ratio	N/A	1.3	.22
Max. Building Height	40 ft.	N/A	20-23 ft.
Kirk Rd. property line	Building: 20 ft. Parking: 20 ft.	Building: 50 ft. Parking/paving: 50 ft.	Building: meets Parking/paving: Approx. 30 ft.
Interior Side Yard (north & south)	Building: 15 ft. Parking: 0 ft.	Building: 0 ft. Parking/paving: 0 ft.	Building: Approx. 10 ft. north; Approx. 20 ft. south Parking/paving: 0 ft. north & south
Rear Yard (east)	Building: 30 ft. Parking: 0 ft.	Building: 20 ft. Parking/paving: 20 ft.	Building: Approx. 45 ft. Parking/paving: 20 ft.
Parking Spaces	Restaurant: 10 per 1,000 sf GFA (503 spaces for Bldgs 1-3) Retail: 4 per 1,000 sf GFA (83 spaces if Bldg 4 is retail) Office: 3 per 1,000 sf GFA (62 spaces if Bldg 4 is office) Total required: 565-586 spaces	Restaurant: 15 per 1,000 sf net floor area (755 spaces for Bldgs 1-3) Retail & Office: 4 per 1,000 sf net floor area (83 spaces for Bldgs 4) Total required: 838 spaces	480 parking spaces , including shared parking on parcel to the north and existing parking at the south end of the lot constructed for On The Border.

Staff Comments:

- ✓ A PUD Amendment would need to be requested to reduce the parking setback along Kirk Rd. under 50 ft. Although a 50 ft. setback is consistent with the Jewel property, a reduced setback could be appropriate if the setback is sufficiently landscaped. The proposed 30 ft. setback for parking still exceeds the underlying BR zoning setback of 20 ft.
- ✓ The proposed number of parking spaces is 358 spaces below the current PUD parking requirement. The PUD can be amended to modify the required parking and allow for

shared parking between adjacent uses. Current parking codes allow Shared Parking calculations based on hours of operations.

C. Landscaping

A landscape plan in accordance with Ch. 17.26 will be required as part of the PUD Preliminary Plan should the project move forward. Landscaping will be required along the Kirk Road frontage, within the parking lots, and along building foundations.

Staff Comments:

- ✓ Areas for building foundation landscaping are not shown around Buildings 1-3. Foundation landscaping is required along 50% of the building walls, unless a deviation is requested through a PUD Amendment. There will be opportunities to incorporate landscaping within the outdoor plaza design, similar to the inspiration images provided.

D. Building Design

Buildings in the BR District are subject to Design Review Standards and Guidelines contained in Ch. 17.06. Inspiration imagery has been provided depicting the intended style and atmosphere of the buildings and plaza. Primary façade materials depicted in these images include brick and architectural metal, with large windows providing a modern industrial vibe. Plazas are shown with brick or stone pavers and small planting areas.

Staff Comments:

- ✓ Variety between buildings within a unifying design is encouraged.
- ✓ Brick should be used as the primary building material in keeping with surrounding commercial buildings in the area.
- ✓ Building facades should orient towards Kirk Rd., but 360-degree architecture should be provided, especially given the site’s visibility from Charlestowne Mall.

E. Site Access & Circulation

The Concept Plan depicts use of existing access points into the property. This includes right-in/right-out access from E. Main St. via the drive that runs between Old Second Bank and the former On The Border, and right-in/right-out access from Kirk Rd. via the driveway shared with Jewel. Cross access between the properties will be preserved.

Also proposed is a connection drive to Charlestowne Mall, located behind Buildings 1 and 2.

Sidewalk is not proposed along Kirk Rd. Sidewalk was not required for the remainder of Stuart’s Crossing along Kirk Rd.

Staff Comments:

- ✓ It will need to be determined whether the proposed location of the cross-access point to Charlestowne Mall is the best placement for the connection, and whether this will be open for use by the public or for emergency vehicles only. Staff prefers that the access drive be available for use by the public and constructed as a continuation of the site access drive from Kirk Road, through to the Charlestowne Mall property. However, this alignment requires use of the adjoining shopping center property.

