

**AGENDA ITEM EXECUTIVE SUMMARY**

Agenda Item number: IK

Title:	Consideration of a request to vacate a portion of a Public Access and Utility Easement adjacent to ZaZa's Trattoria, 5 S. 1st Street, and the First Street West Plaza.
Presenter:	Russell Colby

Meeting: City Council - New Business Date: May 18, 2020

Proposed Cost: N/A	Budgeted Amount: N/A	Not Budgeted: <input type="checkbox"/>
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Executive Summary (*if not budgeted please explain*):**Background**

ZaZa's Trattoria restaurant, located at 5 S. 1st Street, extends into the adjacent building to the west, 103-105 W. Main Street. Located behind the 103-105 W. Main St. building is an open service courtyard area that backs up to the First Street West Plaza.

Prior to the Plaza being constructed, the City had obtained a series of easements along the rear of buildings within this block for the purpose of providing a pedestrian access corridor. Some of these easement areas were later utilized as a part of the Plaza. The easement area behind 103-105 W. Main St. extends up to the rear wall of the building (Labeled as Easement "EB" on the attached survey). The area adjacent to the building is not being utilized as part of the Plaza and is currently fenced off.

Proposal

On behalf of building and business owner Dino Sisto, Batir Architecture has submitted a request for this unutilized easement area to be vacated by the City in order to permit the construction of a building addition. An 18 ft. deep area at the rear wall of the building is requested to be vacated. The proposed building addition would roughly be in line with the rear walls of the adjacent structures along the north edge of the plaza. Conceptual renderings and a floor plan of the proposed addition are attached.

Comments/considerations

- The easement grants the City rights for public access and utilities. Currently, the area is not readily accessible (as it is fenced) and there appears to be no public City utilities present. However, there are building services lines and potentially other utility lines that the owner would need to address if the project moves forward.
- Per the Fire Department, this area is not required for emergency access, as the emergency access route along the north side of the plaza would not be impacted.
- The Historic Preservation Commission reviewed preliminary renderings of the project and is supportive of the concept, but will need to review more detailed plans later.
- From a technical standpoint, Staff has no objection to the request.

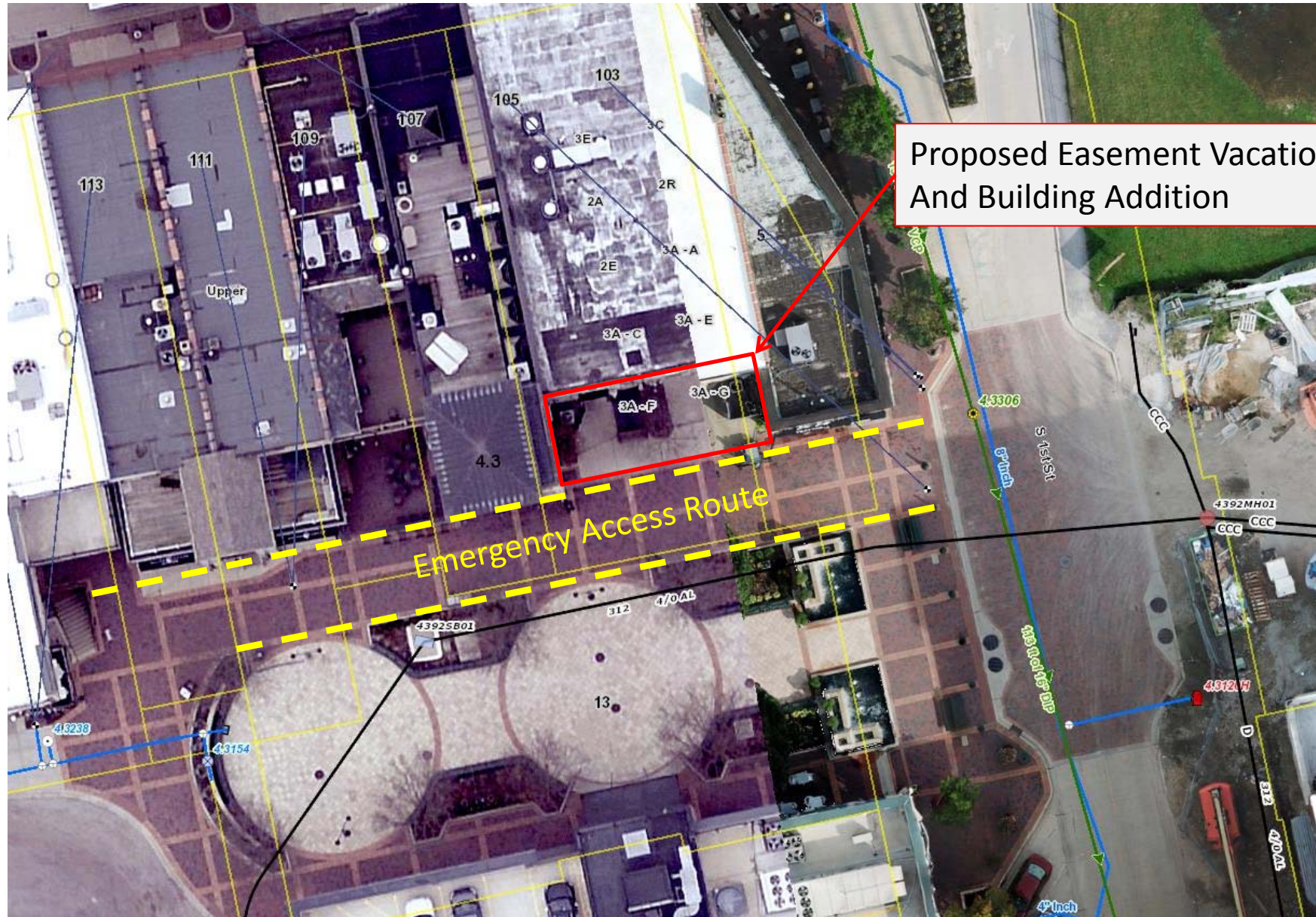
Attachments (*please list*):

