 <p>CITY OF ST. CHARLES ILLINOIS • 1834</p>	AGENDA ITEM EXECUTIVE SUMMARY		Agenda Item number: 4f
	Title:	Plan Commission recommendation to approve a PUD Preliminary Plan for First Street Redevelopment PUD Lot 6.	
	Presenter:	Ellen Johnson, Planner	
Meeting: Planning & Development Committee		Date: April 8, 2024	
Proposed Cost: \$		Budgeted Amount: \$	Not Budgeted: <input type="checkbox"/>
TIF District: None			
Executive Summary (if not budgeted, please explain):			
<p>Last year, the City entered into an agreement with the new owner of the former Blue Goose property to reconstruct and expand the City-owned parking lot located at the SW corner of 1st and Illinois Streets. Per the agreement, the south portion of the lot will provide additional parking for the new grocery tenant, Whole Foods. The north portion of the lot will provide permanent public parking.</p> <p>Plans have been prepared for approval proposing reconstruction of the parking lot, which is Lot 6 of the First Street Redevelopment PUD. Plans for streetscaping improvements along the 1st Street and Illinois Street lot frontages have also been prepared.</p> <p>The parking lot plans include removal of existing concrete and new asphalt/stripping, landscaping, and lighting. The streetscaping along Illinois and 1st Streets follows the design used along the rest of 1st/Illinois, including angled street parking, paver bricks, planter beds, and lighting.</p>			
Plan Commission Review			
<p>The Plan Commission reviewed the PUD Preliminary Plan on 4/2/24 and unanimously recommended approval subject to resolution of staff comments, and consideration of the Plan Commission’s suggestions. Theses suggestions are as follows:</p> <ul style="list-style-type: none"> • Remove the narrow strip of turf grass strip that runs between parking rows as this will be difficult to maintain. • Replace the Linden trees on 1st St with a different species that has a more standard canopy appearance. • Remove the tree at the corner of 1st/Indiana due to visibility concerns. • Add pavement markings or a speed bump to delineate public vs. private parking. 			
Attachments (please list):			
Plan Commission Resolution, Staff Report, Application, Plans			
Recommendation/Suggested Action (briefly explain):			
Recommendation to approve a PUD Preliminary Plan for First Street Redevelopment PUD Lot 6.			

City of St. Charles, Illinois
Plan Commission Resolution No. 6-2024

A Resolution Recommending Approval of a PUD Preliminary Plan for First Street PUD Lot 6 (City of St. Charles)

Passed by Plan Commission on April 2, 2024

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

WHEREAS, the Plan Commission has reviewed the PUD Preliminary Plan for First Street PUD Lot 6 (City of St. Charles); and

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

NOW, THEREFORE, be it resolved by the St. Charles Plan Commission to recommend to City Council approval of a PUD Preliminary Plan for First Street PUD Lot 6 (City of St. Charles), contingent upon the resolution of all staff comments and consideration of the suggestions provided by the Plan Commission prior to City Council action.

Roll Call Vote:

Ayes: Moad, Hibel, Funke, Wiese, Ewoldt, Rosenberg, Gruber, Vargulich

Nays:

Absent: Fitzgerald

Motion carried: 8-0

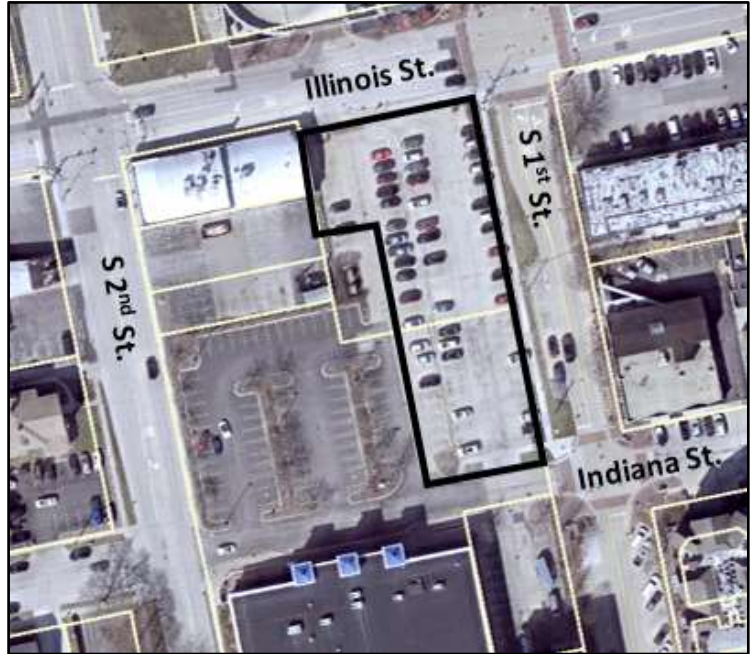
PASSED, this 2nd day of April 2024.

Chairman
St. Charles Plan Commission



Applicant:	City of St. Charles
Property Owner:	City of St. Charles
Location:	West side of S. 1 st Street b/w Illinois and Indiana Streets
Purpose:	City parking lot & 1 st Street Streetscape
Application:	PUD Preliminary Plan
Public Hearing:	Not required
Zoning:	CBD-1 Central Business District / PUD
Current Land Use:	Public parking
Comprehensive Plan:	Mixed Use

First Street PUD – Lot 6



Subject Property

Summary of Proposal: The subject property is Lot 6 of the First Street Redevelopment PUD. Plans have been submitted for reconstruction of the City-owned parking lot on S 1st Street adjacent to the former Blue Goose and for streetscaping improvements along the lot frontage. Last year, the City entered into an agreement with the new owner of the grocery store building to reconstruct and expand the parking lot on Lot 6. The south portion of the lot will provide additional parking for the new grocery tenant, Whole Foods. The north portion of the lot will provide permanent public parking.

Proposed plans for the parking lot include removal of existing concrete and new asphalt/stripping, landscaping, and lighting. Also proposed is streetscaping along the lot frontage of Illinois and 1st Street following the design used along the rest of 1st/Illinois, including angled street parking, paver bricks, planter beds, and lighting.

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

- Approval of plans for development of property within a PUD to ensure compliance with the PUD ordinance and applicable provisions of the Zoning Ordinance.
- A public hearing is not required for this type of application.
- No findings of fact are applicable to this application.
- Recommendation is based on compliance with the concurrently approved Special Use for PUD standards and other city code requirements

Suggested Action: Review the PUD Preliminary Plan. A recommendation for approval should be subject to resolution of all staff comments prior to City Council action.

