



<b>Applicant:</b>	J&B Builders, Inc.
<b>Property Owner:</b>	J&B Builders, Inc.
<b>Location:</b>	NE corner of S. 1 <sup>st</sup> & Prairie Streets
<b>Purpose:</b>	Feedback on a mixed-use building
<b>Application:</b>	Concept Plan
<b>Public Hearing:</b>	Not required
<b>Zoning:</b>	CBD-1 / PUD
<b>Current Land Use:</b>	Vacant
<b>Comprehensive Plan:</b>	Mixed Use

**Milestone Row 2**



*Subject Property*

<b>Summary of Proposal:</b>	<p>J&amp;B Builders, Inc. has filed a Concept Plan proposing a mixed-use building on the remaining vacant lot in the Brownstone PUD. Details:</p> <ul style="list-style-type: none"> <li>• 50 ft., four-story building fronting S 1<sup>st</sup> St. <ul style="list-style-type: none"> <li>○ Floor 1 – commercial space &amp; parking</li> <li>○ Floors 2-4 – up to 20 condo units</li> </ul> </li> <li>• 44 interior parking spaces for building residents, accessed from Cobblestone Dr.</li> <li>• 15 on-street parking spaces along 1<sup>st</sup> St.</li> </ul>
<b>Info / Procedure on Application:</b>	<ul style="list-style-type: none"> <li>• 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.”</li> <li>• 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.</li> <li>• No recommendation or findings are involved.</li> </ul>
<b>Suggested Action:</b>	Provide feedback on the Concept Plan. Staff has provided questions Commissioners may wish to consider to guide their feedback to the applicant.
<b>Staff Contact:</b>	Ellen Johnson, Planner

**I. PROPERTY INFORMATION**

**A. History / Context**

The subject property constitutes three parcels at the northeast corner of S. 1<sup>st</sup> and Prairie Streets on the west side of downtown. The parcels are known as Lot 14, Lot 15, and Parcel 9 in the Brownstone Subdivision, recorded in 2001. The property is the final undeveloped portion of the Brownstone PUD, which includes the Brownstone townhomes along the riverfront and the mixed-use Milestone Row building fronting S 1<sup>st</sup> St. at Indiana St.

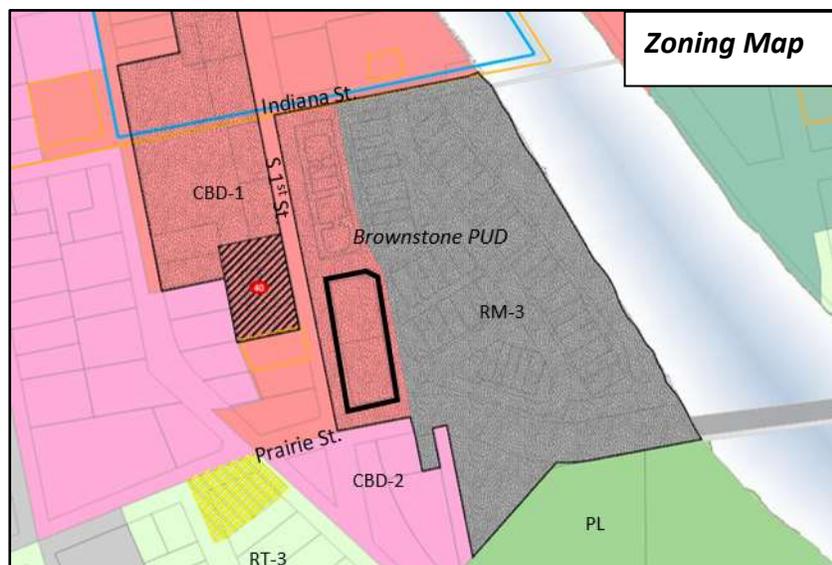
The Brownstone PUD was approved under Ordinance 2000-Z-23 to enable redevelopment of the former Piano Factory site for residential townhomes. The townhomes were constructed by 2005. Plans also included two townhome buildings on the subject property.

In 2005, the City approved an amendment to the Brownstone PUD under Ordinance 2005-Z-23, which changed the intended use of the subject property to a mixed-use building, along with the property to the north, and created development standards for the two buildings, known as Milestone Row. The northern Milestone Row building was constructed in 2006 and contains first floor office space and 22 condominium units on floors 2-4, with underground parking for residents. The same building was approved for the subject property.

**B. Zoning**

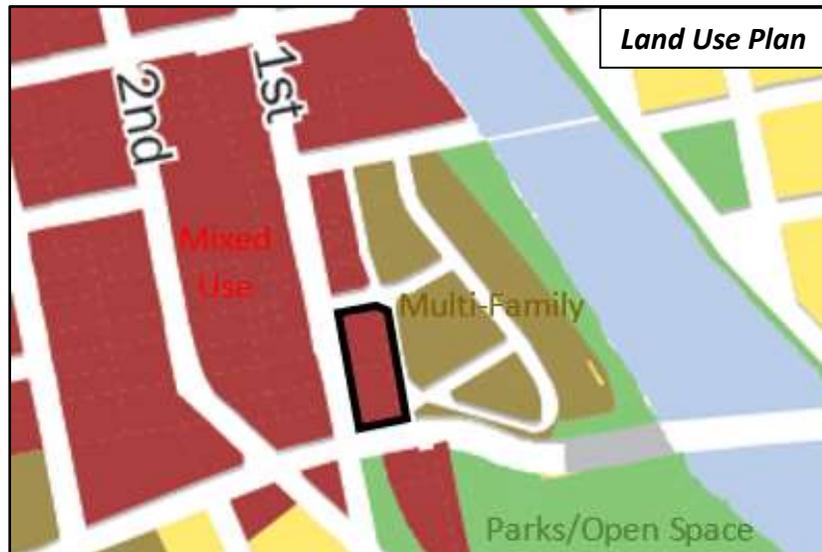
The subject property is the southernmost property in the CBD-1 Central Business District, with CBD-2 zoning across Prairie St. and multi-family residential adjacent to the east.

	<b>Zoning</b>	<b>Land Use</b>
<b>Subject Property</b>	CBD-1 Central Business District / Brownstone PUD	Vacant
<b>North</b>	CBD-1 Central Business District / Brownstone PUD	Mixed-Use building (Milestone Row)
<b>East</b>	RM-3 General Residential District / Brownstone PUD	Townhomes (Brownstones)
<b>South</b>	CBD-2 Mixed Use Business District	Commercial- Sammy’s Bikes
<b>West</b>	CBD-1 Central Business District / 1 <sup>st</sup> Street Redevelopment PUD	BMO Harris/apartment bldg; mixed commercial uses



### C. Comprehensive Plan

The Land Use Plan adopted as part of the 2013 Comprehensive Plan identifies the subject property as “Mixed Use”, as is the rest of the downtown core.



The Mixed Use land use is described as follows:

*The Land Use Plan designates Downtown St. Charles as Mixed Use, characterized by land uses and development patterns that provide a vibrant, safe, attractive, and “walkable” pedestrian environment.*

*Mixed use areas should have strong pedestrian orientation and seek to create a more interesting and engaging pedestrian experience, accommodating pedestrian generating uses on the ground floor, and other uses above. Mixed use areas should provide a balance of uses unique to each site based on its location. Retail, entertainment, and dining uses are ideally suited for the ground floor with residential, educational, medical and/or office uses located on the upper floors. The primary objective is to provide an appropriate and compact mix of uses to foster an active and interesting district. Parking in the mixed use areas should be provided on-street, or in subtly located parking garages or parking lots.*

*Built form is a critical consideration within Mixed Use areas. Within mixed use areas, buildings should be located at, or near, the front property lines fronting the street to create a “street wall” – a continuous row of buildings and storefronts that encourages walkability and helps to establish a safe and attractive pedestrian environment.*

The subject property is also located within the Downtown Subarea. The Downtown Subarea Plan includes recommendations aimed at preserving and enhancing the downtown area (Ch. 8).

The plan identifies 1<sup>st</sup> St., along which the subject property is located, as a Gateway Corridor, along with other streets that offer primary entry into Downtown. The following recommendations are made for Gateway Frontage properties:

- **Building Massing & Placement.** Buildings should be generally located on the front lot line, although small setbacks could accommodate gateway landscaping. To the extent possible, buildings should be built to the side lot lines to create a continuous streetwall.



Gateway Frontage

- **Building Façade Orientation & Design.** Facades should have strong orientation to the public sidewalk, or angled toward key gateway intersections, with welcoming entrances. Attractive and safe rear entrances from rear parking areas or public walks should also be provided where appropriate.
- **Architectural Style & Design.** Buildings should use traditional building materials and design elements, and generally align with surrounding buildings in terms of horizontal elements and vertical rhythm. However, more flexibility and creativity should be encouraged within this general framework.
- **Vehicular Access & Parking.** Parking should be located to the rear of the lot, and minimal curb cuts should be provided from the public street. Development should share curb cuts and provide access from side streets instead of gateway streets wherever possible.
- **Bicycle Access & Pedestrian Mobility.** All buildings should provide an attractive and discernable public entry from the sidewalk, and to the extent possible, bicycle parking should be provided at the rear or sides of buildings, near parking areas or other pedestrian accessible areas.
- **Land Use.** Uses should be mixed, comprised of traditional downtown mixed use activities such as retail, restaurant, and local services, as well as secondary uses including offices and services with less customer visitation. Multi-story mixed use buildings should also be encouraged. Multi-family may also be appropriate on the fringe areas of Downtown.

The subject property is also located within Catalyst Site “M”, along with other properties near the intersections of 1<sup>st</sup>/2<sup>nd</sup> and Prairie Streets. Catalyst sites are those parcels where redevelopment could have a catalytic impact on the surrounding area. Site M is described as follows:

*This area represents the southern gateway to Downtown, and existing uses and character around the intersection contrast with the community’s vision for Downtown. Comprehensive redevelopment of this key intersection should transform the gateway into*



*an attractive announcement of arrival into Downtown St. Charles. 1<sup>st</sup> Street and 2<sup>nd</sup> Street frontage could include mixed use or multi-family development, though viewsheds to important buildings and features, such as the historic Victorian house at 411 S. 2<sup>nd</sup> St. or Mount St. Mark Park, should be preserved. This opportunity may warrant further study to ensure that several urban systems are adequately planned for, such as open space linkages throughout Downtown and to the Fox River, bicycle pathways, traffic engineering, and signage and wayfinding.*

## II. PROPOSAL

J&B Builders, Inc. has purchased the subject property and is proposing to develop a mixed-use building. A Concept Plan has been filed to solicit feedback from City Staff, the Plan Commission, and Planning & Development Committee prior to moving forward to the formal zoning entitlement phase.

Details of the Concept Plan are as follows:

- Four-story building fronting S 1<sup>st</sup> St.
  - 50 ft. in height, 62,557 sf
  - The center of the building is 2 stories and contains a common room for residential unit owners and private terrace space.
  - Each side of the building contains a penthouse that extends 10 ft. above the 50 ft. roofline.
  - Floor 1 – commercial/parking
    - 3,609 sf of commercial space with up to 5 commercial condominium units. May provide a life/work opportunity for building residents.
    - Entrance to each commercial unit on 1<sup>st</sup> St.
    - 44 interior parking spaces, accessed from Cobblestone Dr. Parking to be private, reserved for building residents.
  - Floors 2-4 – up to 20 condo units
    - Units range in size from 1,810 sf – 3,870 sf
    - Each unit has at least one outdoor space.
- 15 on-street parking spaces along 1<sup>st</sup> St. (public spaces)

The building planned for the subject property under the 2005 PUD Amendment was nearly identical to the existing Milestone Row building north of the subject property. The proposed building is similar in configuration, massing and land use, but differs in several ways. Notable differences include:

- Building mass split by a two-story central section instead of a one-story breezeway (see exhibit showing proposed building overlaid with the Milestone Row building outline).
- Larger building footprint (22,705 sf vs. 16,000 sf).
- Parking for residents on the ground-level instead of underground.
- Less Commercial space (limited to western portion of first floor instead of the entire first floor.)
- Fewer parking spaces behind the building along Limestone Dr. (5 vs. 18 parking spaces planned, due to larger building footprint)
- Curb cut for resident parking access off Cobblestone Dr. (north end) instead of Limestone Dr. (rear/east side).
- More modern architectural style.

