ST. CHARLES SINCE 1834	**PLAN COMMISSION AGENDA ITEM EXECUTIVE SUMMARY**			
	Project Title/Address:	1401 Prairie St. – Mr. A's Prairie Drive-Thru		
	City Staff:	Ellen Johnson, Planner		
	PUBLIC HEARING		**MEETING 11/4/2020**	X
APPLICATION:		Concept Plan		
ATTACHMENTS AND SUPPORTING DOCUMENTS:				
Staff Report		Application & Site Plan		

SUMMARY:

The subject property is located at the southwest corner of Prairie St. and S. 14th St. A liquor store has operated at the property for a number of years. In 2016, the use became nonconforming and thus cannot be expanded.

Andy Patel has submitted a Concept Plan proposing to add a Drive-Through Facility to the site. This would constitute an expansion of a nonconforming use. As such, the applicant is seeking feedback on the proposed drive-through layout and on a potential code amendment to address the nonconforming use issue.

The Comprehensive Plan land use designation for the property is Neighborhood Commercial.

SUGGESTED ACTION:

Provide feedback on the Concept Plan. Staff has provided questions Commissioners may wish to consider to guide their feedback to the applicant.

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
Phone: (630) 377-4443
Fax: (630) 377-4062

ST. CHARLES
SINCE 1834

Staff Report

TO: Chairman Todd Wallace
And Members of the Plan Commission

FROM: Ellen Johnson, Planner

RE: 1401 Prairie St. Concept Plan

DATE: October 30, 2020

I. APPLICATION INFORMATION:

Project Name: 1401 Prairie St. – Mr. A's Prairie Drive-Thru

Applicant: Andy Patel

Purpose: Obtain feedback on a Concept Plan for adding a drive-through liquor store

General Information:

Site Information	
Location	Southwest corner of Prairie St. & St. 14th St.
Acres	28,449 sf / 0.653 acres

Application:	Concept Plan
Applicable City Code Sections	Ch. 17.14 – Business & Mixed-Use Districts Ch. 17.20 – Use Standards Ch. 17.26 – Landscaping & Screening

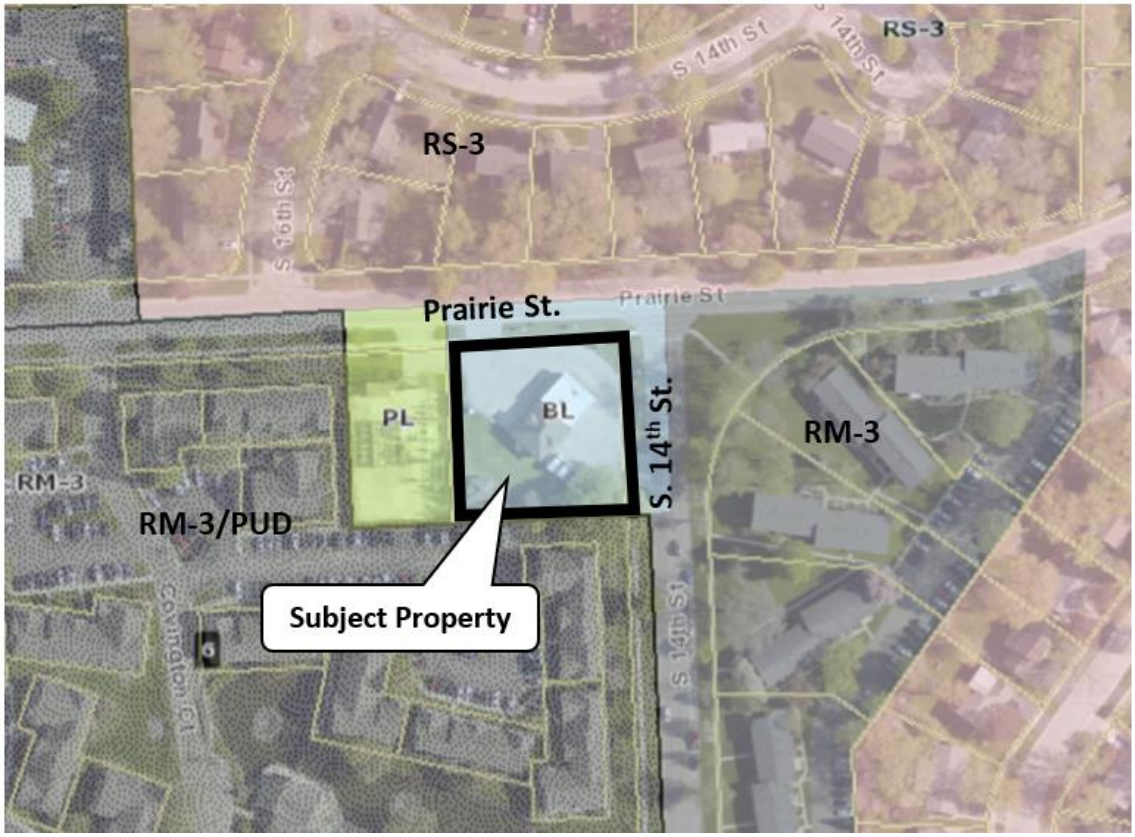
Existing Conditions	
Land Use	Retail (liquor store)
Zoning	BL Local Business