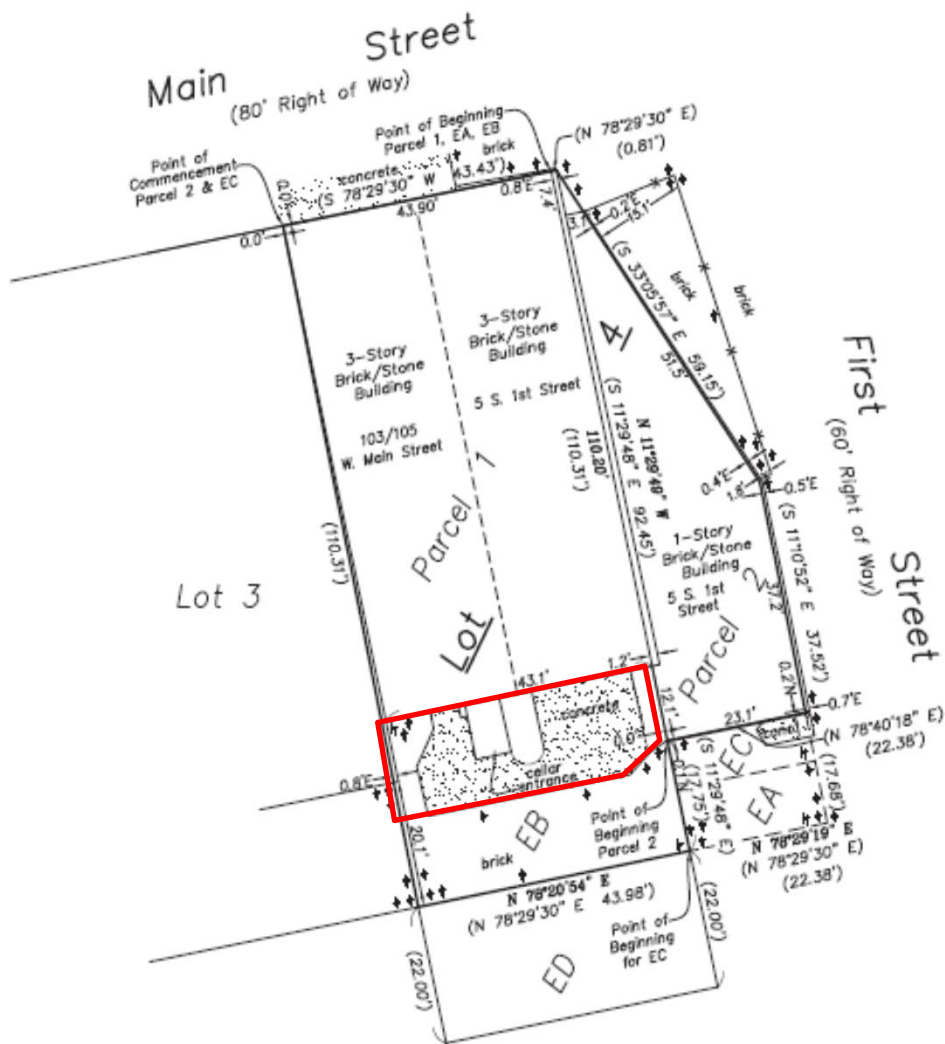
Location maps; Request letter and plan documents submitted by Batir Architecture

Recommendation/Suggested Action (*briefly explain*):

No action is required. The owner and architect are seeking direction from the Council regarding the easement vacation so that they can proceed with more detailed planning for the project.

If Council is supportive of vacating the easement for the project, staff will work with the owner to prepare the appropriate instrument(s) and present the documents for City Council action at a later date.





Portion of Easement “EB” requested to be vacated

Easement EB grants the City rights for:

- Public pedestrian right-of-way and related improvements
- Public Utilities

Current use of the easement area:

- Fenced-in service courtyard for the building
- Utility services to the building

REQUEST FOR RELEASE OF EASEMENT

TO:

*St. Charles City Council
2 E. Main Street
St. Charles, IL 60174*

FROM:

*Batir Architecture
1121 E. Main Street
St. Charles, IL 60174
(630) 513-5109
Contact: Paula Price*

PROJECT:

*ZaZa's Trattoria
5 S. 1st Street
St. Charles, IL 60174
Project No. 19035*

St Charles City Council,

This letter serves to request the partial release of Easement 'EB' at the south end of the ZaZa's Trattoria property. This easement is adjacent to another easement to its south (ED), and existing buildings on each of its other three sides. Batir Architecture requests this release for the purpose of a building addition and new main entrance for the restaurant. The distance that is being requested is 18'-0". With this release there is still approximately 18'-0" clear access from the face of the proposed addition to the planter for access.

It is understood that EB is an access easement but upon review of the current configuration of this plaza, the access as is currently used would not be impeded (see photos). The face of the lower level of the addition maintains a line with the columns of the adjoining property to the west and the wall of the patio of McNally's. This new space is currently designed to allow 4 -season patio seating as well as an more gracious entry into ZaZa's and vertical circulation. It is intended to open into the plaza when weather allows and has full glass folding panel doors that when closed are to convey the feel of a patio. It is intended to enhance the plaza experience.

Batir and ZaZa's have been working together to produce a building design that enriches the community through restaurant expansion, engagement with river views, and celebration of the historical character of its surroundings.

Attached:

*Plat of Survey
Existing Photos
Design Intent Renderings
Design Intent Floor Plans*

*Thank you for your consideration,
Batir Architecture*

PLAT OF SURVEY

PARCEL 1:
THAT PART OF LOT 4 IN BLOCK 39 OF THE ORIGINAL TOWN OF ST. CHARLES, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTHERLY LINE OF SAID LOT THAT IS 43.43 FEET EASTERLY OF THE NORTHWEST CORNER OF SAID LOT; THENCE WESTERLY ALONG SAID NORTHERLY LINE 43.43 FEET TO THE SAID NORTHWEST CORNER; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID LOT, 110.31 FEET TO A LINE DRAWN PARALLEL WITH AND 22 FEET NORTHERLY OF THE SOUTHERLY LINE OF SAID LOT; THENCE EASTERLY ALONG THE SAID PARALLEL LINE 43.98 FEET; THENCE NORTHERLY 110.31 FEET TO THE POINT OF BEGINNING, IN THE CITY ST. CHARLES, KANE COUNTY, ILLINOIS.

COMMONLY KNOWN AS 103-105 W. MAIN STREET & 5 SOUTH 1ST STREET, ST. CHARLES, ILLINOIS.