**III. CONCEPT PLAN REVIEW PROCESS**

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

**IV. PLANNING ANALYSIS**

Staff has analyzed the Concept Plan to determine the ability of future plans based on the Concept Plan to meet applicable standards of the Zoning Ordinance and Brownstone PUD Ordinance. The plan was reviewed against the following code sections:

- Ch. 17.06 Design Review Standards & Guidelines
- Ch. 17.14 Business & Mixed Use Districts
- Ch. 17.24 Off-Street Parking, Loading & Access
- Ch. 17.26 Landscaping & Screening
- PUD Ordinances: 2000-Z-23; 2005-Z-9

**A. Proposed Uses**

The Concept Plan proposes 20 multi-family residential units (condominium ownership; not rental). Multi-family residential is a permitted use in the CBD-1 District and Brownstone PUD.

Also proposed is 3,609 sf of commercial space along 1<sup>st</sup> St. Live/work use is contemplated, granting residential unit owners the opportunity to rent out this space. Permitted uses allowed on the first floor are provided in Exhibit II-A of Ord. 2005-Z-9 (see attached). These uses include retail, banks, professional/business office, medical/dental clinic, art gallery, dry-cleaning, fitness center, restaurant, theater, etc.

**Staff Comments**

- ✓ Given the small size of the commercial units, it may make sense to limit the allowable uses to reflect the type of live/work accommodation contemplated. For example, the uses could be limited to business/professional office, retail, art gallery.

**B. Bulk Standards / Parking**

The table below compares the Concept Plan with the bulk standards applicable to the property per the 2005 PUD Ordinance. Deviations from the bulk standards required for the development would need to be approved through an amendment to the existing PUD. These deviations are denoted in ***bold italics*** in the table below and are discussed under Staff Comments.

Category	2005 PUD Ordinance	Concept Plan
<b>Number of Residential Units</b>	22 units	20 units
<b>Max. Gross Floor Area per Building</b>	Approved building is approx. 60,000 sf (PUD)	<b><i>62,557 sf</i></b> (including penthouse, excluding 1 <sup>st</sup> floor parking)

	ordinance does not specifically limit GFA; underlying CBD-1 District max. GFA is 40,000 sf)	
<b>Max. Building Height</b>	49 ft.	<b>50 ft. + 10' penthouse projection covering 14% of roof</b>
<b>Front Yard</b>	5 ft. from 1 <sup>st</sup> St. ROW (architectural features can encroach up to 2 ft.)	<b>Approx. 2 ft. from ROW</b>
<b>Exterior Side Yard</b>	4.7 ft. from north lot line (Cobblestone Dr) 5 ft. from south lot line (Prairie St)	<b>North: Under 4.7 ft</b> South: Meets
<b>Rear Yard</b>	0 ft.	Approx. 10 ft.
<b>Parking</b>	1 per residential unit (20 required) 33 spaces on 1 <sup>st</sup> St. for both Milestone Row bldgs; 17 spaces existing; 16 spaces needed for proposed bldg	44 spaces for residential units (interior); 5 spaces behind building; <b>15 spaces on 1<sup>st</sup> St.</b>

**Staff Comments:**

- ✓ The proposed building has a larger footprint than the approved building (22,702 sf proposed vs. approx. 15,000 sf planned). However, while the approved building was four full stories, the central portion of the proposed building is only two stories and contains parking for a majority of the first floor. This results in an overall gross floor area that is only about 2,500 sf larger than the approved building.
- ✓ Maximum building height in the underlying CBD-1 District is 50 ft., however the allowable building height for Milestone Row was reduced to 49 ft. under the 2005 PUD Ordinance. Proposed is a 10 ft. penthouse projection, for a total height of 60 ft. The Zoning Ordinance allows building elements extending above the main portion of the building to be excluded from the building height calculation, just so the projection comprises less than 20% of the building footprint. The proposed penthouse projection meets this requirement at 14% of the building footprint.
- ✓ The PUD Ordinance requires an additional 2 ft. right-of-way (ROW) dedication for 1<sup>st</sup> St. along the subject property. Once this ROW is dedicated, the proposed front setback is approx. 2 ft. While the underlying CBD-1 District allows a 0 ft. front setback, the PUD Ordinance requires a 5 ft. setback.
- ✓ The PUD Ordinance requires a 4.7 ft. setback from the north end of the building to the Cobblestone Dr ROW. The proposed building is closer to the ROW near the northeast corner of the building. This is considered an exterior side yard. The underlying CBD-1 District allows a 0 ft. exterior side setback.
- ✓ The PUD Ordinance requires a total of 33 on-street parking spaces along 1<sup>st</sup> St. for the two Milestone Row buildings. 17 spaces exist along the northern Milestone Row building, resulting in 16 spaces being required along the proposed building. 15 parking spaces are proposed. One space was removed to accommodate a pedestrian route through the middle of the parking row, leading to the main building entrance.
- ✓ Intended users of the 5 parking spaces behind the building will need to be clarified. The spaces are on private property. If intended for public use, an easement will be needed.

- ✓ The 2005 approved plan included a total of 34 exterior spaces (along 1<sup>st</sup> St. and behind building) vs. 20 exterior spaces proposed. This change reflects the reduction of commercial space, from about 16,000 sf approved to just 3,600 sf now proposed.

### C. Site Access / Connectivity

One curb cut is proposed for the property at the north end off the building, off Cobblestone Dr. This will be used for building residents to access private parking on the first floor. The island on Cobblestone Dr. will need to be shortened to accommodate turning movements.

Public sidewalk exists south of the building along Prairie St. Sidewalk is proposed along the 1<sup>st</sup> St. frontage which will close a sidewalk gap in the downtown area. Sidewalk is not proposed at the north end of the building.

Refuse will be located in two interior rooms at the east side of the building which have exterior access.

#### **Staff Comments**

- ✓ While sidewalk is generally desired/required along public streets, it may not be practical along the north end of the building given the lack of sidewalk connections to the east and west.
- ✓ Alternate curb cut locations had been discussed with staff. Access will not be permitted from Prairie Street. Access from First St. would impact the site plan and building design. Access from Limestone Dr. would be possible, but would impact the internal parking layout.

### D. Landscaping / Streetscape

There is no minimum landscaping requirement in the CBD-1 District. Building foundation landscaping is required only within a setback of 5 ft or more from the building wall to the property line. The Concept Plan indicates intended locations for greenspace; plantings are not identified. Greenspace is contemplated around the sides and rear of the building and within limited beds along the front.

The City approved a Streetscape and Landscape Plan for Milestone Row under Ord. 2007-Z-12. Plans depict landscaping around the building and along 1<sup>st</sup> St. Landscaping per the approved plan were installed along the northern Milestone Row building when it was constructed. The Concept Plan depicts planting beds along 1<sup>st</sup> St. on the west side of the sidewalk as well as four foundation planting beds along the front of the building. There are fewer sidewalk beds proposed along 1<sup>st</sup> St. than on the approved Streetscape Plan, however the approved plan did not incorporate any foundation planting beds.

#### **Staff Comments**

- ✓ A revised Streetscape Plan will need to be approved by the City in connection with this development. Plant materials, sizes and quantities will need to be identified. Per the PUD Ordinance, the Streetscape Plan will need to be approved and landscaping installed prior to issuance of a Certificate of Occupancy.
- ✓ The sidewalk planting beds may not be of adequate width to accommodate trees.
- ✓ The proposed sidewalk along 1<sup>st</sup> St. is only about 6 ft. wide. Sidewalk along the existing Milestone Row building is 12 ft. wide and reduces to 6 ft. where planters are located. Sidewalk width along 1<sup>st</sup> St. Building 7B across the street (BMO

Harris) is 13 ft., reduced to 7 ft. along planters. Sidewalk width along the three southern parcels across 1<sup>st</sup> St. is standard width (approx. 4.75 ft). A wider sidewalk would be preferable, perhaps around 10 ft. with a minimum width of 6-7 ft. along planters.

- ✓ It will need to be determined whether the streetscape design should match the urban streetscape of the existing Milestone Row building, or if modifications should be made (see photos of existing streetscape). Consideration should be given to the appropriate/necessary extent of brick pavers, planters, etc.

## E. Building Design

Architectural renderings and floor plans have been submitted for the proposed building. Brick is the primary façade material for floors 1-3. Stucco or aluminum panels are identified for the 4<sup>th</sup> floor and penthouse. The roof is flat with cornices incorporated along the 3<sup>rd</sup> and 4<sup>th</sup> floor rooflines. Balconies are recessed.

Buildings in the CBD-1 District are subject to the Design Review standards and guidelines contained in Ch. 17.06. The proposed building appears to meet the relevant standards and guidelines.

Note the property is outside of the Central Historic District and is therefore not subject to review by the Historic Preservation Commission.

### ***Staff Comments:***

- ✓ It is suggested to further distinguish the street level from the upper floors to differentiate the commercial uses from the residential.

## F. Subdivision

The property is was subdivided as part of the Brownstone Subdivision, recorded in 2001. The property was platted as Lot 14, Lot 15, and Parcel 9. There is a blanket public utility easement over the property.

### ***Staff Comments:***

- ✓ It appears the property is buildable as-is, without requiring further re-platting. However, Parcel 9 was intended to be the open space parcel around the building, so it would be cleaner to replat and consolidate the lots.
- ✓ An additional 2 ft. of 1<sup>st</sup> ROW will need to be dedicated, as required under the 2005 PUD Ordinance. This may be done on the Plat of Subdivision or a separate Plat of Dedication.

## V. DEVELOPER CONTRIBUTIONS

### A. Inclusionary Housing

This development will be subject to the Inclusionary Housing Ordinance, Title 19 of the City Code. The affordable unit requirement for this development is 2 units (10% of the total number of units). A fee worksheet has been submitted indicating the applicant's intent to pay a fee in-lieu of providing 2 affordable units. Based on a fee in-lieu amount of \$39,665.75 per

required affordable multi-family unit, a total fee in-lieu amount of \$79,331.50 would be due at the time of building permit.

#### **B. School & Park Districts**

The Brownstone PUD Ordinance states that School and Park District land/cash contributions shall be calculated based on the Subdivision Code in effect on the date of final plat approval, which occurred in 2000. The developer of the Brownstone townhomes previously paid for 15 attached single-family units on the subject property. As such, the School and Park District fees will be calculated based on the 2000 Subdivision Code, with credit granted for 15 units. This results in a Park District fee of \$12,986.00 and a School District fee of \$4,722.36, based on the current unit/bedroom count. These fees will be due prior to issuance of building permit.

### **VI. DEPARTMENTAL REVIEWS**

#### **A. Engineering Review**

Engineering staff has reviewed the Concept Plan and has provided high-level comments to the applicant, advising on items that will need to be addressed in a future preliminary engineering submittal should the project move forward. One item of note that could impact the site plan is that required number of accessible parking spaces needs to be verified, with accessible route to the building entrance provided from accessible spaces.

#### **B. Fire Dept. Review**

The Fire Dept. has reviewed the Concept Plan and has noted that site access, water supply, and hydrant locations appear to be adequate. Fire sprinklers will be required.

### **VII. FUTURE APPROVAL PROCESS**

If the applicant chooses to move forward with the proposed development at the conclusion of the Concept Plan process, the following zoning applications will need to be approved by City Council:

1. Special Use requesting PUD Amendment- To amend the 2005 PUD Ordinance to accommodate the proposed building, including deviations from building height, setbacks, and other items highlighted in the staff report.
2. PUD Preliminary Plan- To approve the physical development of the property, including site, engineering, landscape plans, and architectural elevations.
3. Streetscape Plan- To replace the 2007 streetscape plan to reflect the public streetscape improvements that will be required to be installed in connection with this development.
4. Preliminary/Final Plat of Subdivision- To consolidate the lots and dedicate the required ROW.