Zoning Summary		
North	RS-3 Suburban Single-Family Residential	Single-family homes
East	RM-3 General Residence	Apartments
South	RM-3 General Residence / PUD	Apartments
West	PL Public Land	City electric substation

Comprehensive Plan Designation
Neighborhood Commercial

Aerial

Zoning



II. OVERVIEW

A. BACKGROUND

Property History:
The subject property, 1401 Prairie St., is located at the southwest corner of Prairie St. and S. 14th St. The property contains a 2,800 sf retail building constructed in 1930 and a detached garage. One Stop Liquors has operated out of the building for a number of years.

Drive-Through Liquor:
In 2015, City Council discussed drive-through liquor sales. Ord. 2015-M-38 was passed which authorized retail liquor stores to sell alcoholic beverages through drive-through service. Where zoning requires granting a Special Use for a Drive-Through Facility, the Special Use approval must be granted prior to establishment of the drive-through.

Since then, the City has approved one drive-through liquor store: Lundeen Liquors at 1315 W. Main St. (Ord. 2016-Z-20). However, the drive-through has yet to be constructed.

Liquor Store Zoning:
In 2016, City Council considered a liquor license application to allow a liquor store at 710 S. 3rd St. (St. Charles Mini Mart), which is zoned BL Local Business District. Retail Sales are permitted in the BL District. At the time, sale of alcohol was considered general Retail Sales. Concerns were expressed about the possibility of liquor stores and related uses like tobacco stores locating in pockets of commercially zoned property within or adjacent to residential areas.

City Council subsequently passed Ord. 2016-Z-5 which created a new zoning use category called “Alcohol or Tobacco Sales Establishment”, separate from Retail Sales. Alcohol or Tobacco Sales Establishment is now permitted in all commercial districts. However, in the BL Local Business District, the use is limited to locations with frontage on Main St., Randall Rd., and Kirk Rd. Based on these location restrictions, sites are limited to major retail/commercial shopping areas, downtown, and along Strategic Regional Arterial routes. It was acknowledged during the review that most BL parcels that do not front on the identified arterials are surrounded by residential uses. Alcohol or Tobacco Sales Establishments are prohibited from locating on these parcels.

One Stop Liquor at 1401 Prairie St. is zoned BL, however is not located along one of the identified arterials. The liquor store use at that location became a legal, nonconforming use as a result of the 2016 amendment. Per Ch. 17.08 “Nonconformities”, a legal, nonconforming use can continue but cannot be expanded, enlarged or increased in intensity.

B. PROPOSAL

Andy Patel is under contract to purchase 1401 Prairie St. He has submitted a Concept Plan proposing to continue operating a liquor store at the site and addition of a drive-through. Given past discussions regarding drive-through liquor and zoning for liquor stores, the applicant desired to obtain informal feedback from the City before deciding whether to pursue the project.

The following changes to the site are proposed:

- Drive-through lane with 6 stacking spaces on the west side of the site running south.
- Pick-up window on the southwest side of the building.
- Sidewalk around the building.

- Striping of parking lot for 14 spaces.

Approval of two zoning applications would be needed to allow addition of a drive-through on the site:

1. **General Amendment** – Alcohol or Tobacco Sales Establishment is not a permitted use at this location; the use is considered legal, nonconforming. A nonconforming use cannot be expanded, such as by adding a drive-through. A zoning code amendment would be needed to allow Alcohol or Tobacco Sales Establishment as a permitted use at the subject location. One way to do this would be to add Prairie St. to the list of streets along which Alcohol or Tobacco Sales Establishments are permitted in the BL District.