PARCEL 2:
THAT PART ON LOT 4 IN BLOCK 39 OF THE ORIGINAL TOWN OF ST. CHARLES ON THE WEST SIDE OF THE FOX RIVER, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWESTERLY CORNER OF SAID LOT 4; THENCE SOUTHERLY ON THE WESTERLY LINE OF SAID LOT 4, A DISTANCE OF 110.31 FEET TO THE INTERSECTION WITH A LINE 22.0 FEET NORTH OF AND PARALLEL WITH THE SOUTHERLY LINE OF SAID LOT 4; THENCE NORTH 78 DEGREES 29 MINUTES 30 SECONDS EAST, BEING AN ASSUMED BEARING ON THE LAST DESCRIBED PARALLEL LINE, A DISTANCE OF 43.98 FEET; THENCE NORTH 11 DEGREES 29 MINUTES 48 SECONDS WEST 17.75 FEET ON A LINE THAT WOULD INTERSECT THE NORTHERLY LINE OF SAID LOT 4 AT A POINT 43.43 FEET EASTERLY OF THE NORTHWESTERLY CORNER OF SAID LOT 4 AS MEASURED ON THE NORTHERLY LINE OF SAID LOT 4 TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 11 DEGREES 29 MINUTES 48 SECONDS WEST ON THE LAST DESCRIBED LINE (BEING ALONG THE EASTERLY LINE OF THE LAND DESCRIBED IN DEED DOCUMENT 2007K114148 FROM THE RAM PROPERTIES, LLC TO BRADS PROPERTIES, LLC) A DISTANCE OF 92.45 FEET TO THE NORTHERLY LINE OF SAID LOT 4; THENCE NORTH 78 DEGREES 29 MINUTES 30 SECONDS EAST OF THE NORTHERLY LINE OF SAID LOT 4, A DISTANCE OF 0.81 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF FIRST STREET ACCORDING TO THE PLAT RECORDED JANUARY 25, 1844 IN RECORD BOOK 4 ON PAGE 342; THENCE SOUTH 33 DEGREES 05 MINUTES 57 SECONDS EAST ON THE LAST DESCRIBED RIGHT-OF-WAY LINE A DISTANCE OF 59.15 FEET TO AN ANGLE POINT IN SAID LINE; THENCE SOUTH 11 DEGREES 10 MINUTES 52 SECONDS ON THE EASTERLY RIGHT-OF-WAY OF SAID FIRST STREET, A DISTANCE OF 37.52 FEET; THENCE SOUTH 78 DEGREES 40 MINUTES 18 SECONDS WEST, A DISTANCE OF 22.38 FEET TO THE POINT OF BEGINNING, ALL IN KANE COUNTY, ILLINOIS.

COMMONLY KNOWN AS 5 SOUTH 1ST STREET, ST. CHARLES, ILLINOIS.

PARCELS CONTAIN: 6,304.9 SQUARE FEET, MORE OR LESS.

EASEMENT A (EA):

ALL PORTIONS OF THE PROPERTY LOCATED SOUTH OF THE STRUCTURES LOCATED ON THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 4 (EXCEPT THE SOUTHERLY 22 FEET AND EXCEPT THAT PART TAKEN FOR FIRST STREET ACCORDING TO PLAT RECORDED JANUARY 25, 1844 IN RECORD BOOK 4, PAGE 342) IN BLOCK 39 OF THE ORIGINAL TOWN OF ST. CHARLES, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS. EXCEPTING THEREFROM PART OF LOT 4, IN BLOCK 39 OF THE ORIGINAL TOWN OF ST. CHARLES DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTHERLY LINE OF SAID LOT THAT IS 43.43 FEET EASTERLY OF THE NORTHWEST CORNER OF SAID LOT; THENCE WESTERLY ALONG SAID NORTHERLY LINE 43.43 FEET TO SAID NORTHWEST CORNER; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID LOT, 110.31 FEET TO A LINE DRAWN PARALLEL WITH AND 22 FEET NORTHERLY OF THE SOUTHERLY LINE OF SAID LOT; THENCE EASTERLY ALONG SAID PARALLEL LINE 43.98 FEET; THENCE NORTHERLY 110.31 FEET TO THE POINT OF BEGINNING, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

EASEMENT B (EB):

ALL PORTIONS OF THE PROPERTY LOCATED SOUTH OF THE STRUCTURES LOCATED ON THE FOLLOWING DESCRIBED REAL ESTATE:

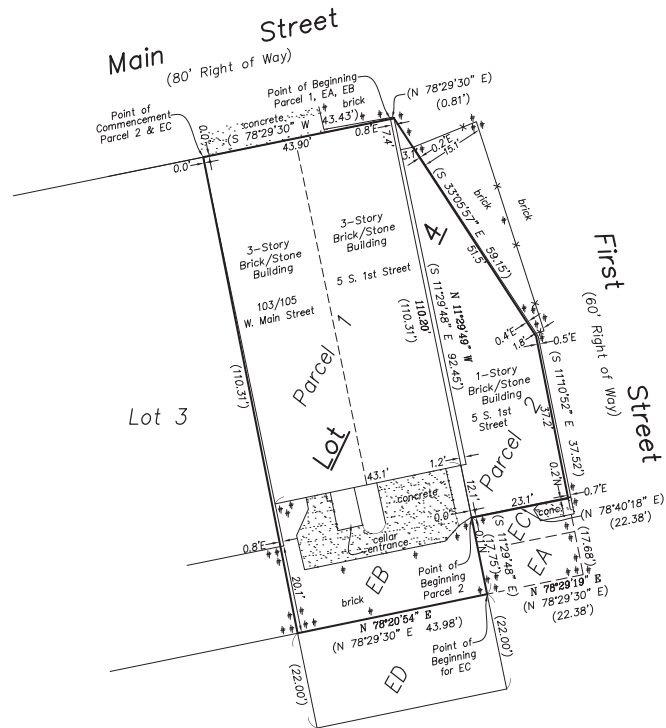
THAT PART OF LOT 4, IN BLOCK 39 OF THE ORIGINAL TOWN OF ST. CHARLES DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTHERLY LINE OF SAID LOT THAT IS 43.43 FEET EASTERLY OF THE NORTHWEST CORNER OF SAID LOT; THENCE WESTERLY ALONG SAID NORTHERLY LINE 43.43 FEET TO SAID NORTHWEST CORNER; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID LOT, 110.31 FEET TO A LINE DRAWN PARALLEL WITH AND 22 FEET NORTHERLY OF THE SOUTHERLY LINE OF SAID LOT; THENCE EASTERLY ALONG SAID PARALLEL LINE 43.98 FEET; THENCE NORTHERLY 110.31 FEET TO THE POINT OF BEGINNING, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