### **VIII. SUGGESTED ACTION**

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

- ✓ Land use and compatibility with surrounding development.
- ✓ Site layout.

- ✓ Connectivity.
- ✓ Streetscape design and sidewalk width with along 1<sup>st</sup> St.
- ✓ Building architecture.
- ✓ Amending the PUD to accommodate this project would require the City to find that the project is in the public interest. Do you anticipate this finding could be made for this project?

**IX. ATTACHMENTS**

- Excerpts from Ord. 2005-Z-9: Permitted commercial uses- Exhibit. II-A & Approved Site Plan
- Milestone Row 1 Streetscape Photos
- Application for Concept Plan; received 6/21/22
- Plans
- Public comment letters

**Exhibit II-A**

**PERMITTED AND SPECIAL USES**

- A. The following uses shall be allowed on the Ground Floor (First Floor) of the SUBJECT REALTY only:**

**Permitted Uses:**

1. Antique shops;
2. Art and school supply stores;
3. Art galleries and museums, which may include the sale of items on display;
4. Audio recording sales and rental;
5. Auto accessory/auto parts stores;
6. Automatic teller machines;
7. Bakeries, where not more than fifty percent (50%) of the floor area is devoted to processing, and not employing more than eight (8) persons;
8. Banks and financial institutions;
9. Barbershops;
10. Bath, bed and kitchen shops;
11. Beauty parlors;
12. Bed and breakfast guest homes;
13. Bicycle sales and repair stores;
14. Blueprinting and photocopying establishments;
15. Book and stationery stores;
16. Business machines, sales and service;
17. Camera and photographic supply stores;
18. Candy and ice cream stores;
19. Carpet and rug stores;
20. China and glassware stores;
21. Clock sales and repair;
22. Clothing and apparel stores;
23. Clubs and lodges, private, fraternal, or religious;
24. Coin and philatelic stores;
25. Computer sales and service;
26. Cookware stores;
27. Copying and printing shops;
28. Cosmetics sales;
29. Currency exchanges;
30. Custom dressmaking;
31. Department stores;
32. Drug stores;

33. Dry-cleaning and laundry establishments, retail, employing not more than five (5) persons;
34. Dwelling units, multiple family or single family attached
35. Electrical and household appliance stores, including radio and television sales;
36. Employment agencies;
37. Engraving services;
38. Fabric and sewing supplies stores;
39. Flower shops;
40. Food stores, including grocery stores, meat markets, and delicatessens (retail sales only)
41. Furniture stores, including the upholstery as an accessory use;
42. Furrier shops, including the incidental storage and conditioning of furs;
43. Gift shops;
44. Hardware stores;
45. Hobby shops, for retailing of items to be assembled or used away from the premises;
46. Interior decorating shops, including upholstery and making of draperies, slip covers and other similar articles as an accessory use;
47. Jewelry stores, including watch repair;
48. Laboratories, medical and dental, also research and testing;
49. Leather goods and luggage stores;
50. Libraries, branch;
51. Liquor stores, retail sales;
52. Loan offices;
53. Locksmith shops;
54. Mail order service stores;
55. Medical and dental clinics;
56. Musical instruments sales and repair;
57. Newspaper offices, but not including printing;
58. Offices, business and professional;
59. Office supply stores;
60. Opticians and optometrists;
61. Paint and wallpaper stores;
62. Photography studios, including developing of photographs on the premises as a part of the retail business;
63. Physical fitness and health centers, gymnasiums, tanning studios, reducing salons, masseurs, and public baths;
64. Picture framing, when conducted on the premises for retail sales;
65. Radio and television broadcasting and cable television studios;
66. Record, audiotape and videotape sales and rental;
67. Restaurants;
68. Schools: music, dance, and art;

69. Sewing machine sales and services, household machines only;
70. Shoe and hat repair stores;
71. Shoe stores;
72. Sporting goods stores;
73. Tailor shops;
74. Temporary buildings for construction purposes for a period not to exceed the duration of such construction;
75. Theater, indoor;
76. Tobacco shops, retail sales;
77. Toy shops;
78. Travel agencies;
79. Variety stores;
80. Video recording sales and rental;
81. Wholesale establishments with storage of merchandise limited to samples only;
82. Accessory uses to the permitted uses listed in this section.
83. Other accessory uses: Communication antennas.

**Special Uses:**

1. Recreational buildings and community centers;
2. Schools: business, trade, vocational, technical, and other commercial schools;
3. Wholesale establishments.

**B. The following uses shall be allowed on the SUBJECT REALTY as shown on the attached preliminary plan:**

**Permitted Uses:**

1. Single Family Attached Dwellings
2. Multiple Family Dwellings
3. Parks and Playgrounds, publicly owned and operated
4. Temporary buildings for construction purposes
5. Accessory Uses:
6. Off street parking and loading as regulated in Chapter 17.38
7. Home Occupations as regulated in Chapter 17.06
8. Signs as regulated in Chapter 17.06

**Special Uses:**

1. Special Uses listed in the R-4 District

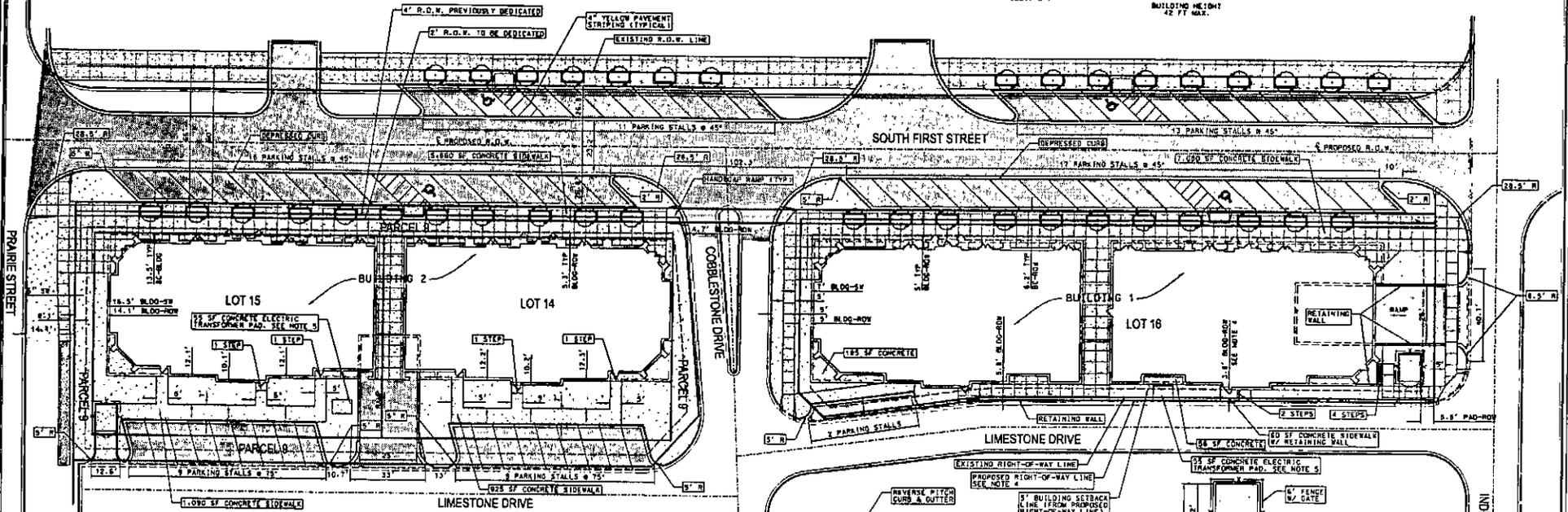
ROADWAY, LANDSCAPING AND STREETSCAPE ELEMENTS FROM WEST OF BUILDING LINE TO THE WEST RIGHT OF WAY LINE OF FIRST STREET SHALL BE INCLUDED AS A PART OF THE FUTURE FIRST STREET PROJECT AND ARE SUBJECT TO FURTHER REVIEW BY THE CITY OF ST. CHARLES. THESE ELEMENTS ARE NOT PART OF THIS CONTRACT.



**ZONING CLASSIFICATIONS**  
 EXISTING: R-2 W/ R-2C(1) LAMB FOR P.U.O.  
 PROPOSED: R-2 W/ R-2C(1) LAMB FOR P.U.O.  
 SURROUNDING ZONING  
 NORTH: R-2C  
 EAST: R-2 P.U.O.  
 SOUTH: M-1  
 WEST: M-1

**DEVELOPMENT STANDARDS**  
 MINIMUM LOT AREA:  
 PER DWELLING UNIT:  
 LOT 14 & 15: 2,100 SF  
 27 (18) P.U.O. SF  
 NONRESIDENTIAL: NO MINIMUM  
 LOT WIDTH:  
 60 FT MIN  
 BUILDING HEIGHT:  
 42 FT MAX.

**BUILDING SETBACKS**  
 FRONT YARD (MIN):  
 FROM LOT LINE: 5 FT  
 GARAGE DOOR TO CURB: 18 FT  
 SIDE YARDS (MIN):  
 INTERIOR: 5 FT  
 FACING STREET: 5 FT



- NOTES:**
1. ALL CURB & CUTTER SECTIONS ARE 8'-6" 12" COMBINATION CONCRETE UNLESS OTHERWISE NOTED AS 6" BARRIER CURB.
  2. EXISTING 8'-6" 12" CURB & CUTTER SECTIONS SHALL HAVE CURB SAWCUT & REMOVED, LEAVING CUTTER SECTION IN PLACE.
  3. ALL CURB RETURN RADIUS SHOWN ARE DIMENSIONED TO BACK OF CURB UNLESS NOTED OTHERWISE.
  4. 1-3 FEET OF LIMESTONE DRIVE RIGHT-OF-WAY TO BE VACATED & TURNED OVER TO PROPERTY OWNER IN RETURN FOR 2' RIGHT-OF-WAY DEDICATION ALONG FIRST STREET.
  5. CITY OF ST. CHARLES ELECTRIC DEPARTMENT SHALL RELOCATE TRANSFORMERS AND RE-WIRE.