Staff Contact: Ellen Johnson, Planner

I. PROPERTY INFORMATION

A. History / Context

The subject property is Lot 6 of the First Street Redevelopment PUD, which was approved by the City in 2006 under Ordinance No. 2006-Z-26 as a five-phase, mixed-use downtown redevelopment project spanning a 7.6-acre area of properties along First Street between Prairie St. and Main St.

Phases 1 and 2 were constructed from 2007 to 2009 and included: New utility and road infrastructure; Relocation of the Blue Goose store; Building 7A-BMO Harris Bank & 16 affordable rental units; Building 4- The Plaza Parking Deck; and the western portion of the First Street Plaza. Phase 3 was constructed from 2016-2023 and included: Building 1- Sterling Bank building; Building 2- River Loft building; Building 3- ALE building, a public parking deck, Riverwalk and the East Plaza.

In 2022, Building 7B- 21 apartment units was constructed. Construction of the East Plaza Expansion is nearing completion, in the location that was originally planned for Building 9.

There are two remaining development sites in the First Street PUD, both of which are owned by the City: Lot 8, located at the northeast corner of IL Rt. 31 and Illinois Street and Lot 6, located on the west side of 1st Street between Illinois and Indiana Streets.

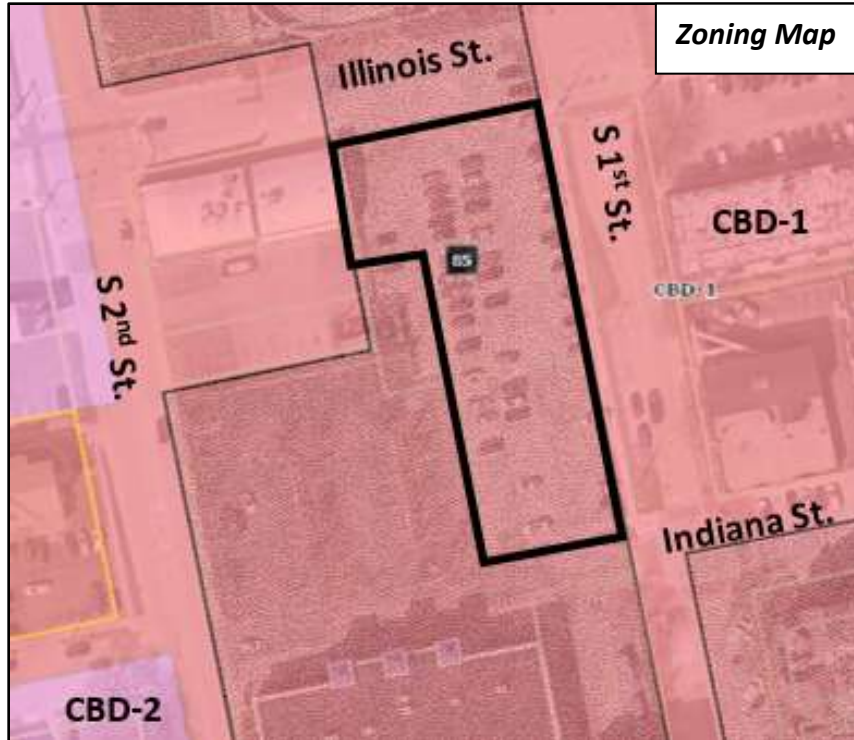


Lot 6, the subject property, has been utilized as a temporary public parking lot for several years. The property was previously approved to be developed with a building under the original 2006 First Street PUD plan. In 2023, the City entered into an agreement with the new owner of the former Blue Goose building to reconstruct and expand the parking lot on Lot 6. Per the agreement, the south portion of the lot will provide additional parking for the new grocery tenant, Whole Foods, while the north portion of the lot will provide permanent public parking.

B. Zoning

The subject property is zoned CBD-1 Central Business District and is located in First Street PUD. The same zoning designation surrounds the property. Parcels to the north, south, and east are also in the First Street PUD.

	Zoning	Land Use
Subject Property	CBD-1 / PUD	Public parking
North	CBD-1 / PUD	Moto imoto/parking deck
East	CBD-1	Fox Island Square, Fox Valley Cleaners, Arcedium
South	CBD-1 / PUD	Vacant grocery store/ parking
West	CBD-1 / PUD	Grocery store parking, Mio Modo



II. PROPOSAL

The City of St. Charles, property owner, has filed an application for PUD Preliminary Plan proposing to develop the subject property with a permanent parking lot. PUD Preliminary Plan approval is required for development of property that is within a Planned Unit Development to ensure compliance with zoning and PUD standards.

Details of the parking lot plans are as follows:

- Existing access points will remain.
- Connection with the grocery store parking lot will remain.
- 81 parking spaces:
 - Southern 50 spaces designated for Whole Foods use.
 - Northern 31 spaces designated for public use.
- Removal of concrete and new asphalt/stripping.
- Parking lot islands.
 - Mid-row island demarcates the public vs. private parking spaces.
- Landscaping between the sidewalk and parking lot along both street frontages.

The PUD Preliminary Plan also includes streetscape plans for the site frontage along 1st Street and Illinois Street. Details:

- 9 angled parking stalls on 1st Street.

- Concrete sidewalk with brick paver border along 1st Street.
- Brick paver sidewalk along Illinois Street.
- Planter beds along 1st Street (4) and Illinois Street (two) with plantings.

III. PLANNING ANALYSIS

Staff has analyzed the submitted application and plans for conformance with the standards established in the First Street Redevelopment PUD (Ord. 2006-Z-29) and applicable sections of the Zoning Ordinance, including:

- Ch. 17.24 Off-Street Parking
- Ch. 17.14 Commercial Districts
- Ch. 17.26 Landscaping & Screening
- Sec. 17.22.040 Site Lighting

A. Proposed Use

Proposed use of the subject property is a parking lot. Parking lot is a permitted use in the CBD-1 District and First Street PUD.

B. Bulk Standards

The table below compares the proposed plans for the subject property with the applicable bulk standards of the CBD-1 District and First Street PUD. All applicable standards are met. Parking spaces for grocery stores require a width of 9.5 ft, however the First Street PUD granted a deviation for Blue Goose parking to allow the standard 9 ft. width. It has been determined that this deviation can extend to the portion of Lot 6 that will be utilized for grocery store parking.

Category	CBD-1 District / PUD Standard	Proposed
Min. Lot Area	Non for non-residential use	26,868 sf (existing)
Min. Lot Width	None	131 ft.
Front Yard	5 ft. parking	5 ft.
Interior Side Yard	0 ft. parking	0 ft.
Exterior Side Yard	5 ft. parking	5 ft.
Rear Yard	0 ft. parking	0 ft.
Parking stall dimension	9’x18 ft. or 9’x16’ with 2 ft. bumper overhang	9’x16’ with 2 ft. bumper overhang
Aisle width	24 ft. for 2-way	24 ft.

