

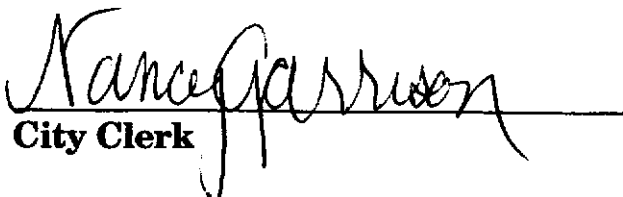
City of St. Charles, Illinois

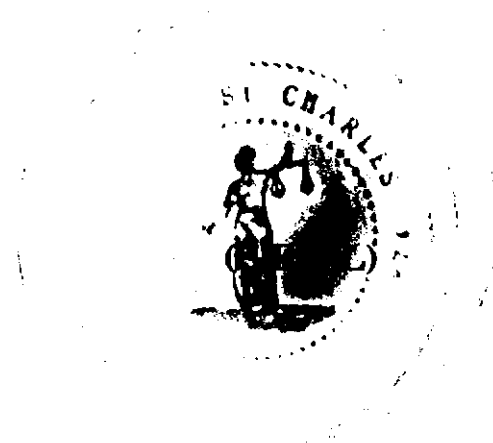
Ordinance No. 2006-Z-29

**Ordinance Granting Certain Special Use Permits,
Granting Certain Exceptions and Deviations from the
Requirement of the Zoning Ordinance and the
Subdivisions Regulations Granting Preliminary
Planned Unit Development Plan Approval, Granting
Conditional Approval of the Final Plat of Subdivision
for Phase 1 and Related Matters for the "First Street
Redevelopment"**

**Adopted by the
City Council
of the
City of St. Charles
December 4, 2006**

**Published in pamphlet form by
authority of the City Council
of the City of St. Charles,
Kane and Du Page Counties,
Illinois, December 8, 2006**


City Clerk



ORDINANCE NO. 2006-Z-29

AN ORDINANCE GRANTING CERTAIN SPECIAL USE PERMITS, GRANTING CERTAIN EXCEPTIONS AND DEVIATIONS FROM THE REQUIREMENTS OF THE ZONING ORDINANCE AND THE SUBDIVISIONS REGULATIONS, GRANTING PRELIMINARY PLANNED UNIT DEVELOPMENT PLAN APPROVAL, GRANTING CONDITIONAL APPROVAL OF THE FINAL PLAT OF SUBDIVISION FOR PHASE 1 AND RELATED MATTERS FOR THE "FIRST STREET REDEVELOPMENT"

WHEREAS, on or about July 13, 2006, various owners of record and First Street Development, LLC (collectively, the "Applicant"), filed a special use application for a Planned Unit Development and a PUD Preliminary Plan application with the City of St. Charles with respect to the property legally described on Exhibit "A-1", attached hereto and incorporated herein by reference ("Subject Realty"); and,

WHEREAS, on or about August 29, 2006, the City of St. Charles filed a special use application for a drive through facility for Harris Bank with respect to the property legally described on Exhibit "A-2", attached hereto and incorporated herein by reference ("Harris Bank Parcel"); and,

WHEREAS, on or about September 16, 2006, First Street Development, LLC, the City of St. Charles and Daniel C. Lasse filed a Phase 1 Final Plat application with respect to the property legally described on Exhibit "A-3", attached hereto and incorporated herein by reference ("Phase 1 Parcels"); and,

WHEREAS, as a portion of the Subject Realty is located within a designated City Historic Preservation District, the Historic Preservation Commission reviewed the application and provided comments to the Plan Commission on or about September 20, 2006; and,

WHEREAS, Notice of Public Hearing on said applications for a special use for a Planned Unit Development and special use for a drive through facility was published on or about September 2, 2006, in a newspaper having general circulation within the City, to-wit, the *Kane County*

Chronicle newspaper, all as required by the statutes of the State of Illinois and the ordinances of the City; and,

WHEREAS, pursuant to said Notice, the Plan Commission of the City of St. Charles conducted a Public Hearing on or about September 19, 2006, and continued said hearing to October 3, 2006, all as required by the statutes of the State of Illinois and the ordinances of the City; and,

WHEREAS, at said Public Hearing, the Applicant presented testimony in support of said application and all interested parties had an opportunity to be heard; and,

WHEREAS, the Plan Commission made the required Findings of Fact and recommended approval of the application on or about October 17, 2006; and,

WHEREAS, the City Planning and Development Committee recommended approval of the application on or about November 1, 2006; and

WHEREAS, the City Council received the recommendation of the Historic Preservation Commission, the Plan Commission and the Planning and Development Committee, and has considered same; and,

WHEREAS, all other public hearings required by law have been conducted, in all respects conforming to law and pursuant to notice duly given in accordance with law.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois, as follows:

SECTION ONE: The preambles set forth hereinabove are incorporated herein as substantive provisions of this Ordinance as if fully set out in this Section One.

SECTION TWO: That there is hereby granted with respect to the Subject Realty a special use for a Planned Unit Development and the Preliminary PUD Plan, as outlined in Section 6(B) hereof, is hereby approved. In connection with such approval, and based upon the application and

the evidence presented at the public hearing, the City Council hereby finds that the PUD is in the public interest and adopts the Findings of Fact set forth on Exhibit "B" attached hereto and incorporated herein.

SECTION THREE: That there are hereby granted certain exceptions and deviations from the provisions of the City's Zoning Ordinance and Subdivision Regulations, as set forth on Exhibit "C" attached hereto and made a part hereof. In connection with such approval, the City Council hereby finds that said exceptions and deviations satisfy the standards of the City's Zoning Ordinance applicable to special uses and planned unit developments.

SECTION FOUR: That there is hereby granted to the Harris Bank Parcel a special use for a drive through facility associated with a bank. In connection with such approval, the City Council hereby finds that said special use will conform to each of the standards set forth in the Findings of Fact adopted by the Plan Commission, attached hereto as Exhibit "D".

SECTION FIVE: That there is hereby granted a Conditional Approval of the final subdivision plat for the Phase 1 Parcels of the First Street Redevelopment Subdivision, as prepared by Marchese and Sons, Inc., consisting of two (2) sheet(s) and dated October 12, 2006, subject to compliance of the following conditions:

- a) Submittal of a copy of the Illinois Environmental Protection Agency permits for the water main and sanitary sewer installation as required by the provisions of Chapter 16.12 (Section 16.12.190) of the St. Charles Municipal Code.
- b) Approval from Illinois Department of Transportation

SECTION SIX: That the relief granted in Sections Two, Three, Four and Five is expressly conditioned upon the Subject Realty at all times being constructed, used, operated and maintained in accordance with the following terms, conditions and provisions:

(A) Only the following uses, as defined in the City's Zoning Ordinance, shall be permitted on the first floor of enclosed buildings located on the Subject Realty: Art Gallery/Studio, Coffee or Tea Room, Cultural Facility, Indoor Recreation and Amusement, Live Entertainment, Personal Services, Restaurant, Retail Sales, Tavern/Bar, Theater, Local Utility and Accessory Uses to the preceding uses. In addition, the following uses, as defined in the City's Zoning Ordinance, shall be permitted on the first floor of buildings 7A, 7B and the Blue Goose, as shown on the Preliminary PUD Plan: Bank and Financial Institution.

Notwithstanding the foregoing, the following uses shall occupy no more than 25% of the gross leasable floor area on the first floor of the buildings located on the Subject Realty, exclusive of ground floor parking areas and the Blue Goose: Cultural Facility, Indoor Recreation and Amusement, Personal Services, Theater, Local Utility, Bank, Financial Institution. The 25% limitation shall be calculated on a cumulative basis among all of the buildings located on the Subject Realty, excluding ground floor parking areas and the Blue Goose.

(B) That all construction, use, development and maintenance of the Subject Realty be substantially in accordance with the following documents which are on file with the City, subject to compliance with such conditions, corrections and modifications as may be required by the Director of Community Development and Director of Public Works to comply with the requirements of the St. Charles Municipal Code:

1. Engineering Plans, as prepared by K-Plus Engineering, consisting of twelve (12) pages and dated November 13, 2006.
2. Streetscape Plan, as prepared by DLK Civic Design, consisting of twenty (20) pages, and bearing various dates between September, 2006 and November 14, 2006.
3. Building plans and elevations for Buildings 1, 2 & 3, as prepared by Knauer Incorporated, Job No. 2633, consisting of twenty three (23) pages, and bearing various dates.
4. Building plans and elevations for Building 4, as prepared by Knauer Incorporated, Job No. 2633, consisting of twenty one (21) pages, and bearing various dates.
5. Building plans and elevations for Building 6, as prepared by Knauer Incorporated, Job No. 2633, consisting of fourteen (14) pages, and bearing various dates.
6. Building plans and elevations for Buildings 7a and 7b, as prepared by Knauer Incorporated, Job No. 2633, consisting of fifteen (15) pages, and bearing various dates.
7. Building plans and elevations for Building 8, as prepared by Knauer Incorporated, Job No. 2633, consisting of seven (7) pages, and bearing various dates.

8. Building plans and elevations for Building 9, as prepared by Dan Marshall Architects, consisting of nine (9) pages, and dated on or about August 25, 2006.
9. Building plans and elevations for Building 10, as prepared by Design Services Group, Job No. 02636-0, consisting of four (4) pages, and dated November 10, 2006.
10. The First Street Redevelopment Tenant Design Criteria consisting of twenty (20) pages.
11. The First Street Downtown Redevelopment Development Data, dated November 15, 2006, attached hereto and incorporated herein as Exhibit "E".

(C) The Applicant and its successors and assigns shall be and remain in compliance with the terms and provisions of the Redevelopment Agreement (First Street Project) dated December 4, 2006 (the "Development Agreement"), entered into between the City and the Applicant. To the extent of any conflict between the provisions of this Ordinance and the provisions of the Development Agreement, the provisions of this Ordinance shall prevail.

(D) Prior to the issuance of building permits for any of the buildings located within the Historic Preservation District, a Certificate of Appropriateness by the Historic Preservation Commission be obtained.

(E) The Applicant shall provide necessary building, interior space, elevator capacity, conduit and funding to install and maintain electric transformers and other equipment within and to serve buildings 1, 2, 3 and 9, as shown on the Preliminary PUD Plan. Electric meters shall be located so that 24 hour access is provided for the City, but electric meters shall not be visible from public streets, public plazas, or the Fox River. Determination as to whether the locations and access for electric meters and transformers is acceptable shall be made by the Director of Public Works.

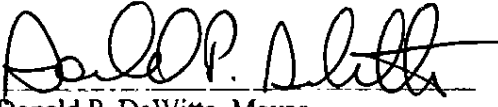
SECTION SEVEN: That all ordinances and resolutions, or parts thereof, in conflict with the provisions of this Ordinance are, to the extent of such conflict, expressly repealed.

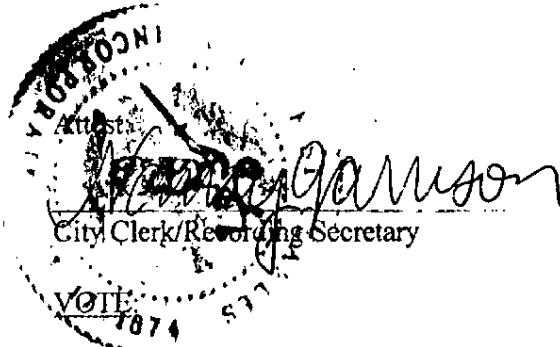
SECTION EIGHT: That this Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

PRESENTED to the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois this 4 day of December, 2006.

PASSED by the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois
this 4 day of December, 2006.

APPROVED by the Mayor of the City of St. Charles, Kane and DuPage Counties, Illinois
this 4 day of December, 2006.


Donald P. DeWitte, Mayor



AYES: 10
NAYS: 0
ABSENT:
ABSTAIN:

EXHIBIT "A-1"

LEGAL DESCRIPTION OF SUBJECT REALTY

(EXHIBIT A-1)

P.U.D. LEGAL DESCRIPTION

PARCEL A:

THAT PART OF BLOCKS TWO AND THREE OF MILLINGTON'S SECOND ADDITION TO ST. CHARLES AND PART OF BLOCKS THIRTY EIGHT, THIRTY NINE, FORTY AND FORTY ONE OF THE ORIGINAL TOWN OF ST. CHARLES ON THE WEST SIDE OF THE FOX RIVER AND PART OF FIRST STREET LYING MOSTLY EAST OF SAID BLOCKS THIRTY NINE, FORTY AND FORTY ONE, ALSO PART OF WALNUT STREET BETWEEN SAID BLOCKS THIRTY NINE AND FORTY AND PART OF ILLINOIS STREET BETWEEN SAID BLOCKS FORTY AND FORTY ONE AND THAT PART OF ILLINOIS STREET LYING SOUTH OF SAID BLOCK THIRTY EIGHT, ALSO INDIANA STREET LYING SOUTH OF SAID BLOCK FORTY ONE AND OTHER LANDS LYING NORTH OF BLOCK ONE OF THE ADMINISTRATOR'S ADDITION TO ST. CHARLES ILLINOIS FROM ROBERT MOODY'S ESTATE, ALSO PART OF THE SOUTHWEST QUARTER OF SECTION TWENTY SEVEN AND THE NORTHWEST QUARTER OF SECTION THIRTY FOUR, ALL IN TOWNSHIP FORTY NORTH, RANGE EIGHT EAST OF THE THIRD PRINCIPAL MERIDIAN BOUNDED AND DESCRIBED AS FOLLOWS; BEGINNING AT THE SOUTHWEST CORNER OF SAID BLOCK FORTY; THENCE NORTH 11 DEGREES 20 MINUTES 07 SECONDS WEST, BEING AN ASSUMED BEARING ON THE WESTERLY LINE OF SAID BLOCK FORTY, A DISTANCE OF 87.46 FEET TO THE SOUTHERLY LINE OF THE NORTHERLY 45.00 FEET OF LOTS FIVE AND SIX IN SAID BLOCK FORTY; THENCE NORTH 78 DEGREES 33 MINUTES 39 SECONDS EAST ON SAID SOUTHERLY LINE, 100.30 FEET; THENCE NORTH 11 DEGREES 18 MINUTES 18 SECONDS WEST, 19.56 FEET; THENCE NORTH 78 DEGREES 37 MINUTES 56 SECONDS EAST, 32.00 FEET TO THE EASTERLY LINE OF SAID LOT SIX; THENCE NORTH 11 DEGREES 18 MINUTES 19 SECONDS WEST, 156.85 FEET TO THE NORTHWEST CORNER OF LOT 3 IN SAID BLOCK FORTY; THENCE NORTH 11 DEGREES 15 MINUTES 05 SECONDS WEST, 60.00 FEET TO THE SOUTHWEST CORNER OF LOT SEVEN IN SAID BLOCK THIRTY NINE; THENCE SOUTH 78 DEGREES 29 MINUTES 21 SECONDS WEST, ALONG THE SOUTHERLY LINE OF SAID BLOCK THIRTY NINE, A DISTANCE OF 10.00 FEET TO THE WESTERLY LINE OF THE EASTERLY 10.00 FEET OF SAID LOT SIX IN SAID BLOCK THIRTY NINE; THENCE NORTH 11 DEGREES 14 MINUTES 31 SECONDS WEST ON SAID WESTERLY LINE, 132.21 FEET TO THE NORTHERLY LINE OF SAID LOT SIX; THENCE NORTH 78 DEGREES 29 MINUTES 30 SECONDS EAST ON THE NORTHERLY LINE OF LOTS SIX AND SEVEN SAID BLOCK THIRTY NINE, A DISTANCE OF 32.25 FEET; THENCE NORTH 11 DEGREES 12 MINUTES 39 SECONDS WEST, 28.00 FEET; THENCE NORTH 78 DEGREES 29 MINUTES 30 SECONDS EAST, 22.00 FEET; THENCE SOUTH 11 DEGREES 12 MINUTES 39 SECONDS EAST, 6.00 FEET TO THE NORTHERLY LINE OF THE SOUTHERLY 22.00 FEET OF LOTS THREE AND FOUR IN SAID BLOCK THIRTY NINE; THENCE NORTH 78 DEGREES 29 MINUTES 30 SECONDS EAST ON SAID NORTHERLY LINE, 88.26 FEET TO THE EASTERLY LINE OF SAID BLOCK THIRTY NINE; THENCE NORTH 11 DEGREES 10 MINUTES 52 SECONDS WEST ON SAID EASTERLY LINE, 43.65 FEET TO THE POINT OF INTERSECTION OF THE WESTERLY EXTENSION OF THE SOUTHERLY LINE OF LOTS ONE, TWO, SEVEN AND THREE IN BLOCK TWO OF SAID MILLINGTON'S SECOND ADDITION TO ST. CHARLES; THENCE NORTH 78 DEGREES 20 MINUTES 31 SECONDS EAST ON SAID LINE 143.01 FEET TO THE WESTERLY EDGE OF THE FOX RIVER; THENCE SOUTHEASTERLY ALONG THE WESTERLY LINE OF SAID FOX RIVER, THE FOLLOWING COURSES ARE TO MEANDER POINTS, ALONG SAID WESTERLY LINE; THENCE SOUTH 40 DEGREES 49 MINUTES 03 SECONDS EAST, 188.17 FEET; THENCE SOUTH 34 DEGREES 31 MINUTES 59 SECONDS EAST, 83.31 FEET; THENCE SOUTH 29 DEGREES 35 MINUTES 51 SECONDS EAST, 100.00 FEET; THENCE SOUTH 11 DEGREES 25 MINUTES 17 SECONDS EAST, 80.00 FEET; THENCE SOUTH 18 DEGREES 01 MINUTE 22 SECONDS EAST, 73.82 FEET, TO THE NORTHERLY LINE OF ILLINOIS STREET LYING SOUTH OF SAID BLOCK THIRTY EIGHT; THENCE SOUTH 29 DEGREES 22 MINUTES 34 SECONDS EAST, 63.25 FEET TO THE SOUTHERLY LINE OF SAID ILLINOIS STREET; THENCE SOUTH 60 DEGREES 14 MINUTES 45 SECONDS WEST ALONG SAID SOUTHERLY LINE, 62.06 FEET TO A POINT OF CURVE; THENCE SOUTHWESTERLY, 98.61 FEET ON A CURVE TO THE RIGHT, HAVING A 307.30 FEET RADIUS WITH A CHORD BEARING OF SOUTH 69 DEGREES 26 MINUTES 21 SECONDS WEST AND A CHORD DISTANCE OF 98.19 FEET; THENCE SOUTH 78 DEGREES 37 MINUTES 56 SECONDS WEST ON THE SOUTHERLY LINE OF SAID ILLINOIS STREET, 113.20 FEET TO A LINE 60.0 FEET EASTERLY OF AND PARALLEL WITH THE EAST LINE OF SAID BLOCK FORTY ONE; THENCE SOUTH 11 DEGREES 09 MINUTES 17 SECONDS EAST ON SAID LINE, BEING THE EASTERLY LINE OF SAID FIRST STREET, 264.80 FEET TO THE NORTHERLY LINE OF SAID INDIANA STREET; THENCE NORTH 78 DEGREES 35 MINUTES 36 SECONDS EAST ON SAID NORTHERLY LINE, 7.34 FEET TO THE NORTHERLY EXTENSION OF THE WESTERLY LINE OF BROWNSTONE SUBDIVISION, RECORDED JANUARY 2, 2001 AS DOCUMENT NO. 2001K000149; THENCE SOUTH 11 DEGREES 15 MINUTES 27 SECONDS EAST ON SAID WESTERLY LINE 470.58 FEET; THENCE SOUTH 78 DEGREES 44 MINUTES 33 SECONDS WEST, 67.00 FEET TO THE NORTHEAST CORNER OF BLOCK ONE OF THE ADMINISTRATOR'S ADDITION TO ST. CHARLES, ILLINOIS FROM ROBERT MOODY'S ESTATE; THENCE SOUTH 79 DEGREES 55 MINUTES 02 SECONDS WEST, ON THE NORTH LINE OF SAID BLOCK ONE, A DISTANCE OF 132.50 FEET; THENCE NORTH 11 DEGREES 13 MINUTES 18 SECONDS WEST, 132.46 FEET TO THE MONUMENTED AND OCCUPIED NORTHERLY LINE OF PREMISES CONVEYED TO