**LOT 14 & 15 PARKING REQUIREMENTS**

SPACE TYPE	AREA (SQ FT)	REQUIRED PARKING SPACES PER 1000 SF	SPACES REQUIRED
RETAIL OFFICE	11,680	0.916	33
RESIDENTIAL UNITS			
2 BEDROOM	20	1.7	34
3 BEDROOM	2	2.0	4

**LOT 16 PARKING REQUIREMENTS**

SPACE TYPE	AREA (SQ FT)	REQUIRED PARKING SPACES PER 1000 SF	SPACES REQUIRED
RETAIL OFFICE	11,931	1.155	36
RESIDENTIAL UNITS			
2 BEDROOM	20	1.7	34
3 BEDROOM	2	2.0	4

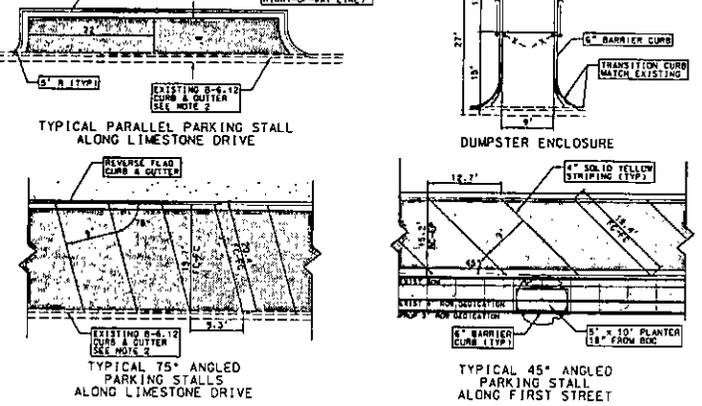
**LOT 14 & 15 TOTAL PARKING SPACES PROVIDED**

LOWER LEVEL GARAGE PARKING	32
FIRST STREET PARKING (EAST SIDE)	15
LIMESTONE DRIVE PARKING	18
<b>LOT 14 &amp; 15 TOTAL PARKING SPACES PROVIDED</b>	<b>66</b>

**LOT 16 TOTAL PARKING SPACES PROVIDED**

LOWER LEVEL GARAGE PARKING	33
FIRST STREET PARKING (EAST SIDE)	17
LIMESTONE DRIVE PARKING	2
<b>LOT 16 TOTAL PARKING SPACES PROVIDED</b>	<b>52</b>

\* SEE ARCHITECT'S DRAWINGS FOR NET AREA CALCULATIONS



**K+ K-Plus Engineering, Ltd**  
 1979 N. MISSOURI ST.  
 ST. CHARLES, MO 63301  
 TEL: 636-225-1100  
 WWW.K-PLUS.COM

**STC DEVELOPMENT**  
 P.O. BOX 3677  
 ST. CHARLES, MO 63301  
 TEL: 636-225-1100

NO.	DATE	DESCRIPTION
1	10/15/2008	PRELIMINARY DEVELOPMENT PLAN
2	11/10/2008	FINAL DEVELOPMENT PLAN

PROJ. NO: 08-043-C3-01-02-00  
 FILE NAME: 08110  
 DATE: MAY 8, 2008  
 CHECKED BY: M

**MILESTONE ROW**

**SITE PLAN**

# Milestone Row 1 Streetscape



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



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

### CONCEPT PLAN APPLICATION

<b>For City Use</b>	
Project Name:	<u>Milestone Row 2</u>
Project Number:	<u>2022 -PR- 010</u>
Cityview Project Number:	<u>PLCP202200049</u>



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

<b>1. Property Information:</b>	Location: 402-542 Limestone Drive	
	Parcel Number (s): 09-34-136-003, 09-34-136-002, 09-34-136-001	
	Proposed Name: To Be Determined	
<b>2. Applicant Information:</b>	Name: J&B Builders, Inc.	Phone: 630-587-9900
	Address: 2000 W. Main Street, Unit H St. Charles, IL 60174	Email: brian@jbuilders.com, julie@jbuilders.com
<b>3. Record Owner Information:</b>	Name: J&B Builders, Inc.	Phone: 630-587-9900
	Address: 2000 W. Main Street, Unit H St. Charles, IL 60174	Email: sharon@jbuilders.com



- LETTER OF AUTHORIZATION:** If the property owner is not the applicant, an original letter of authorization from the property owner permitting the applicant to file the Concept Plan application with the City of St. Charles for the subject property.
- LEGAL DESCRIPTION:** For entire subject property, on 8 ½ x 11 inch paper and Microsoft Word file.
- PLAT OF SURVEY:** A current plat of survey for the subject property showing all existing improvements on the property, prepared by a registered Illinois Professional Land Surveyor.
- SUMMARY OF DEVELOPMENT:** Written statement describing the proposed development. Include the following information:
  - Proposed land use(s), number of type(s) of residential units, building coverage, building height, and floor area for nonresidential uses.
  - Planning objectives to be achieved and public purposes to be served by the development
  - Explanation of the rationale behind the proposal
  - Anticipated exceptions or departures from zoning and subdivision requirements, if any
- PARK AND SCHOOL LAND/CASH WORKSHEETS:** *For residential developments only.* Use the attached worksheet to calculate the estimated population and student yields and resulting land/cash contributions in accordance with Title 16 of the St. Charles Municipal Code.
- INCLUSIONARY HOUSING WORKSHEET:** *For residential developments only.* Use the attached worksheet to calculate the affordable unit requirement and indicate how the development will comply with Title 19 of the St. Charles Municipal Code.
- LIST OF PROPERTY OWNERS WITHIN 250 FT.:** Fill out the attached form or submit on a separate sheet. The form or the list must be signed and notarized. Property ownership information may be obtained using Kane County's interactive GIS mapping tool: [http://gistech.countyofkane.org/gisims/kanemap/kanegis4\\_AGOx.html](http://gistech.countyofkane.org/gisims/kanemap/kanegis4_AGOx.html)
- AERIAL PHOTO:** Aerial photo of the subject property and surrounding property at a scale of not less than 1"=400', preferable at the same scale as the Concept Plan.
- PLANS:** All required plans shall be drawn on sheets no larger than 24" x 36", unless the Director of Community Development permits a larger size when necessary to show a more comprehensive view of the project.

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

**Concept Plans shall show the following information:**

1. Existing Features:
  - Name of project, north arrow, scale, date
  - Property boundaries with approximate dimensions and acreage
  - Existing streets on and adjacent to the subject property
  - Natural features including topography, high and low points, wooded areas, wetlands, other vegetative cover, streams, and drainage ways.
  - General utility locations or brief explanation providing information on existing sanitary sewer, storm sewer, water, and other utilities necessary to serve the development.
2. Proposed Features:
  - Name of project, north arrow, scale, date
  - Property boundaries with approximate dimensions and acreage

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

I (we) certify that this application and the documents submitted with it are true and correct to the best of my (our) knowledge and belief.

Shawn M. Buoy 6/20/2022  
Record Owner Date

[Signature] 6/20/2022  
Applicant or Authorized Agent Date

Development Name: To Be Determined

Location: 402 – 542 Limestone Drive

Proposed Land Use:

The development will consist of a four-story building with up to 20 residential condominium units spanning from the second to fourth floor totaling 50,245 sf (including penthouse) of space and up to 5 commercial condominium units on the first floor totaling 3,609 sf of space. To provide more natural light and outdoor terrace space for the units, the building has been designed with four stories at the north and south ends, each 50' tall with roof penthouse space extending an additional 12' height. The center of the building, approximately 3,492 sf in size will only extend two stories and will contain a common room with serving area and bathrooms for unit owner functions along with common and private tiered terrace space. Forty-four interior first floor parking spaces will be provided for unit owners with an additional 15 spots along First Street and 5 spots along Limestone Drive. In addition, storage areas for unit owners will be provided in the parking area as well as below the commercial space. Improved landscaping will be provided along First Street and around the perimeter of the building.

Planning Objectives:

The proposed development will complete the south end of the previously approved Brownstone PUD – Milestone Row development and is currently vacant land. The design concept enhances the previously approved building with the main goal to provide unique residential and business condominium units that not only provide a live/work opportunity to unit owners but also extensive private outdoor living space. Turning the site challenges discovered during the building 1 construction into positive attributes, our proposed building plan is less intrusive to the surrounding residential neighborhood by providing first level parking and limited first floor commercial space. With an ample number of interior parking spaces for the unit owners and limited commercial space, the proposed parking along First Street and Limestone Drive will not only accommodate unit owner guests but the surrounding area properties as well. Further, the design intent was to decrease the density and bulk of the previously approved building by decreasing the number of floors at the center of the building. This not only reduces the bulk of the building but also creates an architectural focal point while providing common space for unit owners and allows additional natural light and private terraces for the interior units.

This development will appeal to an ever (fast) changing demographic looking for proximity to downtown amenities, recreation, and a carefree lifestyle. With the flexibility to deliver two- or three-bedroom units ranging from 1,800 sf to 4,500 sf as well as private outdoor living and a common space element to further provide a sense of community among the unit owners.

Anticipated exceptions or departures from previously approved PUD:

- Front yard setback (2')
- Decrease of one space along First Street to provide additional green space
- Cobblestone island adjustment for garage entry

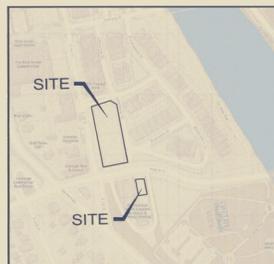


# ALTA/NSPS LAND TITLE SURVEY

## LEGAL DESCRIPTION

PARCEL 1, LOT 14, 15 AND PARCEL 9 IN BROWNSTONE IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 2, 2001 DOCUMENT 2001K00149.

PARCEL 2, LOT 4 IN THE PRANO FACTORY OF ST. CHARLES, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 28, 1984 AS DOCUMENT 1706757.



LOCATION MAP  
NOT TO SCALE

SCALE: 1" = 20'

BASIS OF BEARINGS:  
BEARINGS SHOWN HEREON BASED ON  
ILLINOIS STATE PLAIN COORDINATES  
ZONE 16A, NAD 83

- ### LEGEND
- EXISTING HANDHOLE
  - EXISTING LIGHT POLE
  - EXISTING MANHOLE
  - EXISTING MANHOLE
  - EXISTING CABLE TV pedestal
  - EXISTING ELECTRIC pedestal
  - EXISTING TELEPHONE pedestal
  - EXISTING SIGN
  - EXISTING SANITARY MANHOLE
  - EXISTING STORM CATCH-BASIN
  - EXISTING STORM INLET
  - EXISTING STORM MANHOLE
  - EXISTING FIRE HYDRANT
  - EXISTING WATER BURFALO BOX
  - EXISTING WATER VALVE & VAULT
  - EXISTING DECIDUOUS TREE (LEAF FREE)
  - EXISTING CONCRETE TREE (LEAF FREE)
  - EXISTING ELECTRIC MANHOLE
  - EXISTING ELECTRIC TRANSFORMER
  - EXISTING TREE OPTICS-HANDHOLE
  - EXISTING TELEPHONE MANHOLE
  - EXISTING POWER POLE
  - EXISTING GLASS WIRE
  - PARCEL LIMITS
  - EASEMENT
  - CENTER LINE OF RIGHT OF WAY
  - EXISTING SANITARY LINE
  - EXISTING STORM LINE
  - EXISTING WATERMAIN LINE
  - EXISTING ELECTRIC LINE
  - EXISTING GAS LINE
  - EXISTING OVERHEAD WIRE
  - EXISTING FIBER OPTIC LINE
  - EXISTING CONDUIT 1.5 FOOT
  - EXISTING CONDUIT 1 FOOT
  - EXISTING BUILDING
  - EXISTING CONCRETE PAVEMENT
  - EXISTING ASPHALT PAVEMENT

### SURVEYOR'S NOTES:

- TABLE A NOTES:
- TABLE A ITEMS 1, 2, 3, 4 AND 8 ARE SHOWN HEREON THIS SURVEY.
  - FIELD WORK WAS COMPLETED ON MARCH 3, 2022.
  - TABLE A ITEM 1: ALL MONUMENTS WERE EITHER FOUND OR SET ON THE SUBJECT PROPERTY.
  - TABLE A ITEM 2: ADDRESS OF THE SURVEYED PROPERTY WAS NOT OBTAINED BY THE SURVEYOR, OR OBSERVED WHILE CONDUCTING THE FIELD WORK.
  - TABLE A ITEM 3: UPON INSPECTION OF THE FLOODINSURANCE RATE MAP FOR THE SUBJECT AREA, PANEL NUMBER: 17060200 WITH AN EFFECTIVE DATE OF AUGUST 3, 2009 AND PANEL NUMBER: 17060200 WITH AN EFFECTIVE DATE OF JULY 26, 2021, IT APPEARS THAT THE PROPERTY SHOWN HEREON WOULD BE IN ZONE X, AREA OF MINIMAL FLOODING, ZONE X AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN.
  - TABLE A ITEM 4: PARCEL 1 = 26,385 SQUARE FEET OR 0.675 ACRES. PARCEL 2 = 280 SQUARE FEET OR 0.006 ACRES. TOTAL GROSS LAND AREA = 26,665 SQUARE FEET OR 0.736 ACRES MORE OR LESS.
  - TABLE A ITEM 8: ALL SUBSTANTIAL FEATURES OF THE SUBJECT PROPERTY ARE SHOWN ON THE SURVEY.

