CITY OF ST. CHARLES ILLINOIS • 1834	**PLAN COMMISSION AGENDA ITEM EXECUTIVE SUMMARY**			
	Project Title/Address:	KFP Planned Unit Development		
	City Staff:	Ciara Miller, Economic Development Planner		
	PUBLIC HEARING		**MEETING 2/2/2021**	X
APPLICATIONS:		Concept Plan		
ATTACHMENTS AND SUPPORTING DOCUMENTS:				
Staff Report		Application & Concept Plans		

SUMMARY:

The subject property is located at the northeast corner of Main Street and Dunham Road. The property is comprised of six parcels:

- Parcel 1: 0.52 acres – 510 Dunham Road (Taco Bell)
- Parcel 2: 0.63 acres – 2500 E Main Street (RDK/Shell)
- Parcel 3: 0.87 acres – 2520 E Main (Former Corfu)
- Parcel 4: 0.81 acres – 2526 E Main (Franky's Red Hot's)
- Parcel 5: 0.30 acres – 2536 E Main (Bosa Donuts)
- Parcel 6: 0.34 acres – 2540 E Main (Jersey Mike's)

A Concept Plan application has been submitted by KFP Family Associates, L.P., represented by Rachel Robert (Day & Robert P.C). KFP Family Associates own all six of the parcels listed above.

The proposal is to redevelop Parcel 2 & 3 into a Circle K gas station/convenience store. The Concept Plan also suggests improving the cross-access across the entire PUD site and significantly reducing the number of curb cuts on Main Street (Rt. 64) and Dunham Road.

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

SUGGESTED ACTION:

Provide feedback on the Concept Plan. Staff recommends the Commission include feedback on the following:

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

INFO / PROCEDURE – CONCEPT PLAN APPLICATIONS:

- Per **Sec. 17.04.140,** the purpose of the Concept Plan review is as follows: "to enable the applicant to obtain informal input from the Plan Commission and Council Committee prior to spending considerable time and expense in the preparation of detailed plans and architectural drawings. It also serves as a forum for owners of neighboring property to ask questions and express their concerns and views regarding the potential development."
- A formal public hearing is not involved, although property owners within 250 ft. of the property have been notified and may express their views to the Commission.
- No recommendation or findings are involved.

Community & Economic Development
Planning Division
Phone: (630) 377-4443
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CITY OF ST. CHARLES
ILLINOIS • 1834

Staff Report

TO: Chairman Todd Wallace
And Members of the Plan Commission

FROM: Ciara Miller, Economic Development Planner

RE: KFP Planned Unit Development - Concept Plan

DATE: January 29, 2021

I. APPLICATION INFORMATION:

Project Name: KFP Planned Unit Development 2020

Applicant: KFP Family Associates L.P.

Purpose: Obtain feedback on a Concept Plan for a commercial development consisting of a gas station and redesigned traffic circulation across 6 parcels

General Information:

Site Information	
Location	Northeast corner of East Main Street and Dunham Road
Acres	3.4717 (151,227 SF)

Application:	Concept Plan
Applicable City Code Sections	Ch. 17.04 – Design Review Standards & Guidelines Ch. 17.14 – Business & Mixed Use Districts Ch. 17.24 – Off-Street Parking, Loading & Access Ch. 17.26 – Landscaping & Screening

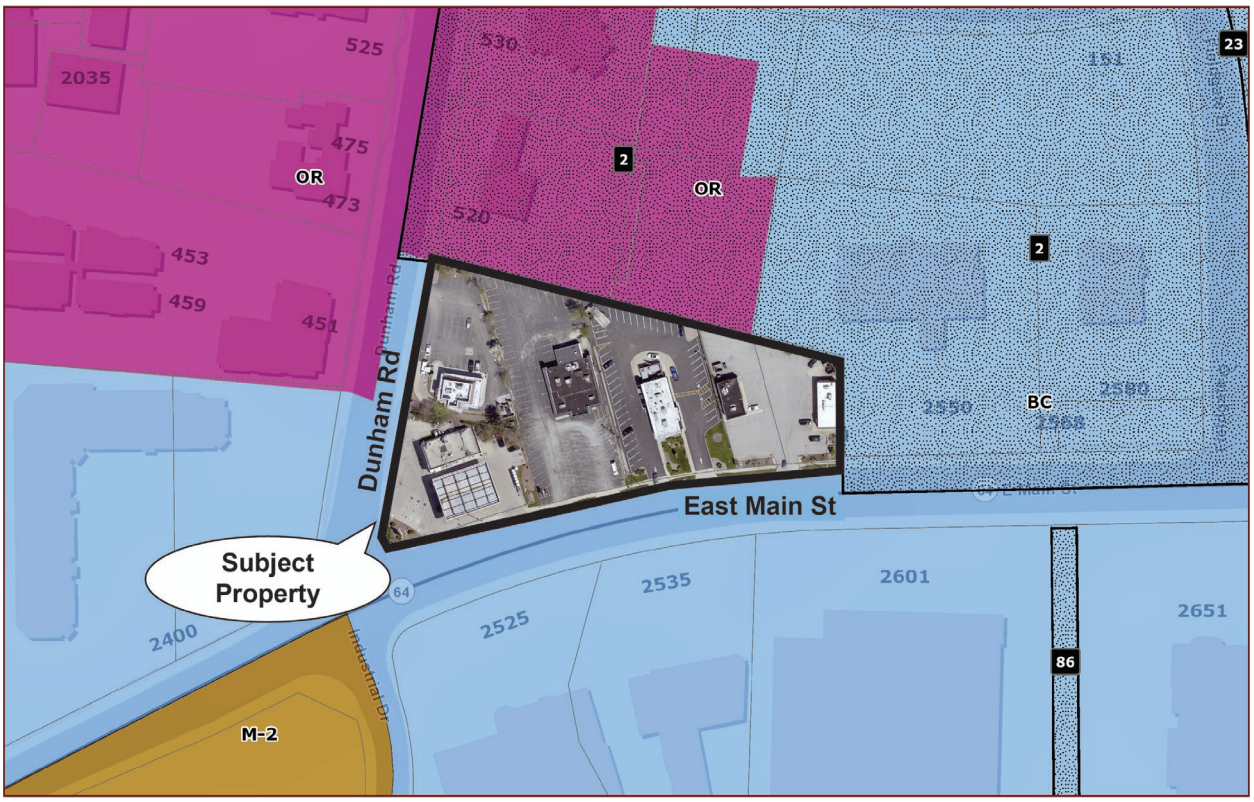
Existing Conditions	
Land Use	Gas Station/Vacant Commercial Development
Zoning	BC – Community Business

Zoning Summary		
North	Office/Research (PUD)	Chase Bank
East	BC Community Business (PUD)	St. Charles Place Restaurant
South	BC Community Business (PUD)	Zimmerman Ford, Nissan of St. Charles, Warwick Publishing
West	BC Community Business (PUD)	Foxboro Plaza

Comprehensive Plan Designation
Neighborhood Commercial

Aerial

Zoning



II. OVERVIEW

A. PROPERTY HISTORY

The subject property is comprised of 6 contiguous parcels encompassing approximately 3.5 acres located at the northeast corner of Dunham Rd. and East Main St. All six parcels are owned by the KFP Family Associates L.P.

The parcels were acquired in a number of real estate transactions spanning from the 1950's through the 1980's. As a result, the parcels were developed individually over time and were not designed to have any collaborative or mutually beneficial cross traffic. The resulting land use pattern has generated seven separate curb cuts onto Route 64 and three onto Dunham Road.

B. PROPOSAL

KFP Family Associates LP own the subject property. KFP Family Associates and RDK Ventures LLC (Circle K) are proposing to develop the property with a new gas station and convenience store. Details of the proposal are as follows:

- Re-subdivide the existing 6 lots into 4 separate lots of record.
- Establish a Planned Unit Development (PUD) encompassing all 6 parcels.
- Phased development to build the new gas station and improve cross-access on all parcels first while allowing a future phase to redevelop the two eastern-most parcels.
- Fuel Facility (two western parcels):
    - 1-story, 4,700 sf convenience store
    - Canopy with 8 fuel pumps.
- Reduce the existing curb cuts on East Main Street from 7 to 3 and on Dunham Road from 3 to 2.

C. CONCEPT PLAN REVIEW PROCESS

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

III. ANALYSIS

A. COMPREHENSIVE PLAN

The Land Use Plan adopted as part of the 2013 Comprehensive Plan identifies the subject property as "Neighborhood Commercial". The Plan states (p 39):

> *"Areas designated as neighborhood commercial are intended toward smaller-scale retail and service commercial areas geared toward providing for the daily shopping, service, and*

convenience needs of surrounding neighborhoods. Uses in the neighborhood commercial areas should be of a scale and intensity to be considered generally compatible with adjacent and nearby residential uses."

The following items in the Commercial Areas Policies section relates to this project (p. 48):

"Promote a mix of attractive commercial uses along the Main Street Corridor that provide a range of goods and services to the St. Charles Community. *A wide range of commercial uses exist along the Main Street corridor, providing a variety of goods and services to residents. As a primary east-west route through the City, Main Street contributes to the overall character, image, and appearance of St. Charles…The City should continue to promote reinvestment along this key commercial corridor and maintain Main Street as a unique commercial corridor that can accommodate a wide array of business types to cater to the diverse needs of the St. Charles community."*

"Improve access management along the City's commercial corridors. *The City should work to minimize curb cuts, consolidate the access points, and facilitate cross-access easements and shared parking agreements between adjacent properties. These improvements would serve to increase safety for motorists, pedestrians, and bicyclists by minimizing points of conflict and creating predictability for the location and frequency of ingress and egress.*

The subject property is located within the East Gateway Subarea. The East Gateway Improvement Plan on p.103 recommends the following improvements in the vicinity:

- Provide Internal Cross Access wherever possible between commercial properties connecting independent and isolated commercial uses with one another.
- Fill sidewalk gaps along the Main Street frontages of the subject property

B. <u>ZONING REVIEW</u>

The subject property is currently zoned BC-Community Business District. The applicant also plans to request approval of a Planned Unit Development (PUD) for the site to accommodate deviations from certain zoning requirements.

The purpose of the BC-Community Business District as noted in the Zoning Ordinance is as follows:

"to accommodate mid-size retail and service development along Strategic Regional Arterial corridors such as Route 64 and Randall Road. Uses in the BC District have the potential to generate significant automobile traffic, and therefore care must be taken to properly design access and parking facilities. Since this district is located along the roads that serve as gateways into St. Charles, quality building architecture, landscaping and other site improvements are necessary to ensure this type of development enhances St. Charles' image. BR Regional Business District

The subject property is surrounded by BC zoning on three sides with OR Office/Research zoning to the north. BC zoning is appropriate for this property based on surrounding zoning and its location in the east gateway.

The proposed use for Phase I of the plan is a gas station/convenience store, which is permitted in the BC District.

The table below compares the BC District requirements with the Concept Plan. Items for consideration related to zoning bulk standards are listed below the table.

	BR District (proposed zoning)	**Concept Plan**
Min. Lot Area	1 acre	Varies **see staff comment*
Max. Building Coverage	40%	Convenience store: 7%
Max. Building Height	40 ft.	20 ft.
Front Yard (Main St.)	Bldg: 20 ft. Parking: 20 ft.	Convenience Store: 120 ft. Parking (fuel pump): 28 ft.
Interior Side Yard (east)	Bldg: 10 ft. Parking: 0 ft.	Convenience Store: 29 ft. Parking (paving): 30ft.
Interior Side Yard (west)	Bldg: 10 ft. Parking: 0 ft.	Convenience Store: 10 ft.
Exterior Side Yard (Dunham Rd.)	Bldg: 20 ft. Parking: 20 ft.	Parking: 22 ft.
Rear Yard (north)	Bldg: 30 ft. Parking: 0 ft.	Convenience Store: 105 ft. Parking: 0 ft.
Landscape Buffer Yard	25 ft.	N/A
Off-Street Parking	Gas Station: 4 per 1,000 sf GFA (reduced by number of fuel pumps)	32 spaces (including fuel pumps) ***See Staff Comment*

*With the proposed re-subdivision, the lot sizes would range from 0.63 acres (Taco Bell) to 1.5 acres (Circle K)

**Adequate parking is provided; with 8 fuel pumps, the gas station would require 11 parking spaces based on a 4,700 sf convenience store building. The site provides 32 spaces including 16 stalls provided at the fuel pumps. This does not include the "potential future parking" indicated on the site plan at the northern property line.

D. <u>TRAFFIC & ACCESS</u>

The PUD proposes increased cross access for all of the PUD parcels along the northern end of the site and an additional connection between Lot 2 and Lot 3 on the southern end. Engineering staff provided additional comments on the proposed cross-access in Section I below.

Drive aisles are required to be a minimum 24 feet wide; the submitted plans show a discrepancy in aisle width along the east side of the Circle K building with some plans showing 23' (Planned Development Exhibit (Phase 1)) and other plans showing the same aisle at 24' (Overall Layout Plan). This should be addressed in the PUD Preliminary Plan application submittal.