- ✓ Sidewalk connectively can be provided through the development site and connect to existing pedestrian pathways to the north through the shopping center and east to walkways on the Charlestowne Mall property. A pathway can also be provided for connection to future crosswalks at the Kirk Road and E. Main St. intersection.

V. DEPARTMENTAL REVIEWS

A. Engineering Review

Stormwater detention for this development was previously constructed as part of the Stuart’s Crossing PUD. It will need to be verified during preliminary engineering review that the existing detention pond, located north of Jewel, is sized properly to accommodate the proposed development.

B. Fire Dept. Review

The Fire Dept. has reviewed the Concept Plan and has noted that site access appears to meet the Fire Code.

VI. FUTURE APPROVAL PROCESS

If the applicant chooses to move forward with the proposed development at the conclusion of the Concept Plan process, the following would need to be approved in order to entitle the development as proposed in the Concept Plan:

1. Special Use for PUD (PUD Amendment): To amend the Stuart’s Crossing PUD to accommodate deviations from existing PUD and zoning ordinance requirements. The potential deviations identified in this report are in relation to the Kirk Road setback, parking count, and outdoor dining use.
2. PUD Preliminary Plan: To approve the physical development of the property, including building elevations and site, engineering, and landscape plans.

Staff Comments:

- ✓ Staff supports amending the existing PUD to more closely align with the current underlying BR zoning, as a number of the PUD regulations are overly restrictive or based upon outdated standards.

VII. SUGGESTED ACTION

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

- ✓ Conformance with the Comprehensive Plan
- ✓ Proposed land use and compatibility with surrounding development.
- ✓ Site layout and access.
- ✓ Building and plaza design.
- ✓ How the plan meets the purposes of a PUD:
 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*

VIII. ATTACHMENTS

- Application for Concept Plan; received 8/25/2023
- Plans

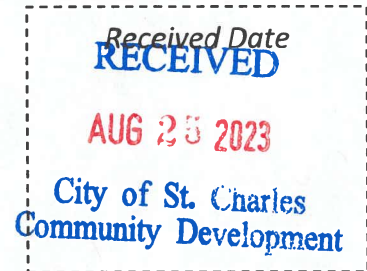
City of St. Charles
 Community Development Division
 2 E. Main Street
 St. Charles, IL 60174



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

CONCEPT PLAN APPLICATION

For City Use	
Project Name:	<u>Stuart's Crossing Lot 4</u>
Project Number:	<u>2023 -PR- 071</u>
Cityview Project Number:	<u>PLCP202300127</u>



- File this application to request review of a Concept Plan for a property.
- Complete the application and submit with all required attachments to the Community Development Division.
- The information you provide must be complete and accurate. If you have any questions please contact the Community Development Division.
- City staff will review the submittal for completeness prior to scheduling a Plan Commission review, followed by review by the Planning & Development Committee of the City Council.

1. Property Information:	Location:	Northeast Corner of Kirk Road and Route 64	
	Parcel Number (s):	09-25-178-003	
	Proposed Name:	Stuart's Crossing	
2. Applicant Information:	Name:	Greco Investment Management LLC (d/b/a GSI Family Office)	Phone: 630.577.7156
	Address:	1307 Schiferl Road Bartlett, IL 60103	Email: pat@gsifamily.com
3. Record Owner Information:	Name:	SVAP III Stuart's Crossing Vacant Lot, LLC	Phone:
	Address:	302 Datura St., Ste 100, West Palm Beach, FL 33401	Email:

- LETTER OF AUTHORIZATION:** If the property owner is not the applicant, an original letter of authorization from the property owner permitting the applicant to file the Concept Plan application with the City of St. Charles for the subject property.
- LEGAL DESCRIPTION:** For entire subject property, on 8 ½ x 11 inch paper and Microsoft Word file.
- PLAT OF SURVEY:** A current plat of survey for the subject property showing all existing improvements on the property, prepared by a registered Illinois Professional Land Surveyor.
- SUMMARY OF DEVELOPMENT:** Written statement describing the proposed development. Include the following information:
 - Proposed land use(s), number of type(s) of residential units, building coverage, building height, and floor area for nonresidential uses.
 - Planning objectives to be achieved and public purposes to be served by the development
 - Explanation of the rationale behind the proposal
 - Anticipated exceptions or departures from zoning and subdivision requirements, if any
- PARK AND SCHOOL LAND/CASH WORKSHEETS:** *For residential developments only.* Use the attached worksheet to calculate the estimated population and student yields and resulting land/cash contributions in accordance with Title 16 of the St. Charles Municipal Code.
- INCLUSIONARY HOUSING WORKSHEET:** *For residential developments only.* Use the attached worksheet to calculate the affordable unit requirement and indicate how the development will comply with Title 19 of the St. Charles Municipal Code.
- 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. Property ownership information may be obtained using Kane County's interactive GIS mapping tool: http://gistech.countyofkane.org/gisims/kanemap/kanegis4_AGOx.html
- AERIAL PHOTO:** Aerial photo of the subject property and surrounding property at a scale of not less than 1"=400', preferable 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.

Copies: Ten (10) full size copies, one (1) 11" by 17", and PDF electronic file emailed to: cd@stcharlesil.gov

Concept Plans shall show the following information:

1. Existing Features:
 - Name of project, north arrow, scale, date
 - Property boundaries with approximate dimensions and acreage
 - Existing streets on and adjacent to the subject property
 - 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 serve the development.
2. Proposed Features:
 - Name of project, north arrow, scale, date
 - Property boundaries with approximate dimensions and acreage

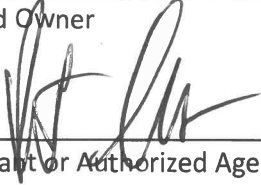
- Site plan showing proposed buildings, pedestrian and vehicular circulation, proposed overall land use pattern, open space, parking, and other major features.
- Architectural elevations showing building design, color and materials (if available)
- General utility locations or brief explanation providing information on existing sanitary sewer, storm sewer, water, and other utilities necessary to serve the development.

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.

See Email Confirmation on 8-25-23

Record Owner

Date



8-28-23

Applicant or Authorized Agent

Date

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

STATE OF ILLINOIS)
) SS.
KANE COUNTY)

I, Pat Greco, being first duly sworn on oath depose and say that I am Manager of Greco Investment Management LLC, a Delaware Limited Liability Company (L.L.C.), and that the following persons are all of the members of the said

- L.L.C.:
- | | |
|------------------------------|--------------------------|
| <u>Eduardo Greco</u> | <u>Pasquale P. Greco</u> |
| <u>Francesca Greco Jaffe</u> | <u>Eduardo Greco Jr.</u> |
| <u>Pasquale F. Greco</u> | |
| <u>Roberto Greco</u> | |
| <u>Gian Greco</u> | |
| | |
| | |
| <u>Gina Cusumano</u> | |
- By: *Pat Greco*, Manager

Subscribed and Sworn before me this 28th day of August, 2023.



[Signature]
Notary Public

NONRESIDENTIAL ZONING COMPLIANCE TABLE

Name of Development:

Stuart's Crossing

	Zoning District Requirement	Existing PUD Requirement (if applicable)	Proposed
	District: BR	Ordinance #: 1997-M-145	
Minimum Lot Area	1-acre	None	7.539 acres
Minimum Lot Width	None	None	439 feet
Maximum Building Coverage	30%	None	21.7%
Maximum Gross Floor Area per Building	None	None	1.0
Maximum Building Height	40 feet		30 feet
Front Yard	20 feet		28 feet
Interior Side Yard	B:15' P: None		B:15' P: 0'
Exterior Side Yard	20'		20'
Minimum Rear Yard	B:30' P: None		B:80' P:20'
Landscape Buffer Yard ²	N/A		N/A
% Overall Landscaped Area	15%		15% Min
Building Foundation Landscaping	17.26.080		Per Code
Public Street Frontage Landscaping	17.26.090		Per Code
Parking Lot Landscaping	17.26.100		Per Code
# of Parking Spaces	TBD Based on final usage breakdown		472
Drive-through Stacking Spaces (if applicable)	N/A		N/A

² Within the zoning districts specified, a Landscape Buffer Yard shall be provided along any lot line that abuts or is across a street from property in any RE, RS, RT or RM District. See Chapter 17.26 for planting and screening requirements for Landscape Buffers. Landscape Buffer Yards may include or overlap with other required yards.