EASEMENT C (EC):

THE NORTH 7.68 FEET OF THE FOLLOWING DESCRIBED PARCEL:
THAT PART OF LOT 4 IN BLOCK 39 OF THE ORIGINAL TOWN OF ST. CHARLES ON THE WEST SIDE OF THE FOX RIVER, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWESTERLY CORNER OF SAID LOT 4; THENCE SOUTHERLY ON THE WESTERLY LINE OF SAID LOT 4, A DISTANCE OF 110.31 FEET TO THE INTERSECTION WITH A LINE 22 FEET, NORTH OF AND PARALLEL WITH THE SOUTHERLY LINE OF SAID LOT 4; THENCE NORTH 78 DEGREES 29 MINUTES 30 SECONDS EAST, BEING AN ASSUMED BEARING ON THE LAST DESCRIBED PARALLEL LINE, A DISTANCE OF 43.98 FEET, TO THE POINT OF BEGINNING; THENCE NORTH 11 DEGREES 29 MINUTES 48 SECONDS WEST, 17.75 FEET ON A LINE THAT WOULD INTERSECT THE NORTHERLY LINE OF SAID LOT 4, AT A POINT 43.43 FEET EASTERLY OF THE NORTHWESTERLY CORNER OF SAID LOT 4, AS MEASURED ON THE NORTHERLY LINE OF SAID LOT 4; THENCE NORTH 78 DEGREES 40 MINUTES 18 SECONDS EAST, A DISTANCE OF 22.38 FEET TO THE WESTERLY LINE OF FIRST STREET; THENCE SOUTH 11 DEGREES 10 MINUTES 52 SECONDS EAST ON THE WESTERLY LINE OF SAID FIRST STREET, A DISTANCE OF 17.68 FEET TO THE AFOREMENTIONED 22.0 FEET NORTH AND PARALLEL LINE; THENCE SOUTH 78 DEGREES 29 MINUTES 30 SECONDS WEST ON A SAID PARALLEL LINE, A DISTANCE OF 22.28 FEET TO THE POINT OF BEGINNING, ALL IN KANE COUNTY, ILLINOIS.

EASEMENT D (ED):

EASEMENT FOR INGRESS AND EGRESS CREATED BY DEED RECORDED JUNE 7, 1972 AS DOCUMENT 1228730 MADE BY THE ST. CHARLES NATIONAL BANK, AS TRUSTEE UNDER A TRUST AGREEMENT DATED MAY 2, 1962 AND KNOWN AS TRUST NUMBER 283 TO JACK H. ROTHSTEIN AND WIFE FOR THE BENEFIT OF PARCEL 1 OVER THE NORTHERLY 10 FEET OF THE SOUTHERLY 32 FEET OF LOT 4 IN BLOCK 39 OF THE ORIGINAL TOWN OF ST. CHARLES (EXCEPT THAT PART FALLING WITHIN PARCEL 1), IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.



STATE OF ILLINOIS)
COUNTY OF KENDALL) SS

WE, CORNERSTONE SURVEYING, P.C., AN ILLINOIS PROFESSIONAL DESIGN FIRM LAND SURVEYOR CORPORATION NO. 184.006522, DO HEREBY CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.

DATED AT YORKVILLE, ILLINOIS ON SEPTEMBER 24, 2013.

Michel C. Ensalaco P.L.S. 2768 Exp. 11/30/2014
ERIC C. POKORNY P.L.S. 3818 Exp. 11/30/2014

TODD SURVEYING

PROFESSIONAL LAND SURVEYING SERVICES

CORNERSTONE SURVEYING, PC
1304 SUNSET AVENUE, SUITE E
YORKVILLE, ILLINOIS 60550
PHONE 630-892-1309 FAX 630-892-5544

Survey is valid only if original seal is shown in red.

SCALE 1" = 20'
Found 3/4" Dia. Iron Pipe
(Unless Otherwise Noted)
Set Iron Pipe 1/2" Dia. x 24"
N = North E = East
S = South W = West
(XXX.XX) = Record Distance
XX.XX = Measured Distance
R = Radius A = Arc Length
U & D.E. = Utility & Drainage Easement
Fence = ---x---x---
Concrete/Asphalt Gravel

Client: ZAZA CORPORATION
Book #2163/sh Drawn Bymh.gd/Plat #886
References:
Field Work Completed: 09/18/2013
Rev. Date/Rev. Description
Project Number: 2013-0973

ALTA/ACSM LAND TITLE SURVEY

Prepared By
MARCHESE AND SONS, Inc.

land - marine - construction surveys

10 Menasco Drive
Roselle, Illinois 60172

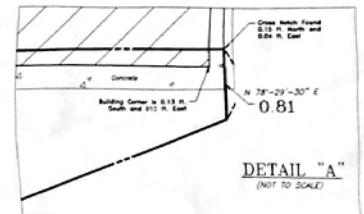
Phone : (630) 894-5680
FAX : (630) 894-8889