An existing sidewalk is located along the Route 64/Main Street and Dunham Road street frontages, connected to a broader east gateway sidewalk network. The site plan shows the sidewalk being maintained, but appears to relocate the sidewalk closer to the curb on Main Street, eliminating the previous ROW buffer between the curb and the sidewalk. Meanwhile, the site plan also shows 30' two-way cross aisles provided around the gas station canopy, which is wider than the minimum requirement (24'). It may be possible to reduce the aisle width to accommodate more landscaping and pull the sidewalks back from Route 64/Main Street.

E. GAS STATION

Gas stations are subject to the use standards contained in Section 17.20.030, listed below.

1. Fuel pumps shall be located no closer than 20 feet from any lot line and shall be located so that a vehicle using the fuel pump does not encroach into the public right of way or onto adjoining property
   - *The proposed canopy is adequately set back from all lot lines and at a distance that vehicles using the pumps will not encroach into the ROW or adjacent property.*

2. Gas station canopies shall be subject to the lighting standards of Section 17.22.040 (Site Lighting). Gas station canopies shall also meet all applicable setback requirements for the principal building.
   - *The gas station canopy meets the setback requirements for the principal building.*

3. The provisions hereof relating to Outdoor Sales shall apply if Outdoor Sales are included.
   - *Outdoor sales have not been identified. However, per Section 17.20.030, outdoor sales accessory to gas stations are permitted provided the sales area is limited to 30 sf multiplied by the number of pumps on the lot. The sales area(s) can only be located within the pump islands or on a sidewalk adjoining the building.*

F. LANDSCAPING

A landscape plan will be required with a future PUD Preliminary Plan. The following modifications will be needed to comply with landscaping requirements:

- Unless requesting a deviation, the General Landscape Requirement (17.26.060) is that a minimum of 15% of the lot must be landscaped. This calculation should be included in the landscape plan.
- Parking lots with more than 5 spaces that abut a public street shall be screened to a minimum height of 30" for no less than 50% of the public street frontage. This includes the eastern end of the parking aisles along Dunham Road for both Lot 1 and Lot 2.
- Building Foundation Landscaping (17.26.080) shall be provided around the perimeter of the new gas station building. Not less than fifty percent (50%) of the total horizontal dimension of the building walls, excluding door openings, shall be landscaped. The planting beds provided along the front façade satisfy the public street facing foundation requirements.
- Landscaping is required in the front and exterior side yard adjoining a public street right-of way in the BC zoning district. There appears to be adequate space to address the landscaping requirements detailed in Ch.17.26.090 "Public street frontage landscaping" but staff will need to confirm with a detailed landscape plan.

- All freestanding signs shall have landscaping that extends a minimum of three (3) feet from the outer edge of the sign base on all sides to a height of twelve inches (12") to three feet (3') at planting, depending on the height of the sign.
- The concept plan application indicates that parking is located in the landscape buffer, it should be noted that the landscape buffer does not apply to this property as it is not abutting any RE, RS, RT, or RM District.

G. BUILDING DESIGN

Buildings in the BC District are subject to the Design Review requirements of Section 17.06.030 Standards and Guidelines – BL, BC, BR, & O/R Districts.

- The proposed building only has one-street facing façade (south elevation, main entrance) and the draft elevations appear to meet the articulation standards
- Windows should be clear, not tinted or reflective

H. SIGNS

One existing freestanding sign for the gas station is located near the corner of Main St. and Dunham Rd. Landscaping shall be provided in accordance with Ch. 17.26.110.

The plan also indicates that the freestanding sign for Franky's Red Hot's on Lot 3 that would be relocated to accommodate new traffic circulation in front of the restaurant. The proposed relocation meets the 10' minimum ROW setback requirement. New landscaping would need to be provided.

I. ENGINEERING REVIEW

There appears to be underutilized pavement on both Lot 2 (Circle K) and Lot 3 (Franky's). The applicant should consider reducing excess pavement in favor of pervious areas and landscaping.

Regarding changes to the traffic circulation around Franky's, staff questions whether the full cross access at the southwest corner is warranted. The applicant may consider making it a one-way for cars exiting Franky's. Patrons wanting to access Franky's from Shell could do so at the northern full cross access. This could also eliminate the two-lane pavement south of the building.

It was also noted that handicap stalls can have a shared access aisle, which would gain an additional parking stall. Development Engineering provided additional detailed comments to the applicant for their consideration.

J. FIRE REVIEW

All corners shall be made accessible using the supplied dimensions of the largest fire vehicle. This shall include turns into the oncoming parking lanes of all buildings.

IV. FUTURE APPROVAL PROCESS

If the applicant chooses to move forward with the proposed development at the conclusion of the Concept Plan process, the applicant would need to gain approval of the following:

1. Special Use for PUD: To establish a PUD ordinance with unique zoning standards to accommodate the proposal.
2. PUD Preliminary Plan: To approve the physical development of Phase I, including site and engineering plans, landscape plan, and building elevations.

V. SUGGESTED ACTION

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

- ✓ Proposed use of the property.
- ✓ Site layout and access.
- ✓ Is a PUD appropriate for this project? Would a PUD advance one or more of the purposes of the PUD procedure:

    1. *To promote a creative approach to site improvements and building design that results in a distinctive, attractive development that has a strong sense of place, yet becomes an integral part of the community.*
    2. *To create places oriented to the pedestrian that promote physical activity and social interaction, including but not limited to walkable neighborhoods, usable open space and recreational facilities for the enjoyment of all.*
    3. *To encourage a harmonious mix of land uses and a variety of housing types and prices.*
    4. *To preserve native vegetation, topographic and geological features, and environmentally sensitive areas.*
    5. *To promote the economical development and efficient use of land, utilities, street improvements, drainage facilities, structures and other facilities.*
    6. *To encourage redevelopment of sites containing obsolete or inappropriate buildings or uses.*
    7. *To encourage a collaborative process among developers, neighboring property owners and residents, governmental bodies and the community*

- ✓ Would the identified PUD deviations be warranted? To grant PUD deviations, the City Council will need to find that:

    a. *Conforming to the requirements would inhibit creative design that serves community goals; or*
    b. *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:

    1. *The PUD will provide community amenities beyond those required by ordinance, such as recreational facilities, public plazas, gardens, public art, pedestrian and transit facilities.*
    2. *The PUD will preserve open space, natural beauty and critical environmental areas in excess of what is required by ordinance or other regulation.*
    3. *The PUD will provide superior landscaping, buffering or screening.*
    4. *The buildings within the PUD offer high quality architectural design.*
    5. *The PUD provides for energy efficient building and site design.*
    6. *The PUD provides for the use of innovative stormwater management techniques.*

7. *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.*
8. *The PUD provides affordable dwelling units in conformance with, or in excess of, City policies and ordinances.*
9. *The PUD preserves historic buildings, sites or neighborhoods.*

1. ATTACHMENTS

- Concept Plan Application; received 1/13/2021
- Plans
- Circle K Building Elevations

CITY OF ST. CHARLES

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

ST. CHARLES
SINCE 1834

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

CITYVIEW	
Project Name:	KFP Planned Unit Development 2020
Project Number:	2021 -PR- 001
Cityview Project Number:	PLCP202100001

Received Date

RECEIVED
JAN 08 2021
City of St. Charles
Community Development

CONCEPT PLAN APPLICATION

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

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

The information you provide must be complete and accurate. If you have a question please call the Planning Division and we will be happy to assist you.

I. PROPERTY INFORMATION:

RDK/Shell (Circle K) – 2500 East Main Street, St. Charles, Illinois 60174
PIN: 09-26-276-037 (Parcel A on Existing Plan attached hereto as Tab 2)

Taco Bell – 510 Dunham Road, St. Charles, Illinois 60174
PIN: 09-26-276-029 (Parcel B on Tab 2)

Former Corfu Restaurant – 2520 East Main Street, St. Charles, Illinois 60174
PIN: 09-26-276-030 (Parcel C on Tab 2)

Franky's Red Hots – 2526 East Main Street, St. Charles, Illinois 60174
PIN: 09-26-276-026 (Parcel D on Tab 2)

Bosa Donuts – 2536 East Main Street, St. Charles, Illinois 60174
PIN: 09-26-276-027 (Parcel E on Tab 2)

Jersey Mike's Subs – 2540 East Main Street, St. Charles, Illinois 60174
PIN: 09-26-276-028 (Parcel F on Tab 2)

II. APPLICANT INFORMATION:

KFP Family Associates, L.P., an Illinois limited partnership (KFP) (Property Owner)
550 Renee Court
Geneva, Illinois 60134
Contact: Melia C. Linardos
(630) 660-4643
mlinardos@comcast.net

Counsel for Applicant KFP
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Rachel K. Robert
Day & Robert, P.C.
300 East 5th Avenue, Suite 365
Naperville, Illinois 60563
(630) 637-9811
smd@drm.law
rkr@drm.law

RDK Ventures LLC, a Delaware limited liability company (Circle K) (RDK) (Tenant – Ground Lease)
By Mac's Convenience Stores LLC, Its Manager
550 Warrenville Road, Suite 400
Lisle, Illinois 60532
Contact: Anthony C. Sgarlata
Director of Real Estate
Heartland and Midwest Business Units
(815) 762-4861
ACSgarlata@circlek.com

Counsel for Applicant RDK
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Ulmer & Berne LLP
1600 West 2nd Street, Suite 1100
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(216) 583-7432
lhaas@ulmer.com

III. RECORD OWNER INFORMATION:

KFP Family Associates, L.P., an Illinois limited partnership
550 Renee Court
Geneva, Illinois 60134
Contact: Melia C. Linardos
(630) 660-4643
mlinardos@comcast.net

Please check the type of application:

☒ **PUD Concept Plan:** Proposed Name: KFP Planned Unit Development 2020

☒ **Subdivision Concept Plan** Proposed Name: KFP Subdivision

☐ **Other Concept Plan** _____

Zoning and Use Information:

Current zoning of the property: BC, Community Business District

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

Current use of the property: BC, Community Business District – multi-tenant retail and restaurant

Proposed zoning of the property: BC – PUD (no change) **PUD?** Yes

Proposed use of the property: BC, Community Business District – multi-tenant retail and restaurant

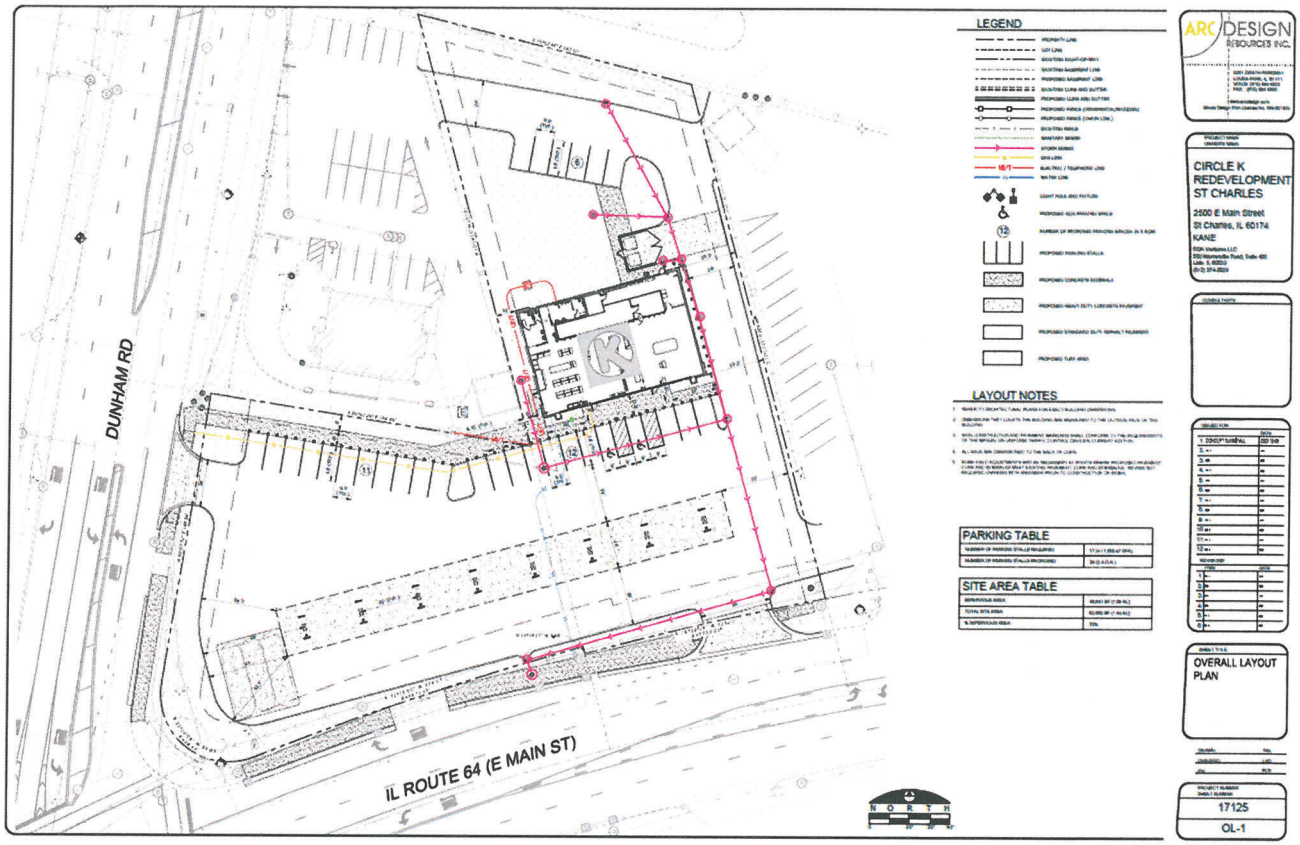
Comprehensive Plan Designation: Neighborhood Community

IV. SUMMARY OF DEVELOPMENT:

KFP Family Associates, L.P. ("KFP") owns six contiguous lots of record at the northeast corner of Route 64 (Main Street) and Dunham Road. Combined, the six parcels constitute approximately 3.5 acres. The parcels were acquired in a number of real estate transactions spanning from the 1950's through the 1980's. As a result, the parcels individually developed over time and were not designed, engineered, graded or even planned to have any collaborative or mutually beneficial cross circulation of traffic movements with the neighboring parcels. The resultant land use pattern has generated no less than seven separate curb cuts onto Route 64, and three onto Dunham Road. (*See* Tab 2) The parcels are currently improved with a Taco Bell (Parcel B), a Shell gas station and Circle K convenience store (Parcel A), the former Corfu restaurant (now vacant) (Parcel C), Franky's Red Hots (Parcel D), Bosa Donuts (Parcel E) and Jersey Mike's Subs (Parcel F). None of the parcels has been graded or paved in a way that accommodates cross-access between the gas station and the various food establishments. Simply put, the existing land use pattern is neither internally efficient (causing customers to exit onto Route 64 or Dunham Road, or both, in order to make purchases at two or more of the collective retail establishments) nor externally efficient (causing multiple conflicting traffic movements by patrons using a multiplicity of curb cuts onto an arterial road network).