### NOTES CORRESPONDING TO SCHEDULE B, PART TWO

- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING DEEDS, EASEMENTS, RIGHTS, COVENANTS, CONDITIONS, RESTRICTIONS, ADJUNCTIONS AND/OR OTHER DOCUMENTS THAT MIGHT AFFECT TITLE TO THE PROPERTY DEPICTED HEREON WAS OBTAINED FROM CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. 1000025110, DATED FEBRUARY 18, 2022 AS PROVIDED TO THE SURVEYOR BY THE CLIENT, TITLE COMPANY AND/OR THEIR REPRESENTATIVES.
- SCHEDULE E ITEM 1 (A): PERMANENT TAX NUMBER 09-34-136-001 AS LISTED IN TITLE COMMITMENT: (PARCEL 1 OF PARCEL 1).
- SCHEDULE E ITEM 1 (B): PERMANENT TAX NUMBER 09-34-136-002 AS LISTED IN TITLE COMMITMENT: (LOT 14 OF PARCEL 1).
- SCHEDULE E ITEM 1 (C): PERMANENT TAX NUMBER 09-34-136-003 AS LISTED IN TITLE COMMITMENT: (LOT 15 OF PARCEL 1).
- SCHEDULE E ITEM 1 (D): PERMANENT TAX NUMBER 09-34-137-010 AS LISTED IN TITLE COMMITMENT: (PARCEL 2).
- SCHEDULE E ITEM 20 (I): UTILITY EASEMENT AND PROVISIONS ON THE PLAT OF BROWNSTONE RECORDED JANUARY 2, 2001 AS DOCUMENT 2001K00149 AS TO ALL AREA EXCEPT WHERE PERMANENT IMPROVEMENTS ARE LOCATED, AFFECTS ALL LOTS AND ALL PARCELS, (AFFECTS PARCEL 1) BLANKET IN NATURE.
- SCHEDULE E ITEM 22 (O): EASEMENTS FOR VARIOUS PURPOSES IN FAVOR OF THE CITY OF ST. CHARLES AND TO ALL PUBLIC UTILITY COMPANIES OPERATING UNDER FRANCHISE GRANTING THEIR EASEMENT RIGHTS FROM THE CITY OF ST. CHARLES AS ESTABLISHED ON THE PRANO FACTORY OF ST. CHARLES SUBDIVISION AS DOCUMENT 136077, SUCH EASEMENTS SHALL NOT EXTEND TO ANY AREA EITHER NOW OR HEREAFTER IMPROVED WITH A PERMANENT STRUCTURE ACCORDING TO PROVISIONS THEREIN, (AFFECTS PARCEL 2) BLANKET IN NATURE.
- SCHEDULE E ITEM 23 (O): BITUMINOUS PARKING AREA AND CURB APPARENTLY ENCLOSES ONTO LAND FROM LAND SOUTHERLY AND EASTERLY AND ADJOINING PER SURVEY OF FIN LAND SURVEYING DATED NUMBER 8, 2004, AFFECTS LOT OF PRANO FACTORY SUBDIVISION, (PARCEL 2) TWO SHOWN ON SAID SURVEY.
- SCHEDULE E ITEM 24 (B): NOTHING CONTAINED IN THIS COMMITMENT/POLICY SHOULD BE CONSTRUED AS PROHIBING ANY PART OF THE STREET (LIMESTONE DRIVE) SUPPORTED VACATED BY THE ORDINANCE RECORDED AUGUST 11, 2005 AS DOCUMENT 2005R93278, DOES NOT AFFECT SUBJECT PROPERTY.

STATE OF ILLINOIS )  
COUNTY OF JOLIET )

TO: JEB BUILDERS, INC.  
CHICAGO TITLE INSURANCE COMPANY, LLC

THIS IS TO CERTIFY THAT THE MAP OR PLAN AND THE SURVEY ON WHICH IT BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEY, SOUTH TERRASONS AND ACCEPTED ACTS AND RULES, AND INCLUDES ITEMS 1, 2, 3, 4 AND 8 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 3, 2022.

REGIONAL LAND SERVICES, LLC  
PROFESSIONAL LICENSE FROM NUMBER 007838-010

*Randy P. Dixon* 3/3/2022  
RANDY P. DIXON DATE  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-00382  
(LICENSE EXPIRES NOVEMBER 30, 2025)

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.  
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A TOPOGRAPHIC SURVEY.



**REGIONAL LAND SERVICES**  
9512 FOWLER ROAD  
ROCHELLE, ILLINOIS 61068  
PHONE: (618) 559-2260

CLIENT  
**WBK ENGINEERING, LLC**  
110 WEST MAIN STREET, SUITE 201  
ST. CHARLES, ILLINOIS 60154  
(630) 443-7755

SURVEYOR'S NOTES:

- ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.
- BEFORE STARTING ANY CONSTRUCTION OF IMPROVEMENTS OR UTILITIES, SHOWING COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SURFACE OR UNDERGROUND, THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION AND DEPTH AS INDICATED ON THIS SURVEY. THE SURVEYOR IS NOT RESPONSIBLE FOR DAMAGES TO SUCH UTILITIES CAUSED BY THE SURVEYOR OR HIS AGENT PHYSICALLY LOCATED IN THE UNDERGROUND UTILITIES.
- IF ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.
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UTILITY STATEMENT  
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR HAS NOT GUARANTEED THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SURFACE OR UNDERGROUND. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION AND DEPTH AS INDICATED ON THIS SURVEY. THE SURVEYOR IS NOT RESPONSIBLE FOR DAMAGES TO SUCH UTILITIES CAUSED BY THE SURVEYOR OR HIS AGENT PHYSICALLY LOCATED IN THE UNDERGROUND UTILITIES.

**811** Call before you dig. **JULIE**  
Call before you dig. **800-368-8800**  
CALL OR VISIT: **800-368-8800** OR **800-368-8800**

NO.	DATE	DESCRIPTION	BY
1	3/3/2022	PREPARED	R.P. DIXON
2	3/3/2022	REVISION	R.P. DIXON
3	3/3/2022	REVISION	R.P. DIXON
4	3/3/2022	REVISION	R.P. DIXON
5	3/3/2022	REVISION	R.P. DIXON
6	3/3/2022	REVISION	R.P. DIXON
7	3/3/2022	REVISION	R.P. DIXON
8	3/3/2022	REVISION	R.P. DIXON
9	3/3/2022	REVISION	R.P. DIXON
10	3/3/2022	REVISION	R.P. DIXON

PRELIMINARY ENGINEERING PLANS FOR  
**NEW DEVELOPMENT**  
 CITY OF ST. CHARLES  
 KANE COUNTY, ILLINOIS  
**2022**

**OWNER**  
 J&B BUILDERS, INC.  
 2000 W. MAIN STREET, UNIT H  
 ST. CHARLES, IL 60174  
 (630) 587-9900

**DEVELOPER**  
 J&B BUILDERS, INC.  
 2000 W. MAIN STREET, UNIT H  
 ST. CHARLES, IL 60174  
 (630) 587-9900

**ENGINEER**  
 ESI CONSULTANTS, LTD  
 1979 N. MILL ST, SUITE 100  
 NAPERVILLE, IL 60563  
 (630) 420-1700

**SURVEYOR**  
 REGIONAL LAND SERVICES, LLC  
 9512 FOWLER ROAD  
 ROCHELLE, IL 61068  
 (618) 559-2260



LOCATION MAP  
 N.T.S.



PROJECT LOCATION

**INDEX OF SHEETS**

1. COVER SHEET
2. EXISTING SITE CONDITIONS & DEMOLITION PLAN
3. SITE PLAN
4. STORM SEWER PLAN
5. UTILITY PLAN
6. TURNING MOVEMENTS DETAILS

ENGINEERING PLAN SUBMITTAL	
THESE ENGINEERING PLANS AND SUPPORTING DOCUMENTS ARE ISSUED FOR THE FOLLOWING PURPOSE ONLY	
PRELIMINARY PLAN REVIEW NO.	
PRE-FINAL PLAN REVIEW NO.	
FINAL PLAN REVIEW NO.	
PERMIT APPLICATION	
BIDDING	
CONSTRUCTION	

DATE:

**PROFESSIONAL ENGINEER'S CERTIFICATION**

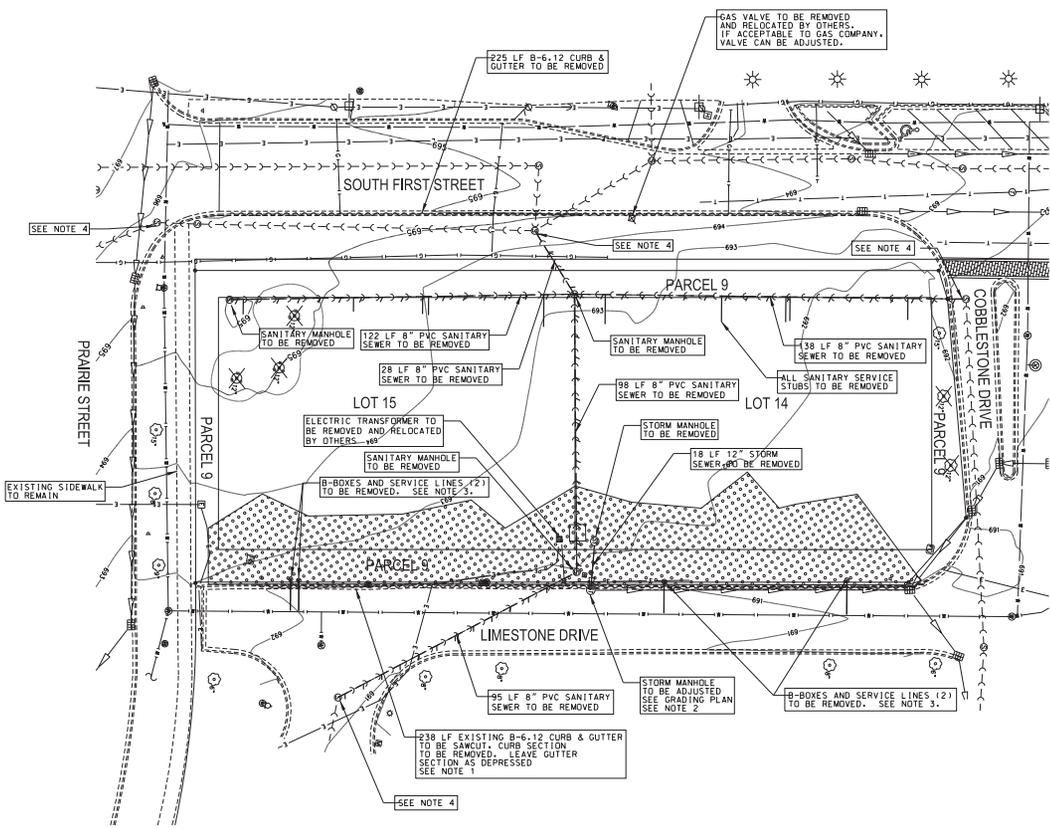
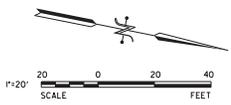
I, ANTHONY MALONE, A LICENSED PROFESSIONAL ENGINEER OF ILLINOIS, HEREBY CERTIFY THAT THIS SUBMISSION WAS PREPARED ON BEHALF OF J&B BUILDERS BY ESI CONSULTANTS, LTD., UNDER MY PERSONAL DIRECTION. THIS TECHNICAL SUBMISSION IS INTENDED TO BE USED AS AN INTEGRAL PART OF AND IN CONJUNCTION WITH THE PROJECT SPECIFICATIONS AND CONTRACT DOCUMENTS.

DATED THIS TWENTY EIGHTH DAY OF APRIL, A.D., 2022.