MARTHA J. AINSWORTH BY DEED DATED MAY 3, 1864 AND RECORDED AUGUST 5, 1864 IN BOOK 78, PAGE 335; THENCE SOUTH 79 DEGREES 55 MINUTES 38 SECONDS WEST ON SAID NORTHERLY LINE, 132.08 FEET TO THE EASTERLY LINE OF SECOND STREET; THENCE NORTH 11 DEGREES 17 MINUTES 03 SECONDS WEST ON SAID EASTERLY LINE, 271.81 FEET TO THE POINT OF INTERSECTION OF SAID EASTERLY LINE OF SECOND STREET WITH THE SOUTHERLY LINE OF SAID INDIANA STREET; THENCE NORTH 11 DEGREES 14 MINUTES 36 SECONDS WEST, 60.01 FEET TO THE SOUTHWEST CORNER OF SAID BLOCK FORTY ONE; THENCE NORTH 11 DEGREES 18 MINUTES 32 SECONDS WEST, 132.51 FEET ON THE WEST LINE OF SAID BLOCK FORTY ONE; THENCE NORTH 78 DEGREES 37 MINUTES 56 SECONDS EAST, A DISTANCE OF 132.28 FEET TO THE WEST LINE OF LOT 3 IN SAID BLOCK FORTY ONE; THENCE NORTH 11 DEGREES 13 MINUTES 55 SECONDS WEST, ON SAID WEST LINE 132.46 FEET TO THE NORTHWEST CORNER OF SAID LOT THREE; THENCE SOUTH 78 DEGREES 37 MINUTES 56 SECONDS WEST, 132.46 FEET TO THE NORTHWEST CORNER OF SAID BLOCK FORTY ONE; THENCE NORTH 10 DEGREES 52 MINUTES 26 SECONDS WEST, 60.00 FEET TO THE POINT OF BEGINNING, ALL IN KANE COUNTY, ILLINOIS.

PARCEL B:

LOTS ONE, TWO, THREE AND SEVEN IN BLOCK TWO OF MILLINGTON'S SECOND ADDITION TO ST. CHARLES AND THAT PART OF THE SOUTHWEST QUARTER OF SECTION TWENTY SEVEN, TOWNSHIP FORTY NORTH, RANGE EIGHT EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING BETWEEN THE WESTERLY LINE OF SAID LOT THREE AND THE EASTERLY LINE OF FIRST STREET AND ALSO THAT PART OF FIRST STREET VACATED BY THE ORDINANCE RECORDED JUNE 9, 1982 AS DOCUMENT 1608342, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

PARCEL "A" (The Upper Right Portion of the Block)

PARCEL "B" (The Lower Right Portion of the Block)

PARCEL "C" (The Upper Left Portion of the Block)

PARCEL "D" (The Lower Left Portion of the Block)

P.L.D. DESCRIPTION

PARCEL "A" (The Upper Right Portion of the Block)

PARCEL "B" (The Lower Right Portion of the Block)

PARCEL "C" (The Upper Left Portion of the Block)

PARCEL "D" (The Lower Left Portion of the Block)

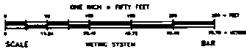
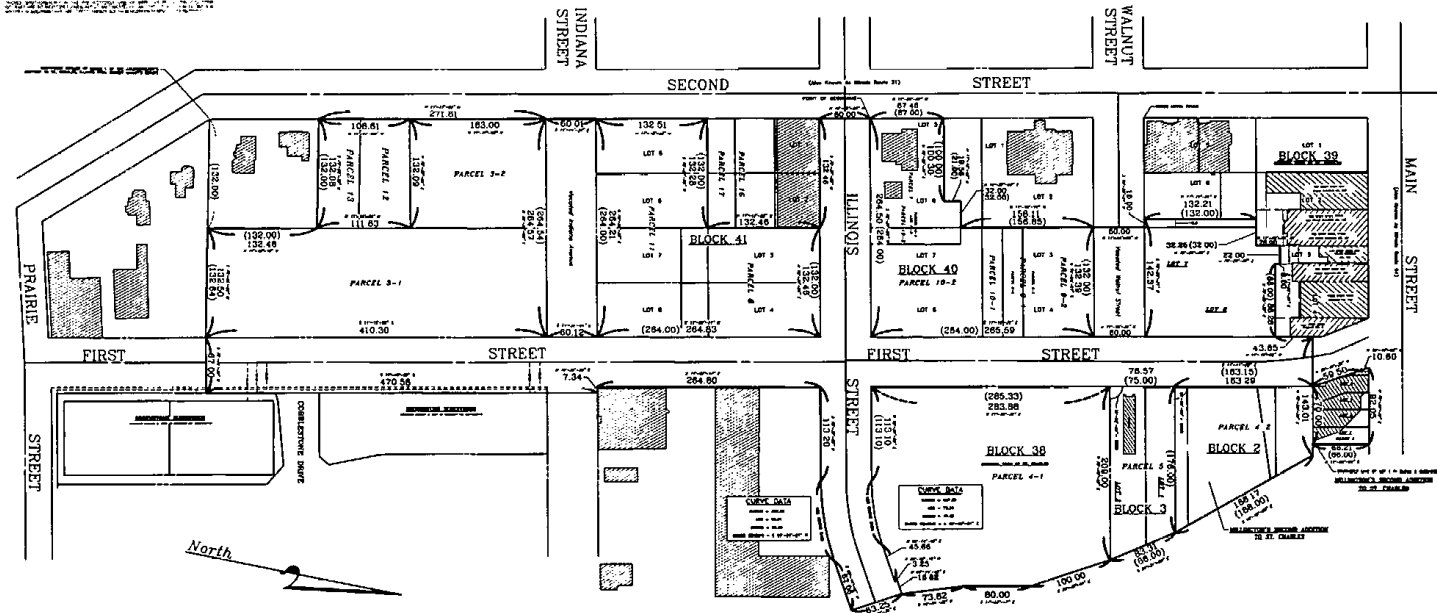
PARCEL "E" (The Upper Right Portion of the Block)

PARCEL "F" (The Lower Right Portion of the Block)

PARCEL "G" (The Upper Left Portion of the Block)

PARCEL "H" (The Lower Left Portion of the Block)

"PUD" EXHIBIT
PLAT OF SURVEY
Prepared By
MARCHESE AND SONS, Inc.
land - marine - construction surveys
18 Commerce Street
Baltimore, Maryland 21202
Phone: (410) 551-0000
Fax: (410) 551-0000



* SEE ALL DIMENSIONS SHOWN IN PARAGRAPHS ARE GIVEN IN METRIC MEASUREMENTS

DATE	REVISION	NAME
November 12, 2009	Revised Parcel 10 & 11	J
August 08, 2009	Added Parcel 10 & 11 to PUD	J
August 08, 2009	Added Parcel 10 & 11 to PUD	J

ADDRESS - FIRST STREET
ST. CHARLES, ILLINOIS
SCALE - ONE INCH = FIFTY FEET
DRAWN BY: MR. GREG CHENNAULT
FOR CITY OF ST. CHARLES
REVISION SCHEDULE

EXHIBIT 'A-2'
LEGAL DESCRIPTION
HARRIS BANK PARCEL

That part of the Northwest Quarter of Section 34, Township 40 North, Range 8 East of the Third Principal Meridian bounded and described as follows: Commencing at the point of intersection of the southerly line of Indiana Street with the westerly line of First Street; thence south $11^{\circ}15' - 27''$ East being an assumed bearing on the westerly line of said First Street, a distance of 215.01 feet; thence south $78^{\circ}42' - 53''$ west, 3.89 feet to the point of beginning; thence south $78^{\circ}42' 53''$ west 128.46 feet; thence south $11^{\circ}13' - 18''$ east 192.50 feet to a point on the northerly line of Block One of the Administrator's Addition to St. Charles Illinois from Robert Moody's Estate, which is 132.0 feet easterly from the northwest corner of said Block One; thence north $79^{\circ} 55' - 02''$ east on the northerly line of said Block One at a distance of 128.67 feet; thence north $11^{\circ} 16' - 32''$ west, 195.20 feet to the point of beginning; all in Kane County, Illinois.

(EXHIBIT A-3)

PARCEL 3-1

THAT PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF BLOCK ONE OF THE ADMINISTRATOR'S ADDITION TO ST. CHARLES, ILLINOIS FROM ROBERT MOODY'S ESTATE; THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID BLOCK, 132 FEET TO THE POINT OF BEGINNING; THENCE NORTHERLY PARALLEL WITH THE EASTERLY LINE OF SECOND STREET SOUTH TO THE SOUTHERLY LINE INDIANA STREET, THENCE EASTERLY ALONG SAID SOUTHERLY LINE 132 FEET TO THE WESTERLY LINE OF FIRST STREET SOUTH, THENCE SOUTHERLY ALONG SAID WESTERLY LINE TO THE NORTHEAST CORNER OF SAID BLOCK ONE; THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID BLOCK, 132 FEET TO THE POINT OF BEGINNING, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS

PARCEL 3-2

THAT PART OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTHERLY LINE OF INDIANA STREET WITH THE EASTERLY LINE OF SECOND STREET; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SECOND STREET 163 FEET; THENCE EASTERLY PARALLEL WITH THE SOUTHERLY LINE OF INDIANA STREET 132 FEET; THENCE NORTHERLY PARALLEL WITH THE EASTERLY LINE OF SECOND STREET 163 FEET TO THE SOUTHERLY LINE OF INDIANA STREET; THENCE WESTERLY ALONG SAID SOUTHERLY LINE TO THE POINT OF BEGINNING, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

PARCEL 12

THAT PART OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE EAST LINE OF SECOND STREET SOUTH IN THE CITY OF ST. CHARLES, 163 FEET SOUTH OF THE SOUTH LINE OF INDIANA STREET BEING THE SOUTHWEST CORNER OF THE PREMISES CONVEYED TO A. R. MCWAYNE BY DEED DATED APRIL 6, 1861 AND RECORDED NOVEMBER 11, 1861 IN BOOK 67, PAGE 271; THENCE EAST ALONG MCWAYNE'S SOUTH LINE AFORESAID TO THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY PROPERTY, THENCE SOUTH ALONG THE WEST LINE OF SAID RAILWAY PROPERTY 109.0 FEET TO THE NORTH LINE OF PREMISES CONVEYED TO MARTHA J. ARNSWORTH BY DEED DATED MAY 3, 1864 AND RECORDED AUGUST 5, 1864 IN BOOK 78, PAGE 335; THENCE WEST ALONG THE NORTH LINE OF SAID PREMISES TO THE EAST LINE OF SAID SECOND STREET SOUTH; THENCE NORTH ALONG THE EAST LINE OF SAID SECOND STREET SOUTH, 109.0 FEET TO THE POINT OF BEGINNING, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS, [EXCEPT THE SOUTHERLY 50.0 FEET THEREOF], IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS

PARCEL 13

THE SOUTHERLY 50.0 FEET OF THAT PART OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE EAST LINE OF SECOND STREET SOUTH IN THE CITY OF ST. CHARLES, 163.0 FEET SOUTH OF THE SOUTH LINE OF INDIANA STREET, BEING THE SOUTHWEST CORNER OF PREMISES CONVEYED TO A. R. MCWAYNE BY DEED DATED APRIL 6, 1861 AND RECORDED NOVEMBER 11, 1861 IN BOOK 67, PAGE 271; THENCE EAST ALONG MCWAYNE'S SOUTH LINE AFORESAID TO THE CHICAGO AND NORTH WESTERN RAILROAD COMPANY PROPERTY, THENCE SOUTH ALONG THE WEST LINE OF SAID RAILROAD PROPERTY 116.0 FEET TO THE NORTH LINE OF PREMISES CONVEYED TO MARTHA J. ARNSWORTH BY DEED DATED MAY 3, 1864 AND RECORDED AUGUST 5, 1864 IN BOOK 78, PAGE 335; THENCE WEST ALONG THE NORTH LINE OF SAID PREMISES TO THE EAST LINE OF SAID SECOND STREET SOUTH; THENCE NORTH ALONG THE EAST LINE OF SAID SECOND STREET SOUTH, 116.0 FEET TO THE POINT OF BEGINNING, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

PARCEL 6

LOTS 3 AND 4 AND THE NORTHERLY 32 FEET OF LOTS 7 AND 8, ALL IN BLOCK 41 OF THE ORIGINAL TOWN OF ST. CHARLES, ON THE WEST SIDE OF FOX RIVER, IN THE CITY OF ST. CHARLES, ST. CHARLES, KANE COUNTY, ILLINOIS.