2. **Special Use for Drive-Through Facility** – A Drive-Through Facility in the BL District requires Special Use approval. The General Amendment would need to be approved for the Special Use to be granted.

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". Surrounding uses are predominately residential.

The Neighborhood Commercial land use category is described in the plan as follows (p. 46):

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. Grocery stores, gasoline service stations, pharmacies, personal and financial services, smaller office uses, convenience and specialty retailers, and more are appropriate…Many neighborhood commercial properties, especially those along Main Street are relatively shallow and present challenges for redevelopment. Because many of the properties along this corridor are adjacent to residential areas, buffering, screening, and setbacks should be used to protect adjacent residential neighborhoods. Hours of operation and intensity of use may also become an important issue in some neighborhood commercial areas.

The Plan provides the following Commercial Area land use policy which is relevant to the proposed redevelopment: (p. 49):

> ***To the extent possible, mitigate the negative effects of commercial and industrial uses on adjacent and nearby residential properties through use of setbacks, screening, buffers, orientation of activity, and more.*** *The composition of the City's commercial districts along corridors that transect the City means that there are many areas where commercial uses abut residential properties and neighborhoods. The use of horizontal and vertical buffering and screening, including berms, fencing, and landscaping, should be promoted to protect neighborhoods from abutting commercial or industrial land uses. The City should identify areas where land use conflicts are problematic and explore solutions to mitigate the conflicts, including buffering and screening.*

B. <u>ZONING</u>

<u>Use:</u>
Existing/proposed use of the property is classified as an Alcohol or Tobacco Sales Establishment, defined in Ch. 17.30 as follows:

> *An establishment where the primary purpose, based on floor area, is the sale of a) packaged alcoholic liquor directly to the consumer for consumption off the premises, or b) tobacco or tobacco products, alternative nicotine products, and/or shisha (flavored tobacco for hookah), as defined in Chapter 5.16 of the St. Charles Municipal Code, titled "Tobacco", directly to the consumer for consumption either on or off the premises. An establishment that has over 50% of the total retail floor area dedicated to the sale or consumption of these items shall be considered an Alcohol or Tobacco Sales Establishment. This use includes a Hookah Lounge as defined in said Chapter 15.6. This use does not include Retail Sales (G), Tavern/Bar, or Restaurant (G), as defined herein.*

As previously stated, Alcohol or Tobacco Sales Establishment is a permitted use in the BL Local Business District, but only on properties with frontage on Main St., Randall Rd., or Kirk Rd. (Ch. 17.20.030). The subject property does meet the location parameter, so the use at this location is considered legal, nonconforming. Nonconforming uses cannot be expanded, enlarged or increased in intensity. Addition of a drive-through facility on the site would be considered an expansion of use. The zoning ordinance would need to be amended to permit the use at the subject property in order to allow an expansion of said use.

One potential amendment would be a change to Ch. 17.20.030 "Standards for Specific Use". Prairie St. could be added to the list of streets along which Alcohol or Tobacco Sales Establishment is permitted in the BL district. The change would be as follows (underlined):

> Alcohol or Tobacco Sales Establishment
> 1. In the BL Local Business District, this use is permitted only on properties with frontage on Main Street/Route 64, Randall road, ~~or~~ Kirk Road, <u>or Prairie St</u>.

1401 Prairie St. is the only BL parcel on Prairie St. The change would only impact the subject property.

<u>Bulk Standards:</u>
The table below compares the BL District zoning standards with the Concept Plan, which reflects current site conditions. Parking setbacks from Prairie St. and 14th St. do not meet standards and are considered nonconforming. Per Section 17.24.010, if an existing parking lot that does not meet current setback requirements is resurfaced or reconstructed, 50% of the

required setback must be met. The Concept Plan does not indicate the level of improvements to the existing pavement. If over half of the existing pavement is resurfaced or reconstructed, not including seal coating, a 5 ft. setback along the street frontages will be needed. Landscaping would need to be added in these setback areas (See Item D below).