ENGINEER  
 ILLINOIS REG. PROF. ENGINEER NO. 062-49869      EXPIRATION DATE 11-30-2023



THIS DOCUMENT IS THE PROPERTY OF ESI CONSULTANTS, LTD. AND NO PART THEREOF SHALL BE USED EXCEPT FOR THIS SPECIFIC PROJECT WITHOUT THE WRITTEN CONSENT OF ESI CONSULTANTS, LTD.



**NOTES:**

1. EXISTING 8-6.12 CURB & GUTTER SHOWN TO BE SAWCUT SHALL HAVE CURB SECTION REMOVED, LEAVING GUTTER IN PLACE.
2. CONTRACTOR TO ADJUST EXISTING FRAME SO TOP OF FRAME IS FLUSH WITH FINISHED GRADE.
3. CONTRACTOR TO REMOVE WATER SERVICES AS REQUIRED BY THE CITY OF ST. CHARLES WATER DEPARTMENT.
4. CONTRACTOR TO BRICK AND MORTAR OPENING IN STRUCTURE WHERE EXISTING PIPE HAS BEEN REMOVED.
5. CONTRACTOR SHALL COORDINATE THE REMOVAL OF EXISTING ELEMENTS REQUIRED FOR CONSTRUCTING UTILITY IMPROVEMENTS, AS WELL AS THE CONSTRUCTION OF SAID IMPROVEMENTS WITH THE DEVELOPER'S REPRESENTATIVE.
6. CITY OF ST. CHARLES ELECTRIC DEPARTMENT SHALL RELOCATE TRANSFORMERS AND RE-WIRE.

**LEGEND:**

- SEWER LINE REMOVAL
- CURB & GUTTER REMOVAL
- STOCKPILED CONSTRUCTION MATERIALS AREA (BRICK, SAND, STONE & CONCRETE)
- TREE REMOVAL

PROJECT NO. 22-471, DATE: 03-15-2022, SHEET NO. 2 OF 2, DRAWN BY: JB, CHECKED BY: JB, DATE: 03-15-2022, SCALE: AS SHOWN, PROJECT: NEW DEVELOPMENT ST. CHARLES, ILLINOIS

**ESI CONSULTANTS, LTD.**  
 2000 W. MAIN STREET, UNIT 11  
 ST. CHARLES, IL 60174  
 (630) 587-6960

**J&B BUILDERS, INC.**  
 2000 W. MAIN STREET, UNIT 11  
 ST. CHARLES, IL 60174  
 (630) 587-6960

NO.	DATE	DESCRIPTION OF REVISIONS	NO.	DATE	DESCRIPTION OF REVISIONS

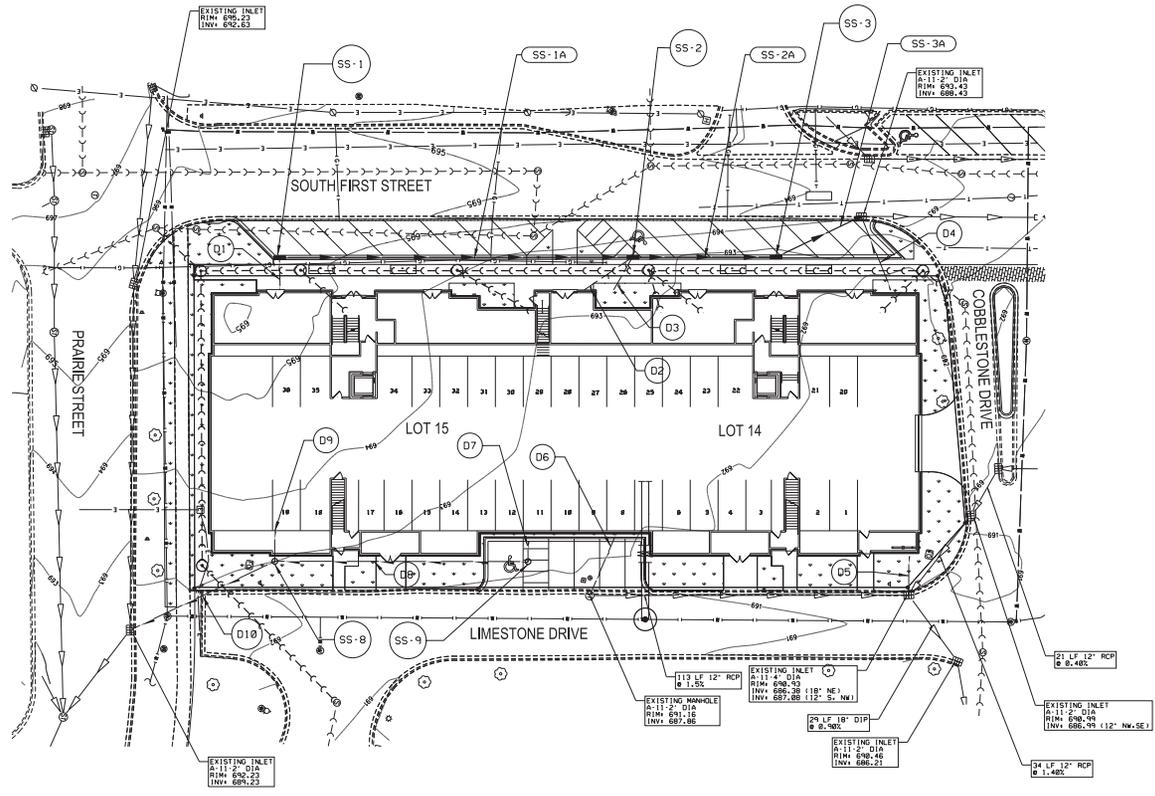
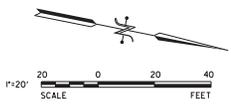
ESI PROJECT NO: 22-471	ENGR: AM
FILE: #SHEET_NAME#	DRAWN BY: JB
DATE: 03-15-2022	QCGR: AM

**NEW DEVELOPMENT**  
**ST. CHARLES, ILLINOIS**

**EXISTING SITE CONDITIONS & DEMOLITION PLAN**

SHEET NUMBER  
**2**





- (D1) 11 LF 6" PVC @ 1.00%  
INV. DOWNSTREAM:  
INV. UPSTREAM:
- (D2) 21 LF 6" PVC @ 1.00%  
INV. DOWNSTREAM:  
INV. UPSTREAM:
- (D3) 13 LF 6" PVC @ 1.00%  
INV. DOWNSTREAM:  
INV. UPSTREAM:
- (D4) 28 LF 6" PVC @ 1.00%  
INV. DOWNSTREAM:  
INV. UPSTREAM:
- (D5) 14 LF 6" PVC @ 1.00%  
INV. DOWNSTREAM:  
INV. UPSTREAM:
- (D6) 24 LF 6" PVC @ 1.00%  
INV. DOWNSTREAM:  
INV. UPSTREAM:
- (D7) 7 LF 6" PVC @ 1.00%  
INV. DOWNSTREAM:  
INV. UPSTREAM:
- (D8) 90 LF 6" PVC @ 1.00%  
INV. DOWNSTREAM:  
INV. UPSTREAM:
- (D9) 11 LF 6" PVC @ 1.00%  
INV. DOWNSTREAM:  
INV. UPSTREAM:
- (D10) 57 LF 6" PVC @ 1.00%  
INV. DOWNSTREAM:  
INV. UPSTREAM:
- (SS-1A) 125 LF 12" RCP CL IV  
@ 0.70%
- (SS-2A) 50 LF 12" RCP CL IV  
@ 0.72%
- (SS-3A) 34 LF 12" RCP CL IV  
@ 0.70%
- (SS-1) INLET #1  
TYPE A-11-2" DIA  
RIM: 693.08  
12" RCP S&N: 690.49
- (SS-2) INLET #2  
TYPE A-11-2" DIA  
RIM: 692.28  
12" RCP S&N: 689.61
- (SS-3) INLET #3  
TYPE A-11-2" DIA  
RIM: 692.08  
12" RCP S&N: 689.25
- (SS-8) JUNCTION MANHOLE #1  
TYPE A-1-2" DIA  
RIM: 693.76
- (SS-9) JUNCTION MANHOLE #2  
TYPE A-1-2" DIA  
RIM: 692.55

**NOTES:**

1. ALL DOWNSPOUTS SHALL CONNECT INTO DRAINAGE STRUCTURES. CONTRACTOR TO COORDINATE WORK WITH MECHANICAL PLANS.
2. CONTRACTOR IS TO INSTALL A PROPERLY FITTING FABRIC FILTER INLET PROTECTION ON ALL DRAINAGE STRUCTURES. (SEE STORMWATER POLLUTION PREVENTION PLAN)
3. TELEVISION REPORTS HAVE INDICATED A 4" CLAY TILE "BLIND CONNECTION" ON EXISTING 36" STORM SEWER, 8' EAST OF EXISTING STORM MANHOLE TO BE REPLACED WITH SS-4. IF DEAD, THIS CAN BE REMOVED WHEN MANHOLE IS REPLACED.

**ESI** CONSULTANTS, LTD.  
 2000 W. MAIN STREET, SUITE 110  
 ST. CHARLES, ILL. 60174  
 (630) 587-6900

**J&B BUILDERS, INC.**  
 2000 W. MAIN STREET, SUITE 110  
 ST. CHARLES, ILL. 60174  
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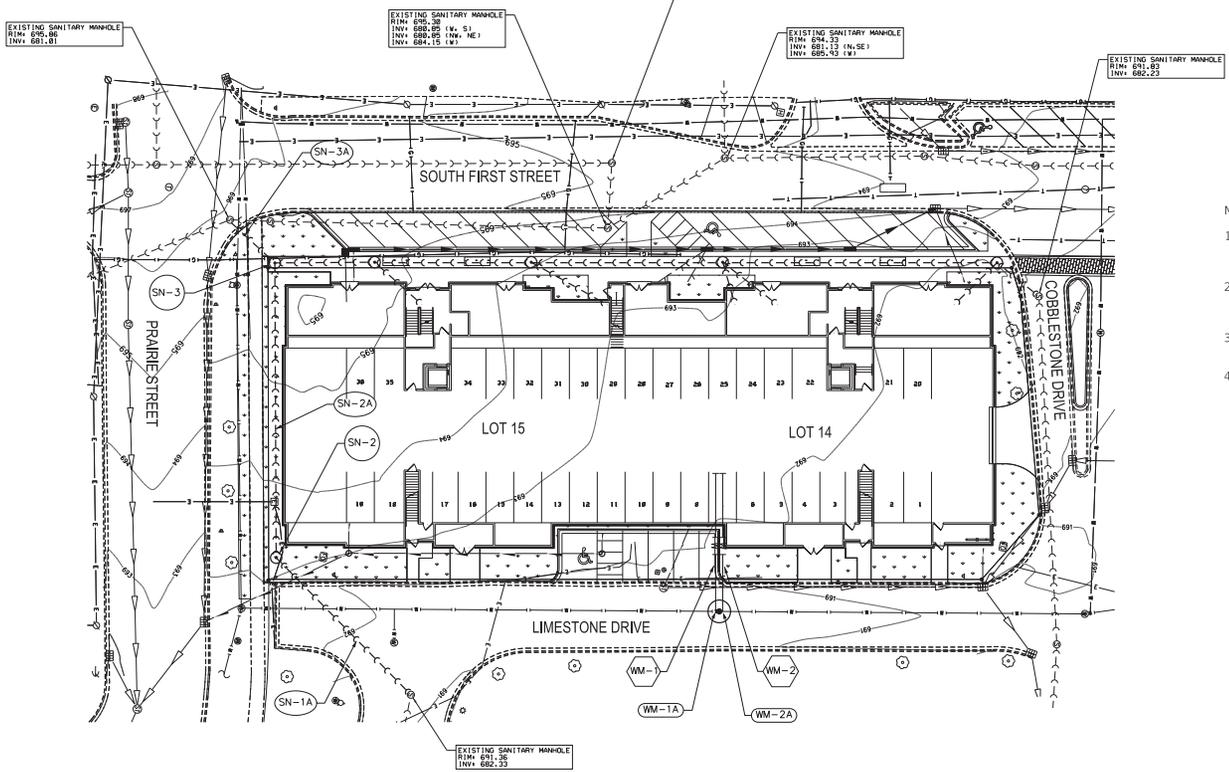
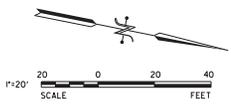
NO.	DATE	DESCRIPTION OF REVISIONS	NO.	DATE	DESCRIPTION OF REVISIONS