PROPERTY DESCRIPTION

PARCEL 1

THAT PART OF LOT FOUR IN BLOCK THIRTY NINE OF THE ORIGINAL TOWN OF ST. CHARLES ON THE WEST SIDE OF THE FOX RIVER IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWESTERLY CORNER OF SAID LOT FOUR THENCE SOUTHERLY ON THE WESTERLY LINE OF SAID LOT FOUR A DISTANCE OF 110.31 FT. TO THE INTERSECTION WITH A LINE 22.0 FT. NORTH OF AND PARALLEL WITH THE SOUTHERLY LINE OF SAID LOT FOUR THENCE NORTH 16 DEGREES 28 MINUTES 30 SECONDS EAST BEING AN ASSUMED BEARING ON THE LAST DESCRIBED PARALLEL LINE A DISTANCE OF 43.96 FT. THENCE NORTH 11 DEGREES 28 MINUTES 48 SECONDS WEST 172.87 FT. ON A LINE THAT WOULD INTERSECT THE NORTHERLY LINE OF SAID LOT FOUR AT A POINT 43.43 FT. EASTERLY OF THE NORTHWESTERLY CORNER OF SAID LOT FOUR AS MEASURED ON THE NORTHERLY LINE OF SAID LOT FOUR TO THE POINT OF BEGINNING THENCE CONTINUING NORTH 11 DEGREES 28 MINUTES 48 SECONDS WEST ON THE LAST DESCRIBED LINE A DISTANCE OF 84.45 FT. TO THE NORTHERLY LINE OF SAID LOT FOUR THENCE NORTH 19 DEGREES 35 MINUTES 30 SECONDS EAST ON THE NORTHERLY LINE OF SAID LOT FOUR A DISTANCE OF 8.81 FT. TO THE WESTERLY LINE OF SAID LOT FOUR THENCE SOUTH 33 DEGREES 05 MINUTES 15 SECONDS EAST ON THE WESTERLY LINE OF SAID LOT FOUR A DISTANCE OF 16.15 FT. TO AN ANGLE POINT IN SAID LINE THENCE SOUTH 11 DEGREES 30 SECONDS ON THE EASTERLY RIGHT-OF-WAY OF SAID FIRST STREET A DISTANCE OF 37.52 FT. THENCE SOUTH 78 DEGREES 40 MINUTES 18 SECONDS WEST A DISTANCE OF 22.38 FT. TO THE POINT OF BEGINNING. ALL IN KANE COUNTY, ILLINOIS.

CONTAINING 1486 SQUARE FEET OR 0.034 ACRES MORE OR LESS



North

FIN NO. 88-27-377-018
ADDRESS: 5 S MAIN STREET
ST. CHARLES, ILLINOIS
SCALE: ONE INCH = TEN FEET
ORDER NO. 08-15232 (PARCEL 1)
ORDERED BY: MR. NICHOLAS S. PEPPERS
ATTORNEY AT LAW

COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE. FOR BUILDING LINE AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR CONTRACT. DEED, TITLE INSURANCE POLICY AND ZONING ORDINANCE. BASIS OF THE BEARINGS SHOWN HEREON HAVE BEEN ASSURED.

STATE OF ILLINOIS
COUNTY OF DUPAGE

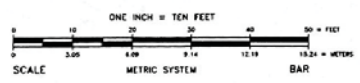
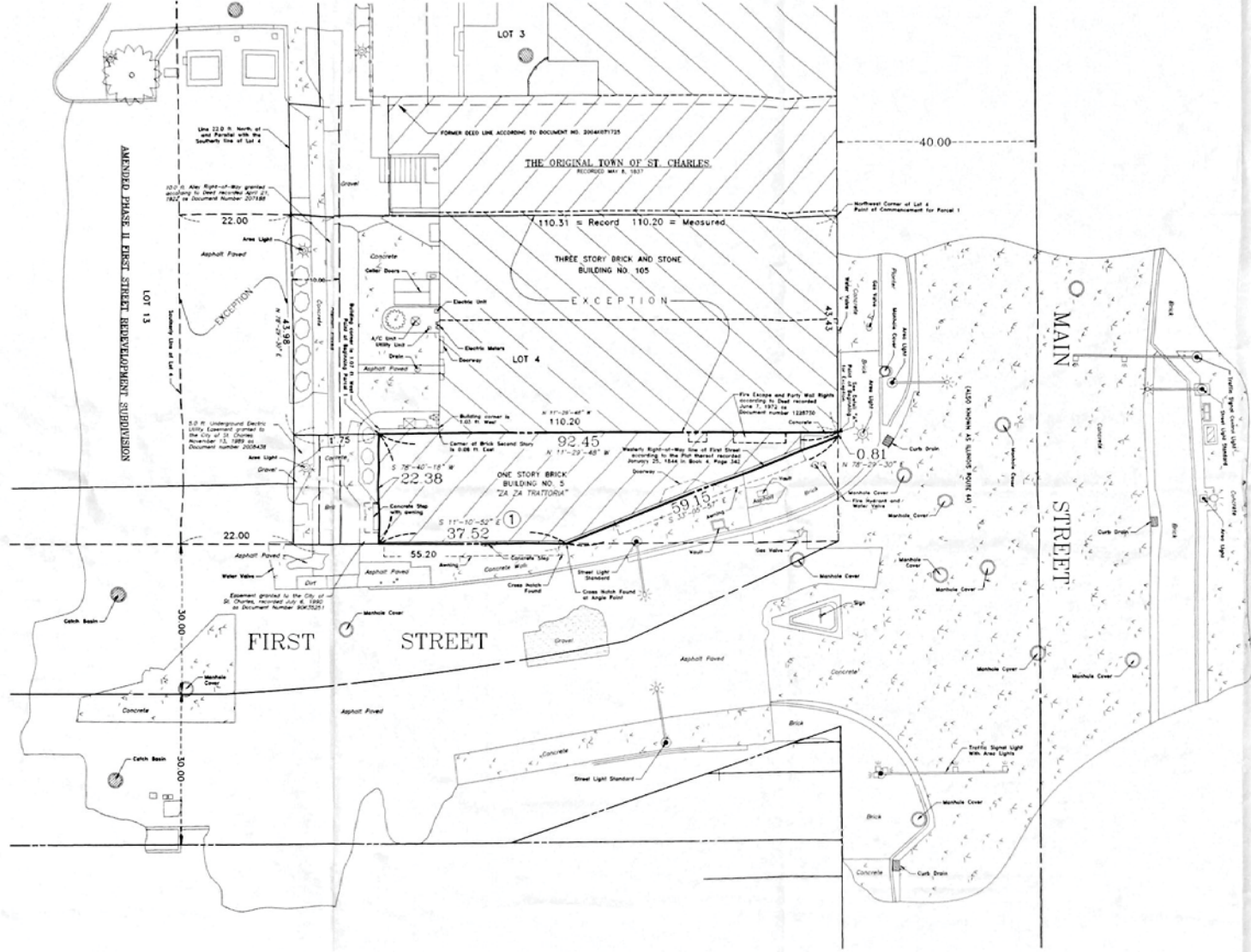
TO:
CITY OF ST. CHARLES, ILLINOIS
CHICAGO TITLE INSURANCE COMPANY,

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005 AND INCLUDES ITEMS 1, 2, 3, 4, 7A, 8, 9 AND 10 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT, IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF ILLINOIS, THE RELATIVE PORTIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

DRAWN UNDER MY HAND AND SEAL THIS 12th DAY OF NOVEMBER, 2008.