	BL District	**Concept Plan (Existing)**
Min. Lot Area	None	28,449 sf
Min. Lot Width	None	168 ft.
Max. Building Coverage	60%	10%
Max. Gross Floor Area per Building	10,000 sf	2,800 sf
Max. Building Height	30 ft.	Under 30 ft.
Min. Front Yard	Building: 20 ft. Parking: 10 ft. (Prairie St.)	Building: 32 ft. ***Parking: 1.3 ft.***
Min. Exterior Side Yard	Building: 20 ft. Parking: 10 ft. (14th St.)	Building: 32 ft. ***Parking: 0.7 ft.***
Min. Interior Side Yard	Building: 5 ft. Parking: none (west lot line)	Building: 56 ft. Parking: 11 ft.
Min. Rear Yard	Building: 20 ft. Parking: none (south lot line)	Building: 56 ft. Parking: 30 ft.
Landscape Buffer Yard	10 ft. along lot lines abutting/across a street from residential zoning (applies to north, east and south sides)	***North & East: does not meet*** South: appears to meet
Off-Street Parking	Gas Station: 4 spaces per 1,000 sf GFA; 11 spaces	14 spaces

C. <u>DRIVE-THROUGH FACILITY STANDARDS</u>

Drive-Through Facilities are subject to the requirements contained in Section 17.24.100. The table below compares the requirements with the Concept Plan.

The portion of the stacking lane not concealed by the building will need to be screened from view of public streets. This can be accomplished by adding landscaping to the median shown between the parking row and the drive through lane and along the street frontage. There is currently a narrow strip of grass between the parking lot and the sidewalk along Prairie St. This should be widened if possible with plantings added.

Another option to better screen the stacking lane and also to prevent stacking overflow onto Prairie St. would be to move the drive-through window to the southeast side of the building (along 14th St.), shifting the stacking spaces around the building. This would cause a loss of parking spaces. A total of 11 parking spaces are required and would need to be accommodated elsewhere.

	Zoning Standard	Concept Plan
Stacking Spaces	5	6
Stacking Space Size	9’ x 20’	9’ x 20’
Screening	Concealed from view from public streets to greatest extent possible	First four stacking spaces not concealed; last two spaces concealed by building
Obstruction of Required Spaces	Cannot obstruct access to required parking spaces	Meets requirement
Ingress/Egress Obstruction	Location of stacking spaces cannot obstruct ingress/egress to the site or interfere with vehicle circulation	Meets requirement, however any overflow stacking will be pushed out to the street

D. LANDSCAPING

Per Section 17.26.020, when 50% or more of an existing parking lot is resurfaced or reconstructed, street frontage landscaping and parking lot landscape screening is required to be installed within the 5 ft. setback area along Prairie St. and S. 14th St. previously identified above (Item B). If the 50% threshold is met, a landscape plan specifying the types and sizes of plantings will be needed.

E. SITE ACCESS

The subject property contains two access points, one on Prairie St. and one on S. 14th St. No changes are proposed to these driveways. Maximum width for new two-way driveways is 30 ft. The existing driveways are 36 ft. (Prairie St.) and 32 ft. (14th St.). The driveways could be reduced in width, although it will not be required.

The Prairie St. driveway is approx. 30 ft. from the driveway into the City Electric Substation to the west. Cross-access is provided between the two properties, although it does not appear that a cross-access easement exists.

F. ENGINEERING REVIEW

The Concept Plan has been reviewed on a preliminary basis to identify any significant issues concerning feasibility of the project. No “red flags” have been identified.

IV. SUGGESTED ACTION

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

- ✓ Potential code amendment to allow Alcohol or Tobacco Sales Establishment in the BL District along Prairie St.
- ✓ Drive-through/site layout.
- ✓ Landscaping improvements / other suggested building/site improvements.

VI. ATTACHMENTS

- Concept Plan Application; received 10/12/2020
- Site Plan

CITY OF ST. CHARLES

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

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

CONCEPT PLAN APPLICATION

CITYVIEW
Project Name: 1401 Prairie St.
Project Number: 2020 -PR- 016
Cityview Project Number: PLCP202000049

Received Date
RECEIVED
St. Charles, IL
OCT 12 2020
CDD
Planning Division

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.