PARCEL 11

ALL OF LOTS 5 AND 6 AND LOTS 7 AND 8 (EXCEPT THE NORTH 32 FEET OF SAID LOTS 7 AND 8) IN BLOCK 41, OF THE ORIGINAL TOWN OF ST. CHARLES ON THE WEST SIDE OF THE FOX RIVER, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS

EXHIBIT "B"

FINDINGS OF FACT REGARDING THE PUD

A. The proposed PUD advances the purposes of the Planned Unit Development procedure.

The proposed PUD will provide benefits that outweigh those that would have been realized by conforming to the applicable requirements. These benefits include:

1. A coordinated, comprehensive design for redevelopment of the area rather than a piecemeal approach
2. Two parking decks providing additional public parking for existing and new businesses
3. Reconstructed public utilities and elimination of overhead electric lines
4. A well designed bi-level river walk
5. Opportunity for outdoor dining for enjoyment of the riverfront
6. Streetscape improvements to create a pedestrian friendly environment
7. Public Plazas provide a gathering place that promotes social interaction
8. Opportunities for placement of public art
9. 16 units of affordable rental housing
10. A variety of high quality retail space to expand the available tenant mix
11. High quality office space to facilitate employment opportunities
12. Unique housing that helps to foster a 24 hour downtown

B. The proposed PUD Preliminary Plans conform to the applicable Design Review Standards (Chapter 17.06).

The proposed special use meets the applicable design review standards, except for the deviations being requested. Avoiding these deviations, including maximum building height and maximum floor area per building, would be impractical because it would impact the economic viability of the project. The standard ordinance requirements are intended to regulate developments that are not subject to the PUD review process. In this instance, building architecture and other positive design elements/public benefits of the plan can be used to justify the need for the planned unit development and the proposed deviations.

C. The proposed PUD conforms with the standards applicable to Special Uses (Section 17.04.330).

Public Convenience: The Special Use will serve the public convenience at the proposed location;

Over the past 15 years, the City and the community have engaged in a series of studies, plans, improvement projects, organizational efforts, and programs to revitalize downtown St. Charles. The project area is mostly vacant, is in need of redevelopment, and in its present condition does not meet the goals of the Comprehensive Plan or the various

revitalization efforts. Granting the special use for the PUD will enable the property to be redeveloped, which in turn will help realize the goal of revitalizing downtown St. Charles.

The proposed pedestrian oriented, mixed use development will host a variety of uses that will complement the downtown area and provide new shopping, dining, working, and living opportunities. Therefore, the public convenience will be served by the proposed development.

Sufficient Infrastructure: That adequate utilities, access roads, drainage and/or necessary facilities have been, or are being, provided;

Infrastructure improvements planned along the First Street corridor include new water and sanitary sewer mains, new storm sewers, and new underground electric utility installations. First Street will be completely reconstructed, its right of way width will be increased from 60 to 80 feet (for the most part), and the street will include angle parking as well as public sidewalks and streetscape enhancements. Traffic improvements include reconfiguration and realignment of First Street at Main Street, and improvements to IL 31. A traffic study was conducted, and it recommends various improvements to minimize the traffic impact of the project.

Any development of this site that generates traffic will add somewhat to existing traffic congestion, but leaving the area undeveloped is not an appropriate option. Congestion may result in additional delays, but is not projected to be a safety issue.

Effect on Nearby Property: That the Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair property values within the neighborhood;

The proposed development will provide amenities, including the public plaza and parking, which will enhance the usability of existing development along Main Street, including the buildings on the south side of Main, west of First Street and the Hotel Baker. The residential and office components will bring potential customers for existing retail establishments and other uses. The project is expected to have a positive impact on the use and enjoyment of surrounding properties and is expected to enhance property values.

Effect on Development of Surrounding Property: That the establishment of the Special Use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

The surrounding properties are already developed, and the proposed uses are compatible with the mix of uses in the surrounding area. The proposed redevelopment could be a catalyst in coming years for more redevelopment to occur.

Effect on General Welfare: That the establishment, maintenance or operation of the Special Use will not be detrimental to or endanger the public health, safety, comfort or general welfare.

The proposed redevelopment will be a very significant component of the revitalization of downtown St. Charles and therefore will benefit the entire community. It will serve as a catalyst for other redevelopment opportunities within downtown, while supporting and complementing existing businesses. The existing infrastructure is old and will be upgraded. The project will also provide new public and private options for enjoying the river and the downtown area. In other words, the project will not be detrimental to or endanger the public health, safety, comfort or general welfare, but will instead have a positive impact.

D. The proposed PUD will be beneficial to the physical development, diversity, tax base and economic well-being of the City.

The proposed PUD will be beneficial to the physical development, diversity, tax base, and economic well-being of the City.

The proposed redevelopment will draw more people of all ages and backgrounds to downtown in offering some unique opportunities for shopping, restaurants, working, and living, thereby expanding the City's tax base. The project will also enable the enlargement of the Blue Goose market - a key element in the downtown area and the community. As such, the proposed PUD will be beneficial to the physical development, diversity, tax base, and economic well-being of the City.

E. The PUD conforms to the purposes and intent of the Comprehensive Plan.

The 2000 Downtown Strategy Plan establishes goals for development within downtown. The PUD plan supports the goal of creating a streetscape focused on pedestrian activity – it advances patterns of development that support the community's vision of a mixed use walkable district. The integration of parking structures in the plan furthers the goal of creating a strong pedestrian environment.

F. The proposed PUD conforms to all existing Federal, State and local legislation and regulation.

The proposed PUD will conform to all Federal, State and local legislation and regulation with the exception of the deviations being requested to the St. Charles City Code and the relief requested to the Flood Protection Elevation for Bldgs 1, 2, 3 and 4 adjacent to the Fox River floodplain.

The regulation requires the floodplain protection elevation to be three feet for areas adjacent to the Fox River. The relief sought is to lower the FPE to the 500 year flood elevation. This elevation is still above the 2 foot FPE that is required on every other floodplain in the County. The variance is necessary to have the proposed buildings relate to the existing roadways and other adjacent buildings, in order to create a pedestrian oriented district.

EXHIBIT "C"

**EXCEPTIONS AND DEVIATIONS FROM THE ZONING ORDINANCE AND
SUBDIVISION REGULATIONS**

a) DEVIATIONS FROM ZONING ORDINANCE:

PROVISION	ORDINANCE REQUIREMENT	DEVIATION GRANTED
Maximum floor area per building	Table 17.14-2 - 40,000 SF per building	Bldg 1 – 85,422 SF Bldg 2 – 47,128 SF, plus 90,000 SF parking garage Bldg 3 - 55,650 SF Bldg 4 – 55,717 SF building area plus 169,744 SF parking garage Bldg 6- 70,351 SF
Parking lot setbacks	Table 17.14-2 - Minimum 5 feet setback where a surface parking lot adjoins a street	The angled parking spaces south of Bldg 7A have a zero setback off of First Street. The parking lot north of Bldg 7B has a four foot setback.
Maximum Building Height	Table 17.14-2 - 50 feet	Bldg 1 – 71 feet Bldg 2 – 68 feet Bldg 3 – 69 feet Bldg 4 – 55 feet Bldg 6 – 55 feet
Off-street parking spaces	Table 17.24-3 - 300 spaces required for area outside SSA boundary	Deviation required for 180 spaces for area outside the SSA boundary. Total number of off-street parking spaces provided per plan on Subject Realty: 830 spaces

Minimum dimensions of parking spaces for grocery	Section 17.24.070(B) - Minimum 9.5' wide spaces required for grocery stores	The proposed spaces for Blue Goose are 9 feet wide
Residential parking location	Section 17.24.060(B) - Required parking facilities accessory to uses in CBD-1 and CBD-2 Districts may be located on same lot, or on a different lot within 200 feet walking distance for residential uses	Residential units in Bldg 7A do not have parking on the same lot
Non-Residential parking location	Section 17.24.060(B) - Required parking facilities accessory to uses in CDB-1 and CBD-2 Districts may be located on same lot, or on a different lot within 500 feet walking distance for non-residential uses	Non-residential uses in Bldgs 7A and 7B do not meet this requirement
Design standards and guidelines – Location of surface parking lots	Section 17.06.040(2a) - Surface parking lots shall not be located between buildings and the street, but may instead be located behind or beside buildings	The parking lots east of the Blue Goose building and west of Bldg 6 are located adjacent to streets

b) DEVIATION FROM TITLE 16 (SUBDIVISION AND LAND IMPROVEMENTS)

1) To allow the pavement width of a public street to be reduced from 33 ft (back of curb width) to 20 ft (edge of pavement width) and for the parking stall depth for the angled on-street parking spaces to be 14.5 ft instead of 16 ft.

2) To exempt the 16 affordable housing units in Building 7A (as more fully described in the Development Agreement) from the requirements regarding land/cash dedication to school and parks.

EXHIBIT “ D ”

FINDINGS OF FACT - SPECIAL USE FOR DRIVE THRU (HARRIS BANK)

- 1. Public Convenience: The Special Use will serve the public convenience at the proposed location.**

The special use for the drive thru is being requested for Harris Bank – the bank is relocating to the subject property from it’s current location at 50 S. First Street as part of the First Street redevelopment project. The drive thru bank will serve the neighboring residential and business uses (both existing and proposed).

- 2. Sufficient Infrastructure: That adequate utilities, access roads, drainage and/or necessary facilities have been, or are being, provided.**

Comprehensive planning of utilities, access roads, drainage and other necessary facilities is being done as part of the redevelopment of First Street. Infrastructure improvements planned along the First Street corridor include new water and sanitary sewer mains, new storm sewers, and new underground electric utility installations. First Street will be completely reconstructed, its right of way width will be increased from 60 to 80 feet (for the most part), and the street will include angle parking as well as public sidewalks and streetscape enhancements.

- 3. Effect on Nearby Property: That the special use will not be injurious to the use and enjoyment of the property in the immediate vicinity for the purpose already permitted, nor substantially diminish or impair property values within the neighborhood.**

The properties in the immediate vicinity are being proposed for mixed use development and therefore the requested special use will be compatible with the surrounding uses. As such, the special use will not be injurious to the use and enjoyment of the property in the immediate vicinity for the purpose already permitted, nor substantially diminish or impair property values within the neighborhood.

- 4. Effect on Development of Surrounding Property: That the establishment of the special use will not impede the normal and orderly development and improvement of the surrounding property for the uses permitted in the zoning district.**

The neighboring properties to the south and west are already developed. The property to the east is being developed as mixed use buildings- retail on first floor and residential on upper floors. The property to the north is being proposed for mixed use development as part of the First Street redevelopment project. As such, the establishment of the special use will not impede the normal and orderly development and improvement of the surrounding property for the uses permitted in the zoning district.

- 5. Effect on General Welfare: That the establishment, maintenance or operation of the special use will not be detrimental to or endanger the public health, safety, comfort or general welfare.**

The drive thru banking facility will provide a service to the surrounding residential and business uses (both existing and proposed). The drive thru is designed so that it is tucked away behind the building and does not impact the aesthetic appearance of the First Street corridor. Two driveways are being proposed as means of ingress and egress to the site. The proposed drive thru facility meets the stacking requirement of 5 stacking spaces in a single line and all stacking will be contained on the site. As such, the establishment, maintenance or operation of the special use will not be detrimental to or endanger the public health, safety, comfort or general welfare.

6. Design Review: That the proposed Special Use meets or exceeds the applicable Design review Standards of Chapter 17.06 and other applicable provisions of this Title.

The special use for the drive thru conforms with all applicable zoning regulations and design review standards of the CBD-1 district in which it is located. The drive thru bank will occupy the unit at the southern end of Building 7A. Building 7A is proposed as a three story brick building with articulation that blends in with existing buildings in downtown St. Charles. The street level retail has been distinguished from the upper levels by means of change in materials, awnings and lintels.

**FIRST STREET DOWNTOWN REDEVELOPMENT
ST. CHARLES, ILLINOIS
DEVELOPMENT DATA
11/15/2006**

BUILDING No.	TYPE	FLOOR LEVEL	AREA/UNITS
<u>Building 1</u>	Retail	1 st Level	19,236 S.F.
	Office	2 nd Level	19,996 S.F.
	Residential (8 – 2 Bedroom)	3 rd Level	17,562 S.F.
	Residential (2 – 2 Bedroom; 3-1 Bedroom; 1-3 Bedroom)	4 th Level	15,214 S.F.
	Residential (5 -2 Bedroom)	5 th Level	13,414 S.F.
	Total		85,422 S.F.
<u>Building 2</u>	Retail	1 st Level	8,564 S.F.
	Residential (5 - 2 Bedroom)	2 nd Level	10,031 S.F.
	Residential (5 – 2 Bedroom)	3 rd Level	10,031 S.F.
	Residential (5 – 2 Bedroom)	4 th Level	9,602 S.F.
	Residential (5 - 2 Bedroom)	5 th Level	8,900 S.F.
	Total		47,128 S.F.
<u>Building 3</u>	Retail	1 st Level	10,937 S.F.
	Office	2 nd Level	11,703 S.F.
	Residential (3 – 1 Bedroom) (3 – 2 Bedroom)	3 rd Level	11,704 S.F.
	Residential (3 – 1 Bedroom) (3 – 2 Bedroom)	4 th Level	11,704 S.F.
	Residential (3 - 1 Bedroom) (3 - 2 Bedroom)	5 th Level	9,602 S.F.
	Total		55,650 S.F.

BUILDING No.	TYPE	FLOOR LEVEL	AREA/UNITS
<u>Building 1,2,3 Parking Garage</u>			
	Parking	1 st Level	21,120 S.F./ 32 spaces
	Parking	2 nd Level	21,120 S.F./ 57 spaces
	Parking	3 rd Level	21,120 S.F./ 60 spaces
	Parking	4 th Level	21,120 S.F./ 60 spaces
	Parking	5 th Level	5,520 S.F./ 9 spaces
	Total		90,000 S.F./218 spaces
<u>Building 4</u>			
	Retail	1 st Level	25,112 S.F.
	Office	2 nd Level	30,273 S.F.
	Total		55,385 S.F.
<u>Building 4 Parking Garage</u>			
	Parking	1 st Level	19,304 S.F./ 47 spaces
	Parking	2 nd Level	22,881 S.F./ 56 spaces
	Parking	3 rd Level	22,881 S.F./ 57 spaces
	Parking	4 th Level	52,339 S.F./ 145 spaces
	Parking	5 th Level	52,339 S.F./ 155 spaces
	Total		169,744 S.F./460 spaces
<u>Building 6</u>			
	Parking	Below Grade Level	35 spaces
	Retail	1 st Level	13,753 S.F.
	Office	2 nd Level	18,866 S.F.
	Residential (4 – 1 Bedroom)	3 rd Level	18,866 S.F.
	(7 – 2 Bedroom)		
	Residential (4 – 1 Bedroom)	4 th Level	18,866 S.F.
	(7 – 2 Bedroom)		
	Total		70,351 S.F.
<u>Building 7A</u>			
	Retail	1 st Level	6,391 S.F.
	Apartments (8 -1 Bedroom)	2 nd Level	6,512 S.F.
	Apartments (8 -1 Bedroom)	3 rd Level	6,512 S.F.
	Total		19,415 S.F.
<u>Building 7B</u>			
	Retail	1 st Level	6,327 S.F.
	Office	2 nd Level	6,572 S.F.
	Office	3 rd Level	6,540 S.F.
	Total		19,439 S.F.