Stuart's Crossing Development – Summary (August 2023)

Proposed Land Uses

- The Stuart's Crossing Development will consist of 4 commercial buildings to be located just south and southwest of the current Jewel Osco shoppes. The buildings will be retail and restaurant/tavern focused, in addition to a large piazza style outdoor entertainment and recreational area in the middle of the primary area (see plans for a visual on layout). The total anticipated floor area square footage will be approximately 71,000 sqft across the 4 buildings. Building height is anticipated to be no more than 20-23 feet high.

Planning Objectives

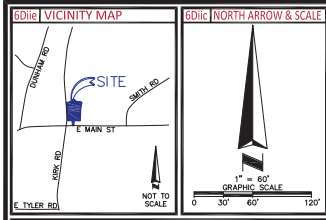
- The vision behind this project is to create a destination for St. Charles residents on the East Side of the Fox River for recreational, entertainment, and commercial needs on land that is in a prime location but for which economic development has not occurred yet. We believe that this project will significantly enhance the resident experience on the East Side, as well as generate significant sales tax and real estate taxes for the local municipality.

Rationale

- The rationale behind this proposal is that we plan on creating a marquis recreational and entertainment destination on the East Side of the river for the vast residents concentrated nearby (Fox Chase, Royal Fox, Majestic Oaks, Cornerstone Lakes, etc.), in addition to helping promote continued economic growth and activity in St. Charles.

Exceptions to Zoning

- We do not anticipate any significant departures from the current zoning, although the site is located in a PUD that we may need some minor amendments to in order to approve our development plans, as well as needs for potential ingress and egress modifications to the site.



ZONING INFORMATION		ZONING INFORMATION SHOWN HEREON WAS PROVIDED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. CCH2000756BLD, HAVING AN EFFECTIVE DATE OF JANUARY 30, 2020.	
PERMITTED USE	BR	REQUIRED	OBSERVED
MINIMUM LOT AREA (ACRES)	1	12.020±	
MINIMUM DEPTH	N/A		
MINIMUM LOT WIDTH	NONE	N/A	
MAX BUILDING COVERAGE	30%	10%	
MAX BUILDING HEIGHT	40'	31.6'	
MINIMUM SETBACKS			
FRONT	10'	50.3'	
EAST LOT LINE	40'	63.1'	
FOOTING ROAD	50'	50±	
PARKING REQUIREMENTS: SPACES REQUIRED = 365; SPACES EXISTING = 588.			
CONFORMANCE STATUS: LEGAL CONFORMING			

5CIII OBSERVED POTENTIAL ENCROACHMENTS
NONE APPARENT AT THE TIME OF SURVEY UNLESS OTHERWISE DEPICTED ON THIS SURVEY.

3 FLOOD INFORMATION
BY GRAPHIC PLATTING ONLY, THIS PROPERTY LIES WITHIN ZONE "X", AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 170330 (MAP NO. 170802070N), WHICH BEARS AN EFFECTIVE DATE OF 08/03/2009, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FLOOD SURVEYS HAS PERFORMED TO DETERMINE THIS ZONE. ZONE "X" DENOTES AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

6DIII LEGEND AND ABBREVIATIONS
SEE SHEET 2 OF 2

6CIII PLATTED SETBACK OR RECORDED BUILDING RESTRICTION LINES
SHOWN HEREON PER DOCUMENT NO. 98083752.