1. **Property Information:**	Location: 1401 Prairie St St Charles Parcel Number (s): 09 33 329 001 Proposed Project Name: MR Als Prairie Drive thru	
2. **Applicant Information:**	Name: ANDY PATEL Address: 30W001 Dean Ct WAYNE IL 60184	Phone: (630) 235 3454 Fax: (630) 231 1946 Email: mr.a.liquor@gmail.com
3. **Record Owner Information:**	Name: Please See ATTACHMENT Address:	Phone: Fax: Email:

Please check the type of application:

- ☐ **PUD Concept Plan:** Proposed Name: _____
- ☐ **Subdivision Concept Plan** Proposed Name: _____
- ☑ Other Concept Plan _____

Zoning and Use Information:

Current zoning of the property: B11

Is the property a designated Landmark or in a Historic District? NO

Current use of the property: LIQUOR STORE

Proposed zoning of the property: B11 PUD? NO

Proposed use of the property: LIQUOR STORE WITH DRIVE-THRU

Comprehensive Plan Designation: _____

Attachment Checklist

☐ **REIMBURSEMENT OF FEES AGREEMENT:**

An original, executed Reimbursement of Fees Agreement and deposit of funds in escrow with the City, as provided by Appendix B of the Zoning Ordinance.

☑ **REIMBURSEMENT OF FEES INITIAL DEPOSIT:**

Deposit of funds in escrow with the City. Required deposit is based on review items (number of applications filed) and the size of the site:

Number of Review Items	Under 5 Acres	5-15 Acres	16-75 Acres	Over 75 Acres
1	$1,000	$2,000	$3,000	$4,000
2 or 3	$2,000	$4,000	$5,000	$7,000
4 or more	$3,000	$5,000	$7,000	$10,000

☐ **PROOF OF OWNERSHIP and DISCLOSURE:**

a) a current title policy report; or
b) a deed and a current title search. Forthcoming from attorney

If the owner is not the applicant, an original letter of authorization from the owner permitting the applicant to act on his/her behalf is required. If the owner or applicant is a Trust, a disclosure of all beneficiaries; if the owner or applicant is a Partnership, a disclosure of all partners; if the owner or applicant is a Corporation, a disclosure of all owners with an interest of at least ten percent (10%).

NOTE: Private covenants and deed restrictions can limit private property rights with respect to the use of land even though the City's Zoning Ordinance may authorize the use or a less restrictive use. We strongly advise that

you perform a title search on the property to determine if there any private covenants containing use restrictions or other deed restrictions. As those private covenants and deed restrictions may conflict with the City's Zoning Ordinance, it is further recommended that you consult with an attorney to obtain an opinion with respect to whether your intended use is compatible with those restrictions.

☑ **LEGAL DESCRIPTION:** For entire subject property, on 8 ½ x 11 inch paper

☑ **PLAT OF SURVEY:**
A current plat of survey for the Subject Realty showing all existing improvements on the property, prepared by a registered Illinois Professional Land Surveyor.

☑ **AERIAL PHOTOGRAPH:**
Aerial photograph of the site and surrounding property at a scale of not less than 1"=400', preferably 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. All required plans shall show north arrow and scale, and shall be drawn at the same scale (except that a different scale may be used to show details or specific features). All plans shall include the name of the project, developer or owner of site, person or firm preparing the plan, and the date of plan preparation and all revisions. A pdf document file or files of all plans shall be required with each submittal. The number of paper plans required shall be as determined by the Director of Community Development, based upon the number of copies needed for review.

Copies of Plans:

Initial Submittal - Ten (10) full size copies for non-residential projects OR Twelve (12) full size copies for residential projects; Three (3) 11" by 17"; and a PDF electronic file (On a CD-ROM or may be emailed to the Project Manager). For subsequent submittals, please contact the Project Manager to determine how many copies are required.

Concept Plans shall show:

1. Existing Features:
   - Name of project, north arrow, scale, date
   - Boundaries of property with approximate dimensions and acreage
   - Existing streets on and adjacent to the tract
   - 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 service the development.

2. Proposed Features:
   - Name of project, north arrow, scale, date
   - Boundaries of property 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 service the development

☑ **SUMMARY OF DEVELOPMENT:**
Written information including:

- List of the proposed types and quantities of land use, number and types of residential units, building coverage, floor area for nonresidential uses and height of proposed buildings, in feet and number of stories.
- Statement of the planning objectives to be achieved and public purposes to be served by the development, including the rationale behind the assumptions and choices of the applicant
- List of anticipated exceptions or departures from zoning and subdivision requirements, if any

☐ **PARK AND SCHOOL LAND/CASH WORKSHEETS**

For residential developments, Park and School land/cash worksheets in accordance with Title 16 of the St. Charles Municipal Code with population projections establishing anticipated population and student yields.