ESI PROJECT NO: 22-071  
 ENGR: AM  
 FILE: #SHEET\_NAME#  
 DRAWN BY: JB  
 DATE: 03-15-2022  
 QCGR: AM

**NEW DEVELOPMENT**  
 ST. CHARLES, ILLINOIS

**STORM SEWER PLAN**

SHEET NUMBER  
**4**



- NOTES TO PLAN REVIEWER:
1. SANITARY SERVICES WILL BE CONNECTED TO FUTURE 30" SEWER THIS SEWER IS ANTICIPATED TO BE CONSTRUCTED AS A PART OF THE FIRST STREET IMPROVEMENTS PROJECT.
  2. SANITARY SEWER SIZES, SLOPES AND INVERTS WILL BE PROVIDED ONCE DESIGN HAS BEEN COMPLETED BY MECHANICAL ENGINEER. THIS INFORMATION WILL BE SHOWN ON FINAL ENGINEERING PLANS.
  3. CONTRACTOR TO PROVIDE 2" OF RIGID INSULATION 2' WIDE OVER EXISTING WATERMAIN IN AREA OF RAMP.
  4. FIRE HYDRANT TO BE LOCATED 3' SOUTH OF PROPOSED BACK OF SIDEWALK (APPROX. 2.3' NORTH OF EXISTING 8" WATERMAIN).

- VALVE VAULT, 5' DIA. W/ 8" TAPPING VALVE & 10" x 8" TAPPING SLEEVE  
N: 1,931,578.05  
E: 1,011,140.95  
RIM: 688.50
- 8" DIP FIRE PROTECTION LINE  
22 LF
- VALVE VAULT, 5' DIA. W/ 4" TAPPING VALVE & 10" x 4" TAPPING SLEEVE  
N: 1,931,577.66  
E: 1,011,138.99  
RIM: 688.47
- 4" DIP WATER SERVICE  
22 LF

- 19 LF 6" PVC SDR-26 @ 1.00%  
INV @ BLDG: 683.61
- 20 LF 6" PVC SDR-26 @ 1.00%  
INV @ BLDG: 683.29
- 18 LF 6" PVC SDR-26 @ 1.00%  
INV @ BLDG: 683.01

- SANITARY MANHOLE #2  
TYPE A-1-4' DIA  
N: 1,931,416.28  
E: 1,011,152.91  
RIM: 691.66  
8" PVC S&N: 683.09  
6" PVC: 683.09
- SANITARY MANHOLE #3  
TYPE A-1-4' DIA  
N: 1,931,469.38  
E: 1,011,142.12  
RIM: 690.66  
8" PVC N&S: 682.83  
6" PVC: 682.83

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ST. CHARLES, ILLINOIS 62205  
(630) 587-6900