C. Site Access

Access to the proposed parking lot will be unchanged from existing conditions. The right-in/right-out driveway on Illinois Street will remain as the northern access. The lot will continue to be accessed from the south via a two-way drive off the grocery store entrance drive at the intersection of 1st and Indiana Streets.

D. Landscaping

A landscape plan has been submitted depicting plantings within and around the parking lot. Streetscape plantings are also shown (see Section F, below).

Category	Zoning Ordinance Standard	Proposed
Parking Lot Screening	50% of parking lot to height of 30"	Meets 50% and planting height
Interior Parking Lot Landscape Area	1 landscape island / 10 parking spaces All parking rows terminate in landscape area	Meets island requirement; Plantings needed adjacent to parking stall at NW corner
Parking Lot Landscape Materials	1 tree per island Variety of plantings in islands	Meets 1 tree per island (no tree required at SE corner due to visibility requirements) Additional plantings needed

Staff Comments:

- ✓ Plantings are needed adjacent to the parking stall at the northwest corner of the parking lot.
- ✓ The middle island on the east side of the parking lot is planted with only sod; a variety of plantings are needed.

Note- Also shown on the landscape plan is existing vegetation on the grocery store property and around the public parking lot east of the building. Measures are noted which will maintain and restore this landscaping to the required condition based on the landscape plan for the Blue Goose previously approved. Restoration of this landscaping has been required in connection with the building permit that has been issued for work on the existing building. Plantings to screen the mechanical equipment at the northeast end of the grocery store parking lot have also been requested and are shown on the plan. The following items are outstanding and will need to be addressed: Mechanical equipment screening is required at the southwest corner of the building; the landscaping along the south side of the drive aisle behind the building needs to be restored; and a hardscape surface should be considered in lieu of the grass strip along Rt. 31 as this area is mostly weeds and is not conducive to turf grass.

E. Site Lighting

A photometric plan has been submitted depicting pole lights within the parking lot.

Staff Comments:

- ✓ One of the parking lot light poles is located over the double parking lot island. This will be in conflict with the trees and plantings within the island. The pole will need to be relocated.
- ✓ The site layout shall be updated to reflect the current site plan.

F. Streetscape

The PUD Preliminary Plan includes improvement for the public right-of-way along 1st and Illinois Streets along the property frontage. This segment marks the final segment needed to complete the 1st Street streetscape in connection with the First Street Redevelopment PUD.

Plans include 9 angled parking stalls on 1st Street which will be public parking. Landscape planters are provided at intervals between the street and sidewalk. Trees are incorporated where planting bed widths allow.

Brick pavers are shown for the sidewalk along Illinois Street, consistent with the design across the street to the north. A concrete sidewalk is proposed along 1st Street, with brick paver border. This is consistent with the sidewalk design along the ALE building and River Lofts (Alter building), however sidewalks to the north, south, and across 1st Street are entirely brick paver.

Staff Comments

- ✓ One accessible parking stall is needed on 1st Street. This will decrease the number of on-street stalls to 8.
- ✓ The on-street parking stalls shall be concrete.
- ✓ Bike parking has been requested. Suggested locations are at the north and south ends of the parking lot, within the sidewalk where there is a break in the parking lot planter beds.
- ✓ Irrigation of the planting areas will be required.
- ✓ Use of additional brick pavers along 1st Street is desired. However, staff is assessing the availability of matching brick pavers to accomplish this.
- ✓ An electrical site plan for the streetscape lighting is needed, identifying power source, conduit routing and fixture details. The southernmost pedestrian light fixture should be shifted to be in line with the other pedestrian fixtures.
- ✓ Street/pedestrian light fixtures matching the decorative street lights used along 1st Street will be required.
- ✓ The Electric Utility has recommended not using any overhead roadway lighting as it is not needed. The existing mid-block light on First St. shall be replaced with a pedestrian fixture.

IV. HISTORIC PRESERVATION COMMISSION REVIEW

The Historic Preservation Commission is required to make recommendations to the Plan Commission regarding PUD applications for property within a historic district. The subject property is located within the Central Historic District. The Historic Preservation Commission reviewed the PUD Preliminary Plan for the parking lot and streetscape on 3/20/2024. The Commission voted 5-0 to recommend approval, subject to the following conditions:

1. That brick pavers be used for the entire 1st Street sidewalk.
2. That pedestrian scale sidewalk lighting be used, similar to the east side of First Street.
3. That there be continuity in the parking lot lighting to be similar to the Whole Foods lot.

Staff Comments

- ✓ Staff is looking into whether additional brick pavers will be available for use along the subject segment of the 1st Street sidewalk.
- ✓ The pedestrian light fixtures will be consistent with the fixtures used along First Street.
- ✓ The parking lot lighting will be consistent between the Whole Foods parking lot and Lot 6 parking lot.

V. DEPARTMENTAL REVIEWS

A. Engineering Review

Engineering plans have been reviewed in connection with the building permit submittal currently under review with the Building Division. Comments are technical in nature and their resolution will not impact the site design.

B. Fire Dept. Review

Plans have been reviewed by the Fire Dept. and there are no outstanding comments.

C. Public Works

Public Works have reviewed the plans for this project in connection with the building permit submittal currently under review with the Building Division. Comments are technical in nature and their resolution will not impact the site design.

VI. SUGGESTED ACTION

Review the PUD Preliminary Plan. Staff recommends the any recommendation include a condition requiring resolution of all staff comments prior to City Council action.

VII. ATTACHMENTS

- Applications for PUD Preliminary Plan & Minor Subdivision- Final Plat; received 2/23/23
- Historic Preservation Commission Resolution
- Preliminary Plans

City of St. Charles, Illinois

Historic Preservation Commission Resolution No. 2-2024

**A Resolution Recommending Approval of
A PUD Preliminary Plan Application for First Street Lot 6 and Streetscape**

WHEREAS, it is the responsibility of the St. Charles Historic Preservation Commission to review applications for PUD Preliminary Plan for property located within a Historic District and to make recommendations to the Plan Commission and City Council regarding the potential impact of the application on the historic resources of the City, particularly with regard to designated landmarks and historic districts directly affected; and

WHEREAS, the Historic Preservation Commission has reviewed the application for PUD Preliminary Plan approval for First Street Lot 6 and Streetscape; and

WHEREAS, the St. Charles Historic Preservation Commission finds the PUD Preliminary Plan will have no negative impact on the historic resources of the City and further finds that the proposal will have a positive impact on the historical nature of Downtown St. Charles.