KFP proposes to reconfigure the entire 3.5 acre site into a more efficient and synergistic retail/restaurant planned unit development ("PUD"). The former site of the Corfu restaurant became available for lease as a result of the restaurant closure in 2019. RDK proposes to expand their existing leasehold to include the Corfu property. The primary intent of the RDK redevelopment is to modernize and improve the site conditions for construction of a new gas station and Circle K building on the expanded site. The existing Circle K building and associated canopy, as well as the existing Corfu restaurant building, will be demolished and replaced with a one-story Circle K convenience store with 4,625 square feet, a new canopy and eight reconfigured multi-product fuel dispensers. Ancillary parking and a trash enclosure will be

located behind the store. It is proposed that Taco Bell will have an additional sign on the RDK Property fronting Route 64. The Overall Layout Plan depicting the proposed RDK redevelopment follows:



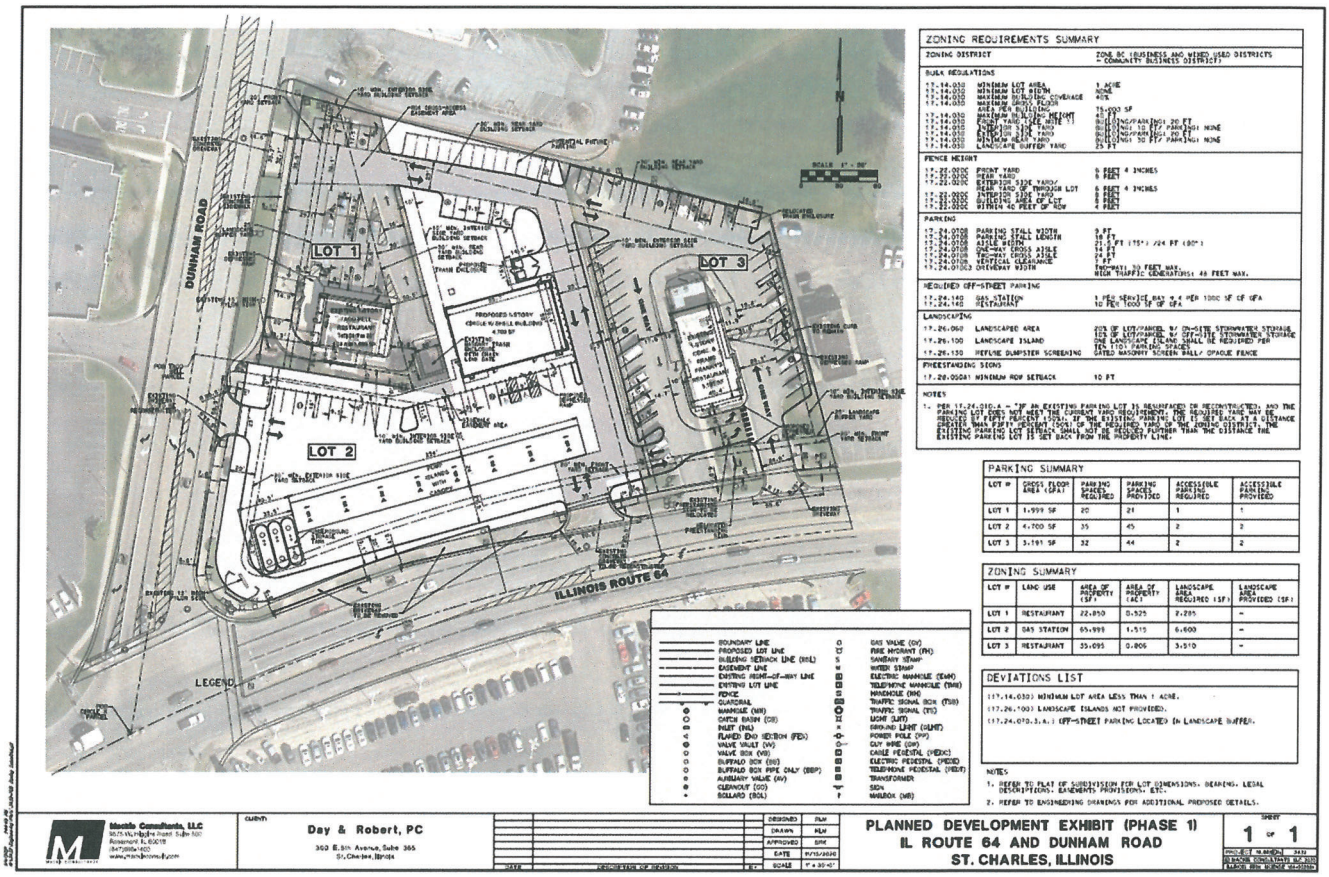
The RDK redevelopment will improve overall site configuration, increase the available site capacity and improve site circulation. Critically, the redevelopment will eliminate three existing curb cuts and driveways along Route 64 by reducing them from four to just one. It will also eliminate one existing curb cut along Dunham Road so as to reduce it from two to just one.

KFP has negotiated a modified lease agreement with the tenant operating the Taco Bell franchise (Shamrock TBC, Inc.) to create a unified rear cross-access between Taco Bell and all KFP properties to the east. These cross-access rights have also been built into the terms of the expanded RDK lease so all KFP properties will enjoy cross-access through the RDK parcel as well. KFP is in the process of negotiating a modified lease agreement with the owners of Franky's Red Hots to create the same rear cross-access to ultimately allow future ingress and egress to all tenants of the KFP owned properties.

KFP proposes to reconfigure the overall acreage in two separate phases. Phase I is presented now in this Concept Plan Application.

Phase I of the KFP PUD will incorporate the Taco Bell site, the expanded RDK site as redeveloped, and the Franky's Red Hots site. As detailed above, the RDK proposal is essentially a complete redevelopment of the current gas station into a state-of-the-art, multi-pump fueling facility with a larger 4,625 square foot retail and convenience store. The Taco Bell restaurant site will not be modified other than removing some limited curbing along their east lot line and performing the necessary regrading work to create the rear cross access. In order to facilitate the cross-access further east and to improve the functionality of the Franky's Red Hots restaurant, KFP will be making various improvements on the Franky's Red Hots

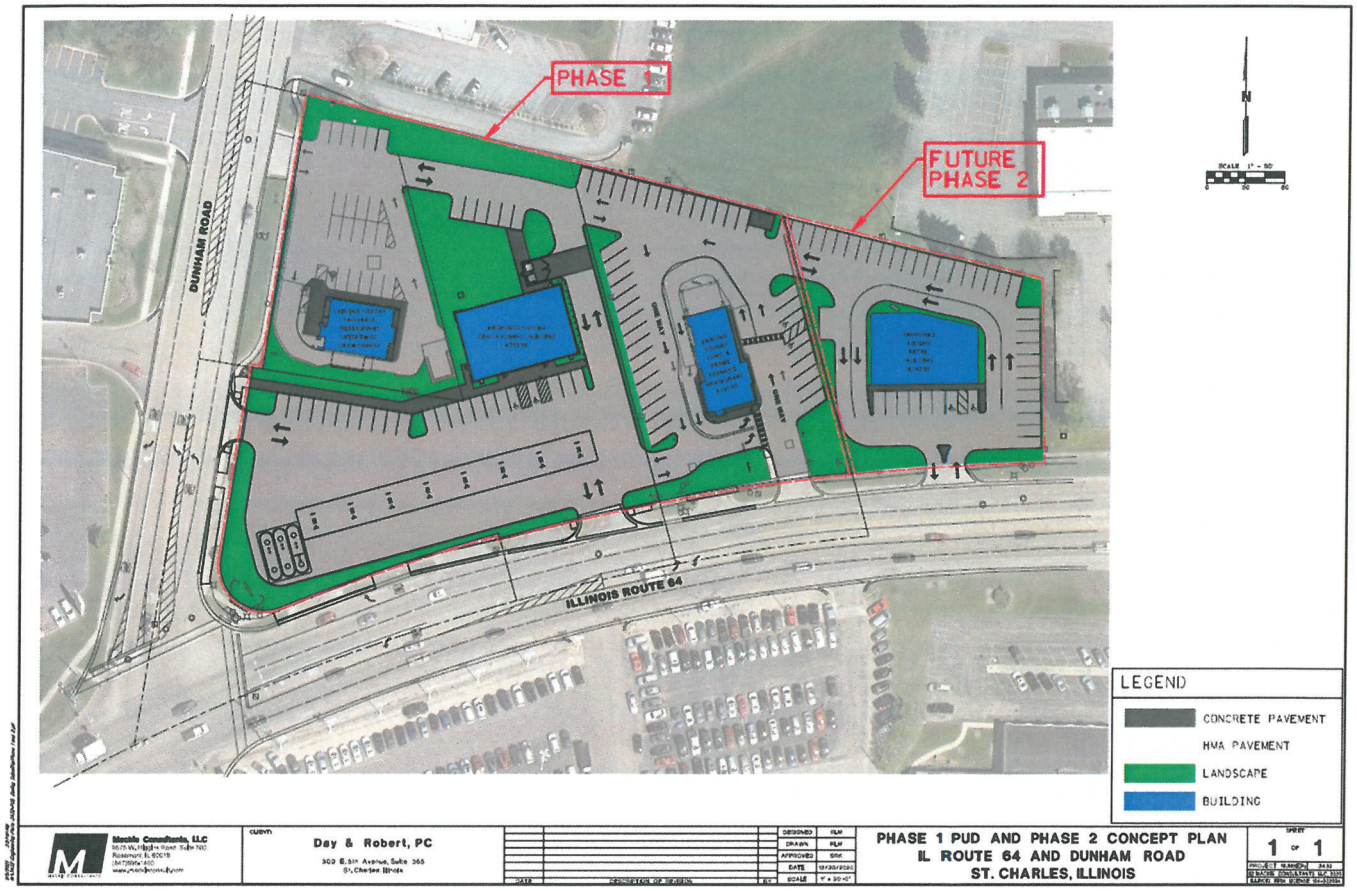
property, including: (i) regrading work to connect it to the former Corfu restaurant property; (ii) restriping and doing certain repaving work on the parking lot; (iii) creating a new drive through pattern that will now circle the entire restaurant; (iv) relocating the existing sign; and (v) closing the existing exit driveway onto Route 64 with the egress moved to a shared curb cut on the expanded RDK parcel. A drawing depicting the configuration of the proposed Phase I PUD appears below:



The net effect of the improved traffic circulation and modifications within the Phase I PUD will reduce the current curb cuts onto Route 64 from six to two, and from three to two onto Dunham Road. This represents a 66% reduction in curb cuts consistent with the objectives of the City of St. Charles Comprehensive Plan.

Phase I of the KFP PUD will also incorporate a re-subdivision of the existing four lots into three separate lots of record. For this reason, the Concept Plan Application entails both a proposed PUD and a proposed re-subdivision.