John J. Marchese
ILLINOIS LICENSED PROFESSIONAL LAND SURVEYOR NO. 2081
MY CURRENT LICENSE EXPIRES ON NOVEMBER 30, 2010

"The Surveyor has reviewed the Public Records as well as a visual inspection of the site and as far as he or she is able, has shown the boundaries pertaining thereto. However, he or she does not warrant against any encumbrance or other matters that should be shown to the public records or otherwise that should be shown to a visual inspection of the property."



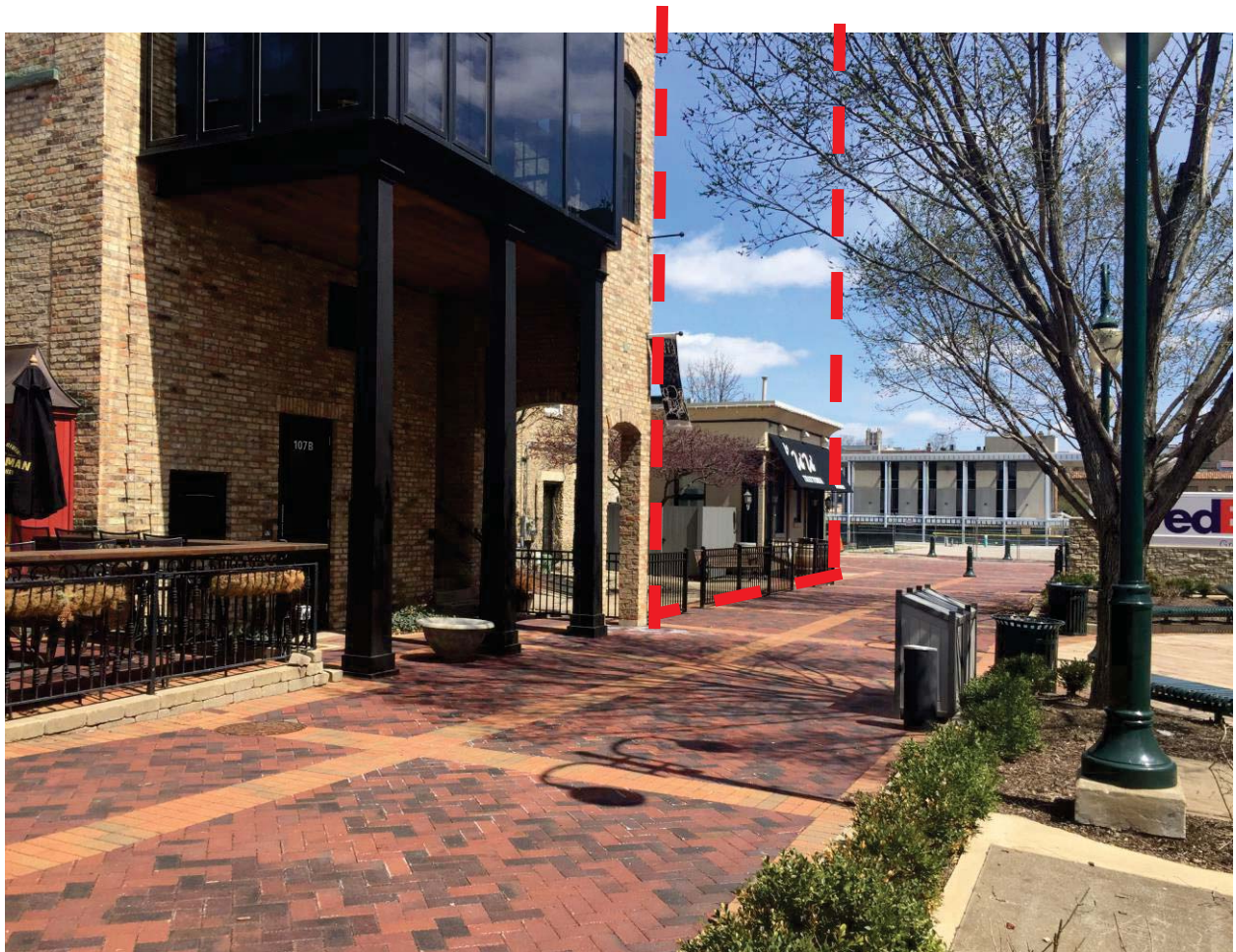
NOTE: UNDERGROUND UTILITIES SHOWN HEREON, HAVE BEEN PLOTTED WITH THE AID OF AVAILABLE RECORDS. FOR LOCATIONS OF UNDERGROUND UTILITY MAINS, PLEASE CONTACT J.U.L.E. BY CALLING 811 OR 1-800-892-0123.

PROJECT:
ZaZa's Trattoria
5 S. 1st Street
St. Charles, IL 60174
Project No. 19035