NOW THEREFORE, be it resolved by the St. Charles Historic Preservation Commission to recommend to the Plan Commission and City Council approval of the application for PUD Preliminary Plan for First Street Lot 6 and Streetscape with the following conditions; brick paver walkway is continued for the whole sidewalk, pedestrian scale sidewalk lighting as on the east side of First Street is used, and recommendation for continuity the lighting in the parking lot to be similar in the Whole Foods lot .

Roll Call Vote:

Ayes: Smunt, Malay, Pretz, Morin, Rice

Nays: None

Abstain: Dickerson, Kessler

Absent: None

Resolution No. 2-2024

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Motion Carried.

PASSED, this 20th day of March, 2024.

Chairman

4. Identify the Type of Application:

- New proposed Planned Unit Development (PUD) – *Special Use Application to be filed concurrently*
- Existing Planned Unit Development (PUD)
 - PUD Amendment required for proposed plan – *Special Use Application to be filed concurrently*

Subdivision:

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

5. Required Attachments:

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

Submit 1 copy of each required item, unless otherwise noted.

- APPLICATION FEE:** \$500
- REIMBURSEMENT OF FEES AGREEMENT:** An original, executed Reimbursement of Fees Agreement and deposit of funds in escrow with the City, as provided by Appendix B of the Zoning Ordinance.
- REIMBURSEMENT OF FEES INITIAL DEPOSIT:** Deposit of funds in escrow with the City. Required deposit is based on review items (number of applications filed) and the size of the subject property:

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:** a) A current title policy report; or
b) A deed and a current title search

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.

- OWNERSHIP DISCLOSURE:** Use the appropriate disclosure form (attached), if the owner or applicant is a Partnership, Corporation, Trust, or LLC.
- 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 zoning application with the City of St. Charles for the subject property.
- LEGAL DESCRIPTION:** For entire subject property, on 8 1/2 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.

- SOIL AND WATER CONSERVATION DISTRICT LAND USE OPINION APPLICATION:** As required by State law, submit a Land Use Opinion application and required fee directly to the Kane-DuPage Soil and Water Conservation District. Provide a copy of completed Land Use Opinion application to the City. The Land Use Opinion application can be found on the Kane-DuPage SWCD website: <http://www.kanedupageswcd.org/>
- ENDANGERED SPECIES REPORT:** As required by State law, file an Endangered Species Consultation Agency Action with the Illinois Department of Natural Resources. Provide a copy of the report to the City. The online Ecological Compliance Assessment Tool (EcoCAT) should be utilized: <https://dnr2.illinois.gov/EcoPublic/>
- STORMWATER MANAGEMENT:** Written information as described in the Stormwater Management Requirements for Preliminary Plans (attached).
- PUBLIC BENEFITS, DEPARTURES FROM CODE:** A written statement describing how the PUD meets the purposes and requirements established in Section 17.04.400 of the Zoning Ordinance. List any requests for deviations (departures) from the requirements of Title 16 "Subdivisions and Land Improvement" and Title 17 "Zoning" and provide a rationale for each requested deviation.
- CONSTRUCTION SCHEDULE:** Indicate the following:
 - Phases in which the project will be built with emphasis on area, density, use and public facilities, such as open space, to be developed with each phase. Overall design of each phase shall be shown on the Plat of Subdivision and through supporting material.
 - Approximate dates for beginning and completion of each phase.
- 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.

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

- PRELIMINARY PLAT OF SUBDIVISION / DRAWING REQUIREMENTS CHECKLIST:** If the PUD Preliminary Plan involves the subdivision of land, submit a Preliminary Plat of Subdivision that includes the information listed on the Subdivision Plat Drawing Requirements Checklist. Also submit a completed Subdivision Plat Drawing Requirements Checklist (attached).
- PRELIMINARY ENGINEERING PLANS / DRAWING REQUIREMENTS CHECKLIST:** Plans shall include the following information. Also submit a completed Drawing Requirements Checklist- Preliminary Engineering Plans.
 1. Accurate boundary lines with dimensions
 2. Existing and proposed easements: location, width, purpose
 3. Streets on and adjacent to the tract: Name and right-of-way width, center line elevation, and culverts
 4. Location, size, shape, height, and use of existing and proposed structures

5. Location and description of streets, sidewalks, and fences
6. Surrounding land uses
7. Legal and common description
8. Date, north point, and scale
9. Existing and proposed topography
10. All parcels of land intended to be dedicated for public use or reserved for the use of all property owners with the proposal indicated
11. Location of utilities
12. Building/use setback lines
13. Location of any significant natural features
14. Location of any 100-year recurrence interval floodplain and floodway boundaries
15. Location and classification of wetland areas as delineated in the National Wetlands Inventory
16. Existing zoning classification of property
17. Existing and proposed land use
18. Area of property in square feet and acres
19. Proposed off-street parking and loading areas
20. Number of parking spaces provided, and number required by ordinance
21. Angle of parking spaces
22. Parking space dimensions and aisle widths
23. Driveway radii at the street curb line
24. Width of driveways at sidewalk and street curb line
25. Provision of handicapped parking spaces
26. Dimensions of handicapped parking spaces
27. Depressed ramps available to handicapped parking spaces
28. Location, dimensions and elevations of freestanding signs
29. Location and elevations of trash enclosures
30. Provision for required screening, if applicable
31. Provision for required public sidewalks
32. Certification of site plan by a registered land surveyor or professional engineer
33. Geometric plan showing all necessary geometric data required for accurate layout of the site
34. Grading plans showing paving design, all storm sewers, and detention/retention facilities including detention/retention calculations) and erosion control measures
35. Utility plans showing all storm sewers, sanitary sewers, watermains, and appropriate appurtenant structures
36. Exterior lighting plans showing:
 - Location, height, intensity and fixture type of all proposed exterior lighting
 - Photometric information pertaining to locations of proposed lighting fixtures
37. Typical construction details and specifications
38. Certification of site engineering plans by a registered professional engineer
39. Proof of application for Stormwater Management Permit

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

TREE PRESERVATION PLAN: When required, in accordance with Ch. 8.30 of the St. Charles Municipal Code (see attached "Tree Preservation Requirements for Preliminary Plans". This information may be included as part of the Landscape Plan set.