BUILDING No.	TYPE	FLOOR LEVEL	AREA/UNITS
<u>Building 8</u>	Retail	1 st Level	4,387 S.F.
	Office	2 nd Level	4,660 S.F.
	Office	3 rd Level	4,660 S.F.
	<u>Total</u>		<u>13,707 S.F.</u>
<u>Building 9</u>	Restaurant	1 st Level	5,500 S.F.
	Office	2 nd Level	5,850 S.F.
	Office	3 rd Level	5,850 S.F.
	<u>Total</u>		<u>17,200 S.F.</u>
<u>Blue Goose</u>	Retail	1 st Level	30,508 S.F.
	Office	Mezzanines	5,778 S.F.
	<u>Total</u>		<u>36,286 S.F.</u>

Knauer Incorporated
720 N. Waukegan Road, Suite 200, Deerfield, Illinois 60015
Ph 847-948-9500 Fax 847-948-9599

City of St. Charles, Illinois

Ordinance No. 2008-Z-22

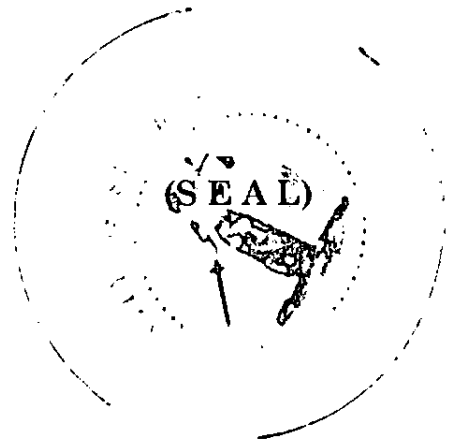
**An Ordinance Granting the First Amendment to Special
Use PUD Ordinance 2006-Z-29 and Revised PUD
Preliminary Plan Approval (First Street Redevelopment
PUD)**

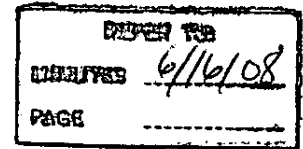
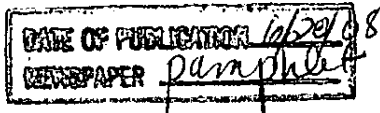
**Adopted by the
City Council
of the
City of St. Charles
June 16, 2008**

**Published in pamphlet form by
authority of the City Council
of the City of St. Charles,
Kane and Du Page Counties,
Illinois, June 20, 2008**

Nancy Garrison

City Clerk





ORDINANCE NO. 2008-Z-22

**PRESENTED AND PASSED BY THE
CITY COUNCIL ON** June 16, 2008

**AN ORDINANCE GRANTING THE FIRST AMENDMENT TO SPECIAL
USE PUD ORDINANCE 2006-Z-29
AND REVISED PUD PRELIMINARY PLAN APPROVAL
(First Street Redevelopment PUD)**

WHEREAS, petitions to amend Special Use Ordinance 2006-Z-29 entitled “ Ordinance Granting Certain Special Use Permits, granting certain exceptions and deviations from the requirements of the Zoning Ordinance and the Subdivision regulations, Granting Preliminary PUD plan approval, granting Conditional approval of the final plat of subdivision for Phase 1 and related matters for the First street Redevelopment” and approval of revised PUD Preliminary Plans for the real estate legally described in **Exhibit “I”** attached hereto (hereinafter referred to as "SUBJECT REALTY") has been filed by First Street Development, L.L.C.("APPLICANT"); and,

WHEREAS, Notice of Public Hearing on said applications for the Special Use Amendment was published on or about December 1, 2007, in a newspaper having general circulation within the City, to-wit, the Kane County Chronicle newspaper, all as required by the statutes of the State of Illinois and the ordinances of the City; and,

WHEREAS, pursuant to said Notice, the Plan Commission of the City of St. Charles conducted a Public Hearing on or about December 18, 2007, all as required by the statutes of the State of Illinois and the ordinances of the City; and

WHEREAS, at said Public Hearing, the Applicant presented testimony in support of said application and all interested parties had an opportunity to be heard; and,

WHEREAS, the Subject Realty is located within a designated City Historic Preservation District, and the Historic Preservation Commission reviewed the application provided its recommendations (Resolution 10-2007) to the Plan Commission;

WHEREAS, the Plan Commission made the required Findings of Fact and recommended approval of the petitions on January 8, 2008 as per Plan Commission Resolution 1-2008; and

WHEREAS, the Planning and Development Committee recommended approval of the petitions on January 14, 2008, based on the Findings of Fact attached herein as “**Exhibit II**”; and,

WHEREAS, the City Council of the City of St. Charles has received the recommendations of the Plan Commission and the Planning and Development Committee and has considered the same; and,

WHEREAS, an Application for a Minor Change to a PUD, including but not limited to changes to the description of the PUD Preliminary Plans in Exhibit “E” to Ordinance 2006-Z-9, was filed by the APPLICANT on June 9, 2008;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ST. CHARLES, KANE AND DUPAGE COUNTIES, ILLINOIS, as follows:

SECTION 1. The preambles set forth hereinabove are incorporated herein as substantive provisions of this Ordinance as if fully set out in this Section One.

SECTION 2. That Ordinance 2006-Z-29 is hereby amended by deleting the provisions of Exhibit “C” entitled “ Exceptions and Deviations from the Zoning Ordinance and Subdivision Regulations” and Exhibit “E” entitled “First Street Downtown Redevelopment Development Data” in their entirety, and by substituting, respectively, the provisions of Revised Exhibit “C” and Revised Exhibit “E” attached hereto and incorporated herein. In connection with such approval, and based upon the applications and the evidence presented at the public hearing, the City Council hereby finds that the Special Use Amendment and the PUD Preliminary Plan are in the public interest and adopts the Findings of Fact set forth in Exhibit II, attached hereto and incorporated herein. The City Council also finds that the additional changes in Exhibit “E” requested in the Application for a Minor Change to a PUD submitted on June 9, 2008 constitute a minor change to the PUD Preliminary Plans, and are approved as part of Revised Exhibit “E”.

SECTION 3. That approval is hereby granted for the Revised Preliminary Plan with respect to Buildings 1, 2 and 3 attached hereto and incorporated herein as **Exhibit “III”** including the following documents:

- ❑ Floor plans and Architectural Elevations/sections for Building 1 (6 sheets) prepared by Knauer Inc. dated 12/5/07
- ❑ Floor Plans and Architectural Elevations/sections for Buildings 2 and 3 (9 sheets) prepared by Knauer Inc. dated 10/12/07

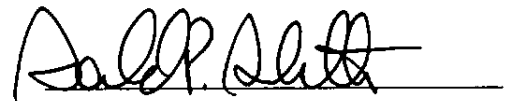
Buildings 1, 2 and 3 shall be developed only in accordance with the Revised Preliminary Plan and in accordance with all ordinances of the City as now in effect or hereafter amended.

SECTION 4. That this Ordinance shall become effective from and after its passage and approval in accordance with law.

PRESENTED to the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois this 16 day of June, 2008.

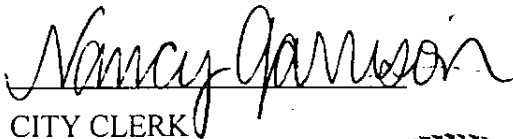
PASSED by the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois this 16 day of June, 2008.

APPROVED by the Mayor of the City of St. Charles, Kane and DuPage Counties, Illinois this 16 day of June, 2008.



MAYOR Donald P. DeWitte

ATTEST:


CITY CLERK

COUNCIL VOTE:

AYES: 8

NAYS: 0

ABSENT: 2



"EXHIBIT I"

LEGAL DESCRIPTION

PUD Legal Description

Parcel A:

THAT PART OF BLOCKS TWO AND THREE OF MILLINGTON'S SECOND ADDITION TO ST. CHARLES AND PART OF BLOCKS THIRTY EIGHT, THIRTY NINE, FORTY AND FORTY ONE OF THE ORIGINAL TOWN OF ST. CHARLES ON THE WEST SIDE OF THE FOX RIVER AND PART OF FIRST STREET LYING MOSTLY EAST OF SAID BLOCKS THIRTY NINE, FORTY AND FORTY ONE, ALSO PART OF WALNUT STREET BETWEEN SAID BLOCKS THIRTY NINE AND FORTY AND PART OF ILLINOIS STREET BETWEEN SAID BLOCKS FORTY AND FORTY ONE AND THAT PART OF ILLINOIS STREET LYING SOUTH OF SAID BLOCK THIRTY EIGHT, ALSO INDIANA STREET LYING SOUTH OF SAID BLOCK FORTY ONE AND OTHER LANDS LYING NORTH OF BLOCK ONE OF THE ADMINISTRATOR'S ADDITION TO ST. CHARLES ILLINOIS FROM ROBERT MOODY'S ESTATE, ALSO PART OF THE SOUTHWEST QUARTER OF SECTION TWENTY SEVEN AND THE NORTHWEST QUARTER OF SECTION THIRTY FOUR, ALL IN TOWNSHIP FORTY NORTH, RANGE EIGHT EAST OF THE THIRD PRINCIPAL MERIDIAN BOUNDED AND DESCRIBED AS FOLLOWS; BEGINNING AT THE SOUTHWEST CORNER OF SAID BLOCK FORTY; THENCE NORTH 11 DEGREES 20 MINUTES 07 SECONDS WEST, BEING AN ASSUMED BEARING ON THE WESTERLY LINE OF SAID BLOCK FORTY, A DISTANCE OF 87.46 FEET TO THE SOUTHERLY LINE OF THE NORTHERLY 45.00 FEET OF LOTS FIVE AND SIX IN SAID BLOCK FORTY; THENCE NORTH 78 DEGREES 33 MINUTES 39 SECONDS EAST ON SAID SOUTHERLY LINE 100.30 FEET; THENCE NORTH 11 DEGREES 18 MINUTES 18 SECONDS WEST, 19.56 FEET; THENCE NORTH 78 DEGREES 37 MINUTES 56 SECONDS EAST, 32.00 FEET TO THE EASTERLY LINE OF SAID LOT SIX; THENCE NORTH 11 DEGREES 18 MINUTES 19 SECONDS WEST, 156.85 FEET TO THE NORTHWEST CORNER OF LOT 3 IN SAID BLOCK FORTY; THENCE NORTH 11 DEGREES 15 MINUTES 05 SECONDS WEST, 60.00 FEET TO THE SOUTHWEST CORNER OF LOT SEVEN IN SAID BLOCK THIRTY NINE; THENCE SOUTH 78 DEGREES 29 MINUTES 21 SECONDS WEST, ALONG THE SOUTHERLY LINE OF SAID BLOCK THIRTY NINE, A DISTANCE OF 10.00 FEET TO THE WESTERLY LINE OF THE EASTERLY 10.00 FEET OF SAID LOT SIX IN SAID BLOCK THIRTY NINE; THENCE NORTH 11 DEGREES 14 MINUTES 31 SECONDS WEST ON SAID WESTERLY LINE, 132.21 FEET TO THE NORTHERLY LINE OF SAID LOT SIX; THENCE NORTH 78 DEGREES 29 MINUTES 30 SECONDS EAST ON THE NORTHERLY LINE OF LOTS SIX AND SEVEN SAID BLOCK THIRTY NINE, A DISTANCE OF 32.25 FEET; THENCE NORTH 11 DEGREES 12 MINUTES 39 SECONDS WEST, 28.00 FEET; THENCE NORTH 78 DEGREES 29 MINUTES 30 SECONDS EAST, 22.00 FEET; THENCE SOUTH 11 DEGREES 12 MINUTES 39 SECONDS EAST, 6.00 FEET TO THE NORTHERLY LINE OF THE SOUTHERLY 22.00

FEET OF LOTS THREE AND FOUR IN SAID BLOCK THIRTY NINE; THENCE NORTH 78 DEGREES 29 MINUTES 30 SECONDS EAST ON SAID NORTHERLY LINE 88.26 FEET TO THE EASTERLY LINE OF SAID BLOCK THIRTY NINE; THENCE NORTH 11 DEGREES 10 MINUTES 52 SECONDS WEST ON SAID EASTERLY LINE 43.65 FEET TO THE POINT OF INTERSECTION OF THE WESTERLY EXTENSION OF THE SOUTHERLY LINE OF LOTS ONE, TWO, SEVEN AND THREE IN BLOCK TWO OF SAID MILLINGTON'S SECOND ADDITION TO ST. CHARLES; THENCE NORTH 78 DEGREES 20 MINUTES 31 SECONDS EAST ON SAID LINE 143.01 FEET TO THE WESTERLY EDGE OF THE FOX RIVER; THENCE SOUTHEASTERLY ALONG THE WESTERLY LINE OF SAID FOX RIVER, THE FOLLOWING COURSES ARE TO MEANDER POINTS, ALONG SAID WESTERLY LINE; THENCE SOUTH 40 DEGREES 49 MINUTES 03 SECONDS EAST, 188.17 FEET; THENCE SOUTH 34 DEGREES 31 MINUTES 59 SECONDS EAST, 83.31 FEET; THENCE SOUTH 29 DEGREES 35 MINUTES 51 SECONDS EAST, 100.00 FEET; THENCE SOUTH 11 DEGREES 25 MINUTES 17 SECONDS EAST, 80.00 FEET; THENCE SOUTH 18 DEGREES 01 MINUTE 22 SECONDS EAST, 73.82 FEET, TO THE NORTHERLY LINE OF ILLINOIS STREET LYING SOUTH OF SAID BLOCK THIRTY EIGHT; THENCE SOUTH 29 DEGREES 22 MINUTES 34 SECONDS EAST, 63.25 FEET TO THE SOUTHERLY LINE OF SAID ILLINOIS STREET; THENCE SOUTH 60 DEGREES 14 MINUTES 45 SECONDS WEST ALONG SAID SOUTHERLY LINE 62.06 FEET TO A POINT OF CURVE; THENCE SOUTHWESTERLY 98.61 FEET ON A CURVE TO THE RIGHT, HAVING A 307.30 FEET RADIUS WITH A CHORD BEARING OF SOUTH 69 DEGREES 26 MINUTES 21 SECONDS WEST AND A CHORD DISTANCE OF 98.19 FEET; THENCE SOUTH 78 DEGREES 37 MINUTES 56 SECONDS WEST ON THE SOUTHERLY LINE OF SAID ILLINOIS STREET, 113.20 FEET TO A LINE 60.0 FEET EASTERLY OF AND PARALLEL WITH THE EAST LINE OF SAID BLOCK FORTY ONE; THENCE SOUTH 11 DEGREES 09 MINUTES 17 SECONDS EAST ON SAID LINE BEING THE EASTERLY LINE OF SAID FIRST STREET, 264.80 FEET TO THE NORTHERLY LINE OF SAID INDIANA STREET; THENCE NORTH 78 DEGREES 35 MINUTES 36 SECONDS EAST ON SAID NORTHERLY LINE, 7.34 FEET TO THE NORTHERLY EXTENSION OF THE WESTERLY LINE OF BROWNSTONE SUBDIVISION, RECORDED JANUARY 2, 2001 AS DOCUMENT NO. 2001K000149; THENCE SOUTH 11 DEGREES 15 MINUTES 27 SECONDS EAST ON SAID WESTERLY LINE 470.58 FEET; THENCE SOUTH 78 DEGREES 44 MINUTES 33 SECONDS WEST, 67.00 FEET TO THE NORTHEAST CORNER OF BLOCK ONE OF THE ADMINISTRATOR'S ADDITION TO ST. CHARLES, ILLINOIS FROM ROBERT MOODY'S ESTATE; THENCE SOUTH 79 DEGREES 55 MINUTES 02 SECONDS WEST ON THE NORTH LINE OF SAID BLOCK ONE, A DISTANCE OF 132.50 FEET; THENCE NORTH 11 DEGREES 13 MINUTES 18 SECONDS WEST, 132.46 FEET TO THE MONUMENTED AND OCCUPIED NORTHERLY LINE OF PREMISES CONVEYED TO MARTHA J. AINSWORTH BY DEED DATED MAY 3, 1864 AND RECORDED

AUGUST 5, 1864 IN BOOK 78, PAGE 335; THENCE SOUTH 79 DEGREES 55 MINUTES 38 SECONDS WEST ON SAID NORTHERLY LINE, 132.08 FEET TO THE EASTERLY LINE OF SECOND STREET; THENCE NORTH 11 DEGREES 17 MINUTES 03 SECONDS WEST ON SAID EASTERLY LINE, 271.81 FEET TO THE POINT OF INTERSECTION OF SAID EASTERLY LINE OF SECOND STREET WITH THE SOUTHERLY LINE OF SAID INDIANA STREET; THENCE NORTH 11 DEGREES 14 MINUTES 36 SECONDS WEST, 60.01 FEET TO THE SOUTHWEST CORNER OF SAID BLOCK FORTY ONE; THENCE NORTH 11 DEGREES 18 MINUTES 32 SECONDS WEST 132.51 FEET ON THE WEST LINE OF SAID BLOCK FORTY ONE; THENCE NORTH 78 DEGREES 37 MINUTES 56 SECONDS EAST, A DISTANCE OF 132.28 FEET TO THE WEST LINE OF LOT 3 IN SAID BLOCK FORTY ONE; THENCE NORTH 11 DEGREES 13 MINUTES 55 SECONDS WEST, ON SAID WEST LINE 132.46 FEET TO THE NORTHWEST CORNER OF SAID LOT THREE; THENCE SOUTH 78 DEGREES 37 MINUTES 56 SECONDS WEST, 132.46 FEET TO THE NORTHWEST CORNER OF SAID BLOCK FORTY ONE; THENCE NORTH 10 DEGREES 52 MINUTES 26 SECONDS WEST, 60.00 FEET TO THE POINT OF BEGINNING, ALL IN KANE COUNTY, ILLINOIS.

Parcel B:

LOTS ONE, TWO, THREE AND SEVEN IN BLOCK TWO OF MILLINGTON'S SECOND ADDITION TO ST. CHARLES AND THAT PART OF THE SOUTHWEST QUARTER OF SECTION TWENTY SEVEN, TOWNSHIP FORTY NORTH, RANGE EIGHT EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING BETWEEN THE WESTERLY LINE OF SAID LOT THREE AND THE EASTERLY LINE OF FIRST STREET AND ALSO THAT PART OF FIRST STREET VACATED BY THE ORDINANCE RECORDED JUNE 9, 1982 AS DOCUMENT 1608342, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS

“EXHIBIT II”

FINDINGS OF FACT FOR AMENDMENT TO SPECIAL USE FOR A PUD

Section A: Findings to determine whether the proposed PUD is in the public interest:

1. The proposed PUD advances the purposes of the Planned Unit Development procedure (Section 17.04.400 A through G):

- A. 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.*

The proposed penthouses and duplex residential units will provide a unique housing opportunity.