1121 E. Main St., Suite 220 St. Charles, IL 60174
tel 630 513 5109 fax 630 513 5919
www.batirarch.com





PROPOSED ADDITION - SOUTH ELEVATION

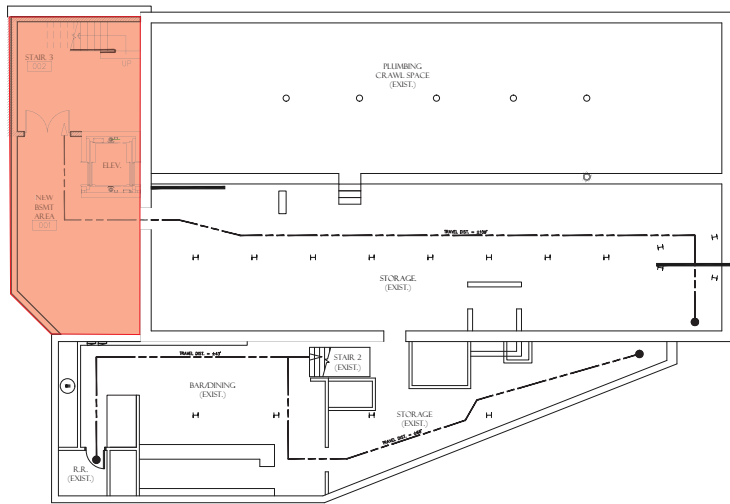


PROPOSED ADDITION - SOUTHEAST ELEVATION

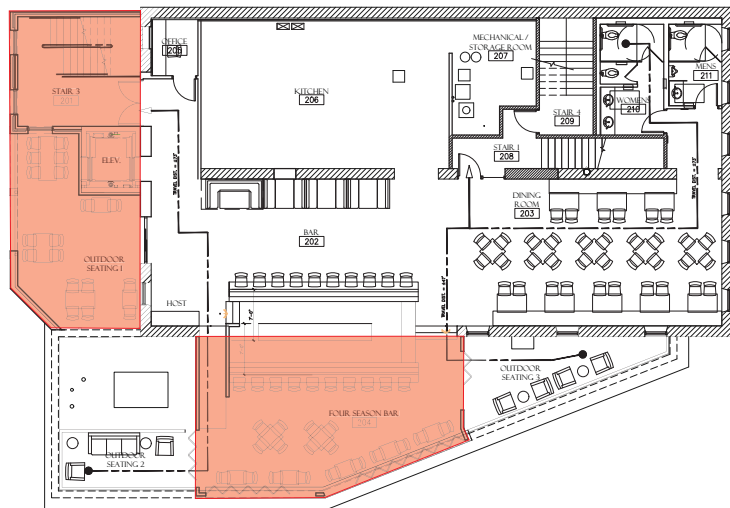


PROPOSED ADDITION - EAST ELEVATION

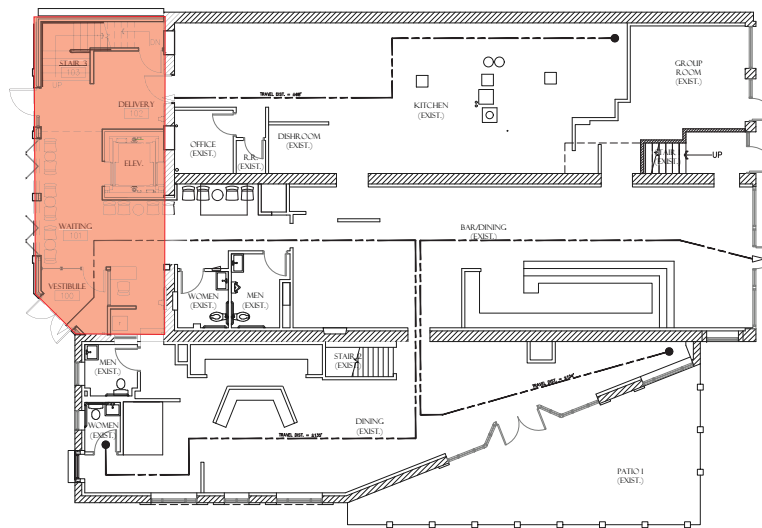




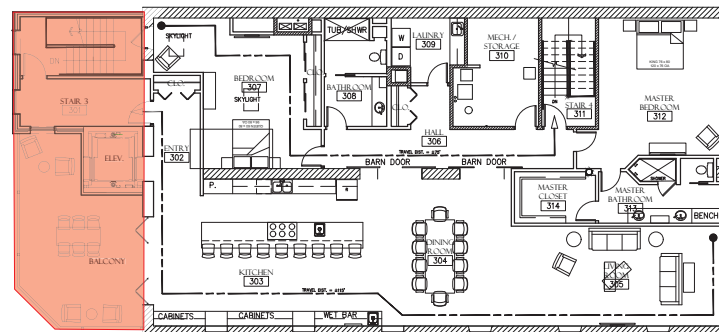
BASEMENT PLAN
SCALE: 1/4"=1'-0"
NORTH



SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"
NORTH



FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"
NORTH



THIRD FLOOR PLAN
SCALE: 1/4"=1'-0"
NORTH

RED HATCH INDICATES AREA OF ADDITION

FLOOR PLAN LEGEND:

- EXISTING TO REMAIN
- NEW PARTITION
- NEW RATED PARTITION

- KEY NOTE
- ROOM NUMBER

BUILDING DATA

CONSTRUCTION TYPE CLASSIFICATION:
TYPE 3B - NON-COMBUSTIBLE, SPRINKLED

FIRE RESISTANCE OF STRUCTURAL ELEMENTS - REQUIRED
(TYPE 3B CONSTRUCTION - (TABLE 601 & 602))

1. EXTERIOR BEARING WALLS 2 HRS
2. INTERIOR BEARING WALLS, COLUMNS 0 HRS
3. FLOOR CONSTRUCTION 0 HRS
4. ROOF CONSTRUCTION 0 HRS

CODE ANALYSIS

OCCUPANCY CLASSIFICATION:

TENANT SPACE (FLOOR-BASEMENT): USE GROUP S-2 (STORAGE) (IBC 311.3)
TENANT SPACE (FLOOR #1 & #2): USE GROUP A-2 (ASSEMBLY) (IBC 304.3)
TENANT SPACE (FLOOR #3): USE GROUP R-2 (RESIDENTIAL) (IBC 310.4)

ZONING: CBD-1 (CENTRAL BUSINESS DISTRICT)

GENERAL BUILDING LIMITATIONS:

MAXIMUM BUILDING HEIGHT: (BC 504.3 & 504.4)
PERMITTED - 75' (3 STORIES)
EXISTING - +-38' (3 STORIES)

MAXIMUM AREA PERMITTED: (BC TABLE 506.2)
PERMITTED - A-2 (1ST FLOOR) - 28,500 S.F.
PROPOSED - 2,347 S.F.
PERMITTED - A-2 (2ND FLOOR) - 28,500 S.F.
PROPOSED - 3,050 S.F.
PERMITTED - R-3 (3RD FLOOR) - 28,500 S.F.
PROPOSED - 2,937 S.F.
PERMITTED - S-2 (1ST FLOOR) - 28,500 S.F.
PROPOSED - 3,210 S.F.

FIRE PROTECTION SYSTEMS:

NEW FULLY AUTOMATIC FIRE SPRINKLER SYSTEM AND AS REQUIRED BY CODE AND NFPA13R

EGRESS CALCULATION: (IBC)

TENANT AREA/OCCUPANT LOAD: (IBC TABLE 1004.1.2)
FLOOR AREA PER OCCUPANT:
A- 15 NET S.F.
R- 200 GROSS S.F.
S- 500 GROSS S.F.