LANDSCAPE PLAN: Landscape Plan showing the following information:

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

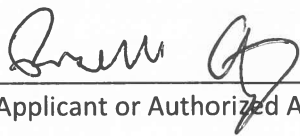
SKETCH PLAN FOR LATER PHASES OF PUD: For phased PUDs only, submit a plan that shows, at minimum, the following:

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

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



3/15/24

Applicant or Authorized Agent

Date

FINAL CIVIL ENGINEERING PLANS FOR: BLUE GOOSE / WHOLE FOODS MARKET REDEVELOPMENT

300 S 2ND ST, ST. CHARLES, IL 60174

Sheet List Table

Sheet Number	Sheet Title
C0.0	SITE LOCATION MAP & CIVIL LEGEND
C0.1	GENERAL NOTES AND SPECIFICATIONS
C1.0	EXISTING CONDITIONS & DEMOLITION PLAN
C2.0	SITE LAYOUT PLAN
C3.0	GRADING PLAN
C4.0	SOIL EROSION & SEDIMENT CONTROL PLAN
C4.1	SOIL EROSION & SEDIMENT CONTROL DETAILS
C5.0	UTILITY PLAN
C6.0	CONSTRUCTION DETAILS
C6.1	CONSTRUCTION DETAILS

LOCATION MAP



SECTION 15, TOWNSHIP 34N, RANGE 8W

EXISTING LEGEND	PROPOSED LEGEND
EXISTING TREE	CURB & GUTTER
CURB & GUTTER	REVERSE PITCH CURB & GUTTER
EXISTING BUILDING	DEPRESSED CURB & GUTTER
PCC SIDEWALK	STANDARD DUTY BITUMINOUS PAVEMENT
GAS SERVICE	GRAVEL PATHWAY
ELECTRIC SERVICE	STREETSCAPE PAVERS
STORM SEWER	2" BITUMINOUS SURFACE MILL & OVERLAY
SANITARY SEWER	PCC SIDEWALK
WATER MAIN	STORM SEWER
CABLE LINE	STORM STRUCTURE
OVERHEAD UTILITY LINE	PARKING LOT LIGHT
COMMUNICATION LINE	FLOW ARROW
FIBER OPTIC LINE	OVERLAND FLOOD ROUTE
FENCE	100.00 TW TOP OF SIDEWALK GRADE
STORM STRUCTURE	100.00 TC TOP OF CURB GRADE
SANITARY MANHOLE	100.00 P PAVEMENT GRADE
CLEANOUT	100.00 G GROUND GRADE
WATER METER	MAJOR CONTOUR
VALVE VAULT	MINOR CONTOUR
VALVE BOX	
HYDRANT	
GAS METER	
ELECTRIC METER	
PARKING LOT LIGHT	
UTILITY POLE	
GUY WIRE	
TRANSFORMER	
FIBER OPTIC BOX	
FIBER OPTIC PEDESTAL	
CABLE PEDESTAL	
PHONE PEDESTAL	
ELECTRIC PEDESTAL	
MAJOR CONTOUR	
MINOR CONTOUR	

2000 CASOT DRIVE
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WWW.CAGECIVIL.COM

REVISIONS

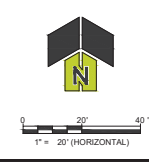
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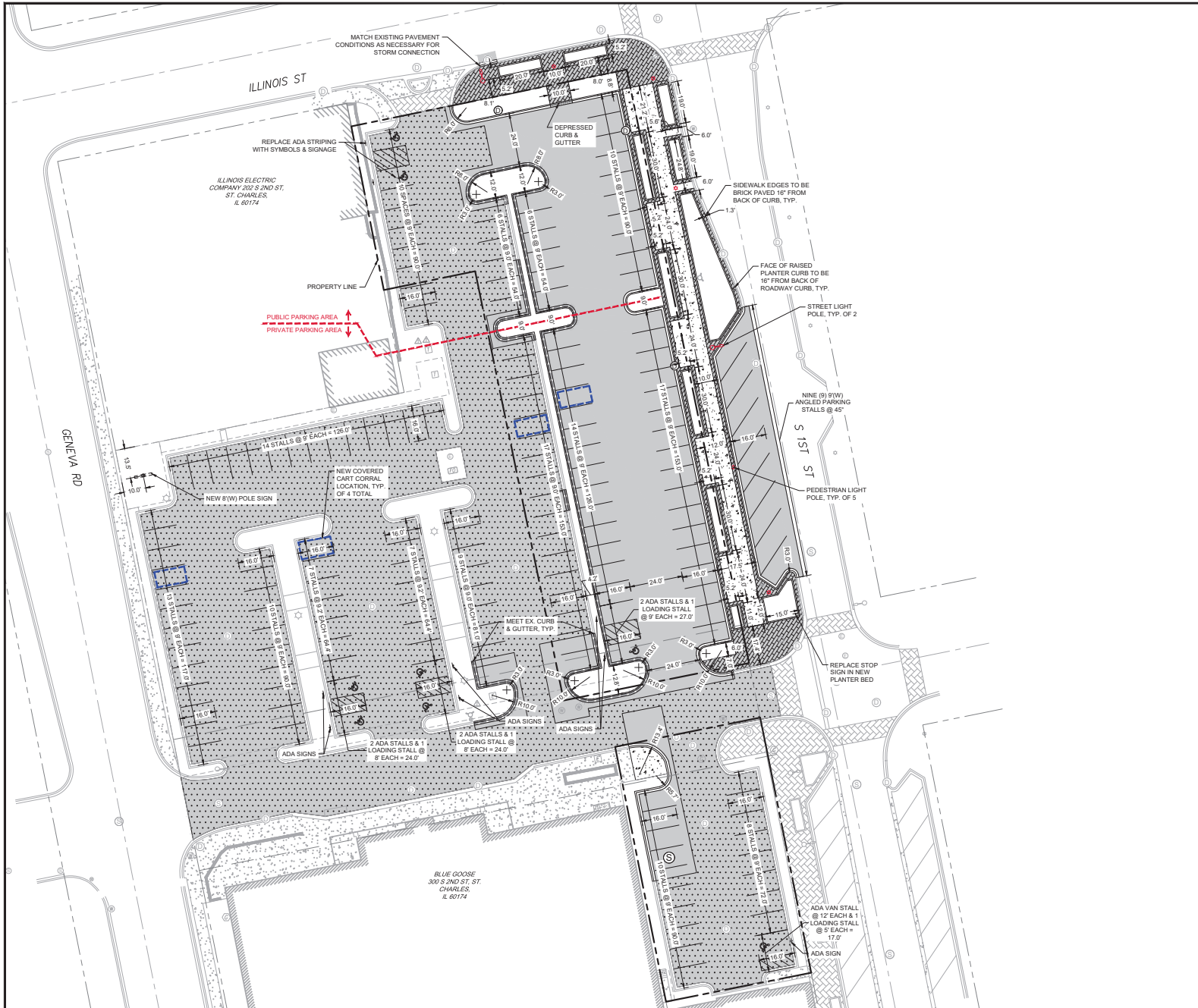
FINAL CIVIL ENGINEERING PLANS FOR:
**BLUE GOOSE/WHOLE FOODS
MARKET REDEVELOPMENT**
300 S 2ND ST
ST. CHARLES, IL 60174