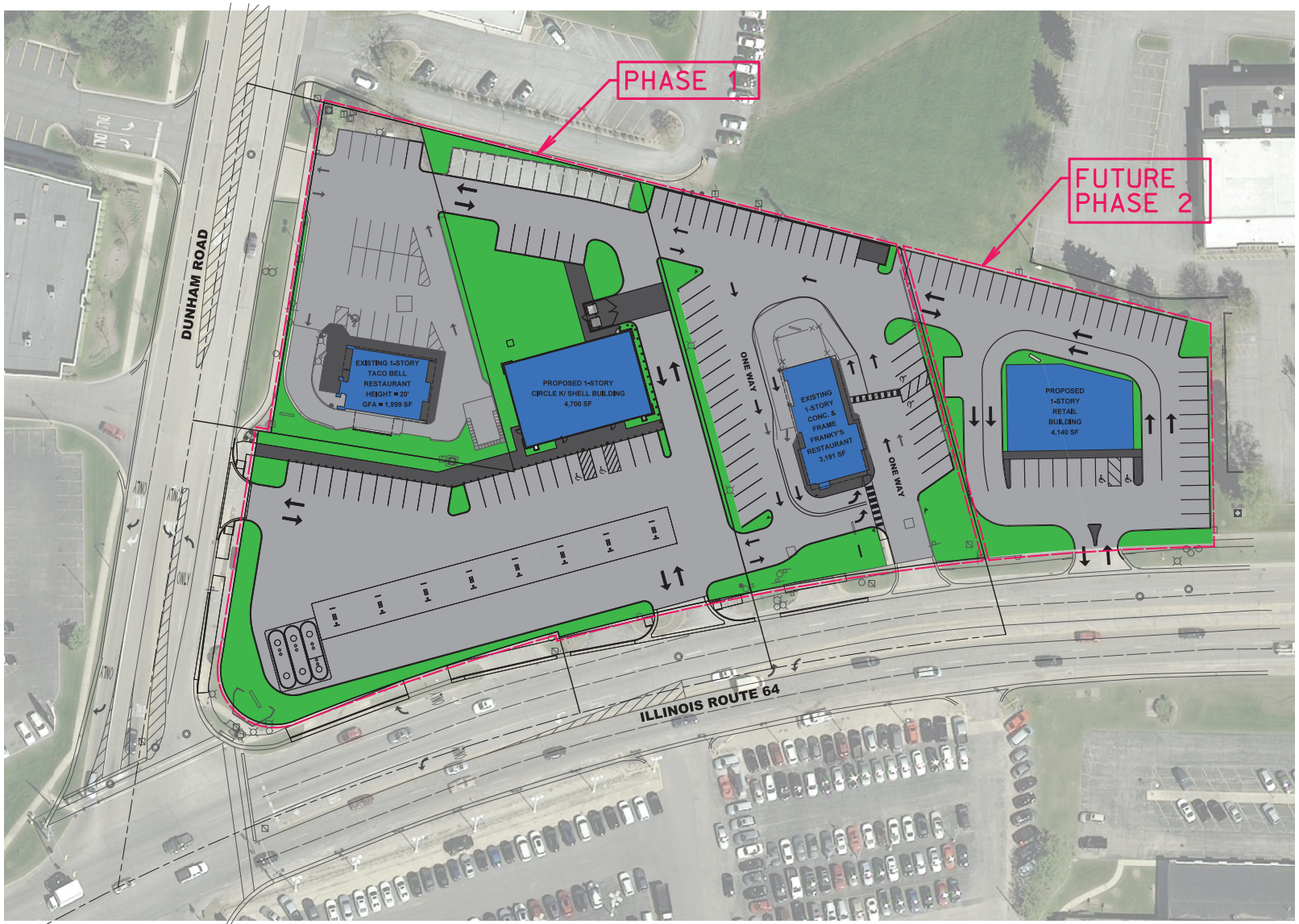
Phase II of the KFP PUD is not currently presented for Concept Plan review. Notwithstanding, KFP's engineer has prepared various alternative concept drawings, including the following drawing, so that both City staff and the decision makers are afforded a glimpse at how the future Phase II reconfigured site can viably work as a collective whole with Phase I:

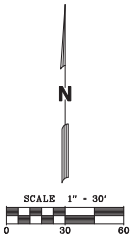


As shown on the foregoing drawing, the concept for Phase II of the PUD envisions consolidation of the Bosa Donuts and Jersey Mike's Subs properties, while maintaining their currently shared curb cut onto Route 64. The two existing structures would be replaced with a single structure with a generous drive through service line. The current leases for this portion of the KFP holdings do not practically accommodate redevelopment now, and for this reason Phase II will not be processed by KFP until a future date. That said, the collective Phase I and future Phase II restructured KFP holdings display a significantly improved and more efficient vehicular circulation pattern, and reduced traffic movements into the adjacent arterial networks. KFP strongly believes this improved circulatory pattern and the resultant derivative efficiencies will enhance the economic performance of all retail/restaurant tenants within the PUD.

The proposed site plan for Phase I of the PUD will perpetuate several minor departures from the City Code including the following:

- 17.14.030 Minimum lot area less than one acre
- 17.26.100 Landscape islands not provided
- 17.24.070.3.A. Off-street parking located in landscape buffer





LEGEND

- CONCRETE PAVEMENT
- HMA PAVEMENT
- LANDSCAPE
- BUILDING

Mackie Consultants, LLC
9575 W. Higgins Road, Suite 500
Rosemont, IL 60018
(847)696-1400
www.mackieconsult.com
MACKIE CONSULTANTS

CLIENT:

Day & Robert, PC

300 E. 5th Avenue, Suite 365
St. Charles, Illinois

DATE	DESCRIPTION OF REVISION	BY

DESIGNED	RLM
DRAWN	RLM
APPROVED	SRK
DATE	12/30/2020
SCALE	1" = 30'-0"

PHASE 1 PUD AND PHASE 2 CONCEPT PLAN
IL ROUTE 64 AND DUNHAM ROAD
ST. CHARLES, ILLINOIS

SHEET 1 OF 1

PROJECT NUMBER: 3432

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ILLINOIS FIRM LICENSE 184-002694

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300 E. 5th Avenue, Suite 365
St. Charles, Illinois

DATE	DESCRIPTION OF REVISION	BY

DESIGNED	SRK/RLM
DRAWN	RLM
APPROVED	SRK
DATE	12/29/2020
SCALE	1" = 50'-0"

EXISTING PLAN
IL ROUTE 64 AND DUNHAM ROAD
ST. CHARLES, ILLINOIS

SHEET 1 OF 1

PROJECT NUMBER: 3432

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ILLINOIS FIRM LICENSE 184-002694

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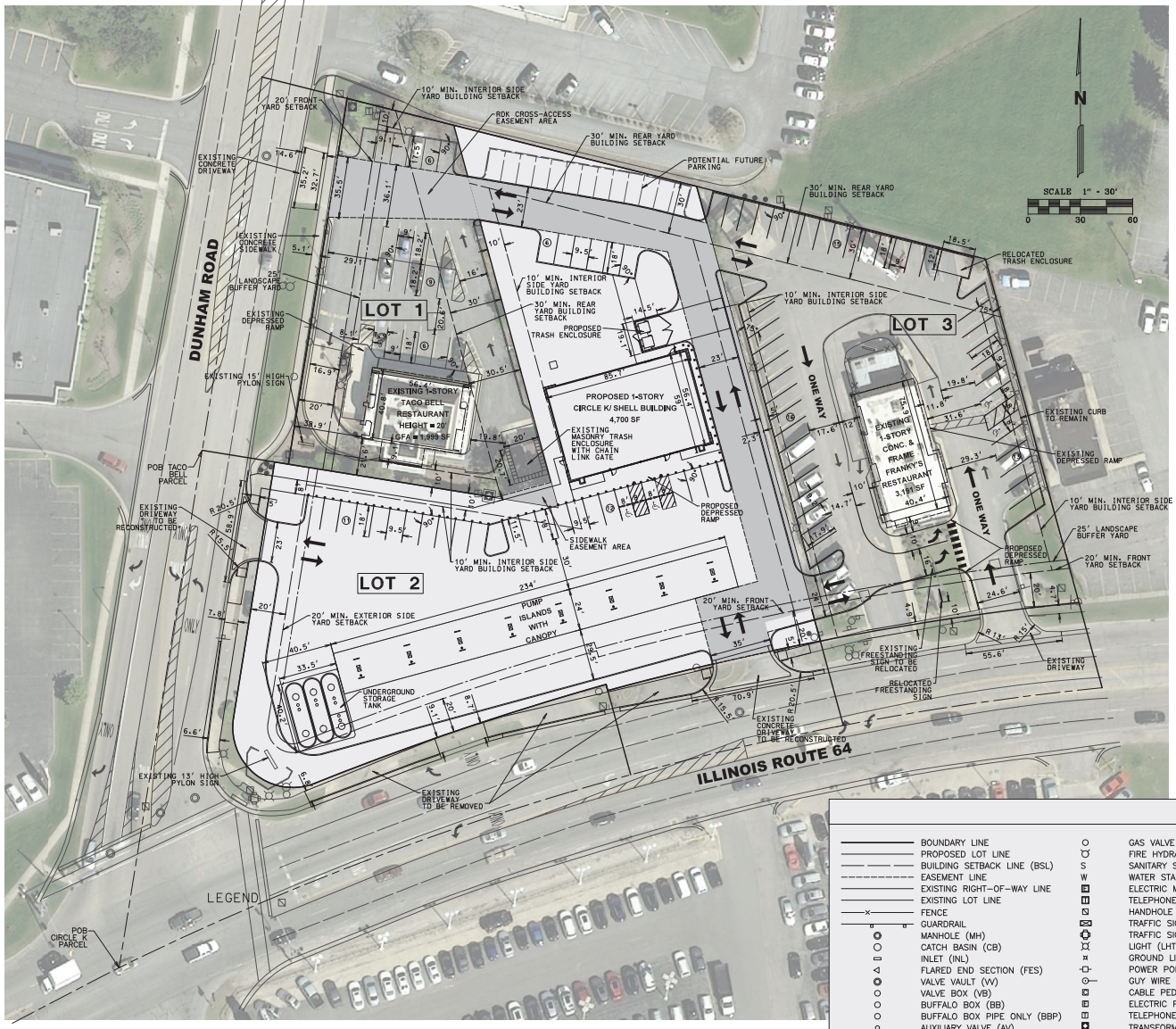

ZONING REQUIREMENTS SUMMARY

ZONING DISTRICT		ZONE BC (BUSINESS AND MIXED USED DISTRICTS - COMMUNITY BUSINESS DISTRICT)
BULK REGULATIONS		
17.14.030	MINIMUM LOT AREA	1 ACRE
17.14.030	MINIMUM LOT WIDTH	NONE
17.14.030	MAXIMUM BUILDING COVERAGE	40%
17.14.030	MAXIMUM GROSS FLOOR AREA PER BUILDING	75,000 SF
17.14.030	MAXIMUM BUILDING HEIGHT	40 FT
17.14.030	FRONT YARD (SEE NOTE 1)	BUILDING/PARKING: 20 FT
17.14.030	INTERIOR SIDE YARD	BUILDING: 10 FT/ PARKING: NONE
17.14.030	EXTERIOR SIDE YARD	BUILDING/PARKING: 20 FT
17.14.030	MINIMUM REAR YARD	BUILDING: 30 FT/ PARKING: NONE
17.14.030	LANDSCAPE BUFFER YARD	25 FT
FENCE HEIGHT		
17.22.020C	FRONT YARD	6 FEET 4 INCHES
17.22.020C	REAR YARD	8 FEET
17.22.020C	EXTERIOR SIDE YARD/ REAR YARD OF THROUGH LOT	6 FEET 4 INCHES
17.22.020C	INTERIOR SIDE YARD	8 FEET
17.22.020C	BUILDING AREA OF LOT	8 FEET
17.22.020C	WITHIN 40 FEET OF ROW	4 FEET
PARKING		
17.24.070B	PARKING STALL WIDTH	9 FT
17.24.070B	PARKING STALL LENGTH	18 FT
17.24.070B	AISLE WIDTH	21.5 FT (75°) /24 FT (90°)
17.24.070B	ONE-WAY CROSS AISLE	14 FT
17.24.070B	TWO-WAY CROSS AISLE	24 FT
17.24.070B	VERTICAL CLEARANCE	7 FT
17.24.070C3	DRIVEWAY WIDTH	TWO-WAY: 30 FEET MAX. HIGH TRAFFIC GENERATORS: 48 FEET MAX.
REQUIRED OFF-STREET PARKING		
17.24.140	GAS STATION	1 PER SERVICE BAY + 4 PER 1000 SF OF GFA
17.24.140	RESTAURANT	10 PER 1000 SF OF GFA
LANDSCAPING		
17.26.060	LANDSCAPED AREA	20% OF LOT/PARCEL W/ ON-SITE STORMWATER STORAGE 10% OF LOT/PARCEL W/ OFF-SITE STORMWATER STORAGE
17.26.100	LANDSCAPE ISLAND	ONE LANDSCAPE ISLAND SHALL BE REQUIRED PER TEN (10) PARKING SPACES
17.26.130	REFUSE DUMPSTER SCREENING	GATED MASONRY SCREEN WALL/ OPAQUE FENCE
FREESTANDING SIGNS		
17.28.050A1	MINIMUM ROW SETBACK	10 FT

NOTES

1. PER 17.24.010.A – "IF AN EXISTING PARKING LOT IS RESURFACED OR RECONSTRUCTED, AND THE PARKING LOT DOES NOT MEET THE CURRENT YARD REQUIREMENT, THE REQUIRED YARD MAY BE REDUCED BY FIFTY PERCENT (50%). IF THE EXISTING PARKING LOT IS SET BACK AT A DISTANCE GREATER THAN FIFTY PERCENT (50%) OF THE REQUIRED YARD OF THE ZONING DISTRICT, THE EXISTING PARKING LOT SETBACK SHALL NOT BE REDUCED FURTHER THAN THE DISTANCE THE EXISTING PARKING LOT IS SET BACK FROM THE PROPERTY LINE.