- B. 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.*

Not applicable to the PUD amendment.

- C. To encourage a harmonious mix of land uses and a variety of housing types and prices*

Both the Riverloft and River Terrace buildings have mixed uses (office, retail and residential); the condominiums are designed to cater to individual needs and offer variety.

- D. To preserve native vegetation, topographic and geological features, and environmentally sensitive areas.*

Not applicable to the PUD amendment.

- E. To promote the economical development and efficient use of land, utilities, street improvements, drainage facilities, structures and other facilities.*

The infrastructure has been planned and is being constructed as part of the entire First Street redevelopment project.

- F. To encourage redevelopment of sites containing obsolete or inappropriate buildings or uses.*

First Street PUD is a redevelopment project of an underutilized area in downtown.

- G. To encourage a collaborative process among developers, neighboring property owners and residents, governmental bodies and the community*

The First St project is a collaborative effort between several property owners including the City. Public hearings and meetings have been held to obtain public input.

2. The proposed PUD conforms with the standards applicable to Special Uses (Section 17.04.330):

A. Public Convenience: The special Use will serve the public convenience at the proposed location.

The amendment to the PUD involves a request to allow for additional building floor area. An additional level is being proposed to the Riverloft parking deck that contributes to the increase in the allowable floor area. Additional public parking can serve the public convenience through the amendment to the PUD.

B. Sufficient Infrastructure: That adequate utilities, access roads, drainage and/or necessary facilities have been, or are being, provided.

The access roads, drainage and utility layouts remain unchanged from the original PUD plan. Some internal reconfiguration has occurred within the building for electric and mechanical utility spaces which has partially triggered the amendment to the PUD for an increase in the overall building floor area.

C. Effect on Nearby Property: That the Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair property values within the neighborhood.

The overall building footprint and the uses for Bldgs 1, 2 and 3 will remain unchanged from the original PUD plan. The additional building height is in locations which are setback from the outer edges of the buildings. The amendment to the PUD will therefore, not be injurious to the use and enjoyment of other properties in the immediate vicinity, nor substantially diminish property values within the neighborhood.

D. Effect on Development of Surrounding Property: That the establishment of the Special Use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

The surrounding properties are part of the First Street redevelopment project. Proposed changes to Bldgs 1,2 and 3 thru the amendment to the PUD will essentially be within the same building footprint that was approved with the PUD.

- E. Effect on General Welfare: That the establishment, maintenance or operation of the Special Use will not be detrimental to or endanger the public health, safety, comfort or general welfare.*

The requested amendment to the PUD will not be detrimental to the public health, safety, comfort or general welfare. The amendment allows for a variety in the types of housing opportunities and provides additional parking for the First Street project.

- F. Design Review: That the proposed Special Use meets or exceeds the applicable Design Review Standards of Chapter 17.06 and other applicable provisions of this Title.*

The changes to Bldgs 1, 2 and 3 will conform with all applicable standards and codes other than the requested deviations to building floor area and building height.

- 3. The proposed PUD will be beneficial to the physical development, diversity, tax base and economic well being of the City.**

The changes to the residential units in Bldgs 1, 2 and 3 are being proposed to make the units more marketable, which in turn will contribute to the overall success of the project.

- 4. The proposed PUD conforms to the purposes and intent of the Comprehensive Plan.**

The amendment to the PUD does not change or modify the originally approved land uses for the property.

- 5. The proposed PUD conforms to all existing Federal, State and local legislation and regulation.**

The proposed amendment to the PUD complies with all applicable regulations other than the deviations being requested.

Section B: Determining whether the proposed relief from ordinance requirements is justified:

The relief from the requirements of the underlying zoning district is justified because:

_____ Conforming to the requirements would inhibit creative design that serves community goals, or

_____ Conforming to the requirements would be impractical and the proposed PUD will provide benefits that outweigh those that would have been realized by conforming to the applicable requirements.

Factors to be considered in this determination shall include, but are not limited to the following:

- A. The PUD will provide community amenities beyond those required by ordinance, such as recreational facilities, public plazas, gardens, public art, pedestrian and transit facilities.*

The 2006 PUD and approved preliminary plan included public plazas, a riverwalk and a unique streetscape design for the public realm – amenities that would serve the needs of the community. The amendment to the PUD does not change the approved plan. Additional parking is being proposed thru the amendment to the PUD.

- B. The PUD will preserve open space, natural beauty and critical environmental areas in excess of what is required by ordinance or other regulation.*

The amendment to the PUD does not change any of the open spaces that were approved with the original PUD.

- C. The PUD will provide superior landscaping, buffering or screening.*

Not applicable to the amendment to the PUD.

- D. The buildings within the PUD offer high quality architectural design.*

The original concept for the building architecture remains the same for Bldgs 1,2 and 3. The proposed changes add more modulation and interest to the original design.

- E. The PUD provides for energy efficient building and site design.*

Not applicable to the amendment to the PUD.

- F. The PUD provides for the use of innovative stormwater management techniques.*

Not applicable to the amendment to the PUD. No changes are contemplated from the original PUD.

- G. The PUD provides accessible dwelling units in numbers or with features beyond what is required by the Americans with Disabilities Act (ADA) or other applicable codes.*

The dwelling units are all being designed to comply with all applicable codes. Plans will be reviewed in relation to issuance of building permits to confirm compliance.

- H. The PUD provides affordable dwelling units in conformance with, or in excess of, City policies and ordinances.*

Not applicable to the amendment to the PUD. 16 affordable units have already been provided in Bldg 7A as part of the First Street project.

I. The PUD preserves historic buildings, sites or neighborhoods

Not applicable to the amendment to the PUD.

REVISED EXHIBIT "C"
EXCEPTIONS AND DEVIATIONS FROM THE ZONING ORDINANCE AND
SUBDIVISION REGULATIONS

a) DEVIATIONS FROM ZONING ORDINANCE:

PROVISION	ORDINANCE REQUIREMENT	DEVIATION GRANTED
Maximum floor area per building	Table 17.14-2 - 40,000 SF per building	Bldg 1 –89,196 SF Bldgs 2 & 3 –123,276 SF plus 117,602 SF parking garage Bldg 4 – 55,717 SF building area plus 169,744 SF parking garage Bldg 6 - 70,351 SF
Parking lot setbacks	Table 17.14-2 - Minimum 5 feet setback where a surface parking lot adjoins a street	The angled parking spaces south of Bldg 7A have a zero setback off of First Street. The parking lot north of Bldg 7B has a four foot setback.
Maximum Building Height	Table 17.14-2 - 50 feet	Bldg 1 – 75 feet Bldg 2 – 74 feet Bldg 3 – 74 feet Bldg 4 – 55 feet Bldg 6 – 55 feet
Off-street parking spaces	Table 17.24-3 - 300 spaces required for area outside SSA boundary	Deviation required for 180 spaces for area outside the SSA boundary. Total number of off-street parking spaces provided per plan on Subject Realty: 852 spaces
Minimum dimensions of parking spaces for grocery	Section 17.24.070(B) - Minimum 9.5' wide spaces required for grocery stores	The proposed spaces for Blue Goose are 9 feet wide
Residential parking location	Section 17.24.060(B) - Required parking facilities accessory to uses in CBD-1 and CBD-2 Districts may be located on same lot, or on a different lot within 200 feet walking distance for residential uses	Residential units in Bldg 7A do not have parking on the same lot
Non-Residential parking location	Section 17.24.060(B) - Required parking facilities accessory to uses in CDB-1 and CBD-2 Districts may be located on same lot, or on a different lot within 500 feet	Non-residential uses in Bldgs 7A and 7B do not meet this requirement

	walking distance for non-residential uses	
Design standards and guidelines – Location of surface parking lots	Section 17.06.040(2a) - Surface parking lots shall not be located between buildings and the street, but may instead be located behind or beside buildings	The parking lots east of the Blue Goose building and west of Bldg 6 are located adjacent to streets

b) DEVIATION FROM TITLE 16 (SUBDIVISION AND LAND IMPROVEMENTS)

1) To allow the pavement width of a public street to be reduced from 33 ft (back of curb width) to 20 ft (edge of pavement width) and for the parking stall depth for the angled on-street parking spaces to be 14.5 ft instead of 16 ft.

2) To exempt the 16 affordable housing units in Building 7A (as more fully described in the Development Agreement) from the requirements regarding land/cash dedication to school and parks.

REVISED EXHIBIT "E"
FIRST STREET DOWNTOWN REDEVELOPMENT
ST. CHARLES, ILLINOIS
DEVELOPMENT DATA

BUILDING No.	TYPE	FLOOR LEVEL	AREA/UNITS
<u>River Terrace</u> <u>Building 1</u>	Retail	1 st Level	20,056 S.F.
	Non-residential*	2 nd Level	20,196 S.F.
	Residential	3 rd Level	17,690 S.F.
	(6 units)		
	Residential	4 th Level	15,392 S.F.
	(6 units)		
	Residential	5 th Level	13,664 S.F.
	(4 units)		
	Penthouses	5 TH mezzanine	2,198 SF
<u>Total bldg area</u>			<u>89,196 S.F.</u>

<u>River Loft</u> <u>Buildings 2</u> <u>And 3</u>	Retail	1 st Level	20,318 S.F.
	Non-residential*	2 nd level	12,396 S.F.
	Residential	2 nd Level	11,423 S.F.
	(4- 2 Bedroom)		
	(1-3 bedroom)		
	Residential	3 rd Level	23,907 S.F.
	(2-1 Bedroom)		
	(8-2 Bedroom)		
	(3-3 bedroom)		
	Residential	4 th Level	23,095 S.F.
	(2-1 Bedroom)		
	(9-2 Bedroom)		
	(2-3 bedroom)		
	Residential	5 th Level/ mezzanine	32,137 S. F.
	(6-1 bedroom)		
	(7-2 bedroom)		
	(1-4 bedroom)		
<u>Total building area</u>			<u>123,276 S.F.</u>

Riverloft (Buildings 2 and 3) Parking Garage

Parking	1 st level	21,778 SF	35 spaces
Parking	2 nd level	8,712 SF	22 spaces
Parking	3 rd level	21,778 SF	57 spaces
Parking	4 th level	21,778 SF	57 spaces
Parking	5 th level	21,778 SF	57 spaces
Parking	6 th level	21,778 SF	41 spaces
Total		117,602 SF	269 spaces

<u>Building 4</u>	Retail	1 st level	25,112 SF
	Non-residential*	2 nd level	30,273 SF
Total			55,385 SF

Building 4 Parking Garage

Parking	1 st Level	19,304 SF /45 spaces
Parking	2 nd Level	22,881 SF/52 spaces
Parking	3 rd Level	22,881 SF/50 Spaces
Parking	4 th Level	52,339 SF/140 spaces
Parking	5 th Level	52,339 SF/143 Spaces
Total		169,744 SF/ 429 spaces

<u>Building 6</u>	Parking	Below Grade Level	35 Spaces
	Retail	1 st Level	13,753 S.F.
	Non-residential*	2 nd Level	18,866 S.F.
	Residential	3 rd Level	18,866 S.F.
	(4 – 1 Bedroom)		
	(7 – 2 Bedroom)		
	Residential	4 th Level	18,866 S.F.
	(4 – 1 Bedroom)		
	(7 – 2 Bedroom)		
Total			70,351 S.F.

<u>Building 7A</u>	Retail	1 st Level	6,391 S.F.
	Apartments (8 -1 Bedroom)	2 nd Level	6,512 S.F.
	Apartments (8 -1 Bedroom)	3 rd Level	6,512 S.F.
	Total		<u>19,415 S.F.</u>

<u>Building 7B</u>	Retail	1 st Level	6,327 S.F.
	Non-residential*	2 nd Level	6,572 S.F.
	Office	3 rd Level	6,540 S.F.
	Total		<u>19,439 S.F.</u>

<u>Building 8</u>	Retail	1 st Level	4,387 S.F.
	Non-residential*	2 nd Level	4,660 S.F.
	Office	3 rd Level	4,660 S.F.
	Total		<u>13,707 S.F.</u>

Building 9

		Basement	5,987 SF
	Restaurant	1 st level	5,826 SF
	Office	2 nd level	5,943 SF
	Office	3 rd level	5,943 SF
	Office	4 th level	5,943 SF
	Total		<u>29,636 SF</u>

Blue Goose

	Retail	1 st level	30,508 SF
	Office	Mezzanine	5,778 SF
	Total		<u>36,286 SF</u>

*Includes the non-residential uses allowed in the CBD-1 Central Business District; any use classified as a special use in Table 17.14-1 requires the granting of a Special Use.

State of Illinois)
)
Counties of Kane and DuPage) ss.

Certificate

I, NANCY GARRISON, certify that I am the duly elected and acting Municipal City Clerk of the City of St. Charles, Kane and DuPage Counties, Illinois.

I further certify that on June 16, 2008, the Corporate Authorities of such municipality passed and approved Ordinance No. 2008-Z-22, entitled

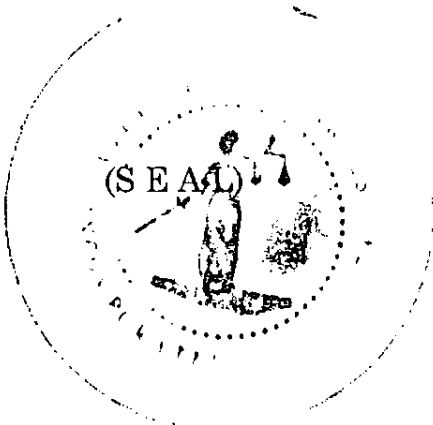
"An Ordinance Granting the First Amendment to
Special Use PUD Ordinance 2006-Z-29 and Revised
PUD Preliminary Plan Approval (First Street
Redevelopment PUD),"

which provided by its terms that it should be published in pamphlet form.

The pamphlet form of Ordinance No. 2008-Z-22, including the Ordinance and a cover sheet thereof was prepared, and a copy of such Ordinance was posted in the municipal building, commencing on June 20, 2008, and continuing for at least ten days thereafter. Copies of such Ordinance were also available for public inspection upon request in the office of the municipal clerk.

DATED at St. Charles, Illinois, this 16th day of June 2008.


Municipal Clerk



City of St. Charles, Illinois


Refer to:	3-2-2015
Minutes	
Page	

Ordinance No. 2015-Z-5

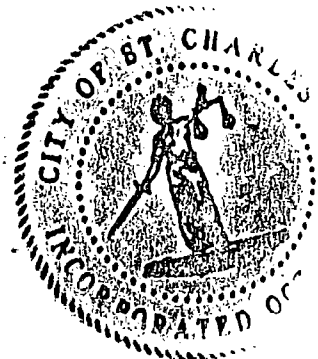
**Motion to Approve an Ordinance Granting Approval of
a PUD Preliminary Plan for a portion of Phase 3 of the
First Street Redevelopment PUD (Buildings 1, 2, 3 and
Parking Deck).**

**Adopted by the
City Council
of the
City of St. Charles
March 2, 2015**

**Published in pamphlet form by
authority of the City Council
of the City of St. Charles,
Kane and Du Page Counties,
Illinois, March 6, 2015**



City Clerk



(SEAL)

City of St. Charles, Illinois
Ordinance No. 2015-Z-5

**An Ordinance Granting Approval of a PUD Preliminary Plan for a portion of
Phase 3 of the First Street Redevelopment PUD
(Buildings 1, 2, 3 and Parking Deck)**

WHEREAS, an application has been filed for PUD Preliminary Plan for a portion of Phase 3 of the First Street Redevelopment PUD, said realty being legally described on Exhibit "A" attached hereto and incorporated herein (the "Subject Realty"); and,

WHEREAS, said application was filed with the City on or about November 3, 2014, by First Street Development II, L.L.C. ("Applicant") and authorized by the record owner of the Subject Realty, the City of St. Charles ("Record Owner"); and,

WHEREAS, the Historic Preservation Commission recommended approval of the PUD Preliminary Plan on or about November 19, 2014; and,

WHEREAS, the Plan Commission recommended approval of the PUD Preliminary Plan on or about December 16, 2014; and,

WHEREAS, the Planning & Development Committee of the City Council recommended approval of the PUD Preliminary Plan on or about February 17, 2015; and,

WHEREAS, the City Council of the City of St. Charles has received the recommendations of the Plan Commission and Planning & Development Committee and has considered the same.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ST. CHARLES, KANE AND DUPAGE COUNTIES, ILLINOIS, as follows:

1. The preambles set forth hereinabove are incorporated herein as substantive provisions of this Ordinance as though fully set out in this Section 1.