GROSS AREA: (A) 5,397 S.F. / 15 = 360 OCCUPANTS MAX
(R) 2,937 S.F. / 200 = 15 OCCUPANTS MAX.
(S) 3,210 S.F. / 500 = 6 OCCUPANTS MAX.

MAXIMUM COMMON PATH OF EGRESS TRAVEL:
(IBC TABLE 1006.2.1)

PERMITTED - A - 75'
R - 125'
S - 100'

MAXIMUM LENGTH OF EGRESS ALLOWED:
(IBC TABLE 1017.2)

PERMITTED - A - 250'
R - 250'
S - 300'

CALCULATED ACTUAL EGRESS (FURTHEST POINT):
A - +135'
R - +115'
S - +109'

EGRESS UNITS REQUIRED: 2
EGRESS UNITS PROVIDED: 2
(1 DOOR AT 36' @ FRONT)
(1 DOOR AT 36' @ REAR)

LOCKS AND LATCHES (IBC SECTION) ALL MEANS OF EGRESS DOORS SHALL BE READILY OPERABLE FROM THE SIDE WHICH EGRESS IS TO BE MADE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.

LIFE SAFETY PLAN NOTES: (1)

1. ...

PROJECT:
19035

ZAZA'S TRATTORIA
INTERIOR ALTERATIONS & ADDITION

5.5. 1ST STREET, ST. CHARLES, IL 60174

BATR
BATIR ARCHITECTURE LTD.

1121 E. MAIN ST. SUITE 220 ST. CHARLES, IL 60174
PHONE: 630.555.5555
WWW.BATRARCH.COM

LIFE SAFETY PLANS

ISSUED:
04-10-2020
ISSUED FOR PERMIT

SCALE
1/4" = 1'-0"

A101

SITE PLAN NOTES:
1. ...

PROJECT:
19035

ZAZA'S TRATTORIA
INTERIOR ALTERATIONS & ADDITION
5.5. 1ST STREET, ST. CHARLES, IL 60174

BATR
BATR ARCHITECTURE LTD.
1121 E MAIN ST, SUITE 228, ST. CHARLES, IL 60174
PH: 618.355.5593
WWW.BATRARCH.COM

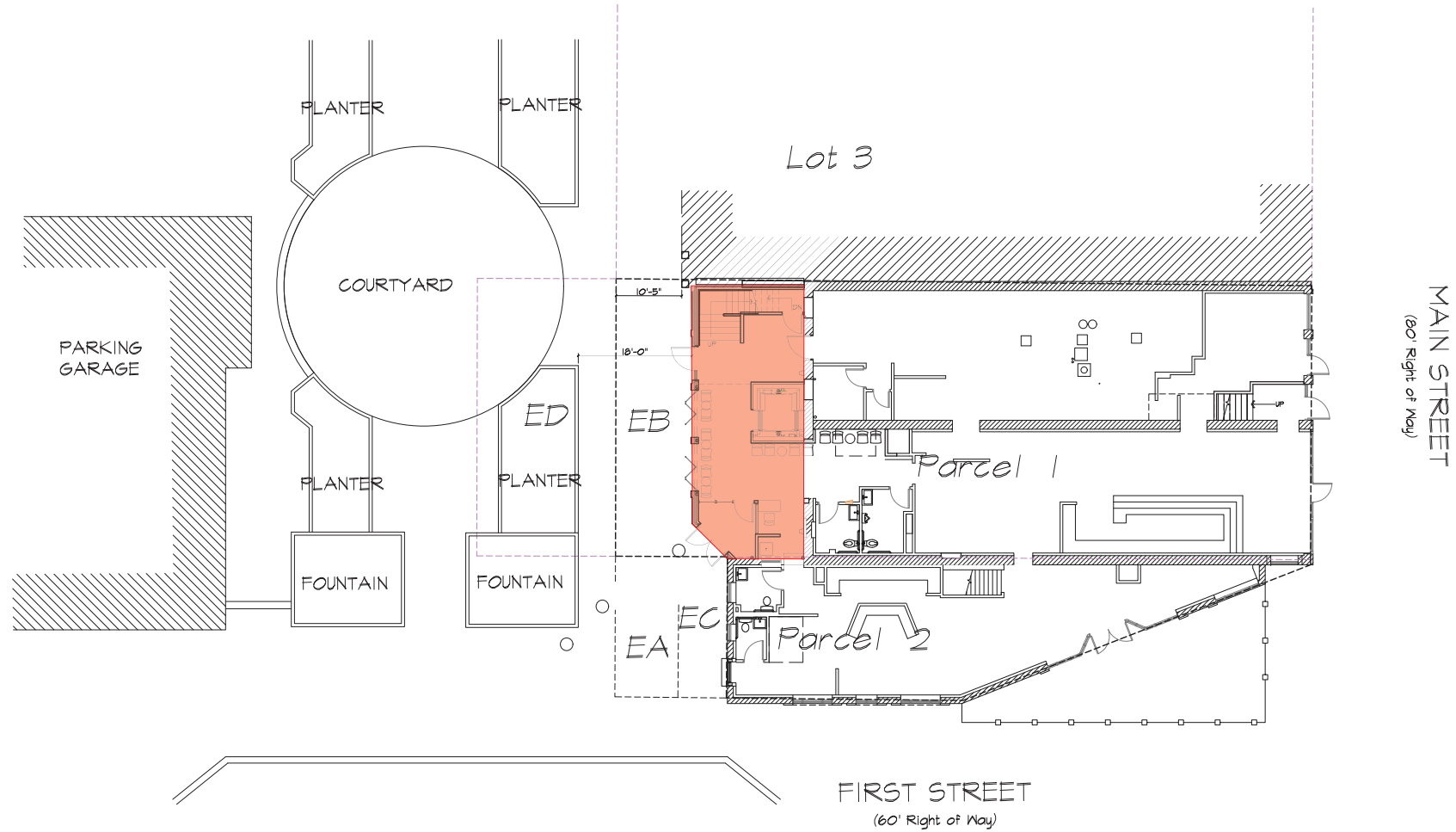
SITE PLAN

ISSUED:
04-10-2020
ISSUED FOR PERMIT

© COPYRIGHT 2020
BATR ARCHITECTURE LTD.

SCALE
1/4" = 1'-0"
ALL DIMENSIONS IN FEET

A100



RED HATCH INDICATES AREA OF ADDITION

SITE PLAN
SCALE: 1/4" = 1'-0"
NORTH