- 5E1 "SCHEDULE B - SECTION 2" ITEMS**
- 20 MEMORANDUM OF LEASE OF 20 YEARS WITH 7 FIVE YEAR RENEWAL OPTIONS AND RESTRICTIONS AND RIGHTS IN SHOPPING CENTER RECORDED SEPTEMBER 11, 1998 DOCUMENT 98082486 IN FAVOR OF JEWEL FOOD STORES, INC. (AFFECTS NOTHING TO PLOT)
 - 21 REPRODUCTION OF EASEMENT AND TERMS THEREIN RECORDED SEPTEMBER 11, 1998 AS DOCUMENT 98082487 (BUT OMITTING ANY SUCH COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3007 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS), AS TO USES, MAINTENANCE, COSTS, EASEMENTS, ACCESS, PARKING AND OTHER MATTERS. (AFFECTS ALL)
 - 22 BY RESOLUTION RECORDED OCTOBER 16, 1988 AS DOCUMENT 190768, AND RECORDED MAY 22, 1974 AS DOCUMENT 128865, KANE COUNTY HAS DESIGNATED KIRK ROAD AS A FREELY LIMITING ACCESS THERETO. (AFFECTS THE LAND AND OTHER PROPERTY)
 - 23 BUILDING SETBACK LINES ON PLAT OF STUARTS CROSSING RETAIL DOCUMENT 98083752. AFFECTS: THE EASTERN 40 FEET AND WESTERLY 50 FEET OF LOT 3, THE WESTERLY 50 FEET AND EASTERLY 45 FEET OF LOT 4, AND THE WESTERN AND NORTHERLY 50 FEET AND EASTERLY 40 FEET OF LOT 5. (AFFECTS - AS SHOWN)
 - 24 (A) TERMS, PROVISIONS, AND CONDITIONS RELATING TO THE EASEMENTS AND RESTRICTIONS OF PARCELS 2 CONTAINED IN THE PLATTED SAID EASEMENTS. (B) RIGHTS OF THE ADJOINING OWNER OR OWNERS TO THE CONCURRENT USE OF SAID EASEMENTS. (PARCELS 3 IS AS SHOWN - SAME AS EXCEPTION 22)
 - 25 PARKING AND PAVING SETBACK LINES ON PLAT OF SUBDIVISION DOCUMENT 98083752. AFFECTS: THE EASTERN 20 FEET OF LOT 3; THE EASTERN 20 FEET OF LOT 4; AND THE WESTERN AND NORTHERLY 20 FEET OF LOT 5. (AFFECTS - AS SHOWN)
 - 26 BLANKET EASEMENT FOR PUBLIC UTILITIES AND GATE AND DRAINAGE ON PLAT OF SUBDIVISION DOCUMENT 98083752 OVER ALL THE LAND EXCEPT THE BUILDINGS CONSTRUCTED OR TO BE CONSTRUCTED. SEE PLAT FOR PROVISIONS. (AFFECTS ALL)

- 5E1 "SCHEDULE B - SECTION 2" ITEMS**
- 27 ACCESS LIMITATION PROVISIONS ON PLAT OF SUBDIVISION DOCUMENT 98083752 AS TO KIRK ROAD. (AFFECTS LOTS 3 AND 4)
 - 28 USE RESTRICTION AS CONTAINED IN THE MEMORANDUM OF LEASE DATED APRIL 27, 2000 AND RECORDED MAY 11, 2000 AS DOCUMENT NUMBER 20000845 AND CONTAIN IN THE NOTICE OF ASSIGNMENT OF LEASE RECORDED JULY 1, 2010 AS DOCUMENT 2010042012. (AFFECTS A PORTION OF LOT 4 AND THE PARCELS 3 EASEMENT AREA UNABLE TO PLOT, GRAPHIC DEPICTION ONLY PROVIDED IN DOCUMENT)
 - 29 BUILDING AND PARKING SETBACK LINE ON PLAT OF SUBDIVISION DOCUMENT 98083752. AFFECTS: NORTHEASTERLY 10 FEET OF LOT 5. (AFFECTS, AS SHOWN)

ALTA/NPS LAND TITLE SURVEY IDENTIFICATION TABLE

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2	TABLE "A" FLOOD INFORMATION	63III	TITLE COMMITMENT INFORMATION	9	TABLE "A" PARKING SPACES
3	TABLE "A" LAND AREA	63III	BEARING AND ABBREVIATIONS	10	TABLE "A" DIVISION/PARTY WALLS
4	ACCESS TO PROPERTY	63III	NORTH ARROW & SCALE	11	TABLE "A" UTILITY INFORMATION
5	SUPERIOR RECORD NUMBER	63III	LEGEND AND ABBREVIATIONS	12	TABLE "A" ADJOINING OWNERS
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TABLE OF REFERENCES