PARKING SUMMARY

LOT #	GROSS FLOOR AREA (GFA)	PARKING SPACES REQUIRED	PARKING SPACES PROVIDED	ACCESSIBLE PARKING REQUIRED	ACCESSIBLE PARKING PROVIDED
LOT 1	1,999 SF	20	21	1	1
LOT 2	4,700 SF	35	45	2	2
LOT 3	3,191 SF	32	44	2	2

ZONING SUMMARY

LOT #	LAND USE	AREA OF PROPERTY (SF)	AREA OF PROPERTY (AC)	LANDSCAPE AREA REQUIRED (SF)	LANDSCAPE AREA PROVIDED (SF)
LOT 1	RESTAURANT	22,850	0.525	2,285	–
LOT 2	GAS STATION	65,999	1.515	6,600	–
LOT 3	RESTAURANT	35,095	0.806	3,510	–

DEVIATIONS LIST

(17.14.030) MINIMUM LOT AREA LESS THAN 1 ACRE.

(17.26.100) LANDSCAPE ISLANDS NOT PROVIDED.

(17.24.070.3.A.) OFF-STREET PARKING LOCATED IN LANDSCAPE BUFFER.

NOTES

1. REFER TO PLAT OF SUBDIVISION FOR LOT DIMENSIONS, BEARING, LEGAL DESCRIPTIONS, EASEMENTS PROVISIONS, ETC.
2. REFER TO ENGINEERING DRAWINGS FOR ADDITIONAL PROPOSED DETAILS.

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St. Charles, Illinois

DATE	DESCRIPTION OF REVISION	BY

DESIGNED	RLM
DRAWN	RLM
APPROVED	SRK
DATE	11/13/2020
SCALE	1" = 30'-0"

PLANNED DEVELOPMENT EXHIBIT (PHASE 1)
IL ROUTE 64 AND DUNHAM ROAD
ST. CHARLES, ILLINOIS

SHEET 1 OF 1

PROJECT NUMBER: 3432

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ILLINOIS FIRM LICENSE 184-002694

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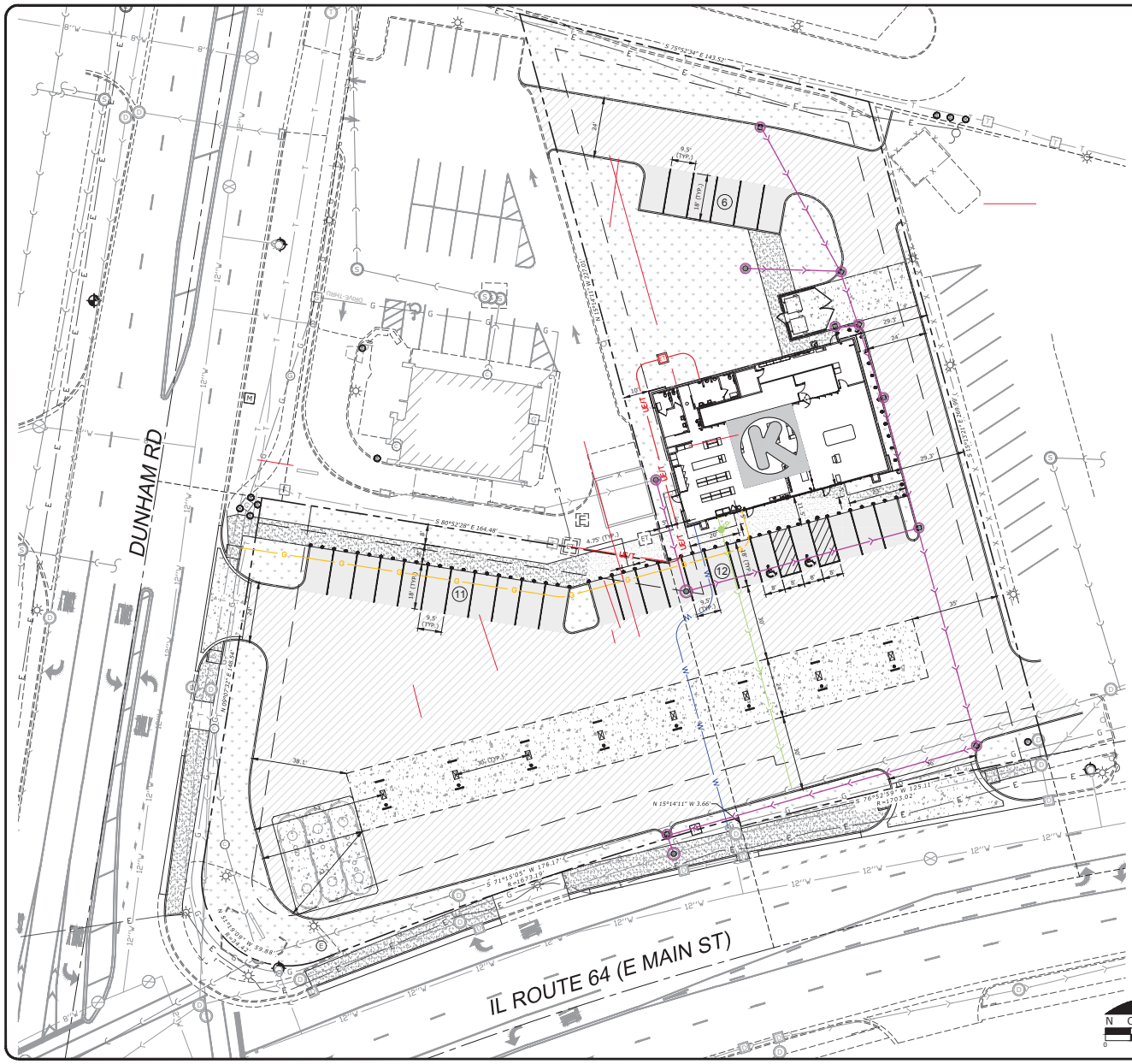

LEGEND

- PROPERTY LINE
- LOT LINE
- EXISTING RIGHT-OF-WAY
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- PROPOSED FENCE (ORNAMENTAL/WOODEN)
- PROPOSED FENCE (CHAIN LINK)
- EXISTING FENCE
- SANITARY SEWER
- STORM SEWER
- GAS LINE
- ELECTRIC / TELEPHONE LINE
- WATER LINE
- LIGHT POLE AND FIXTURE
- PROPOSED ADA PARKING SPACE
- NUMBER OF PROPOSED PARKING SPACES IN A ROW
- PROPOSED PARKING STALLS
- PROPOSED CONCRETE SIDEWALK
- PROPOSED HEAVY DUTY CONCRETE PAVEMENT
- PROPOSED STANDARD DUTY ASPHALT PAVEMENT
- PROPOSED TURF AREA

LAYOUT NOTES

1. REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
2. DIMENSIONS THAT LOCATE THE BUILDING ARE MEASURED TO THE OUTSIDE FACE OF THE BUILDING.
3. SIGN CONSTRUCTION AND PAVEMENT MARKINGS SHALL CONFORM TO THE REQUIREMENTS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, CURRENT EDITION.
4. ALL RADII ARE DIMENSIONED TO THE BACK OF CURB.
5. SOME FIELD ADJUSTMENTS MAY BE NECESSARY AT POINTS WHERE PROPOSED PAVEMENT, CURB AND SIDEWALKS MEET EXISTING PAVEMENT, CURB AND SIDEWALKS. REVIEW ANY REQUIRED CHANGES WITH ENGINEER PRIOR TO CONSTRUCTION OF WORK.

PARKING TABLE

NUMBER OF PARKING STALLS REQUIRED	17 (4 / 1,000 s.f GFA)
NUMBER OF PARKING STALLS PROPOSED	29 (2 A.D.A.)

SITE AREA TABLE

IMPERVIOUS AREA	46,881 SF (1.08 AC)
TOTAL SITE AREA	62,690 SF (1.44 AC)
% IMPERVIOUS AREA	75%

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Illinois Design Firm License No. 184-001334

PROJECT NAME
OWNER'S NAME

CIRCLE K REDEVELOPMENT ST CHARLES

2500 E Main Street
St Charles, IL 60174
KANE

RDK Ventures LLC
550 Warrenville Road, Suite 400
Lisle, IL 60532
(812) 374-2529

CONSULTANTS

ISSUED FOR

	DATE
1. CONCEPT SUBMITTALL	2020 12-08
2. —	—
3. —	—
4. —	—
5. —	—
6. —	—
7. —	—
8. —	—
9. —	—
10. —	—
11. —	—
12. —	—

REVISIONS

ITEM	DATE
1. —	—
2. —	—
3. —	—
4. —	—
5. —	—
6. —	—

SHEET TITLE

OVERALL LAYOUT PLAN

DRAWN	TWL
CHECKED	LND
PM	RCS

PROJECT NUMBER
SHEET NUMBER

17125

OL-1

ALTA/NSPS LAND TITLE SURVEY

OF

PART OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, KANE COUNTY, ILLINOIS

ARC DESIGN RESOURCES INC.

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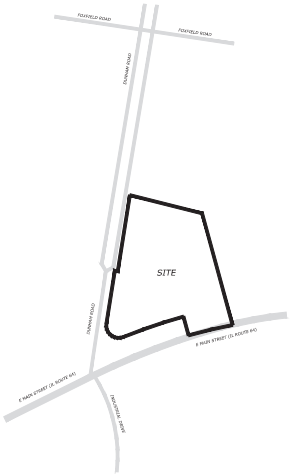
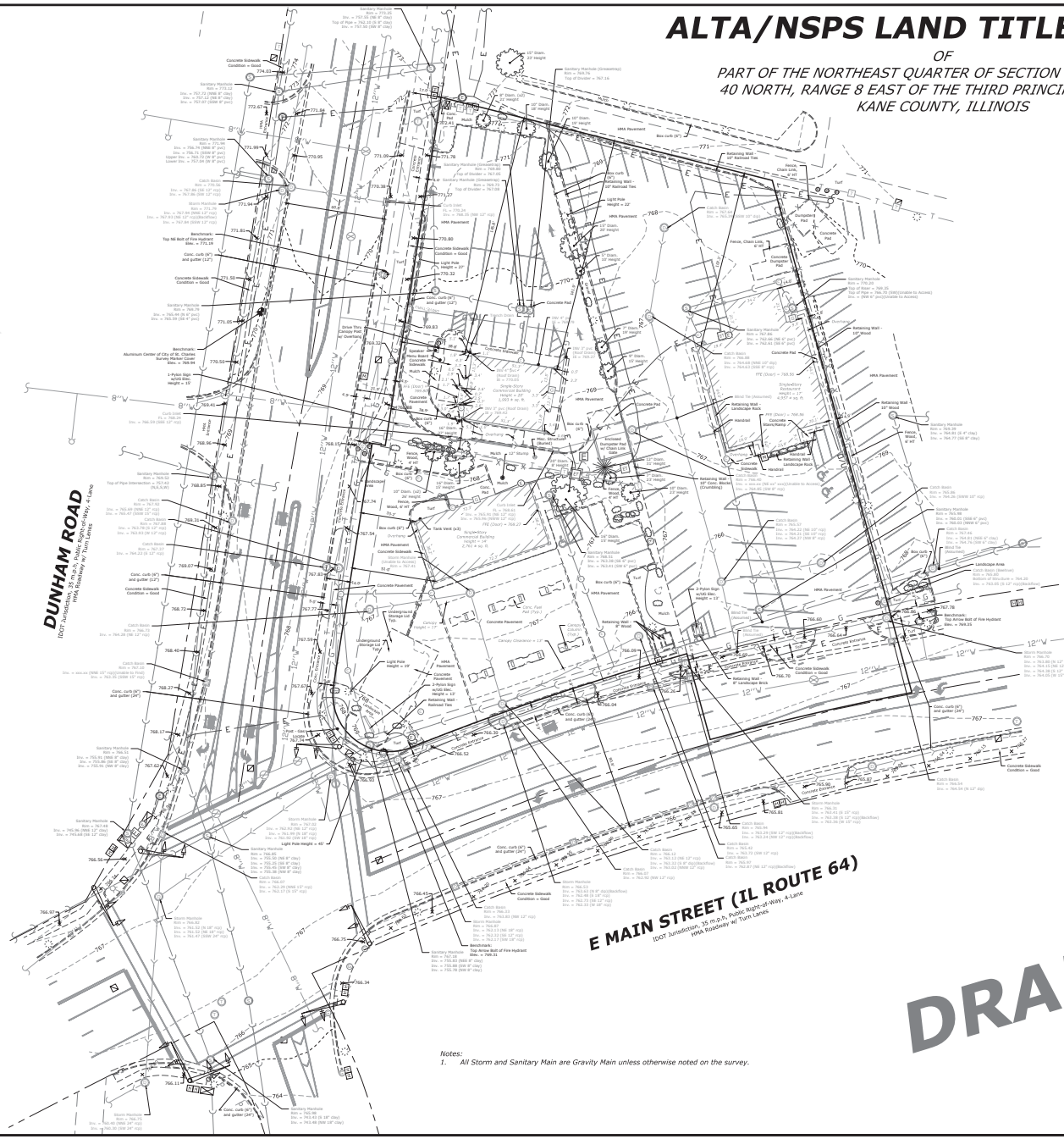
VICINITY MAP