☐ **INCLUSIONARY HOUSING SUMMARY:** For residential developments, submit information describing how the development will comply with the requirements of Title 19, "Inclusionary Housing" 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.

Forthcoming

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.

Jerry Orciari 10-6-20
Record Owner Date

9/30/20
Applicant or Authorized Agent Date

Project Description

- The objective of this project is to restore and improve the existing retail liquor sales establishment, provide safe interaction in this pandemic with a drive thru option and provide significant aesthetic improvements to the existing structure and surrounding greenspace.

OWNERSHIP DISCLOSURE FORM
FAMILY TRUST

State of Illinois)
) ss.
County of Cook)

I, William Matcelko Trustee, of 7434 N. Lincoln Avenue, Unit A, Skokie, Illinois, being first duly sworn on oath depose and say that I am one of the Trustees of the Acciari Family Trust. The Acciari Family Trust is the owner of that certain property commonly known as 1401 Prairie Street, St. Charles, Illinois (the "Property"). I have the authority to consent to Concept Plan Review Request to the City of St. Charles made by Mr. Ankur Patel as Purchaser of the Property.

By: William Matcelko, as Trustee

Subscribed and sworn to before me this
8th day of October, 2020.

Alma D. Martinez
Notary Public

OFFICIAL SEAL
ALMA D. MARTINEZ
Notary Public - State of Illinois
My Commission Expires 1/02/2022

EXHIBIT "A"
LEGAL DESCRIPTION

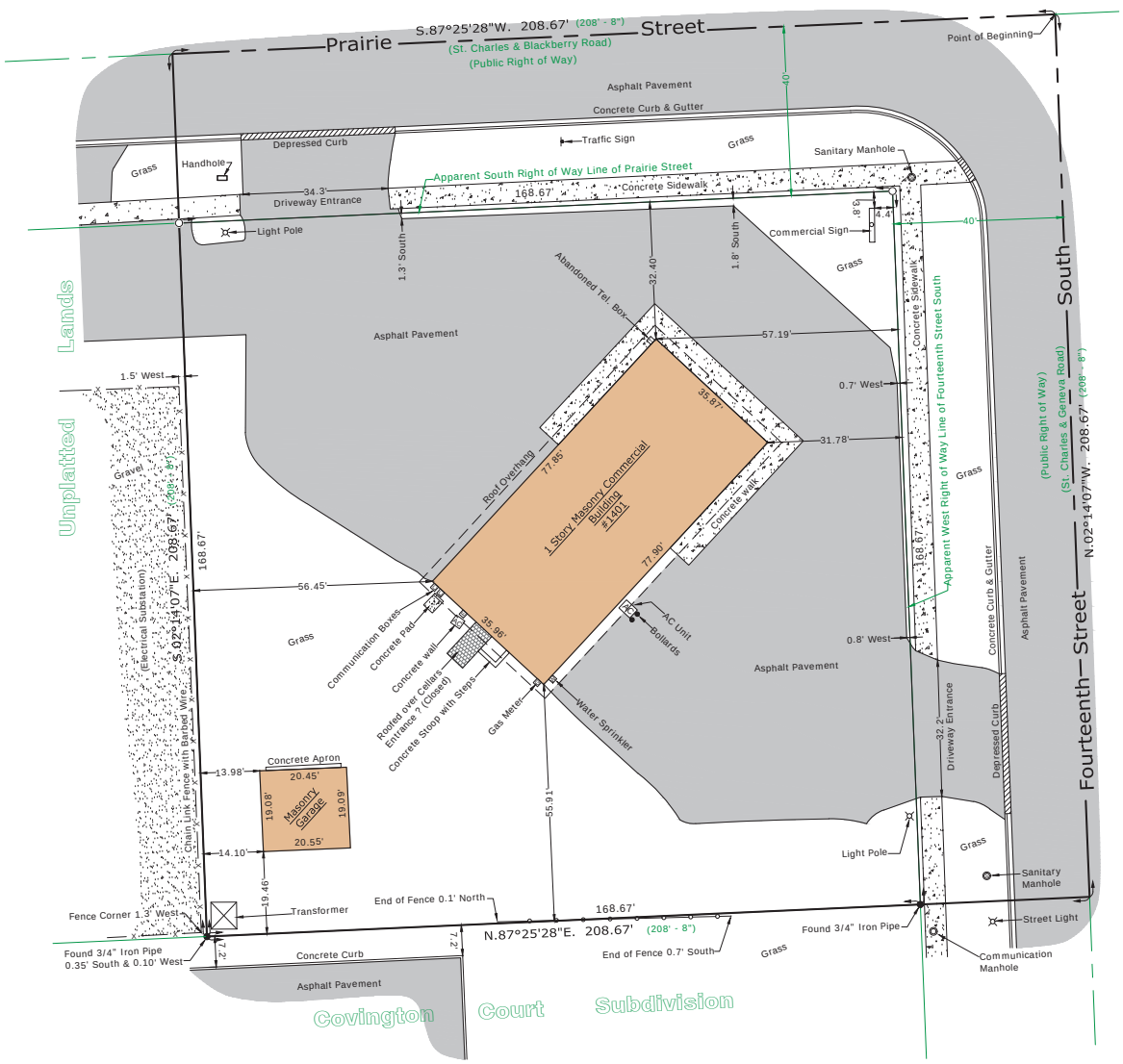
THAT PART OF THE SOUTHWEST QUARTER OR SECTION 33, TOWHSIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE CENTER LINE OF THE ST. CHARLES AND GENEVA ROAD WITH THE CENTER LINE OF THE OLD ST. CHARLES AND BLACKBERRY ROAD; THENCE WESTERLY ALONG THE CENTER LINE OF THE OLD ST. CHARLES AND BLACKBERRY ROAD 208 FEET AND 8 INCHES; THENCE SOUTHERLY PARALLEL WITH THE CENTER LINE OF THE ST. CHARLES AND GENEVA ROAD 208 FEET AND 8 INCHES; THENCE EASTERLY PARALLEL WITH THE CENTR LINE OF THE OLD ST. CHARLES AND BLACKBERRY ROAD 208 FEET AND 8 INCHES TO THE CENTER LINE OF ST CHARLES AND GENEVA ROAD; THENCE NORTHERLY ALONG THE CENTER LINE OF SAID ROAD TO THE POINT OF BEGINNING; IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