DATE	REVISIONS	TECH	DATE	REVISIONS	TECH	DATE	REVISIONS	TECH	DATE	REVISIONS	TECH	DATE	REVISIONS	TECH
03/05/20	CC/TITLE/REDLINES	WRT	03/03/20	COMMENTS/ZONING	WRT	17/22/20	COMMENTS	SUN	12/05/19	COMMENTS	JCT	11/20/19	COMMENTS/TITLE	JCT
03/06/20	UPDATE TITLE/ADDRESS	WRT	02/28/20	UPDATE SURVEY/TITLE	WRT	01/06/20	COMMENTS	JCT	11/26/19	COMMENTS	JCT	11/22/19	COMMENTS/TITLE	JCT
-	-	-	02/04/20	COMMENTS	JCB	12/26/19	COMMENTS	JCT	11/22/19	COMMENTS/TITLE	JCT	09/24/19	COMMENTS/TITLE	JCT
-	-	-	1/7/20	COMMENTS	SUN	12/23/19	COMMENTS	JCT	09/24/19	COMMENTS	JCT			

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11 UNDERGROUND UTILITIES
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Professional Land Surveyor No. 035-00310
STATE OF ILLINOIS
PROJECT NO. 201043-26123
MY LICENSE EXPIRATION DATE IS NOVEMBER 30, 2020


DATE: 03/09/2020
BY: DANIEL W. KUBIE

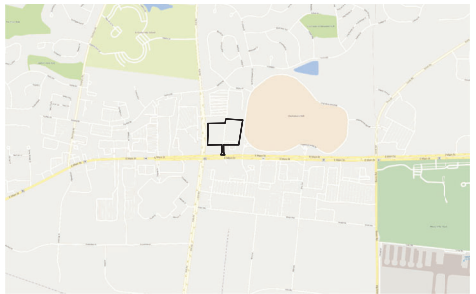
STATE OF ILLINOIS
DANIEL W. KUBIE
LAND SURVEYOR
NO. 035-00310
MORRISON, ILL.

SURVEY PREPARED BY:
AMERICAN SURVEYING & MAPPING, INC.
3191 MAGUIRE BLVD., SUITE 200
ORLANDO, FL 32835
CERTIFICATE OF AUTHORIZATION # 164-088447
PHONE: (407) 426-7979
FAX: (407) 426-8741
WWW.ASM-SURVEYING.COM
THIS DOCUMENT SHOULD BE CONSIDERED NULL AND VOID WITHOUT THE SIGNED SURVEYOR'S SIGNATURE AND SEAL.

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E MAIN STREET




1"=60'
 0 30 60 150 300
 NORTH

This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed.

Boundary Source:
 PDF ALTA SURVEY
 Stormwater Management Design:
 ASSUMED OFF-SITE