PROJECT NO: 230079
ENG: SJS
DATE: 10/16/2023

SHEET TITLE
**SITE
LOCATION
MAP & CIVIL
LEGEND**

SHEET NUMBER
C0.0
1 OF 19





PAVEMENT LEGEND

	STANDARD DUTY BITUMINOUS PAVEMENT
	GRAVEL PATHWAY
	STREETSCAPE PAVERS
	2" BITUMINOUS SURFACE MILL & OVERLAY
	PCC SIDEWALK

PARKING SUMMARY

PROVIDED PARKING:	
NORTHEAST PUBLIC LOT	30 + 2 ADA
MAIN PRIVATE LOT	109 + 5 ADA
SOUTHEAST PRIVATE LOT	18 + 1 ADA
ANGLED ON-STREET PARKING	8 + 0 ADA
TOTAL PARKING SPACES	166 + 8 ADA

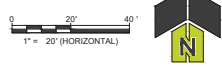
2000 CASOT DRIVE
SUITE 205
LISLE, IL 60532
P. 630.880.0007
WWW.CAGECIVIL.COM

REVISIONS

NO. 1	DATE	DESCRIPTION

FINAL CIVIL ENGINEERING PLANS FOR:
BLUE GOOSE/WHOLE FOODS MARKET REDEVELOPMENT
300 S 2ND ST
ST. CHARLES, IL 60174

JULIE
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811



PROJECT NO:	230079
ENGR:	SJS
DATE:	10/16/2023
SHEET TITLE:	SITE LAYOUT PLAN

SHEET NUMBER:
C2.0
4 OF 10



- GRADING LEGEND**
- DRAINAGE ARROW
 - OVERLAND FLOOD ROUTE
 - 100.00 P SPOT ELEVATION
 - PROPOSED MAJOR CONTOUR
 - EXISTING MAJOR CONTOUR
 - PROPOSED MINOR CONTOUR
 - EXISTING MINOR CONTOUR

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REVISIONS

NO.	DESCRIPTION

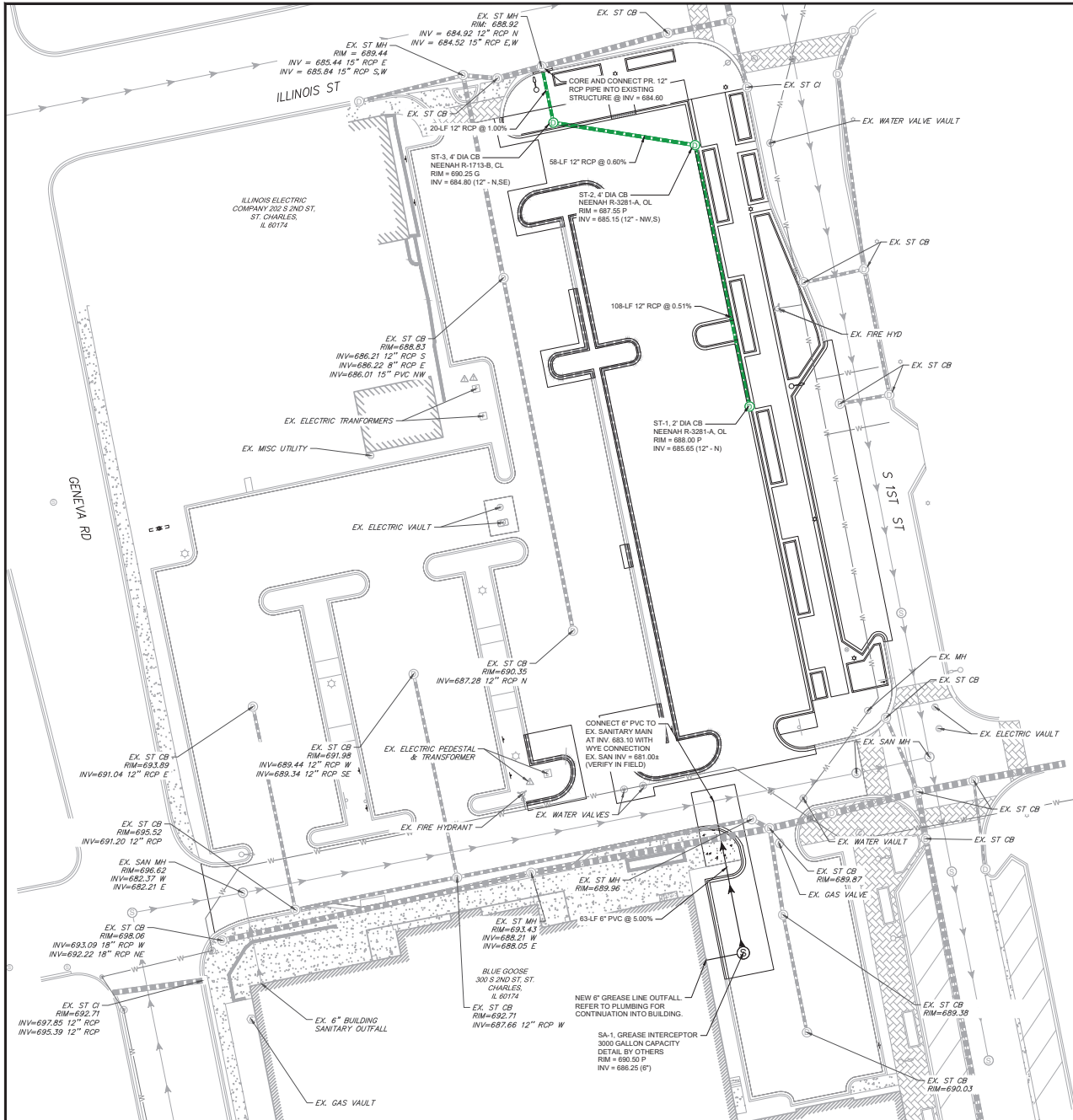
FINAL CIVIL ENGINEERING PLANS FOR:
**BLUE GOOSE/WHOLE FOODS
MARKET REDEVELOPMENT**
300 S 2ND ST
ST. CHARLES, IL 60174

PROJ. NO: 230079
ENG: SJS
DATE: 10/16/2023

SHEET TITLE
**GRADING
PLAN**

SHEET NUMBER
C3.0
5 OF 10





UTILITY LEGEND

- PROPOSED STORM PIPE
- PROPOSED STORM STRUCTURE
- PROPOSED SANITARY SEWER LINE
- PROPOSED SANITARY STRUCTURE
- EXISTING SANITARY SEWER LINE
- EXISTING WATER LINE
- EXISTING STORM PIPE
- △ EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING SANITARY MANHOLE

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CAGE
CIVIL ENGINEERING

REVISIONS

NO.	DATE	DESCRIPTION

FINAL CIVIL ENGINEERING PLANS FOR:
**BLUE GOOSE/WHOLE FOODS
MARKET REDEVELOPMENT**

300 S 2ND ST
ST. CHARLES, IL 60174

PROJ. NO: 230079
ENG: SJS
DATE: 10/16/2023

SHEET TITLE
UTILITY PLAN

SHEET NUMBER
C5.0



EXISTING VEGETATION DESCRIPTION

THE PROJECT SITE CONSISTS OF A REDEVELOPED GROCERY STORE AND TWO PARKING LOTS. NUMEROUS MATURE TREES EXIST IN THE WEST PARKING LOT. ALL TREES ON-SITE TO BE PRESERVED AND PROTECTED. NO TREES WILL BE REMOVED AS PART OF THIS CONTRACT.