(Not to Scale)





Existing Zoning/ Land Use

1. *Current Site Zoning: BC - Community Business*
2. *Current Site Use: Convenience Store with Fuel Sales and Miscellaneous Commercial*
3. *Surrounding Land Use and Zoning:*
   a. *North: OR - Office/Research*
   b. *East: BC - Community Business*
   c. *South: BC - Community Business*
   d. *West: BC - Community Business*
4. *Zoning Site Restrictions/Requirements:*
   a. *Minimum Lot Area: 1 acre*
   b. *Maximum Building Height: 40'*
   c. *Minimum Building Setbacks*
      i. *Front (South): 20'*
      ii. *Side (East): 10'*
      iii. *Side Street (West): 20'*
      iii. *Rear (North): 30'*
   d. *Minimum Canopy Setbacks*
      i. *Front (South): 20'*
      ii. *Side (East): 10'*
      iii. *Side Street (West): 20'*
      iii. *Rear (North): 30'*
   e. *Where does each setback apply:*
      i. *Front (South): 20'*
      ii. *Side (East): 10'*
      iii. *Side Street (West): 20'*
      iii. *Rear (North): 30'*
   f. *Minimum Frontage: Not Specified*
   g. *Maximum Lot Coverage: Not Specified*
   h. *Maximum Floor Area Ratio (FAR): Not Specified*

Notes:

1. *All Storm and Sanitary Main are Gravity Main unless otherwise noted on the survey.*

N O R T H

0 30' 45' 60'

SYMBOL LEGEND

- *PROPERTY LINE*
- *RIGHT-OF-WAY LINE*
- *EASEMENT LINE*
- *CENTER LINE*
- *CURB AND GUTTER*
- O/U *OVERHEAD UTILITIES*
- G *GAS LINE*
- FO *FIBER OPTIC LINE*
- CATV *CABLE TELEVISION LINE*
- T *TELEPHONE LINE*
- E *ELECTRIC LINE*
- W *WATER LINE*
- *SANITARY SEWER LINE*
- *STORM SEWER LINE*
- X *FENCE*
- 750 *CONTOUR LINE*
- *SANITARY MANHOLE*
- *CLEANOUT*
- *STORM MANHOLE / AREA INLET*
- *INLET SPECIAL*
- *CURB CATCHBASIN / INLET*
- *CONCRETE FLARED END SECTION*
- *METAL OR PLASTIC FLARED END SECTION*
- *VALVE VAULT*
- *VALVE BOX*
- *FIRE HYDRANT ASSEMBLY*
- *SPRINKLER*
- *WELL*
- *MONITORING WELL*
- *UTILITY POLE*
- *GUY WIRE AND ANCHOR*
- *ELECTRIC TRANSFORMER AND PAD*
- *ELECTRIC PEDESTAL*
- *ELECTRIC METER*
- *CABLE JUNCTION BOX - PAD MOUNTED*
- *CABLE PEDESTAL*
- *TELEPHONE JUNCTION VAULT*
- *TELEPHONE PEDESTAL*
- *TELEPHONE SWITCH BOX*
- *GAS METER*
- *GAS VALVE*
- *A.D.A. COMPLIANT PARKING*
- *LUMINAIRE AND POST*
- *SIGN AND POST*
- *BOLLARD*
- *AIR CONDITIONER*
- *FLAG POLE*
- *BENCHMARK LOCATION*
- *DECIDUOUS TREE*
- *CONIFEROUS TREE*
- *BUSH*
- *MAILBOX*
- *TRAFFIC SIGNAL*
- *SIGNAL CONTROL CABINET*
- *HANDHOLE*
- *YARD LIGHT*
- *PARKING BLOCK*
- 10 *NUMBER OF PARKING SPACES*

SHEET 1 of 2
ARC 17125
Rev: 06/05/2020

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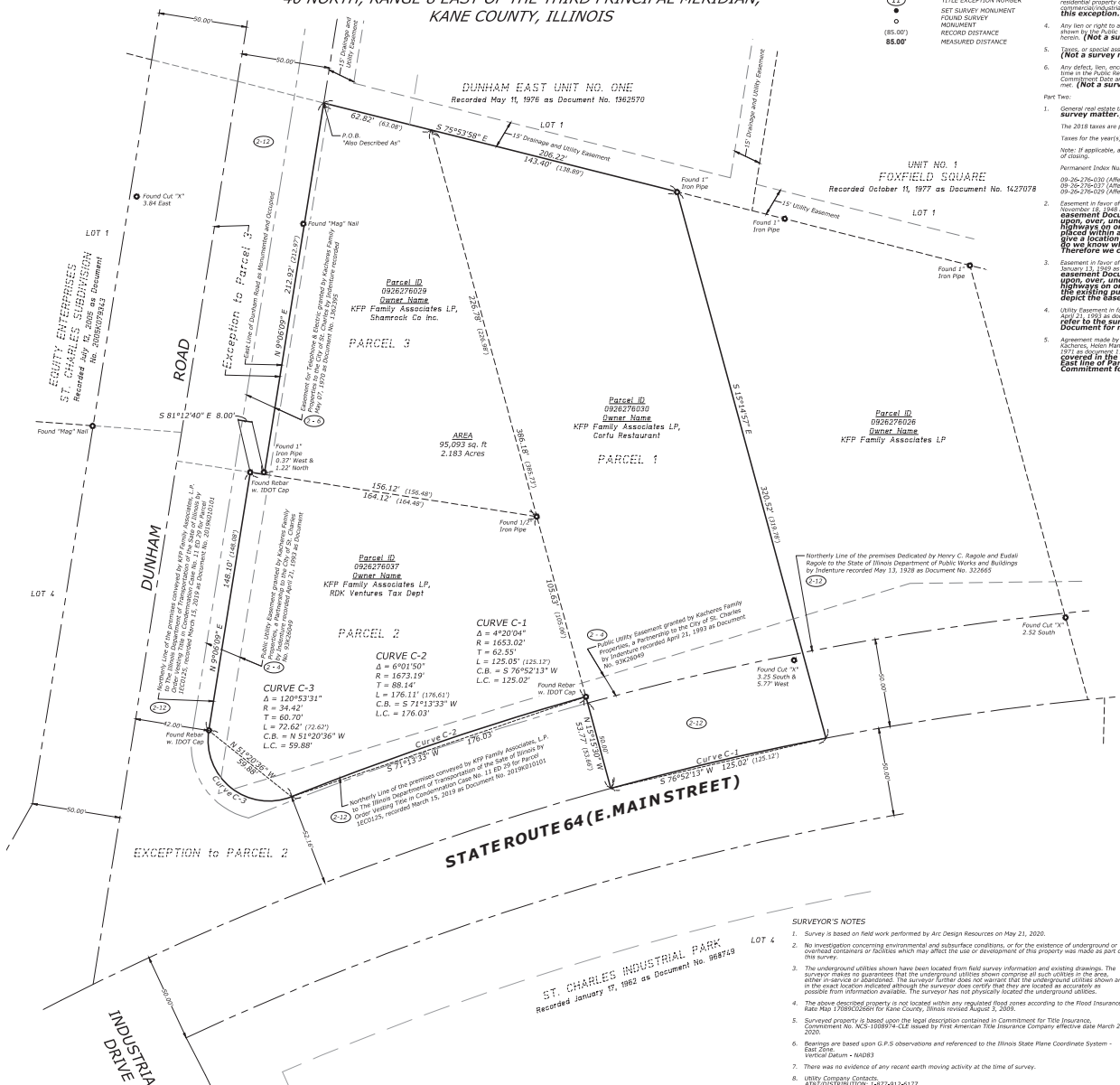
ALTA/NSPS LAND TITLE SURVEY

OF

PART OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, KANE COUNTY, ILLINOIS



SYMBOL LEGEND

- PROPERTY LINE
- SECTION LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- SETBACK LINE
- CENTER LINE
- (11) TITLE EXCEPTION NUMBER
- SET SURVEY MONUMENT
- FOUND SURVEY MONUMENT
- (85.00') RECORD DISTANCE
- 85.00' MEASURED DISTANCE

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SCHEDULE B, PART II
EXCEPTIONS

Part One:

1. *Rights or claims of parties in possession not shown by the Public Records.* ***(Not a survey matter.)***
2. *Easements or claims of easements, not shown by Public Records.* ***(No parole evidence was collected as a part of this survey. Therefore we have no knowledge of any such easements or claims thereof.)***
3. *Any encroachments, encumbrance, violation, variation or adverse circumstance affecting Title that would be disclosed by an accurate and complete survey of the Land pursuant to the "Minimum Standards of Practice," 68 Ill. Admin Code, Sec. 1270.56(b)(6)(P) for residential property or the ALTA/NSPS land title survey standards for commercial/industrial property.* ***(This survey is being provided to satisfy this exception.)***
4. *Any lien or right to a lien for services, labor, material or equipment, unless such lien is shown by the Public Records at Date of Policy and not otherwise excepted from coverage herein.* ***(Not a survey matter.)***
5. *Taxes, or special assessments, if any, not shown as existing liens by the Public Records.* ***(Not a survey matter.)***
6. *Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.* ***(Not a survey matter.)***

Part Two:

1. *General real estate taxes for the year(s) 2019, 2020 and subsequent years.* ***(Not a survey matter.)***

   The 2018 taxes are paid.

   Taxes for the year(s) 2019 and 2020 are not yet ascertainable or payable.

   Note: If applicable, an original tax bill must be presented if taxes are to be paid at time of closing.

   Permanent Index Numbers:

   09-26-276-030 (Affects Parcel 1), $23,984.58
   09-26-276-037 (Affects Parcel 2), $21,974.64
   09-26-276-029 (Affects Parcel 3), $12,966.86

2. *Easement in favor of Illinois Bell Telephone Company, its successors and assigns, recorded November 16, 1948 as document 613935, and the terms and provisions thereof.* ***The easement Document states that the facilities will be constructed upon, over, under and across the public roads, streets and highways on or adjoining the property and that system will be placed within a strip of land 1 rod wide. The Document does not give a location or description for the 1 rod wide strip or land nor do we know where the existing public roadway was in 1948. Therefore cannot depict the easement on this survey.)***
3. *Easement in favor of Illinois Bell Telephone Company, its successors and assigns, recorded January 13, 1949 as document 639079, and the terms and provisions thereof.* ***The easement Document states that the facilities will be constructed upon, over, under and across the public roads, streets and highways on or adjoining the property. We do not know where the existing public roadway was in 1949. Therefore we cannot depict the easement on this survey.)***
4. *Utility Easement in favor of the City of St. Charles, its successors and assigns, recorded April 21, 1993 as document 93K26049, and the terms and provisions thereof.* ***(Please refer to the survey for the easement location and to said Document for more particular information.)***
5. *Agreement made by and between the City of St. Charles and James Kacheres, George Kacheres, Helen Mangos, and Tula Ellis, d/b/a Kacheres Properties, recorded June 11, 1971 as document 1123620, and the terms and provisions thereof.* ***(The property covered in the Agreement lies Easterly of and adjacent to the East line of Parcel 1 of the legal description contained in this Commitment for Title Insurance.)***
6. *Utility Easement in favor of the City of St. Charles, its successors and assigns, recorded May 7, 1976 as document 1362395, and the terms and provisions thereof.* ***(Please refer to the survey for the easement location and to said Document for more particular information.)***
7. *Lease made by and between Kacheres Family Properties, a partnership; James L. Kacheres, Helen K. Mangos and Tula K. Ellis, Partners, Lessor, and Shell Oil Company, a Delaware corporation, Lessee, dated October 7, 1987, as disclosed by Memorandum of Lease recorded March 27, 1990 as document 90K15173, and the terms, provisions, restrictions and conditions contained therein, and all rights thereunder of and all acts done and suffered thereunder of the lessee or any parties claiming by, through or under said lessee. (affects Parcel 3)* ***(Not a survey matter. The lease pertains to Parcel 3 of the legal description contained in this Commitment for Title Insurance.)***

   Agreement Supplementing Lease recorded March 27, 1990 as document 90K15174.

   Assignment of Lease made by Shell Oil Company, a Delaware corporation to Equilon Enterprises, L.L.C., a Delaware limited liability company, recorded July 20, 1998 as document 98K067405.

   Assignment and Assumption of Lease made by and between Equilon Enterprises LLC, a Delaware limited liability company d/b/a Shell Oil Products US and RDK Ventures LLC, a Delaware limited liability company, recorded January 15, 2010 as document 2010K003854.