PIN # 09-33-329-001

OWNER OF RECORD
CONTACT
JERRY ACCIARI
(847) 278-0277

WILLIAM MATSCHKE AS SUCCESSOR TRUSTEE UNDER THE NORMA ACCIARI DECLARATION OF TRUST DATED 4/21/93 AND WILLIAM MATSCHKE AS SUCCESSOR TRUSTEE UNDER THE LINO ACCIARI DECLARATION OF TRUST DAED 4/21/93 AND DORIS ACCIARI, AS TRUSTEE UNDER THE DORIS ACCIARI DECLARATION OF TRUST DATED 04/21/1993 and DORIS ACCIARI AS SUCCESSOR TRUSTEE UNDER THE LIDO ACCIARI DECLARATION OF TRUST DATED 4/21/93.

ALTA/NSPS LAND TITLE SURVEY



SCALE : 1" = 20'

0' 10' 20' 40'

BEARINGS SHOWN HEREON ARE BASED ON ILLINOIS STATE PLANE, EAST ZONE, NAD83 (2011)

SCHEDULE B, PART II EXCEPTIONS
Chicago Title Insurance Company,
Commitment No. 20GNW693052PK,
Commitment Date: September 21, 2020.

Items 1 to 7 are standard exceptions, and A 8, B 9, E 10, F 11, C 12, D 13, G 14, M 15, H 16, I 17, J 18, K 19 and L 20 are not a matter of survey.

PARKING NOTE:
(Painted Parking Spaces)

No Marked Parking Space.