SCHEME: 06b

Aerial Photo
 St. Charles Mixed-Use
 Kirk Road and Route 64, St. Charles, IL

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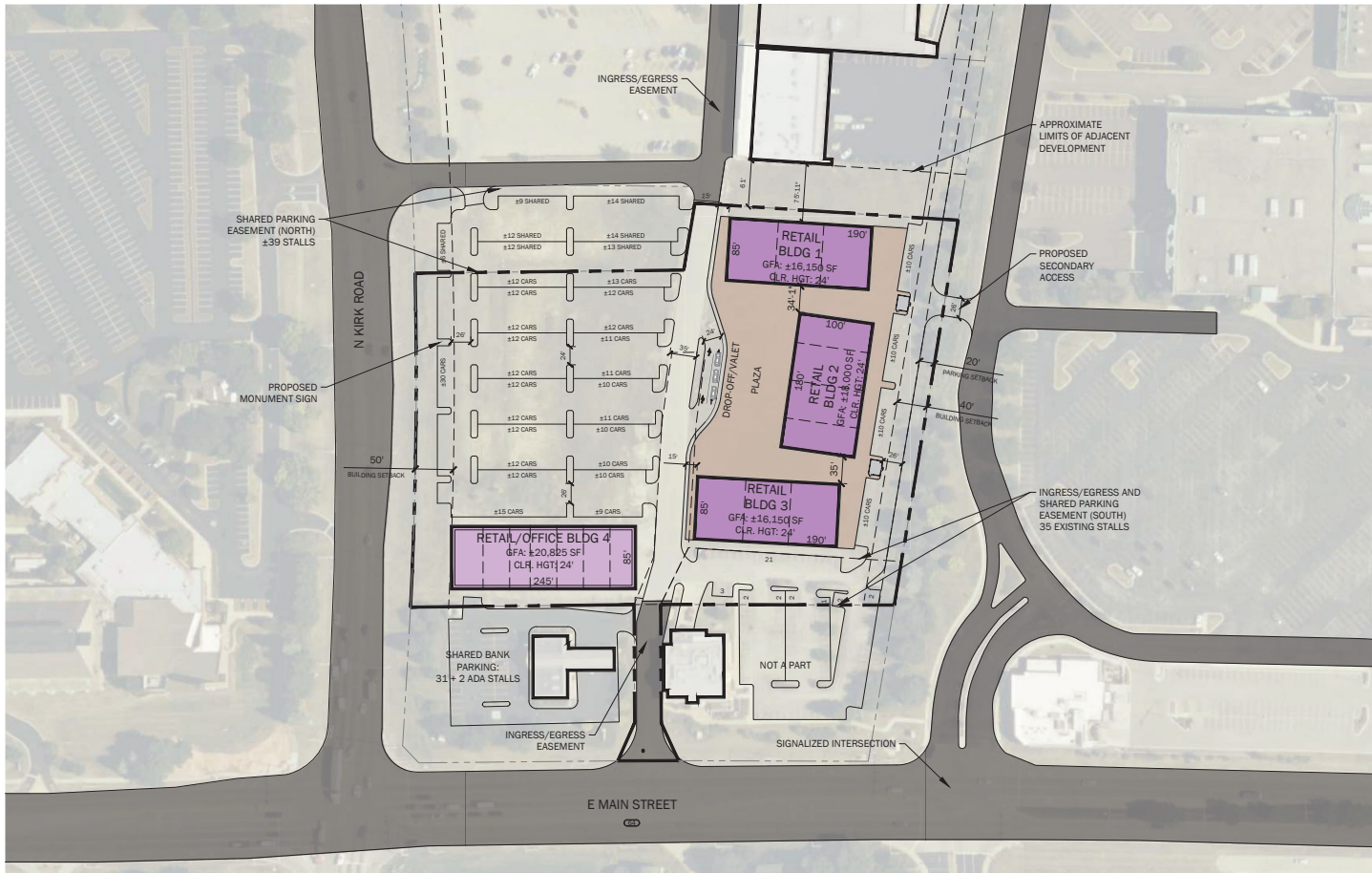
GSI ST. CHARLES MIXED USE

DESIGN INSPIRATION

CHI23-0124-00
August 21, 2023

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TOTAL PAGE COUNT: 5



DEVELOPMENT STANDARDS		
Zoning	Jurisdiction	St. Charles
	Zoning Designation	BR
	Max Building Coverage	30%
	Max F.A.R	TBD
	Max Height	40 FT
Parking Standards	Min Stall Size	9x18
	Drive Aisle	24 FT
	Fire Lane	26 FT
Required Parking	Office	3/1000 SF
	Retail	1/250 SF
	Restaurant	1/100 SF

PROJECT DATA		
Site Summary	APN(s): 0925178003	
Gross Site Area	328,432 SF	7.54 AC
Total Building Area(s)	Gross Floor Area	71,125 SF
Coverage	Gross	22%
Retail Development		
Building Area(s)	Retail Building 1	16,150 SF
	Retail Building 2	18,000 SF
	Retail Building 3	16,150 SF
	Retail/Office Building 4	20,825 SF
	Gross Floor Area	71,125 SF
Cars Required	@100% Retail	285 Stalls
Cars Provided	On-Site Dedicated	324 Stalls
	Shared Easement (North)	80 Stalls
	Shared Easement (South)	35 Stalls
	Shared Bank Parking	33 Stalls
	@6.64/1,000 SF	472 Stalls
	Req. Accessible	8 Stalls