2. That passage of this Ordinance shall constitute approval of the PUD Preliminary Plan, incorporated herein as Exhibit "B", such that the following documents and illustrations are hereby approved, reduced copies of which are attached hereto, subject to satisfactory resolution of all outstanding staff review comments and compliance with such conditions, corrections, and modifications as may be required by the Director of Community & Economic Development and the Director of Public Works to comply with the requirements of the St. Charles Municipal Code:

- Development Data, dated February 27, 2015
- Specifications for the Proposed Parking Deck, dated February 27, 2015
- Preliminary Engineering Plans titled "1st Street Phase 3", prepared by County Engineers, Inc., dated January 28, 2015 and February 16, 2015

- Building Architectural Elevations for Building 1, Building 2, and the Parking Deck prepared by Marshall Architects, dated February 2, 2015.

3. Preliminary Plans shall be submitted for review by the Historic Preservation Commission and Plan Commission and approval by the City Council for the following:

- Streetscape Improvements for First and Illinois Streets.
- Building Architectural Elevations for Building #3.
- Riverwalk Improvements along the Fox River frontage.
- Plaza area north of Building #2

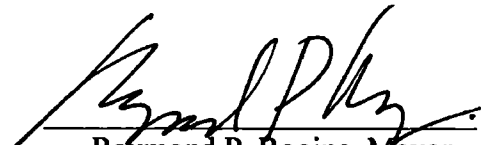
4. That the subject property may be developed and used only in accordance with all ordinances of the City now in effect or hereafter amended or enacted.

5. That after the adoption and approval hereof, the Ordinance shall (i) be printed or published in book or pamphlet form, published by the authority of the Council, or (ii) within thirty (30) days after the adoption and approval hereof, be published in a newspaper published in and with a general circulation within the City of St. Charles.


PRESENTED to the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois this 2nd day of March, 2015.

PASSED by the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois this 2nd day of March, 2015.

APPROVED by the Mayor of the City of St. Charles, Kane and DuPage Counties, Illinois this 2nd day of March, 2015.


Raymond P. Rogina, Mayor

Attest:


Nancy Garrison, City Clerk

Vote: ☒

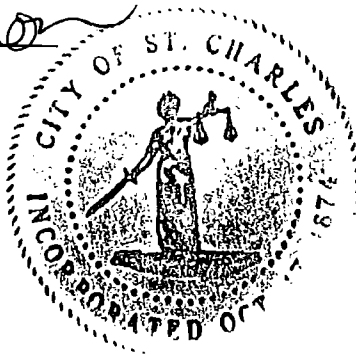
Ayes: ☐

Nays: ☐

Absent: ☐

Abstain: ☐

Date: _____



APPROVED AS TO FORM:

City Attorney

DATE: _____

EXHIBIT "A"

LEGAL DESCRIPTION

Lots 3, 4, 5 11 and 12 in the Phase III First Street Redevelopment Subdivision, according to the plat thereof recorded as Document No. 2008K089916, in the City of St. Charles, Kane County, Illinois.

EXHIBIT "B"

PUD PRELIMINARY PLAN

- Development Data, dated February 27, 2015
- Specifications for the Proposed Parking Deck, dated February 27, 2015
- Preliminary Engineering Plans titled "1st Street Phase 3", prepared by County Engineers, Inc., dated January 28, 2015 and February 16, 2015
- Building Architectural Elevations for Building 1, Building 2, and the Parking Deck prepared by Marshall Architects, dated February 2, 2015.

FIRST STREET PHASE 3 DEVELOPMENT DATA
2/27/15

Building No.	Type	Floor Level	Area/Units
Building 1	Parking	Basement	27 spaces
	Retail/Commercial	1 st level	11,865 sf
	Office	2 nd level	11,865 sf
	Office	3 rd level	11,865 sf
	Office	4 th level	11,865 sf
Total Building area			47,460 sf
Building 2	Parking	Basement	27 spaces
	Retail/Commercial	1 st level	11,898 sf
	Residential	2 nd level	12,000 sf
	Residential	3 rd level	12,000 sf
	Residential	4 th level	12,000 sf
Total Residential (12 Studio, 12 1-Bedroom, 12 2-Bedroom)			36 units
Total Building area			47,898 sf
Building 3	Parking	Basement	25 spaces
	Retail/Commercial	1 st level	11,966 sf
	Residential	2 nd level	11,966 sf
	Residential	3 rd level	11,966 sf
	Residential	4 th level	11,966 sf
	Residential	5 th level	11,966 sf
Total Residential (8 1-Bedroom, 16 2-Bedroom, 8 3-Bedroom)			32 units
Total Building area			59,830 sf
Parking Deck			
	Parking	1 st level	57 spaces
	Parking	2 nd level	53 spaces
Total Parking Count			110 spaces

SPECIFICATIONS FOR PROPOSED PARKING DECK

2/27/15

Revised 3/2/15

1. The proposed parking structure will be designed, constructed and considered as an "open air" parking structure as defined per building codes. Therefore, the following systems are not contemplated: Fire alarm, ventilation/vapor intrusion, drainage into the sanitary system/sand oil separator for the lower level of the deck, and no mechanical/electrical room is included in the plans.
2. Fire Sprinkler System: For an open deck, Installation of a dry type I standpipe system with a minimum of 2 hose stations located on each level of the parking structure. The fire department connection would be located near the Illinois St. entrance.
3. 8 feet of vertical clearance is required within the parking garages which includes the parking areas below buildings 1, 2, 3 and the open parking garage.
4. Larger double tee precast designed to accommodate the loads induced by the City's Fire Department ladder truck shall be located generally in the area approximately 62' east of the ramp from First Street and approximately 28' wide centered on the centerline of the ramp.
5. 3" concrete topping (broom finish and wet cured) over larger double tees included.
6. Control joints with sealant over each precast piece joint and the application of a silane sealer over the entire upper level surface.
7. Sealing and caulking for all precast joints is included.
8. Confirmation the proposed deck can handle anticipated snow loadings and snow removal operations as described:

It is thought that the 6-wheel dump would be backed up the ramp and parked in the middle (Area where the ladder truck was anticipated to sit) and then the other equipment would be used to push and load snow at the same time. It would be conceivable for at least the 6-wheeler, Wheel Loader and Backhoe to be up there at one time working.

Equipment	Operating Weight (lbs)	Contact Area Front (Sqi)	Contact Area Back (Sqi)	Total Contact Area (Sqi)	Ground Pressure per Contact (psi)
JD 544k Wheel Loader	28660	468	468	936.00	30.62
JD 410k Backhoe	16500	260	468	728.00	22.66
Case 410 Skid Steer (with bucket)	6200	189	189	378.00	16.40
6 Wheel Dump (Loaded w/plow)	50000	255	952	1207.00	41.43
* NOTE - Calculations based on level surface and no movement					
* * NOTE - Construction Equipment was calculated as "unloaded", Dump truck calculated as fully loaded.					

9. All conduit is rigid conduit and all fittings are rated for outdoor use.
10. Adequate light fixtures to meet required codes or industry standards including but not limited to emergency lighting, exit lighting, egress path lighting and also with respect to

lighting on the upper and lower level of the parking deck is included. Walker Parking's initial review indicated that more than 14 light fixtures on the lower level, as identified in the preliminary cost estimate from Premium Electric Services dated January 6, 2015, may be needed. All lighting fixtures to be subject to review and approval by the City. Developer has budgeted an allowance of \$28,000 for upper level fixtures. Should the City select a more expensive fixture for the upper level, the City would cover the cost difference. Photometrics to be included with Final Engineering plans prepared by the developer.

11. Lower level sump pumps (2) and back-up/alarm system is included.
12. Coverings/treatments over required openings to comply with the lower level being open air are included. Design subject to review by the City.
13. All required ramp/stair handrails, bollards, doors and door frames, flashing and trim are included.
14. Foundation: 6" perimeter drains is included.
15. Public storm sewer passing under the parking deck to be reconstructed per the Preliminary Engineering Plans.
16. Striping and directional signage
17. Future security and parking counter system to be determined jointly by developer and staff during Final Engineering.

1ST STREET PHASE 3 NORTHEAST CORNER OF 1ST STREET AND ILLINOIS STREET ST. CHARLES, ILLINOIS

WARNING

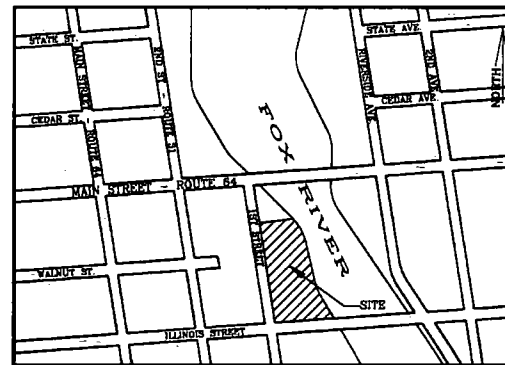


CALL BEFORE
YOU DIG
(48 HOURS NOTICE REQUIRED PRIOR TO DIGGING)

CITY OF ST. CHARLES NOTES

1. ALL PERVIOUS AREA SHALL BE SOODED OVER A MINIMUM OF 8" OF TOP SOIL UNLESS OTHER LANDSCAPING METHODS ARE APPROVED ON THE LANDSCAPING PLAN.
2. ALL CONDUIT OR PIPE CONSTRUCTED UNDER EXISTING OR PROPOSED PAVED SURFACES AND WALLS SHALL BE BACKFILLED WITH GRANULAR BACKFILL THOROUGHLY COMPACTED IN ACCORDANCE WITH THE SPECIFICATIONS. GRANULAR BACKFILL IS ALSO REQUIRED WITHIN 2' OF PAVED SURFACES.
3. ALL PAVING, SIDEWALK, AND EXCAVATION WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS OF THE ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT) AND THE CITY OF ST. CHARLES STANDARD DETAILS, CODES AND REQUIREMENTS.
4. ALL SEWER AND WATER MAIN WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS AND CITY OF ST. CHARLES CONSTRUCTION STANDARDS.
5. CONTRACTOR TO GUARANTEE ALL MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE (1) YEAR AFTER ACCEPTANCE BY THE CITY.
6. ALL EXISTING UTILITIES OR IMPROVEMENTS, INCLUDING WALLS, CURBS, PAVEMENT AND SIDEWALKS DAMAGED OR REMOVED DURING CONSTRUCTION SHALL BE PROMPTLY RESTORED TO THEIR RESPECTIVE ORIGINAL CONDITION.
7. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO CONSTRUCTION TO VERIFY IN THE FIELD ALL EXISTING AND UNDERGROUND UTILITIES ADJACENT TO THE PROJECT, AND BE RESPONSIBLE FOR PROTECTION OF SAME.
8. ALL CONCRETE SHALL BE 6 BAG MIX, 3000 PSI CONCRETE AT 14 DAYS. CURING MATERIAL SHALL BE NEOPRENE CURING COMPOUND AND SHALL BE WHITE IN COLOR TO ASSURE ADEQUATE COVERAGE.
9. CONTRACTOR SHALL NOTIFY CITY 48 HOURS IN ADVANCE OF CONSTRUCTION OF UNDERGROUND WORK. NO UNDERGROUND WORK SHALL BE COVERED UNTIL SAME HAS BEEN INSPECTED BY THE CITY. APPROVAL TO PROCEED MUST BE OBTAINED FROM THE CITY PRIOR TO INSTALLING PAVEMENT BASE, PAVEMENT SLOPER, PAVEMENT SURFACE, AND PRIOR TO POURING ANY CONCRETE AFTER FORMS HAVE BEEN SET.
10. IF APPLICABLE, ALL NEW REINFORCED CONCRETE PIPE STORM SEWER 12" AND LARGER WHERE SHOWN ON THE PLANS SHALL BE ASTM DESIGNATION C-76 MINIMUM CLASS, CLASS II. ALL PIPE WITH LESS THAN 3' OF COVER AND MORE THAN 15' OF COVER SHALL BE CLASS V. ALL JOINTS SHALL BE "O" RING RUBBER GASKET CONFORMING TO ASTM C-301 SPECIFICATIONS. ALL STORM SEWERS WITH LESS THAN 1.75' OF COVER AND ALL DUCTILE IRON PIPE STORM SEWERS WHERE SHOWN ON THE PLANS SHALL BE DUCTILE IRON PIPE CLASS 52 AND SPECIFICATIONS A-21.51 WITH PUSH-ON OR MECHANICAL JOINTS AND POLYETHYLENE JACKBOARDS.
11. BITUMINOUS PAVEMENT MATERIAL MUST BE PLACED IN TWO LIFTS. THICKNESS OF EACH LIFT SHALL BE AS SHOWN ON APPROVED PLANS. ALL MATERIAL SHALL BE CLASS I BITUMINOUS AS PER IDOT STANDARDS. THE FINAL SURFACE COURSE SHALL NOT BE INSTALLED UNTIL THE CITY HAS APPROVED THE COMPACTION OF THE BASE COURSE. THE BASE COURSE SHALL NOT BE INSTALLED UNTIL THE COMPACTION OF THE STONE BASE HAS BEEN APPROVED BY THE CITY. THE FINAL SURFACE COURSE MAY NOT BE INSTALLED UNTIL THE MAJOR PORTION OF BUILDING CONSTRUCTION HAS BEEN COMPLETED AS DETERMINED AND APPROVED BY THE CITY.

NOTE: IN CASE OF CONFLICT WITH OTHER NOTES AND SPECIFICATIONS, THE CITY'S STANDARD NOTES AND DETAILS SHALL APPLY.



LOCATION MAP
NOT TO SCALE

LEGEND

PROPOSED STORM SEWER	701.30	PROPOSED SPOT GRADE
EXISTING STORM SEWER	701.30	EXISTING SPOT GRADE
PROPOSED SANITARY SEWER	701	PROPOSED CONTOUR
EXISTING SANITARY SEWER	701	EXISTING CONTOUR
PROPOSED WATER MAIN		SALT FENCE
EXISTING WATER MAIN		
PROPOSED SANITARY MANHOLE		OVERFLOW DIRECTION
EXISTING SANITARY MANHOLE		PROPOSED CURB
EXISTING STORM STRUCTURE		EXISTING CURB
PROPOSED STORM STRUCTURE		PROPOSED EDGE OF PAVEMENT
PROPOSED FIRE HYDRANT		
PROPOSED GATE VALVE		

SHEET INDEX

TITLE	SHEET NO.
TITLE SHEET	1
TOPOGRAPHY & DEMOLITION PLAN	2
GEOMETRIC PLAN	3
BUILDING 1 INFORMATION	4
BUILDING 2 INFORMATION	5
PARKING STRUCTURE UPPER/LOWER LEVELS	6
GRADING PLAN	7
UTILITY PLAN	8
PLAT OF SUBDIVISION	

BENCHMARK:

CITY OF ST. CHARLES—
STATION N 19 ELEV=696.45 NAVD89
AT SAINT CHARLES KANE COUNTY, IN NORTHEAST
LIMESTONE CORNER OF THE REHNS ELECTRICAL
BUILDING, 8 FEET EAST OF THE NORTH (FRONT)
ENTRANCE, AND ABOUT 1 FOOT ABOVE SIDEWALK.
A STANDARD DISC, STAMPED N 19 1934 AND SET
VERTICALLY.

UNDERGROUND UTILITY NOTE:
The location of existing underground utilities, such as water mains, sewers, gas lines, etc., as shown on the plans, has been determined from the best available information and is given for the convenience of the Contractor. However, the Owner and the Engineer do not assume responsibility in the event that during construction, utilities other than those shown may be encountered, and that the actual location of those which are shown may be different from the location as shown on the plans.

USE OF DRAWINGS
Client agrees not to use or permit any other person to use plans, drawings, or other product prepared by the Engineer, which plans, drawings, or other work product are not final and which are not signed, sealed, and stamped or issued by the Engineer and contain the words "Released For Construction".

HOLD HARMLESS STATEMENT
The Engineer is not overseeing the construction of this project. The use of these Drawings and Specifications by and Contractor, Subcontractor, Builders, Mechanics, Tradesmen or others shall indicate a Hold Harmless Agreement between the User and the Engineer. The User shall in fact agree to hold the Engineer harmless for any responsibility in regard to construction means, methods, techniques, sequences or procedures and for any safety precautions and programs in connection with the work and further shall hold the Engineer harmless for costs and problems arising from the negligence of Contractor, Subcontractor, Builders, Mechanics, Tradesmen or others. The use of these Drawings also implies that the Engineer shall take no responsibility for the plan User's failure to carry out the work in accordance with the Drawing and Specifications.