NO.	DATE	DESCRIPTION OF REVISIONS	NO.	DATE	DESCRIPTION OF REVISIONS

ESI PROJECT NO: 22-071  
ENGR: AM  
FILE: #SHEET\_NAME#  
DRAWN BY: JB  
DATE: 03-15-2022  
CHECKED: AM

**NEW DEVELOPMENT**  
ST. CHARLES, ILLINOIS

UTILITY PLAN

SHEET NUMBER  
5

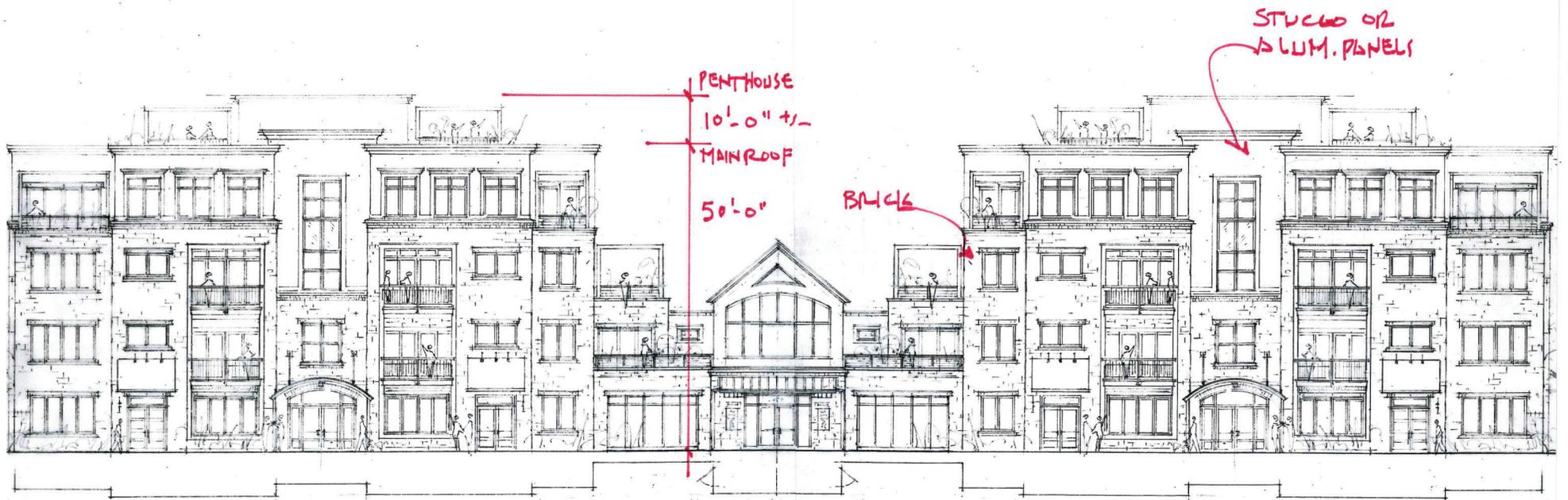










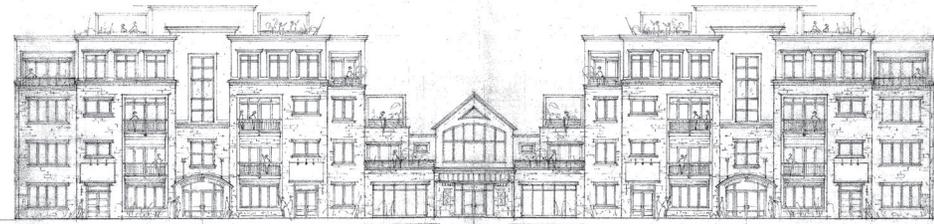


PROPOSED RES. LOFTS W/LIGHT COMMERCIAL ON FIRST FLOOR WEST SIDE ONLY - 1-25-22



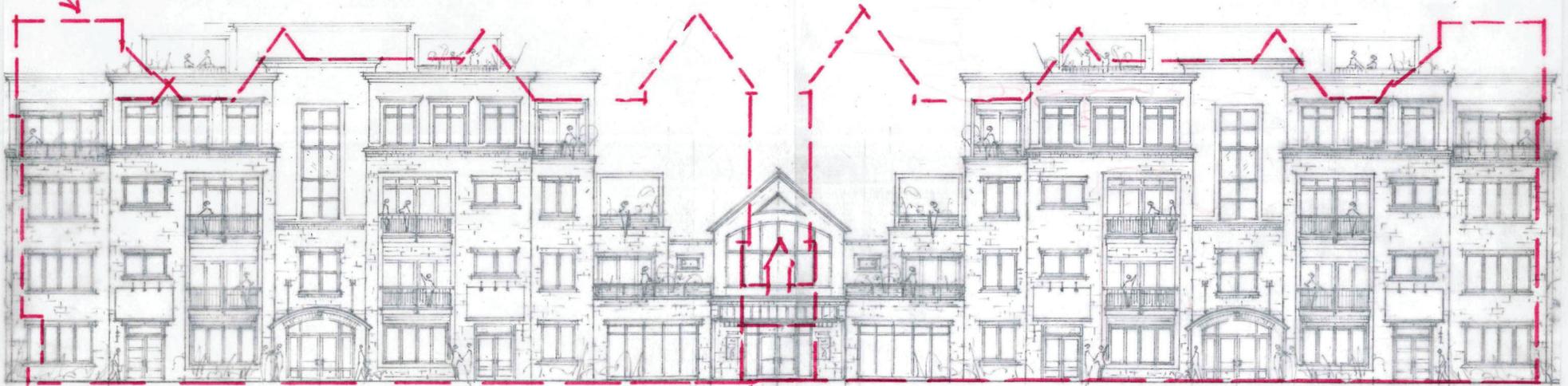
EXISTING MILESTONE ROW

COBBLESTONE DRIVE

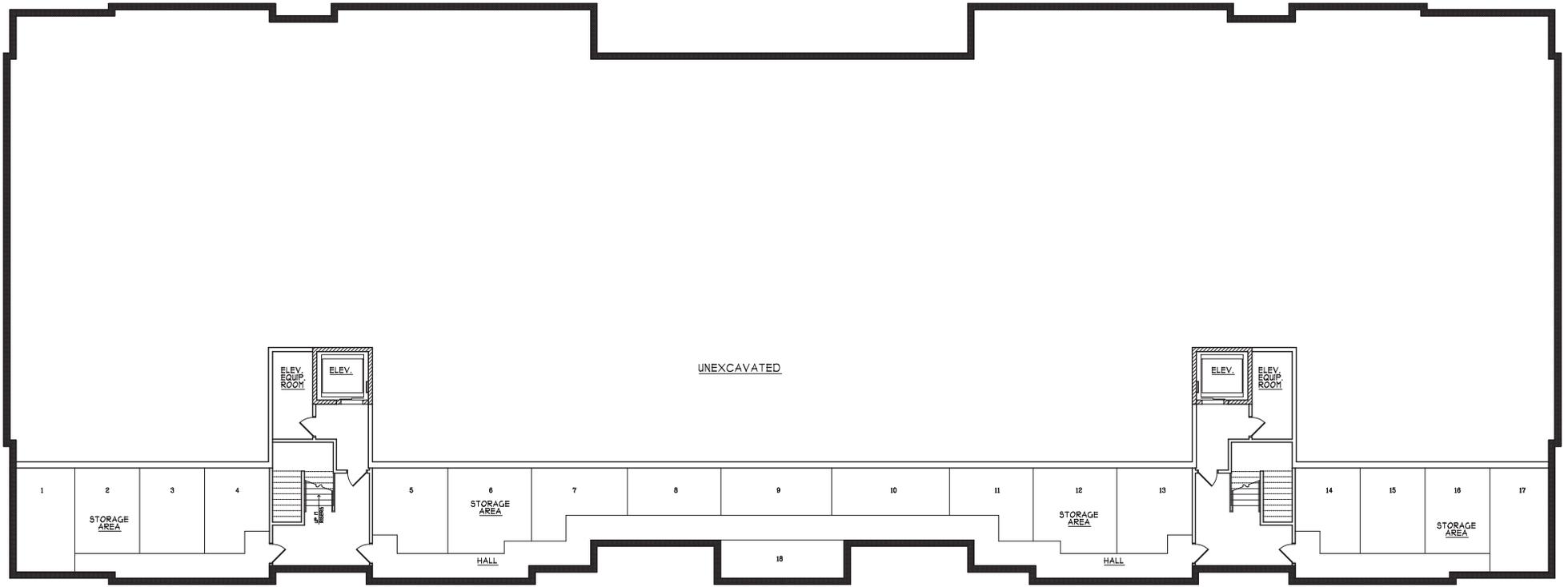


PROPOSED RES. DUPTS W/ LIGHT COMMERCIAL ON FIRST FLOOR WEST SIDE ONLY 1-25-22

OUTLINE OF  
MILBSTONE 1



PROPOSED RES. LOFTS W/LIGHT COMMERCIAL ON FIRST FLOOR WEST SIDE ONLY 1-25-22



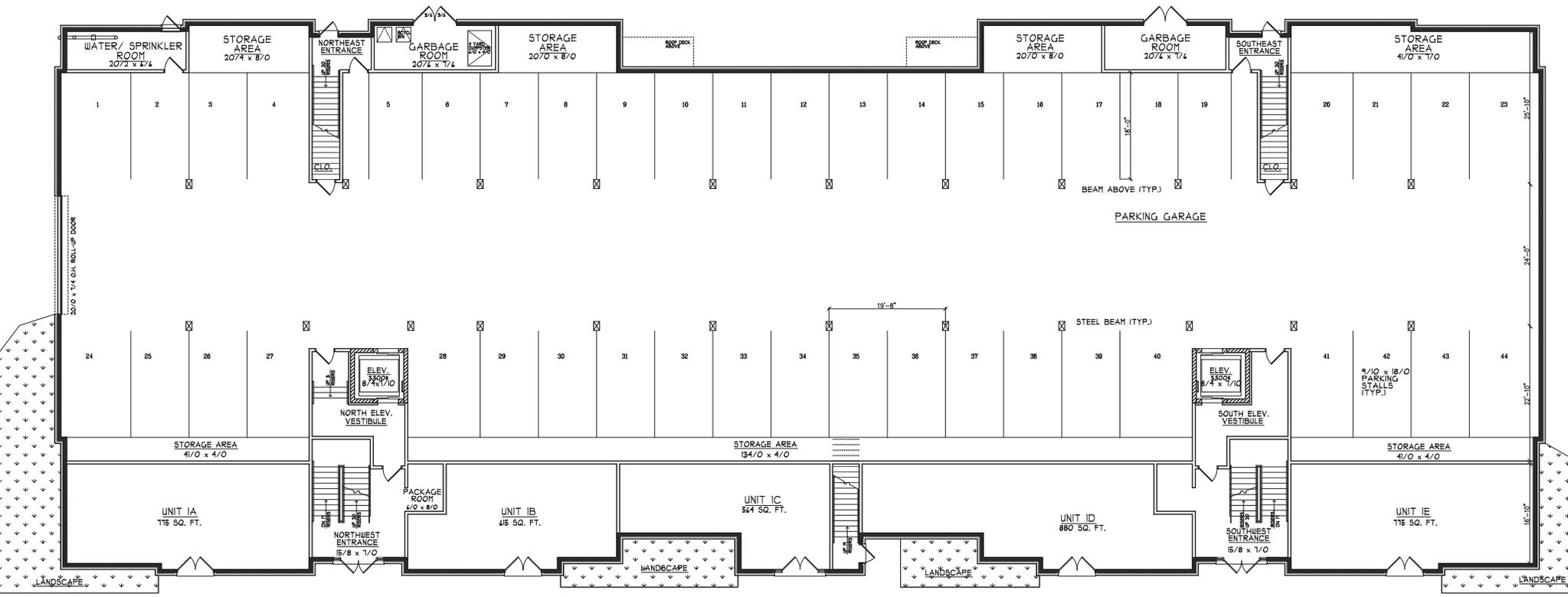
LOWER LEVEL PLAN

SCALE: 1/16" = 1'-0"



04-17-2022

**PRELIMINARY DESIGN OF:  
NEW DEVELOPMENT**  
FIRST STREET, ST. CHARLES, IL  
J & B BUILDERS, INC. ST. CHARLES, IL  
MARSHALL ARCHITECTS, INC



FIRST FLOOR PLAN  
 SCALE: 1/16" = 1'-0"



04-17-2022  
 PRELIMINARY DESIGN OF:  
 NEW DEVELOPMENT  
 FIRST STREET, ST. CHARLES, IL  
 J & B BUILDERS, INC. ST. CHARLES, IL  
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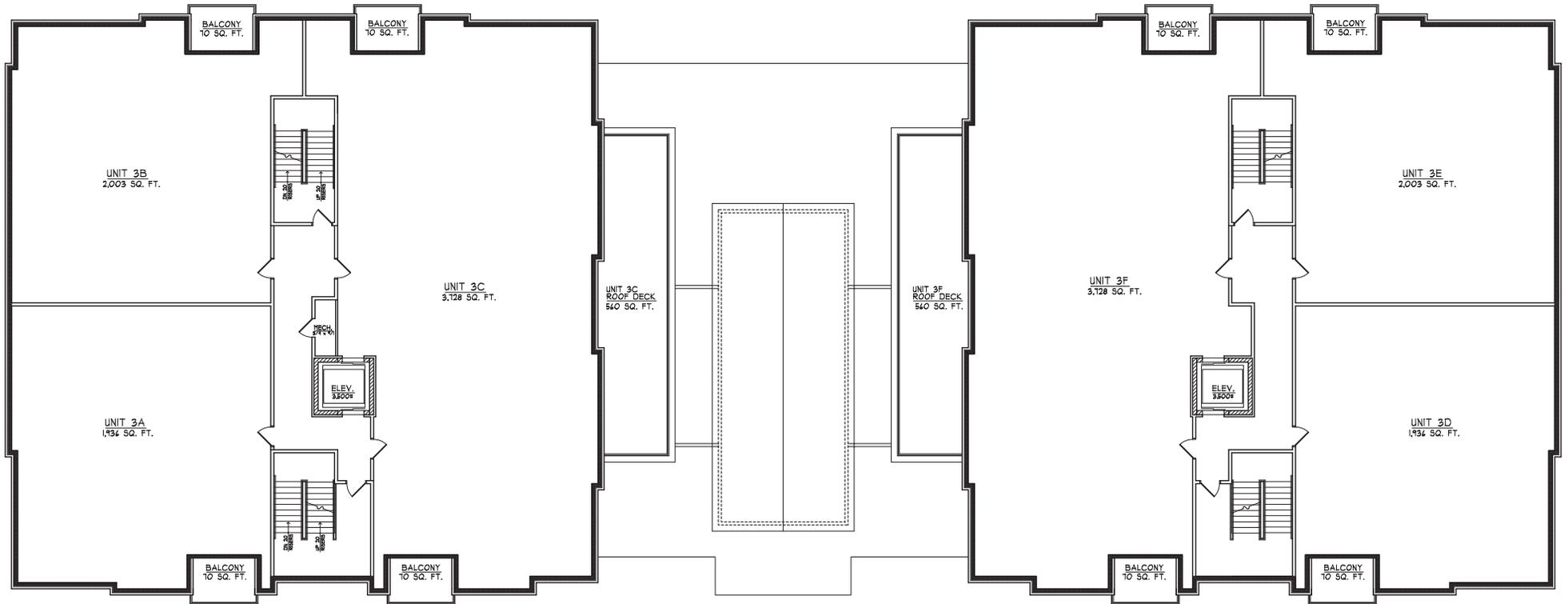
SECOND FLOOR PLAN

SCALE: 1/16" = 1'-0"



04-11-2022

PRELIMINARY DESIGN OF:  
**NEW DEVELOPMENT**  
 FIRST STREET, ST. CHARLES, IL  
 J & B BUILDERS, INC. ST. CHARLES, IL  
 MARSHALL ARCHITECTS, INC



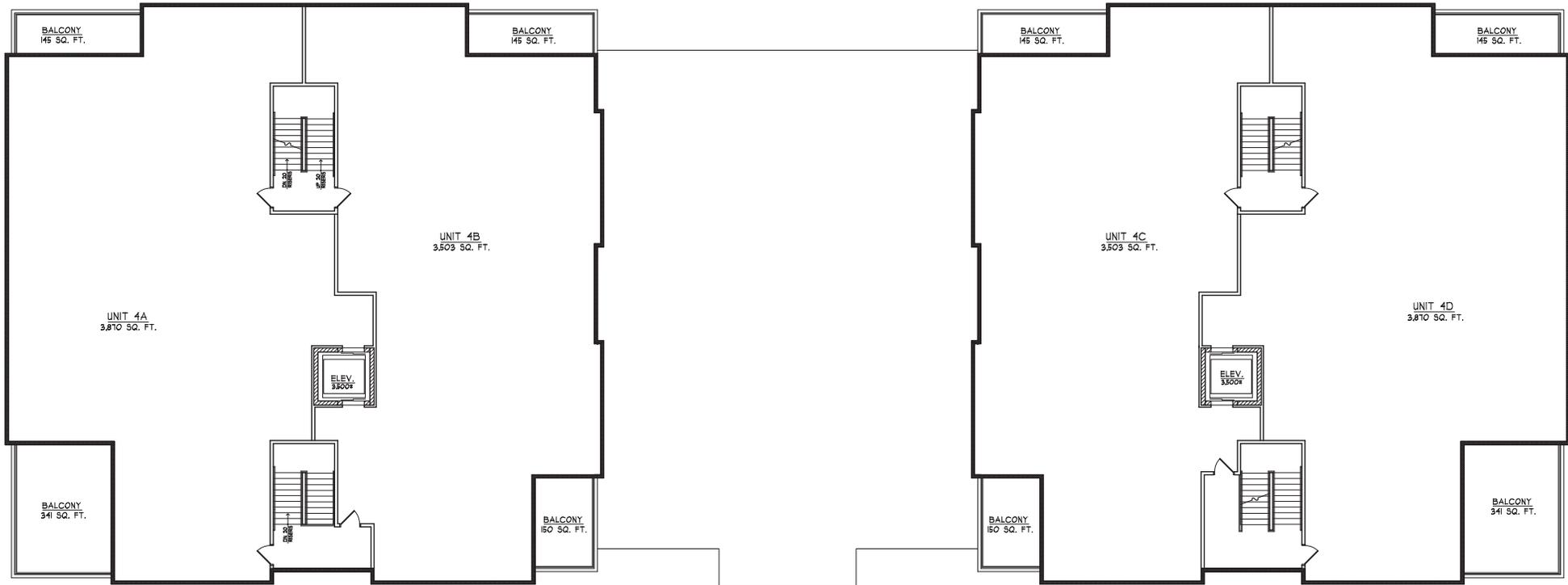
THIRD FLOOR PLAN

SCALE: 1/8" = 1'-0"



04-17-2022

PRELIMINARY DESIGN OF:  
**NEW DEVELOPMENT**  
 FIRST STREET, ST. CHARLES, IL  
 J & B BUILDERS, INC. ST. CHARLES, IL  
 MARSHALL ARCHITECTS, INC



FOURTH FLOOR PLAN

SCALE: 1/16" = 1'-0"



04-17-2022

PRELIMINARY DESIGN OF:  
**NEW DEVELOPMENT**  
 FIRST STREET, ST. CHARLES, IL  
 J & B BUILDERS, INC. ST. CHARLES, IL  
 MARSHALL ARCHITECTS, INC



**ROOF PLAN**  
 SCALE: 1/16" = 1'-0"



04-17-2022

**PRELIMINARY DESIGN OF:  
 NEW DEVELOPMENT**  
 FIRST STREET, ST. CHARLES, IL  
 J & B BUILDERS, INC. ST. CHARLES, IL  
 MARSHALL ARCHITECTS, INC

From: Charlotte Moore <rcmoore2@hargray.com>  
Sent: Friday, July 22, 2022 12:19 PM  
To: CD <cd@stcharlesil.gov>  
Subject: Concept Plan Milestone Row 2

I live on Brownstone Drive near this proposed project. A shopping center this close to our homes could be extremely disruptive because of traffic, overflow parking onto the streets of our homes, noise during the construction period. One reason I purchased this home was because of the quiet, peaceful neighborhood near the lovely Fox River.

I am asking that the Plan Commission will not allow this proposed disruptive development to intrude into our peaceful neighborhood.

Charlotte Moore  
362 Brownstone Drive