TREE PROTECTION & REMOVAL NOTES




- CONTRACTOR SHALL OBTAIN ALL NECESSARY STATE AND LOCAL PERMITS AND PERMISSIONS TO PRUNE, REMOVE, AND/OR TRANSPLANT ANY TREES ON SITE.
- DEAD AND DYING MATERIAL ON THE SITE SHALL BE REMOVED OR PRUNED. MATERIALS NOT LABELED ON THE PROTECTION PLAN SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR REMEDIATION.
- DURING CONSTRUCTION EXISTING TREES OVER FOUR INCHES IN CALIPER SHALL BE PROTECTED WITH BARRIER FENCING.
- BARRIER SHALL BE CONSTRUCTED OF A MIN. 3' TALL SNOW FENCE OR SIMILAR AND SUPPORT POSTS MIN. 8" O.C. AND SHALL BE ERECTED ONE FOOT BEYOND THE DRIP LINE OFF ALL EXISTING TREES ON SITE AND ADJACENT SITES TO REMAIN.
- BARRIER FENCING SHOWN ON THE PLAN IS APPROXIMATE. CONTRACTOR SHALL ADJUST LOCATION OF BARRIER TO POSITION OUTLINED IN COMMENT 4.
- NO EXCESS SOIL OR ADDITIONAL FILL, BUILDING MATERIALS OR DEBRIS SHALL BE PLACED WITHIN THE PROTECTIVE BARRIER.
- NO VEHICLES OR HEAVY MACHINERY SHALL BE ALLOWED TO WORK WITHIN THE BARRIER AREA.
- NO ATTACHMENTS OR WIRES, OTHER THAN PROTECTIVE GUY WIRES, SHALL BE ATTACHED TO ANY OF THE TREES WHICH ARE WITHIN PROTECTIVE BARRIER.
- STUMPS OR TREE REMAINS NOT TO BE FULLY EXCAVATED SHALL BE REMOVED. A STUMP GRINDER SHALL BE USED TO REMOVE ALL REMAINING ROOTS AND WOODY MATERIAL. WITHIN A 24" RADIUS OF THE TREE TRUNK TO MIN. 8" BELOW GRADE. DISTURBED AREA SHALL BE BACKFILLED WITH COMPACTED TOPSOIL TO MEET SURROUNDING GRADES.

SURVEY OF EXISTING TREES

TREE #	SIZE	SCIENTIFIC NAME	COMMON NAME	CONDITION	COMMENTS
101	6"	Celtis occidentalis	Common Hackberry	5	Preserve
102	6"	Celtis occidentalis	Common Hackberry	5	Preserve
103	7"	Celtis occidentalis	Common Hackberry	5	Preserve
104	6"	Celtis occidentalis	Common Hackberry	5	Preserve
105	6"	Celtis occidentalis	Common Hackberry	5	Preserve
106	7"	Celtis occidentalis	Common Hackberry	5	Preserve
107	7"	Acer x freemanii	Freeman Maple	4	Preserve
108	8"	Gleditsia triacanthos v.	Thornless Honeylocust	5	Preserve
109	7"	Gleditsia triacanthos v.	Thornless Honeylocust	5	Preserve
110	7"	Gleditsia triacanthos v.	Thornless Honeylocust	5	Preserve
111	6"	Gleditsia triacanthos v.	Thornless Honeylocust	5	Preserve
112	5"	Gleditsia triacanthos v.	Thornless Honeylocust	5	Preserve
113	6"	Gleditsia triacanthos v.	Thornless Honeylocust	5	Preserve
114	5"	Gleditsia triacanthos v.	Thornless Honeylocust	4	Preserve
115	7"	Gleditsia triacanthos v.	Thornless Honeylocust	5	Preserve
116	7"	Gleditsia triacanthos v.	Thornless Honeylocust	4	Preserve
117	7"	Gleditsia triacanthos v.	Thornless Honeylocust	5	Preserve
118	7"	Acer x freemanii	Freeman Maple	4	Preserve
119	7"	Acer x freemanii	Freeman Maple	4	Preserve
120	8"	Acer x freemanii	Freeman Maple	5	Preserve
121	8"	Acer x freemanii	Freeman Maple	5	Preserve
122	7"	Acer x freemanii	Freeman Maple	4	Preserve
123	7"	Acer x freemanii	Freeman Maple	5	Preserve
124	7"	Acer x freemanii	Freeman Maple	4	Preserve
125	7"	Acer x freemanii	Freeman Maple	5	Preserve
126	7"	Acer x freemanii	Freeman Maple	5	Preserve
127	8"	Tilia americana	American Linden	4	Preserve
128	7"	Tilia americana	American Linden	4	Preserve
129	7"	Acer rubrum	Red Maple	5	Preserve
130	7"	Acer rubrum	Red Maple	5	Preserve
131	7"	Acer rubrum	Red Maple	5	Preserve

TOTAL TREES REMOVED = 0 = 0 TOTAL CAL. INCHES REMOVED

TREE PROTECTION & REMOVAL LEGEND

-  EXISTING TREE TO REMAIN
-  EXISTING TREE TO BE REMOVED
-  EXISTING UNDERSTORY TO BE REMOVED
-  BARRIER FENCING TO BE INSTALLED



MATCHLINE

1 TREE PROTECTION & REMOVAL PLAN NORTH

SCALE 1"=20' 0' 10' 20' 40' 60'

LG Landscape Architecture
Site Planning
Illustration
Workshop LLC
1955 N. Wilmet Avenue
Chicago, IL 60647
ph. 773.697.4388
www.LGWLA.com

SEAL



PROJECT TEAM

CIVIL ENGINEER:
CAGE
CIVIL ENGINEERING

PROJECT NAME

BLUE GOOSE
REDEVELOPMENT
300 S 2ND ST. ST.
CHARLES, IL 60174

DRAWING ISSUED

NO.	TITLE	DATE
1.	Issued for Permit	09/14/2023
2.	Revised per City	02/16/2024

SET TYPE

LANDSCAPE PLANS

PROJECT NUMBER

2308043

DATE

08-30-2023

DRAWN BY:

LCG

APPROVED BY:

LCG

SHEET TITLE

TREE PROTECTION & REMOVAL PLAN - NORTH

SHEET NUMBER

L1.1

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TLC ENGINEERING SOLUTIONS
 1301 W. 22nd St. Suite 210
 Oak Brook, IL 60521
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228 CLABOT DRIVE
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LISLE, IL 60532
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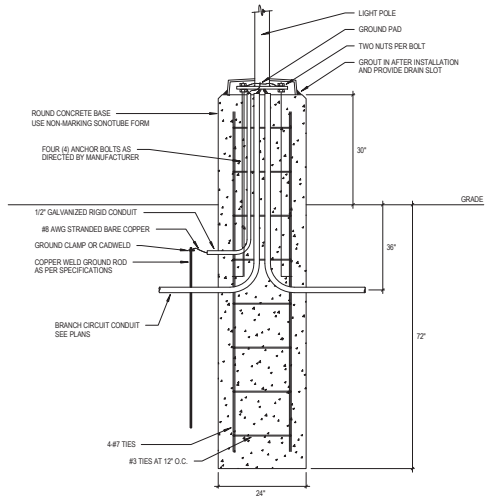


#	KEYNOTE TEXT
1	PROVIDE NEW FULL CUT-OFF LED FIXTURE OFF EXISTING 20' METALLIC POLE AT THIS LOCATION.
2	PROPOSED LOCATION OF NEW FULL CUT-OFF LED FIXTURE ON NEW 25' METALLIC POLE MOUNT TO CONCRETE BASE. REFER TO MOUNTING DETAIL FOR MORE INFORMATION.

SITE FIXTURE BASIS OF DESIGN:
SIGNIFY GARDCO - OPTIFORM OFF-M SERIES
80 CR, 400K, 8' LEVEL DIMMING WITH MOTION SENSOR

ILLINOIS ELECTRIC COMPANY 202 S 2ND ST. ST. CHARLES, IL 60174

BLUE GOOSE
300 S 2ND ST. ST. CHARLES, IL 60174



LIGHT POLE BASE DETAIL
NOT TO SCALE

1 ELECTRICAL SITE PLAN
1" = 20'-0"

REVISIONS

PRELIMINARY ENGINEERING PLANS FOR:
BLUE GOOSE REDEVELOPMENT
300 S 2ND ST
ST. CHARLES, IL 60174

PROJ NO: 230079
ENG: RCS/MAB
DATE: 09/05/2023

SHEET TITLE
ELECTRICAL SITE PLAN

SHEET NUMBER
E1.0
OF

REVISIONS

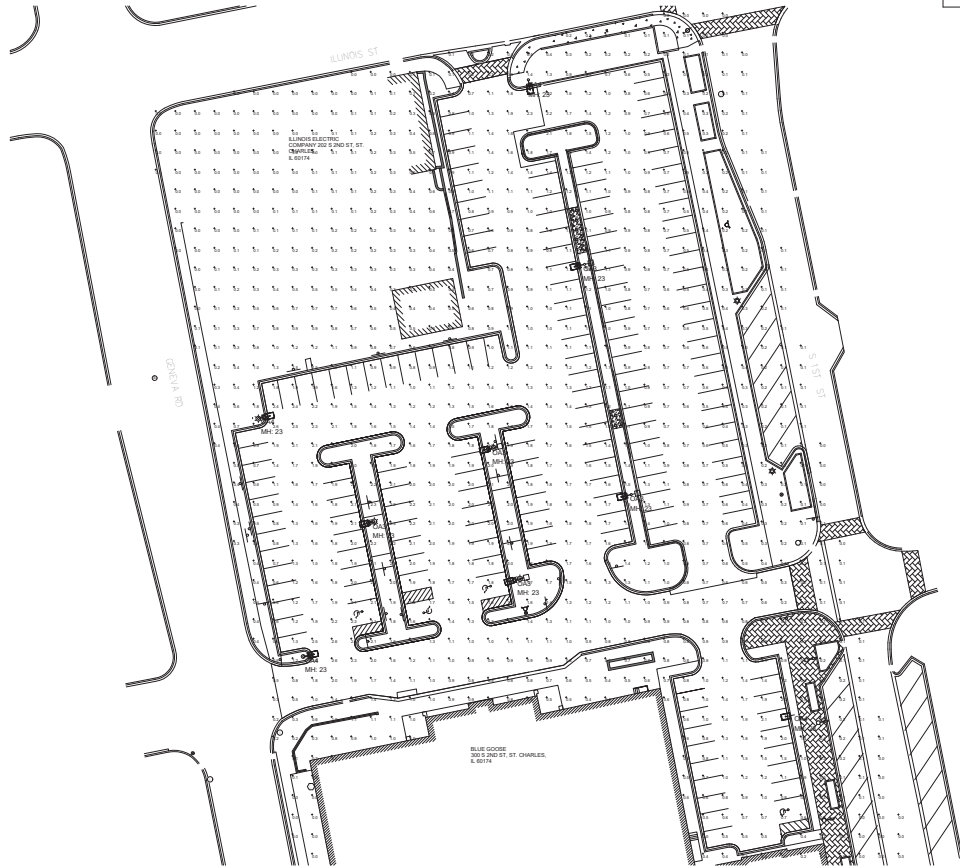
No.	Description

PRELIMINARY ENGINEERING PLANS FOR:
BLUE GOOSE REDEVELOPMENT
 300 S 2ND ST
 ST. CHARLES, IL 60174

PROJ NO: 230719
 ENG: RCS/MAB
 DATE: 09/05/2023

SHEET TITLE
PHOTOMETRIC SITE PLAN

SHEET NUMBER
E1.1
 OF



Qty	Label	Arrangement	LLF	MFR	Description	Lum. Watts	Total Watts	Lum. Lumens
5	DA3	SINGLE	0.900	LITHONIA	DSX1 LED P3 xk 80CRI T3W-20 FT POLE 3 FT BASE	102.17	510.85	13598
4	DA4	SINGLE	0.900	LITHONIA	DSX1 LED P3 xk 80CRI T4M HS-20FT POLE 3 FTBASE	102.1727	408.6908	11025

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
SITE	Illuminance	Fc	0.83	2.6	0.0	N.A.	N.A.
PARKING AND DRIVES	Illuminance	Fc	1.27	2.6	0.3	4.23	8.67

1 PHOTOMETRIC SITE PLAN
 1" = 30'-0"