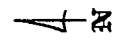
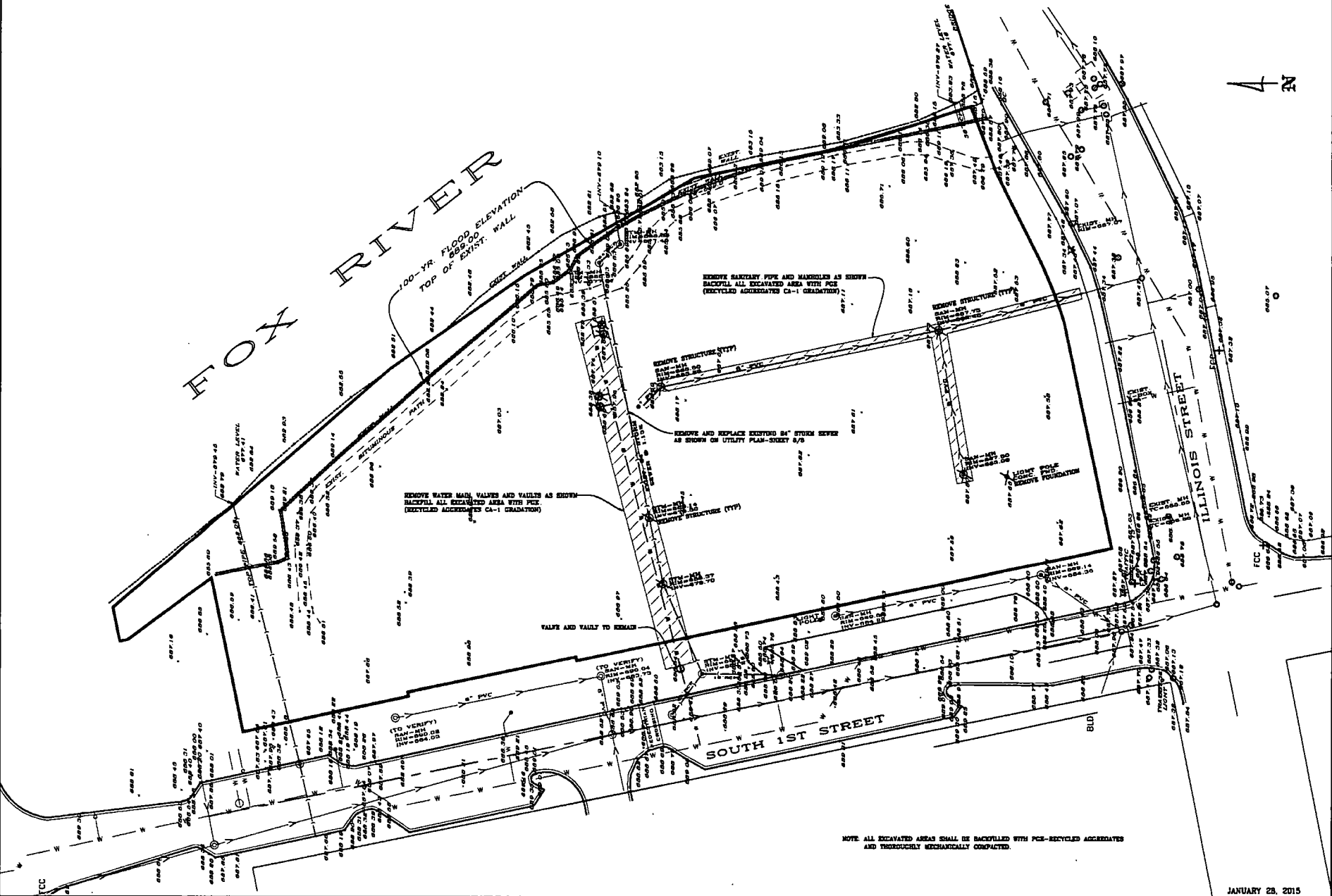
COUNTY ENGINEERS INC.
2202 GARY LANE, GENEVA, ILLINOIS 60134
630.364.8978 ceillinois@aol.com



BRANDON J. JANT
REGISTERED PROFESSIONAL ENGINEER
RENEWAL DATE: 11/30/15

JANUARY 28, 2015

FOX RIVER



JANUARY 23, 2015

TOPOGRAPHY AND DEMOLITION				SHEET 2 OF 8			
Client	County Engineers Inc.	Project	CONSTRUCTION PROJECT	Scale	1"=50'	Sheet	2 OF 8
Drawn By	CONSTRUCTION PROJECT	Checked By	CONSTRUCTION PROJECT	Job No.			
Design		Engineering		Stationing			
Survey		Mapping		Notes			
Revised		Revised		Revised			

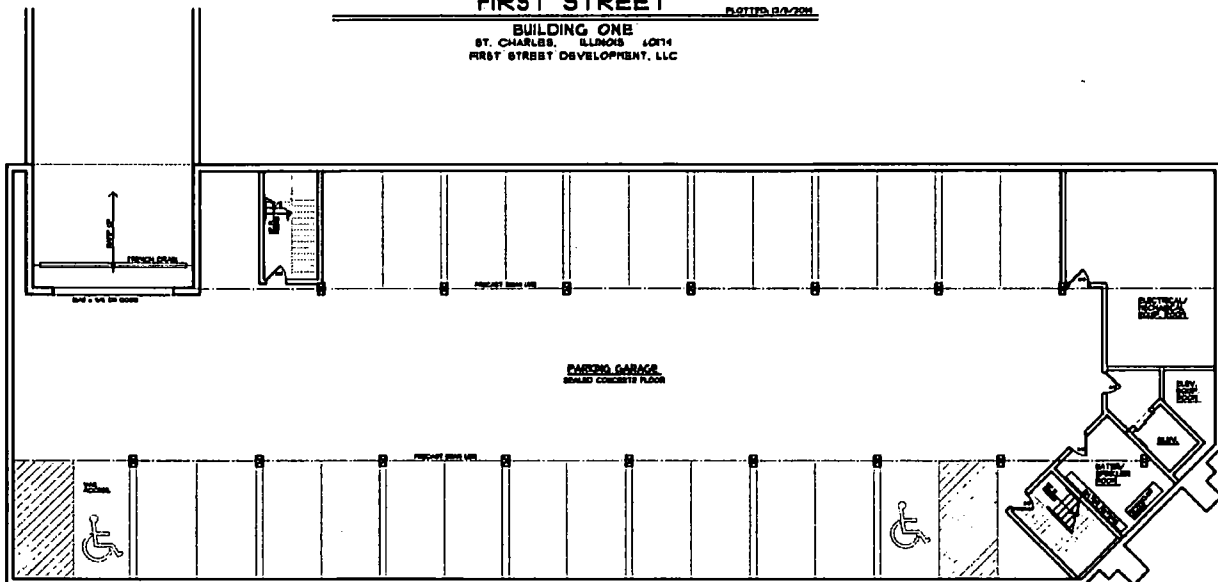
**PROPOSED NEW OFFICE BUILDING ON:
FIRST STREET**

BUILDING ONE
ST. CHARLES, ILLINOIS 60714
FIRST STREET DEVELOPMENT, LLC

[illegible]

PROPOSED NEW OFFICE BUILDING ON:
FIRST STREET

BUILDING ONE
ST. CHARLES, ILLINOIS 60174
FIRST STREET DEVELOPMENT, LLC



BUILDING 1 INFORMATION
SHEET 4 OF 8

					Grading		
Vacant					Mortgage		
Type of Survey	Date	Bk. - Pg.	Date On. / By		Foundation		

Common Address :
Builder/Client :
Job No. :

Scale : NTS

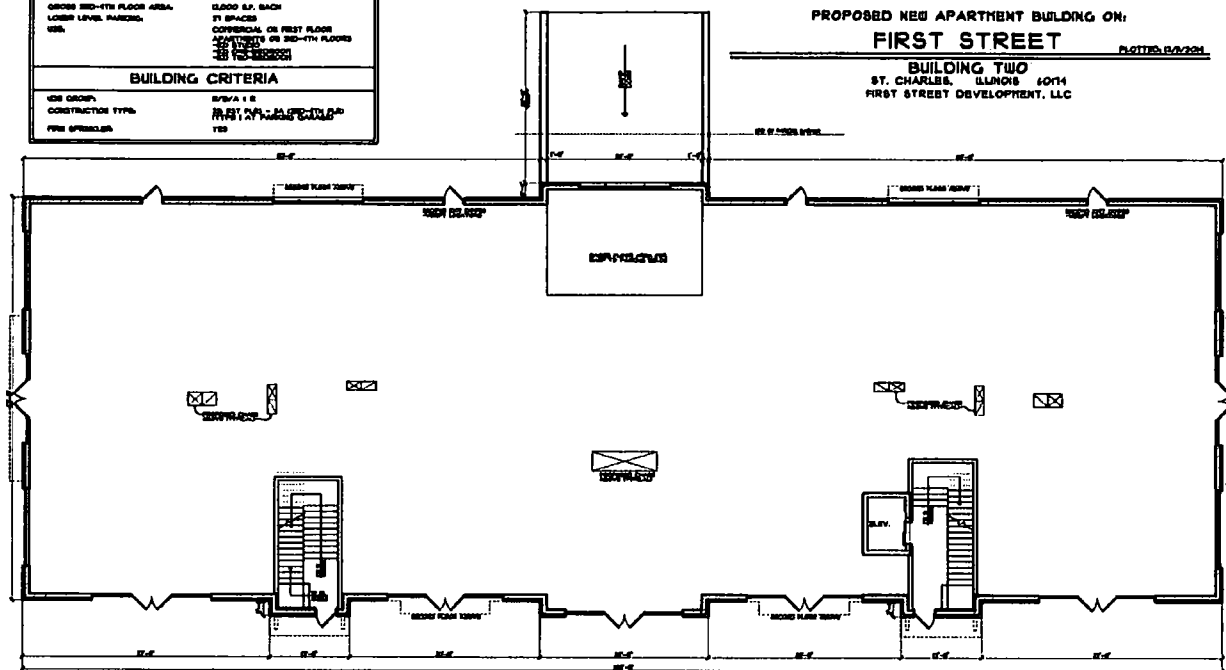
COUNTY ENGINEERS INC.
DESIGN CONSTRUCTION PERMITS CONSTRUCTION MANAGEMENT
2200 HWY 146, CORVALLIS, OREGON 97331 503.834.8970

[illegible]

FIRST STREET

PLOTTED: 12/17/2024

BUILDING TWO
ST. CHARLES, ILLINOIS 60114
FIRST STREET DEVELOPMENT, LLC



FIRST STREET

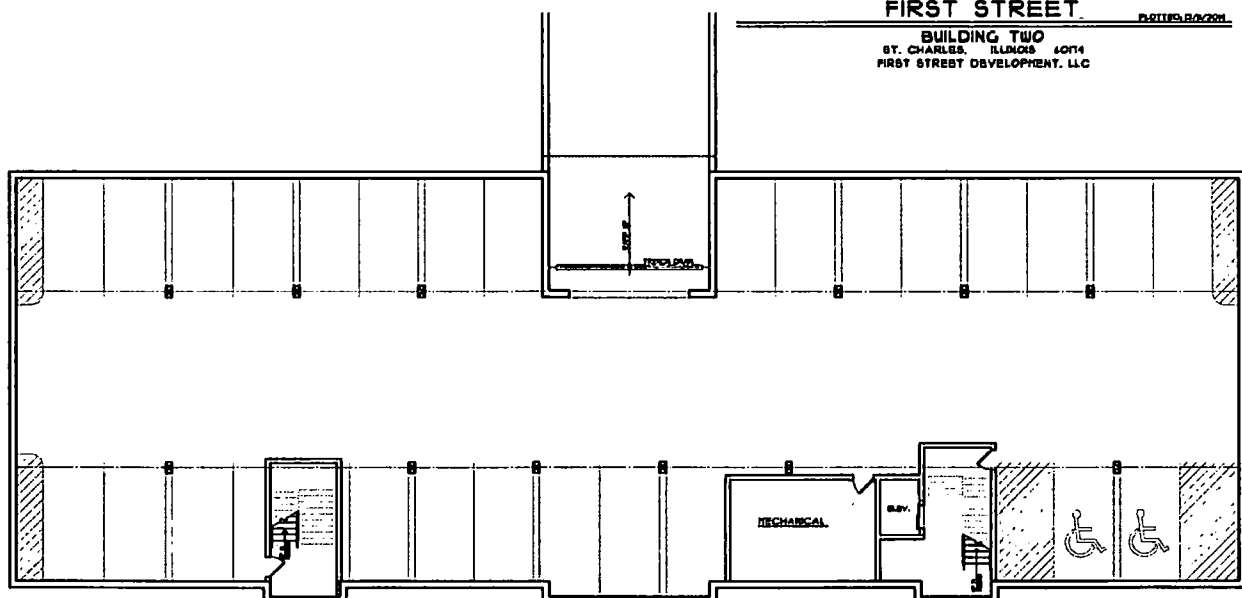
FIRST FLOOR PLAN



FIRST STREET.

FD-302a (Rev. 5-8-2014)

BUILDING TWO
ST. CHARLES, ILLINOIS 60174
FIRST STREET DEVELOPMENT, LLC



LOWER LEVEL PLAN



JANUARY 28, 2015

BUILDING 2 INFORMATION
SHEET 5 OF 8

					Oreling			
Vocantl					Mortgage			
Type of Survey	Date	Bk. - Pg.	Date Dnn / By		Foundation			

Common Address :

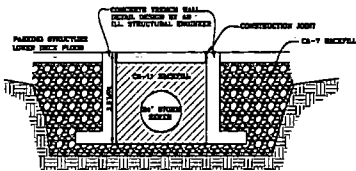
Builder/Client :	
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Job No. :

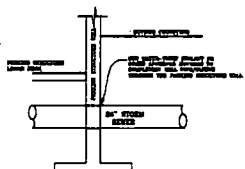
Scale : NTB

COUNTY ENGINEERS INC.

COUNTY ENGINEERS INC.
DESIGN CONSTRUCTION PLANTS CONSTRUCTION MANAGEMENT
2200 EMP LINE, CLEVELAND OHIO 44114 216-394-0976

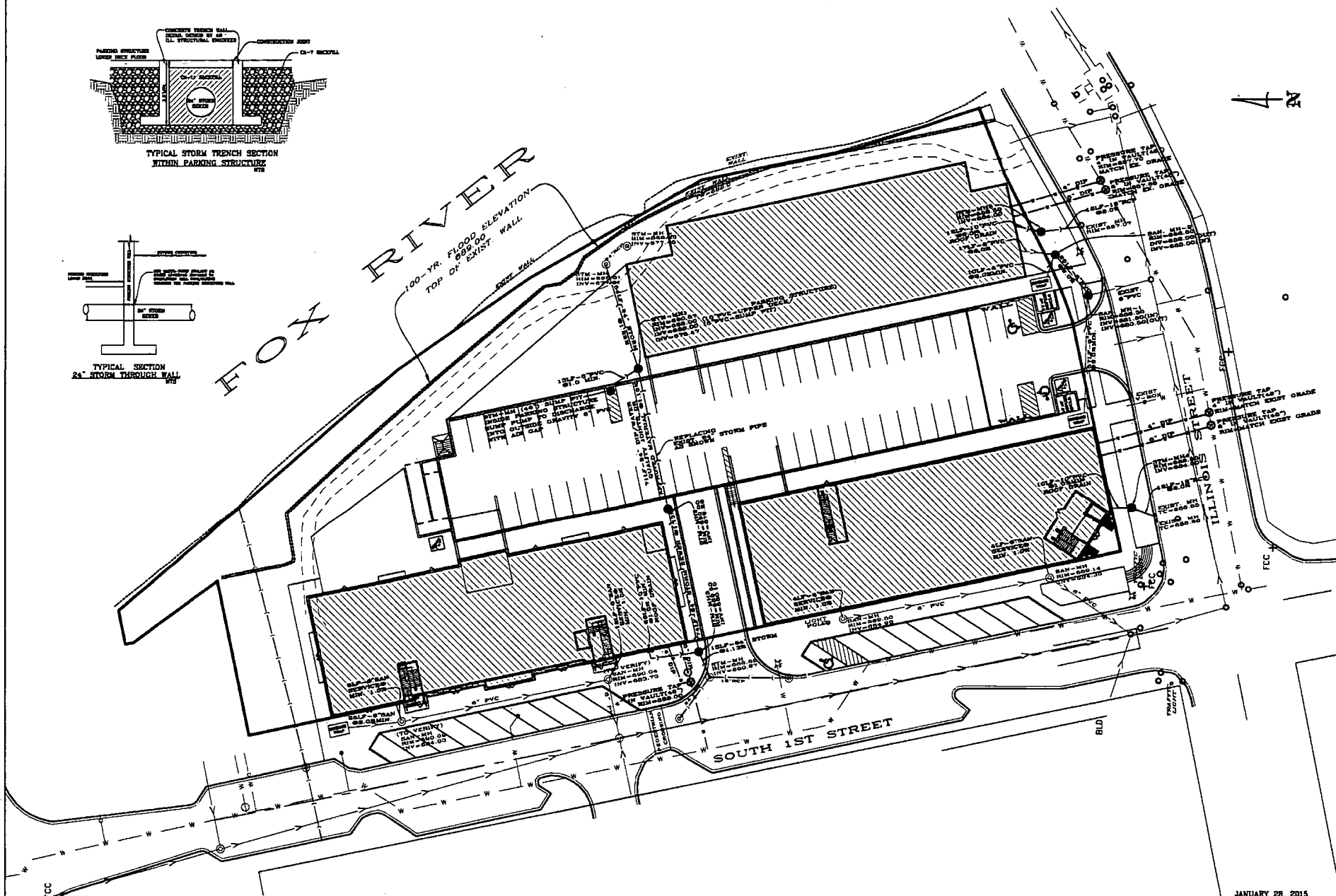


TYPICAL STORM TRENCH SECTION
WITHIN PARKING STRUCTURE



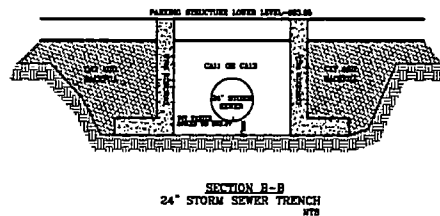
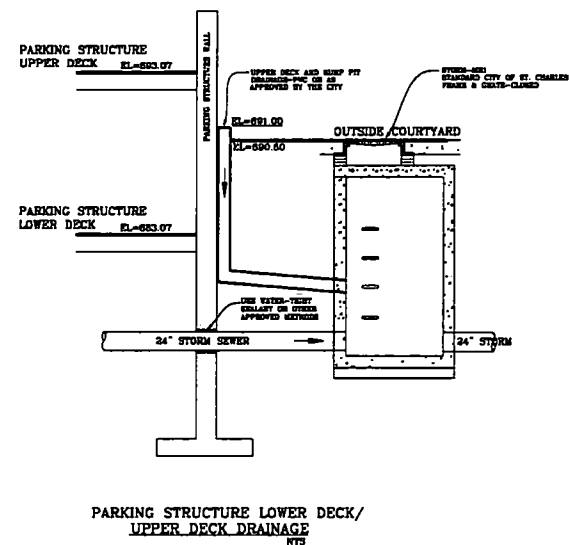
TYPICAL SECTION
24" STORM THROUGH WALL