8. *Lease made by and between Kacheres Family Properties, an Illinois partnership, Lessor, and Taco Bell Corp., a California corporation, Lessee, dated August 3, 1994, as disclosed by Memorandum of Lease recorded October 12, 1994 as document 94K070656, and the terms, provisions, restrictions and conditions contained therein, and all rights thereunder of and all acts done and suffered thereunder of the lessee or any parties claiming by, through or under said lessee. (affects Parcel 3)* ***(Not a survey matter. The lease pertains to Parcel 3 of the legal description contained in this Commitment for Title Insurance.)***

   Memorandum of Assignment and Assumption of Lease Agreement and Consent made by Kacheres Family Properties, an Illinois partnership, Taco Bell Corp., a California corporation, and Shamrock TBC, Inc., an Illinois corporation, recorded December 4, 1996 as document 96K085475.

9. *Access Agreement between Equilon Enterprises, LLC, a Delaware limited liability company doing business as Shell Oil Products, US and RDK Ventures, LLC, a Delaware limited liability company, recorded January 15, 2010 as document 2010K003855, and the terms and provisions thereof.* ***(Not a survey matter. Please refer to said Document for more particular information.)***
10. *Covenant Running with the Land made by Circle K, recorded April 11, 2012 as document 2012K022991, and the terms and provisions thereof. Note: No legal description was attached to document at the time of recording.* ***(Not a survey matter. The Covenant deals with the installation and maintenance of a "Private Light Pole" installed in a Public Utility Easement. There is no location given for the light pole and therefore it cannot be depicted upon this survey.)***
11. *Environmental No Further Remediation Letter relating to leaking underground storage tank located on the Land, recorded May 21, 2013 as document 2013K037384, and the terms and conditions thereof.* ***(Not a survey matter.)***
12. *Rights of the public, the Municipality and the State of Illinois, in and to that part of the Land, if any, taken, used or dedicated for road purposes, including but not limited to Instruments recorded as Documents 532771, 1121665 and 416535.* ***(Please refer to the survey for the Dedication Locations.)***
13. *Any claim that the Title is subject to a trust or lien created under The Perishable Agricultural Commodities Act, 1930 (7 U.S.C. §499a, et seq.) or the Packers and Stockyards Act (7 U.S.C. §9181 et seq.) or under similar state laws.* ***(Not a survey matter.)***
14. *Existing unrecorded leases, if any, and rights of all parties claiming thereunder.* ***(Not a survey matter.)***

Legal description contained in Commitment for Title Insurance issued by First American Title Insurance Company File No. NCS-1008974-CLE dated March 23, 2020.

PARCEL 1:

THAT PART OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE EAST ALONG THE SOUTH LINE OF SAID QUARTER SECTION, 990 FEET TO THE EAST LINE EXTENDED NORTH OF TRACT "J" AS SHOWN ON THE PLAT OF SURVEY OF THAT PART OF THE EAST HALF OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED APRIL 23, 1938 IN BOOK 28 OF PLATS, PAGE 6, AS DOCUMENT 421812; THENCE SOUTH ALONG THE EXTENSION OF THE EAST LINE OF SAID TRACT "J", 217.3 FEET TO THE CENTER LINE OF STATE ROUTE NO. 64; THENCE NORTH 63 DEGREES 28 MINUTES EAST ALONG SAID CENTER LINE, 660.4 FEET; THENCE EASTERLY ALONG SAID CENTER LINE BEING ALONG A CURVE TO THE RIGHT WHICH IS TANGENT TO LAST DESCRIBED COURSE, 20.2 FEET TO THE POINT OF INTERSECTION OF SAID CENTER LINE WITH THE CENTER LINE OF DUNHAM ROAD; THENCE NORTHERLY ALONG SAID CENTER LINE OF DUNHAM ROAD, 306.25 FEET; THENCE EASTERLY AT RIGHT ANGLES TO SAID CENTERLINE OF DUNHAM ROAD, 306.48 FEET TO THE WESTERLY LINE OF PROPERTY NOW OR FORMERLY OWNED OR OCCUPIED BY MR. STEAK; THENCE SOUTHERLY 158.23 FEET TO A POINT ON THE CENTER LINE OF STATE ROUTE NO. 64 WHICH IS 313.35 FEET NORTHEASTERLY (AS MEASURED ON A STRAIGHT LINE) FROM THE POINT OF INTERSECTION OF THE CENTER LINE OF SAID STATE ROUTE 64 WITH THE CENTER LINE OF DUNHAM ROAD FOR A PLACE OF BEGINNING; THENCE NORTHEASTERLY ALONG THE LAST DESCRIBED COURSE AND SAID COURSE EXTENDED 385.21 FEET TO A POINT ON A LINE DRAWN FROM THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO RUSSELL C. NORRIS BY DEED DATED DECEMBER 10, 1952 AND RECORDED DECEMBER 17, 1952, IN BOOK 1605, PAGE 197, AS DOCUMENT 713387 TO A POINT ON THE EASTERLY LINE OF TRACT "B" OF THE PLAT OF SURVEY AFORESAID WHERE THE EASTERLY LINE OF SAID TRACT "B" ANGLES TO THE WEST; THENCE SOUTH 75 DEGREES 15 MINUTES 0 SECONDS EAST ALONG SAID LINE, 138.89 FEET TO THE EASTERLY LINE, IF EXTENDED NORTHERLY, OF SAID MR. STEAK PROPERTY; THENCE SOUTHERLY ON SAID EASTERLY LINE AND EASTERLY LINE IF EXTENDED NORTHERLY, 318.73 FEET TO THE CENTER LINE ON SAID STATE ROUTE NO. 64; THENCE SOUTHWESTERLY ALONG SAID CENTER LINE 125.12 FEET TO THE PLACE OF BEGINNING, IN KANE COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE EAST ALONG THE SOUTH LINE OF SAID QUARTER SECTION, 990 FEET TO THE EAST LINE EXTENDED NORTH OF TRACT "J" AS SHOWN ON THE PLAT OF SURVEY OF THAT PART OF THE EAST HALF OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED APRIL 23, 1938 IN BOOK 28 OF PLATS, PAGE 6, AS DOCUMENT 421812; THENCE SOUTH ALONG THE EXTENSION OF THE EAST LINE OF SAID TRACT "J", 217.3 FEET TO THE CENTER LINE OF STATE ROUTE NO. 64; THENCE NORTH 63 DEGREES 28 MINUTES EAST ALONG SAID CENTER LINE, 660.4 FEET; THENCE EASTERLY ALONG SAID CENTER LINE BEING ALONG A CURVE TO THE RIGHT WHICH IS TANGENT TO LAST DESCRIBED COURSE, 20.2 FEET TO THE POINT OF INTERSECTION OF SAID CENTER LINE WITH THE CENTER LINE OF DUNHAM ROAD FOR A PLACE OF BEGINNING; THENCE NORTHERLY ALONG SAID CENTER LINE OF DUNHAM ROAD, 300.25 FEET; THENCE EASTERLY AT RIGHT ANGLES TO SAID CENTER LINE OF DUNHAM ROAD, 306.48 FEET; THENCE SOUTHERLY 158.23 FEET TO A POINT ON THE CENTER LINE OF STATE ROUTE NO. 64; SAID POINT BEING 313.35 FEET NORTHEASTERLY FROM THE PLACE OF BEGINNING, AS MEASURED ON A STRAIGHT LINE FROM SAID PLACE OF BEGINNING; THENCE WESTERLY ALONG SAID CENTER LINE ON A CURVE TO THE LEFT, HAVING A RADIUS OF 1,637.1 FEET TO THE PLACE OF BEGINNING, IN KANE COUNTY, ILLINOIS.

LESS AND EXCEPT THAT PART TAKEN FOR ROAD PURPOSES BY ORDER VESTING TITLE ENTERED IN CASE NO. 11 ED 29, CIRCUIT COURT OF KANE COUNTY, ILLINOIS, RECORDED MARCH 15, 2019 AS DOCUMENT 2019K010101, DESCRIBED AS FOLLOWS:

THAT PART OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF LOT 1 IN DUNHAM EAST UNIT NO. ONE, BEING A SUBDIVISION OF THAT PART OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 10, 1976 AS DOCUMENT NO. 1362570; THENCE SOUTH 09 DEGREES 06 MINUTES 58 SECONDS WEST ON A BEARING BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM EAST ZONE NAD 83 ON THE EAST RIGHT OF WAY LINE OF DUNHAM ROAD, 212.97 FEET TO THE NORTH PARCEL 6 OF THE LANDS CONVEYED TO KFP ASSOCIATES, LP BY THE DEED RECORDED OCTOBER 3, 2003 AS DOCUMENT NO. 2003K183781; THENCE NORTH 80 DEGREES 53 MINUTES 02 SECONDS WEST, ON SAID NORTH LINE, 8.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 80 DEGREES 53 MINUTES 02 SECONDS WEST, ON SAID NORTH LINE, 156.12 FEET TO THE EAST LINE OF SAID DUNHAM ROAD; THENCE SOUTH 09 DEGREES 06 MINUTES 58 SECONDS WEST, ON SAID CENTERLINE, 300.25 FEET TO THE CENTERLINE OF ILLINOIS ROUTE 64; THENCE NORTHEASTERLY ON A 1653.02 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY, ON SAID CENTERLINE OF ILLINOIS ROUTE 64, A DISTANCE OF 313.83 FEET, THE CHORD OF SAID CURVE BEARS NORTH 69 DEGREES 15 MINUTES 17 SECONDS EAST, 313.36 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 6; THENCE NORTH 14 DEGREES 37 MINUTES 54 SECONDS WEST, ON THE EAST LINE OF SAID PARCEL 6, A DISTANCE OF 53.66 FEET; THENCE SOUTHWESTERLY ON A 1673.19 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY, 176.61 FEET, THE CHORD OF SAID CURVE BEARS SOUTH 71 DEGREES 14 MINUTES 53 SECONDS WEST, 176.53 FEET; THENCE NORTHWESTERLY ON A 34.42 FOOT RADIUS CURVE CONCAVE NORTHEASTERLY, 72.62 FEET, THE CHORD OF SAID CURVE BEARS NORTH 51 DEGREES 19 MINUTES 43 SECONDS WEST, 59.88 FEET; THENCE NORTH 09 DEGREES 06 MINUTES 58 SECONDS EAST, PARALLEL WITH AND 42.00 FEET EAST OF SAID CENTERLINE OF DUNHAM ROAD, 148.08 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

THAT PART OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE EAST ALONG THE SOUTH LINE OF SAID QUARTER SECTION, 990 FEET TO THE EAST LINE EXTENDED NORTH OF TRACT "J" AS SHOWN ON THE PLAT OF SURVEY OF THAT PART OF THE EAST HALF OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED APRIL 23, 1938 IN BOOK 28 OF PLATS, PAGE 6, AS DOCUMENT 421812; THENCE SOUTH ALONG THE EXTENSION OF THE EAST LINE OF SAID TRACT "J", 217.3 FEET TO THE CENTER LINE OF STATE ROUTE NO. 64; THENCE NORTH 63 DEGREES 28 MINUTES EAST ALONG SAID CENTER LINE, 660.4 FEET; THENCE EASTERLY ALONG SAID CENTER LINE BEING ALONG A CURVE TO THE RIGHT WHICH IS TANGENT TO LAST DESCRIBED COURSE, 20.2 FEET TO THE POINT OF INTERSECTION OF SAID CENTER LINE WITH THE CENTER LINE OF DUNHAM ROAD; THENCE NORTHERLY ALONG SAID CENTER LINE OF DUNHAM ROAD, 300.25 FEET; THENCE EASTERLY AT RIGHT ANGLES TO SAID CENTER LINE OF DUNHAM ROAD, 306.48 FEET; THENCE SOUTHERLY 158.23 FEET TO A POINT ON THE CENTER LINE OF STATE ROUTE NO. 64 WITH THE CENTER LINE OF DUNHAM ROAD FOR A PLACE OF BEGINNING; THENCE NORTHEASTERLY ALONG SAID CENTER LINE 385.21 FEET TO A POINT ON A LINE DRAWN FROM THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO RUSSELL C. NORRIS BY DEED DATED DECEMBER 10, 1952 AND RECORDED DECEMBER 17, 1952 IN BOOK 1605, PAGE 197 AS DOCUMENT 713387 TO A POINT ON THE EASTERLY LINE OF TRACT "B" OF THE PLAT OF SURVEY AFORESAID WHERE THE EASTERLY LINE OF SAID TRACT "B" ANGLES TO THE WEST; THENCE NORTH 75 DEGREES 15 MINUTES WEST ALONG SAID LINE, 10.05 FEET TO THE CENTER LINE OF DUNHAM ROAD; THENCE SOUTHERLY ALONG SAID CENTER LINE OF DUNHAM ROAD, 318.73 FEET TO THE BEGINNING, (EXCEPT THE WESTERLY 50 FEET, AS MEASURED AT RIGHT ANGLES TO THE CENTER LINE OF DUNHAM ROAD), IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