FOX RIVER
100-YR. FLOOD ELEVATION
TOP OF EXIST. WALL



JANUARY 28, 2015

UTILITY PLAN SHEET 8 OF 8				COUNTY ENGINEERS, INC. CONSTRUCTION MANAGEMENT 1000 WEST 10TH STREET, SUITE 100 MILWAUKEE, WI 53233 TEL: 414-224-1100 FAX: 414-224-1101			
Project	Drawn	Checked	Reviewed	Contract Address	Builder/Client	Job No.	Scale: 1"=20'
Type of Survey	Date	Sh. - Pg.	Plot Dwg. / By	Ordering	Marketing	Production	



PROFILE SECTION A-A
THROUGH 24" STORM SEWER

SCALE: 1"=40' HOR.
1"=4' VER.

STORM PROFILE

FEBRUARY 18, 2015

FOX RIVER

4 N

SOUTH 1ST STREET

ILLINOIS STREET

LOT BLDG-2

LOT BLDG-3

COMMON LOT-4

LOT BLDG-1

LOTS:

LOT BLDG-1	13,950 SF
LOT BLDG-2	18,315 SF
LOT BLDG-3	18,972 SF
COMMON LOT-4	41,428 SF
TOTAL AREA	88,665 SF

1ST STREET PHASE 3

PROPOSED PLAT

SHEET 1 OF 1

COUNTY ENGINEERS INC.
CONTRACTOR'S RECORD
DATE: JAN 28, 2015
SCALE: 1"=40'

Scale: 1"=40'

Common Address:
Block/Chart:
Sub No.:

Survey:
Boundary:
Location:

Sh. - Pg. Date Dwn. / By:

Notes:
Type of Survey:

Date:

JANUARY 28, 2015

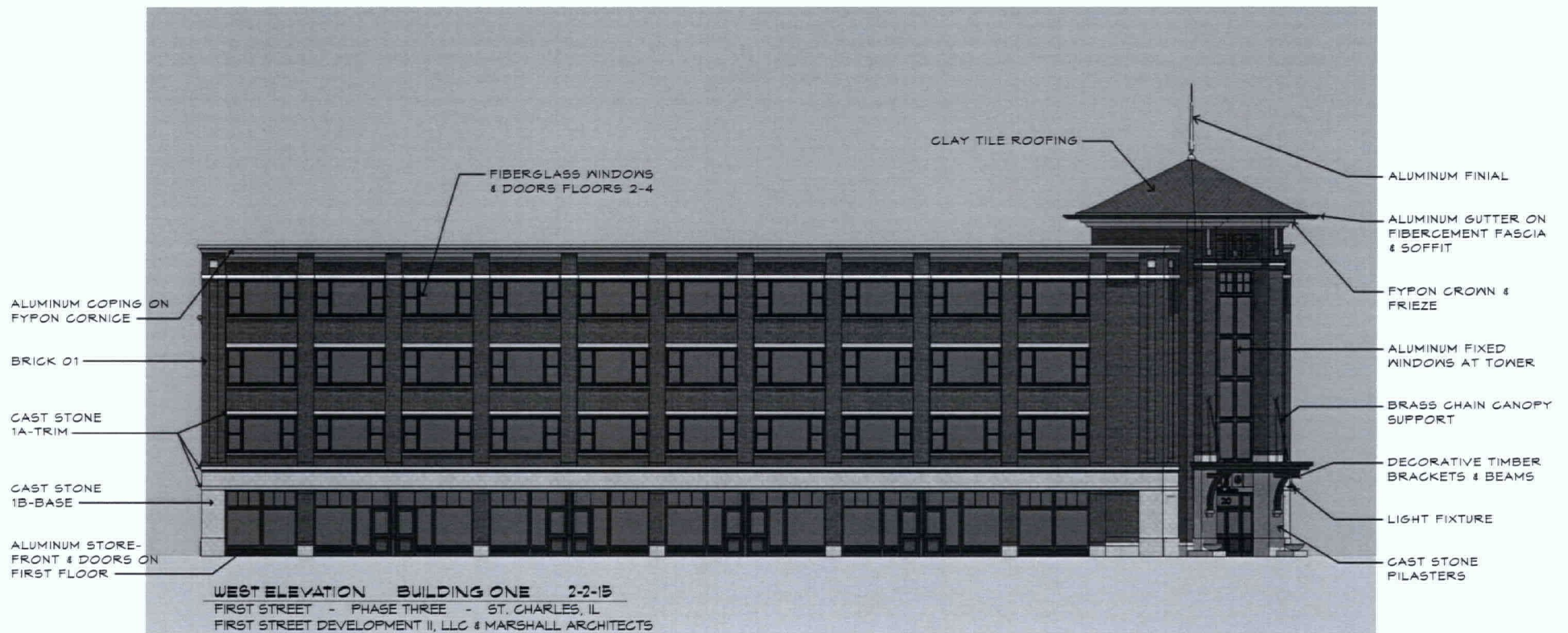
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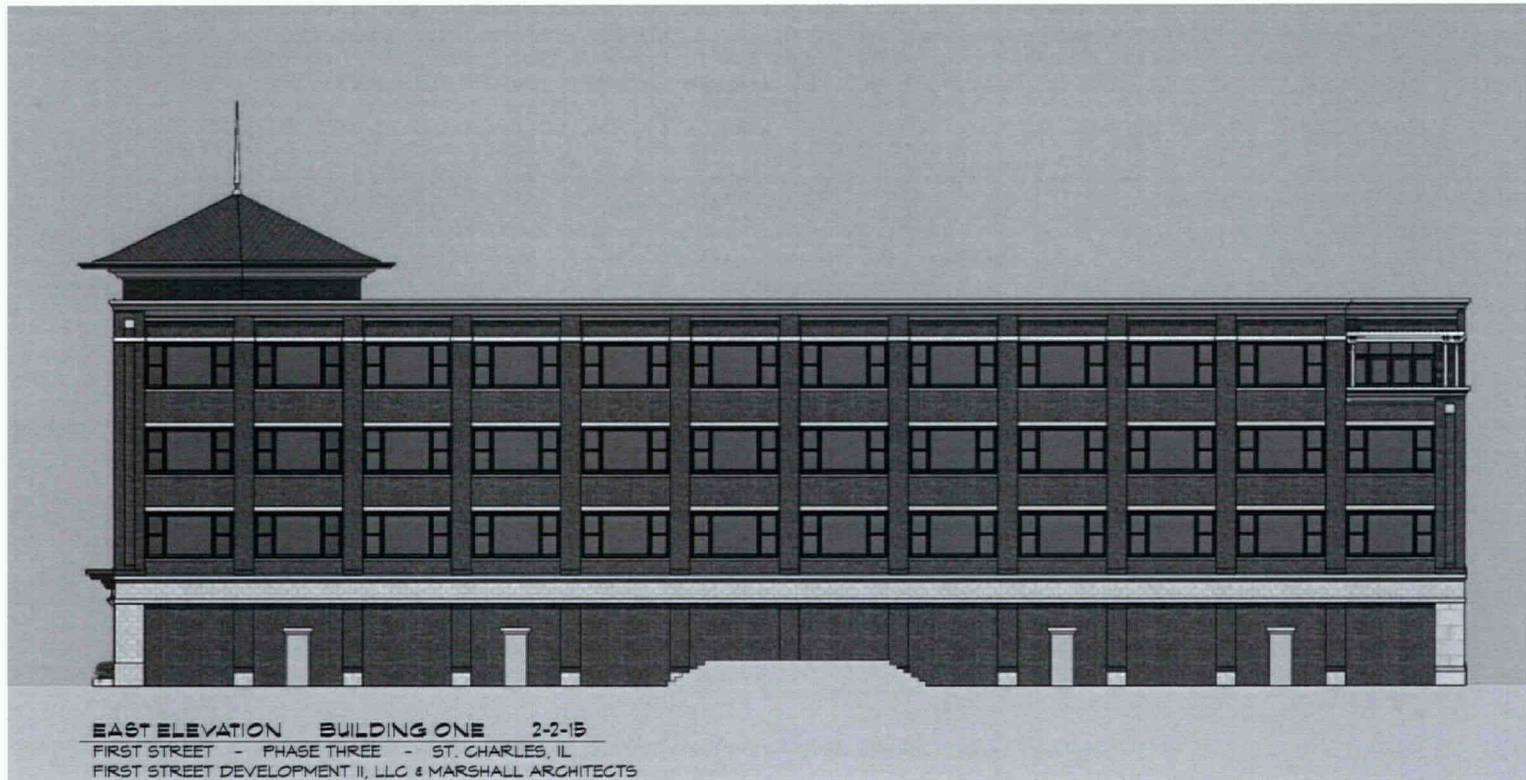


SOUTHELEVATION BUILDING ONE 2-2-15
 FIRST STREET - PHASE THREE - ST. CHARLES, IL
 FIRST STREET DEVELOPMENT II, LLC & MARSHALL ARCHITECTS



NORTHELEVATION BUILDING ONE 2-2-15
 FIRST STREET - PHASE THREE - ST. CHARLES, IL
 FIRST STREET DEVELOPMENT II, LLC & MARSHALL ARCHITECTS





EAST ELEVATION BUILDING ONE 2-2-15
FIRST STREET - PHASE THREE - ST. CHARLES, IL
FIRST STREET DEVELOPMENT II, LLC & MARSHALL ARCHITECTS



WEST ELEVATION BUILDING TWO 2-2-15
 FIRST STREET - PHASE THREE - ST. CHARLES, IL
 FIRST STREET DEVELOPMENT II, LLC & MARSHALL ARCHITECTS



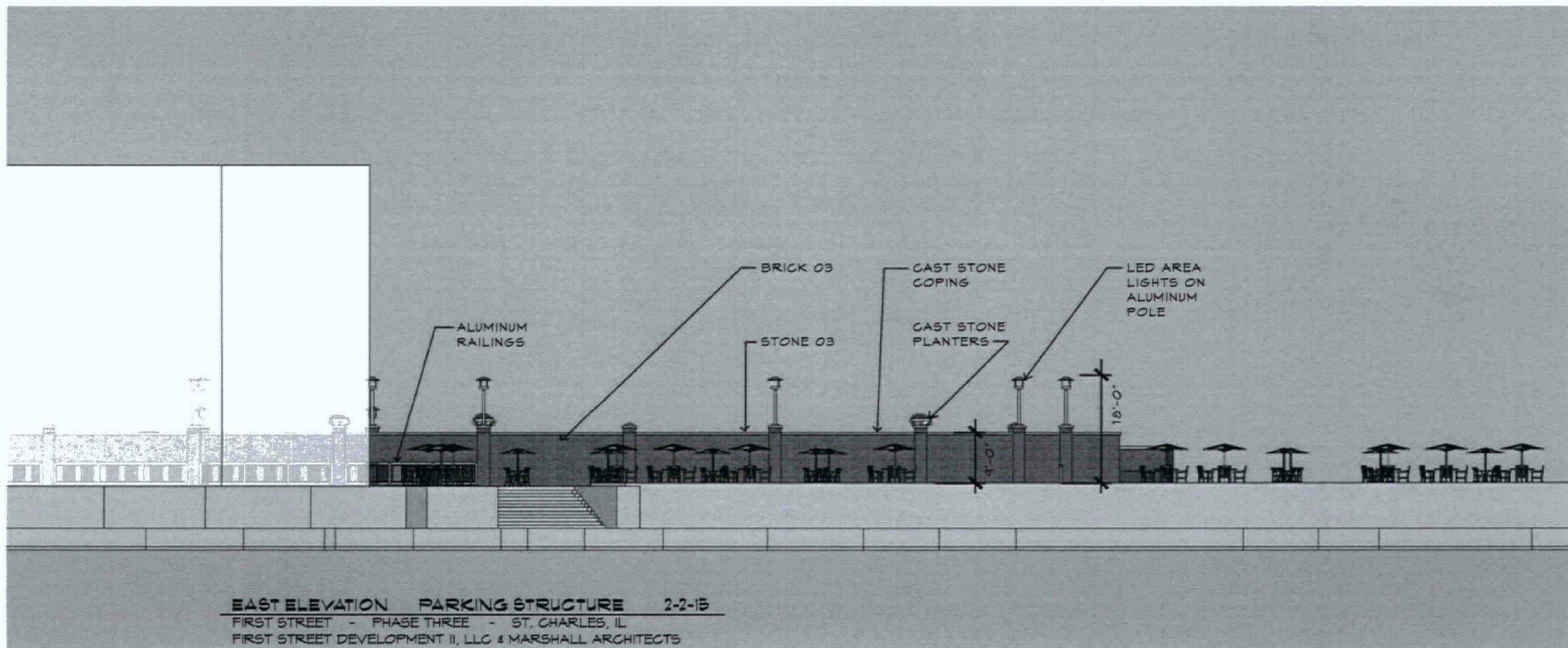
EAST ELEVATION BUILDING TWO 2-2-15
FIRST STREET - PHASE THREE - ST. CHARLES, IL
FIRST STREET DEVELOPMENT II, LLC & MARSHALL ARCHITECTS



SOUTH ELEVATION BUILDING TWO 2-2-15
 FIRST STREET - PHASE THREE - ST. CHARLES, IL
 FIRST STREET DEVELOPMENT II, LLC & MARSHALL ARCHITECTS



NORTH ELEVATION BUILDING TWO 2-2-15
 FIRST STREET - PHASE THREE - ST. CHARLES, IL
 FIRST STREET DEVELOPMENT II, LLC & MARSHALL ARCHITECTS



State of Illinois)
)
) ss.
Counties of Kane and DuPage)

Certificate

I, NANCY GARRISON, certify that I am the duly elected and acting Municipal City Clerk of the City of St. Charles, Kane and DuPage Counties, Illinois.

I further certify that on March 2, 2015, the Corporate Authorities of such municipality passed and approved Ordinance No. 2015-Z-5, entitled

"Motion to Approve an Ordinance Granting Approval
of a PUD Preliminary Plan for a portion of Phase 3 of
the First Street Redevelopment PUD (Buildings 1, 2, 3
and Parking Deck)."

which provided by its terms that it should be published in pamphlet form.

The pamphlet form of Ordinance No. 2015-Z-5, including the Ordinance and a cover sheet thereof was prepared, and a copy of such Ordinance was posted in the municipal building, commencing on March 6, 2015, and continuing for at least ten days thereafter. Copies of such Ordinance were also available for public inspection upon request in the office of the municipal clerk.

DATED at St. Charles, Illinois, this 2nd

day of March, 2015.



(S E A L)

Nancy Garrison
Municipal Clerk