ALSO DESCRIBED AS:

A parcel of land being part of the Northeast Quarter of Section 26, Township 40 North, Range 8 East of the Third Principal Meridian, Kane County, Illinois, described as follows:

Beginning at the Southwest corner of Lot 1 as designated upon Dunham East Unit No. One, the plat of which subdivision was recorded May 11, 1976 as Document No. 1362570 in the Recorder's Office, thence North 09 degrees 06 minutes 58 seconds East, on the East Right of Way line of Dunham Road and Lot 1, a distance of 206.22 feet; thence South 75 degrees 14 minutes 57 seconds East, a distance of 320.52 feet to a point in the centerline of State Route 64 (East Main Street); thence Southwesterly along the centerline of said State Route 64 (East Main Street), along a circular curve to the left whose radius is 1653.02 feet and whose center lies to the Southeast, the long chord of which curve bears South 76 degrees 52 minutes 13 seconds West, a chord distance of 125.02 feet to the Southeast corner of the premises conveyed by KFP Family Associates, L.P. to The Illinois Department of Transportation of the State of Illinois by Order Vesting Title in Condemnation Case No. 11 ED 29 for Parcel 1EC0125, recorded March 15, 2019 as Document No. 2019K010101 in said Recorder's Office; thence North 15 degrees 15 minutes 30 seconds West along the East line of said premises so conveyed, a distance of 53.77 feet to the Southern most Northeast corner of said premises so conveyed; thence Southwesterly along the Northerly line of said premises so conveyed along a circular curve to the left whose radius is 34.42 feet and whose center lies to the North, the long chord of which curve bears South 51 degrees 20 minutes 36 seconds West, a chord distance of 59.88 feet to a point of tangency; thence North 9 degrees 06 minutes 09 seconds East along the Northerly line of said premises so conveyed, a distance of 148.10 feet to the Northern most Northeast corner of said premises so conveyed; thence South 81 degrees 12 minutes 40 seconds East, a distance of 8.00 feet to a point in the East line of a public road designated Dunham Road; thence North 9 degrees 06 minutes 09 seconds East along the East line of said Dunham Road, a distance of 212.92 feet to the Point of Beginning, containing 95,093 square feet, 2.183 acres, more or less, all being situated in the County of Kane and the State of Illinois.

Subject to the Rights of the public and the people of the State of Illinois to that portion which lies within State Route 64 (East Main Street).

DRAFT

SURVEYOR'S NOTES

1. *Survey is based on field work performed by Arc Design Resources on May 21, 2020.*
2. *No investigation concerning environmental and subsurface conditions, or for the existence of underground or overhead containers or facilities which may affect the use or development of this property was made as part of this survey.*
3. *The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in-service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although the surveyor does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.*
4. *The above described property is not located within any regulated flood zones according to the Flood Insurance Rate Map 17089C0260H for Kane County, Illinois revised August 3, 2009.*
5. *Surveyed property is based upon the legal description contained in Commitment for Title Insurance, Commitment No. NCS-1008974-CLE issued by First American Title Insurance Company effective date March 23, 2020.*
6. *Bearings are based upon G.P.S observations and referenced to the Illinois State Plane Coordinate System - East Zone.*
   Vertical Datum - NAD83
7. *There was no evidence of any recent earth moving activity at the time of survey.*
8. *Utility Company Contacts.*
   AT&T/DISTRIBUTION: 1-877-912-6177
   COMCAST: 1-855-355-6272
   COMED: 1-800-628-2333
   NICOR GAS: 1-800-730-4114
   CITY OF ST. CHARLES: 1-630-377-4400

SURVEYOR'S CERTIFICATION:

To First American Title Insurance Company and Circle K Stores Inc.:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6a, 7a, 7b1, 7c, 8, 9, 11, 13, 16, and 20 of Table A thereof. The fieldwork was completed on May 21, 2020.

Dated this _____ day of _____, 2020.

_____
Lee S. Sprecher
Illinois Professional Land Surveyor No. 3436
Arc Design Resources, Inc.
5291 Zenith Parkway
Loves Park, IL 61111
(815) 484-4300

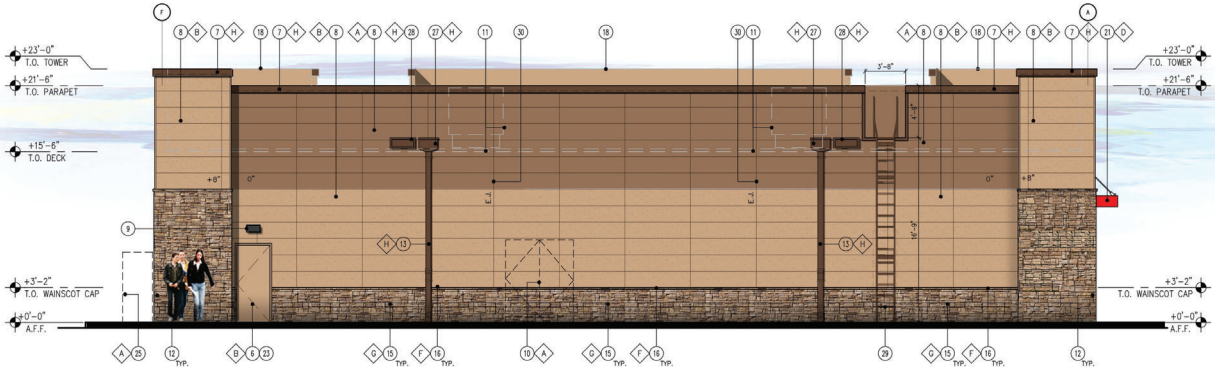
My current license expires _____.

STATE OF ILLINOIS
LEE S. SPRECHER
035-3436
LOVES PARK, IL
PROFESSIONAL LAND SURVEYOR

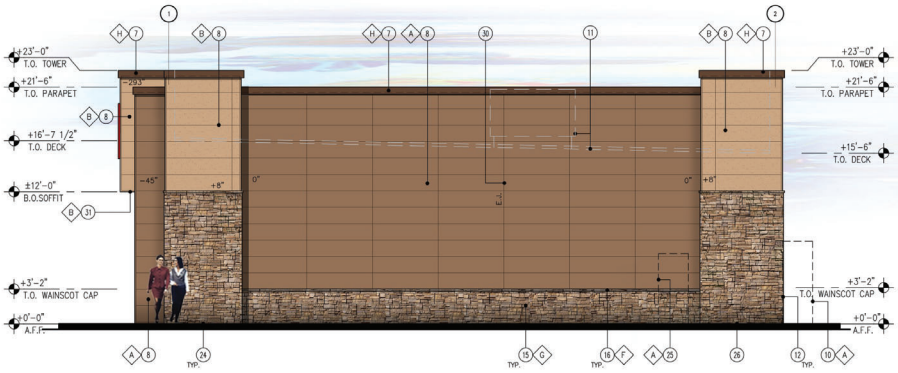
SHEET 2 of 2
ARC 17125
Rev: 06/05/2020

COPYRIGHT 2020

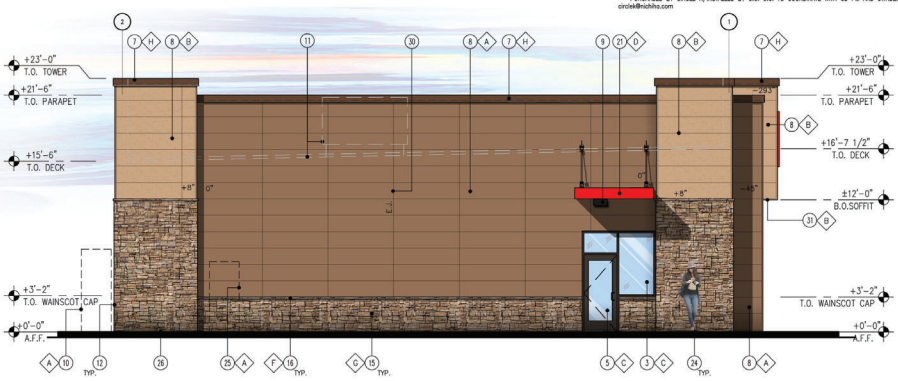
1 FRONT ELEVATION (SOUTH)
SCALE: 3/16" = 1'-0"



2 BACK ELEVATION (NORTH)
SCALE: 3/16" = 1'-0"



3 SIDE ELEVATION (EAST)
SCALE: 3/16" = 1'-0"



4 SIDE ELEVATION (WEST)
SCALE: 3/16" = 1'-0"

KEY NOTES (X)

1. STEEL COLUMN WRAP WITH BREAK METAL
2. LINE OF CANOPY / SOFFIT
3. DARK BRONZE ANODIZED WINDOW FRAM W/ GRAY TINTED GLASS PER SOLARBAN SOLARGRAY SPECS, SEE GLAZING SCHEDULE ON SHEET A6.0
4. INTERNALLY ILLUMINATED SIGN WITH BLOCKING (UNDER SEPARATE PERMIT)
5. DARK BRONZE W/ GRAY TINED GLASS STOREFRONT SYSTEM
6. SERVICE DOOR, PAINT TO MATCH SURROUNDING WALL
7. PRE-FINISHED METAL COPING
8. 3/8 THK. X 17 3/8 H X 71 3/8 L WALL PANEL FIBER CEMENT
9. WALL MOUNTED LIGHT FIXTURE, COLOR: BLACK. SEE ELECTRICAL PLAN
10. SES PANEL LOCATION. SEE ELECTRICAL PLAN
11. ROOF LINE AND HVAC UNITS
12. 1-1/2" STAINLESS STEEL CORNER EDGE, TYP. TO ALL CORNERS
13. DOWNSPOUT, RE: PLUMBING PLAN
14. ADDRESSING LOCATION: 8" TALL INCH BLACK NUMBERS.
    FINAL AREA LOCATION TO BE DETERMINED BY FIRE DEPARTMENT.
15. 1 3/8" THK. X 6" HIGH FIBER CEMENT WAINSCOT
16. 1-1/2" HIGH FIBER CEMENT CAP INSTALL PER MFR. SPECS.
17. NICHIHA ESSENTIAL "OVERHANG" FLASHING
18. PARAPET WALL BEYOND
19. (KNOX) KEY-BOX AT 6'-0" AFF (IF REQUIRED BY FIRE DEPARTMENT)
20. FIRE DEPARTMENT CONNECTION (IF REQUIRED)
21. METAL CANOPY
22. EMERGENCY FUEL SHUT-OFF SWITCH, REFER TO SHEET F1.0 – FUEL PIPING FLOOR PLAN
23. INSULATED METAL DOOR
24. NICHIHA ESSENTIAL "STARTER" FLASHING
25. CO2 TANK WITH METAL LOUVERED CONTAINER
26. EXTERIOR FINISH TO EXTEND ABOVE SIDEWALK/GRADE, SEE DET. 11/A8.3
27. LEADER BOX. SEE PLUMBING DWGS.
28. EMERGENCY OVERFLOW SCUPPER. SEE PLUMBING DWGS.
29. METAL ROOF ACCESS LADDER WITH SECURITY DOOR LADDER GUARD MODEL # LG6 C1 P2 BY COTTERMAN
30. CONTROL/EXPANSION JOINT "E.J." LOCATION, SEE DETAIL 5/A8.1
31. HARDIESOFFIT FIBER CEMENT PANELS, SEE DETAIL 2/A8.3

FINISH SCHEDULE (◇)

- (A) – ***NICHIHA TUFF BLOCK
  – COLOR TO MATCH #SW 6095 TOASTY
- (B) – ***NICHIHA TUFF BLOCK
  – COLOR TO MATCH #SW 6115 TOTALLY TAN
- (C) – 1" INSULATED, DOUBLE PANED GRAY TINTED GLASS
- (D) – *SHERWIN WILLIAMS #SW 4081
  – **SAFETY RED
- (E) – *SHERWIN WILLIAMS #SW 7005
  – CIRCLE K WHITE
- (F) – ***NICHIHA CHISELED SILL TAN
- (G) – ***NICHIHA LEDGESTONE BLUFF
- (H) – *SHERWIN WILLIAMS #SW 6090 – JAVA
  – FIRESTONE MANSARD BROWN SR (USE FOR PRE-FINISHED METAL COPING)
- (I) – CIRCLE K ORANGE #PMS 144
- (J) –*** NICHIHA TUFF BLOCK
  –COLOR TO MATCH #SW 4081

* USE SHERWIN WILLIAMS MANUFACTURER ONLY
** COLOR TO BE PRE-ORDERED TO ENSURE AVAILABILITY AT TIME OF CONSTRUCTION
*** PURCHASED BY CIRCLE K/INSTALLED BY G.C. G.C. TO COORDINATE WITH CD PM AND OWNDER'S REP
circlek@nichiha.com

CIRCLE K STORES INC.
1120 W. Warner Road, Building B
Tempe, Arizona 85284
t: (602) 728-4850
f: (602) 307-4850

CIRCLE K
PROJECT ADDRESS
CITY,CA
PROJECT NUMBER

BUILDING EXTERIOR ELEVATIONS - 4625

SCALE: AS NOTED

A-2

00/00/00