LEGAL DESCRIPTION

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE CENTER LINE OF THE ST. CHARLES AND GENEVA ROAD WITH THE CENTER LINE OF THE OLD ST. CHARLES AND BLACKBERRY ROAD; THENCE WESTERLY ALONG THE CENTER LINE OF THE OLD ST. CHARLES AND BLACKBERRY ROAD 208 FEET AND 8 INCHES; THENCE SOUTHERLY PARALLEL WITH THE CENTER LINE OF THE ST. CHARLES AND GENEVA ROAD 208 FEET AND 8 INCHES; THENCE EASTERLY PARALLEL WITH THE CENTER LINE OF THE OLD ST. CHARLES AND BLACKBERRY ROAD 208 FEET AND 8 INCHES TO THE CENTER LINE OF ST. CHARLES AND GENEVA ROAD; THENCE NORTHERLY ALONG THE CENTER LINE OF SAID ROAD TO THE POINT OF BEGINNING; IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

SURVEYOR'S NOTES

EASEMENTS AND SETBACKS SHOWN HEREON ARE BASED UPON THE RECORDED SUBDIVISION PLAT, UNLESS NOTED OTHERWISE.

ALL BUILDING TIES ARE TO THE BRICK CORNERS.

THE PERMANENT PARCEL INDEX NUMBER FOR THE PROPERTY DESCRIBED HEREON IS 09-33-329-001.

THE PROPERTY DESCRIBED HEREON CONTAINS:
43,542 SQ. FEET OR 0.999 ACRES, MORE OR LESS.
28,449 SQ. FT. OR 0.653 ACRES, EXCLUSIVE OF ROADWAY, MORE OR LESS.

PROPERTY COMMONLY KNOWN AS: 1401 PRAIRIE STREET, ST. CHARLES, IL 60174

THE FLOOD INSURANCE RATE MAP SHOWS THAT THE PROPERTY DESCRIBED HEREON IS FALLING WITHIN ZONE "X", ACCORDING TO THE COMMUNITY PANEL NUMBER 170330 0264 H, CITY OF ST. CHARLES, MAP NUMBER 17089C0264H, KANE COUNTY, ILLINOIS AND INCORPORATED AREAS, EFFECTIVE DATE OF AUGUST 3, 2009. ZONE "X" IS AREAS OF MINIMAL FLOOD HAZARD.

EASEMENTS AND SERVITUDES SHOWN HEREON ARE BASED UPON A TITLE COMMITMENT ISSUED BY CHICAGO TITLE INSURANCE COMPANY, AND IDENTIFIED AS COMMITMENT NO. 20GNW693052PK WITH COMMITMENT DATE OF SEPTEMBER 21, 2020.

PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA/NSPS, AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT PROPER FIELD PROCEDURES, INSTRUMENTATION AND ADEQUATE SURVEY PERSONNEL WERE EMPLOYED IN ORDER TO ACHIEVE RESULTS COMPARABLE TO THOSE OUTLINED IN THE "MINIMUM ANGLE, DISTANCE AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/NSPS LAND TITLE SURVEYS."

ITEMS 6(a) and 6(b) OF TABLE A:
THE ZONING SETBACK REQUIREMENTS REPORT OR LETTER WERE NOT PROVIDED TO THE SURVEYOR BY THE CLIENT AT THIS TIME.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF KANE } S.S.

To: Shiv Ankur, Inc. and Minal Patel
GRN BANK, its successors and/or assigns as their respective interests may appear, and Chicago Title Insurance Company.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED, WERE MADE IN ACCORDANCE WITH THE 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, 6(a), 6(b), 7a(1), 8, 9, AND 11 (Observable evidence only) OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 10/07/2020.

DATED AT BATAVIA, ILLINOIS ON THIS 14TH DAY OF OCTOBER, A.D., 2020.

Shawn R. Van Kampen

SHAWN R. VanKAMPEN
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-2710
LICENSE EXPIRES 11/30/2020

SHAWN R. VanKAMPEN STATE OF ILLINOIS NO. 035-002710 BATAVIA PROFESSIONAL LAND SURVEYOR

PREPARED FOR:

Di Silvestro & Associates
5231 N Harlem Avenue
Chicago, IL 60656

NO.	DATE	REVISION
1.	10/07/2020	FIELD SURVEY COMPLETED
2.	10/14/2020	FINAL SURVEY COMPLETED

SITE DESIGNATION INFORMATION:

1401 PRAIRIE STREET
ST. CHARLES, IL 60174

DRAWN BY: PS | CHECKED BY: SVK

PROJECT NO.
674164

SHEET NUMBER
ALTA

LOCATION MAP

NOT TO SCALE

LEGEND

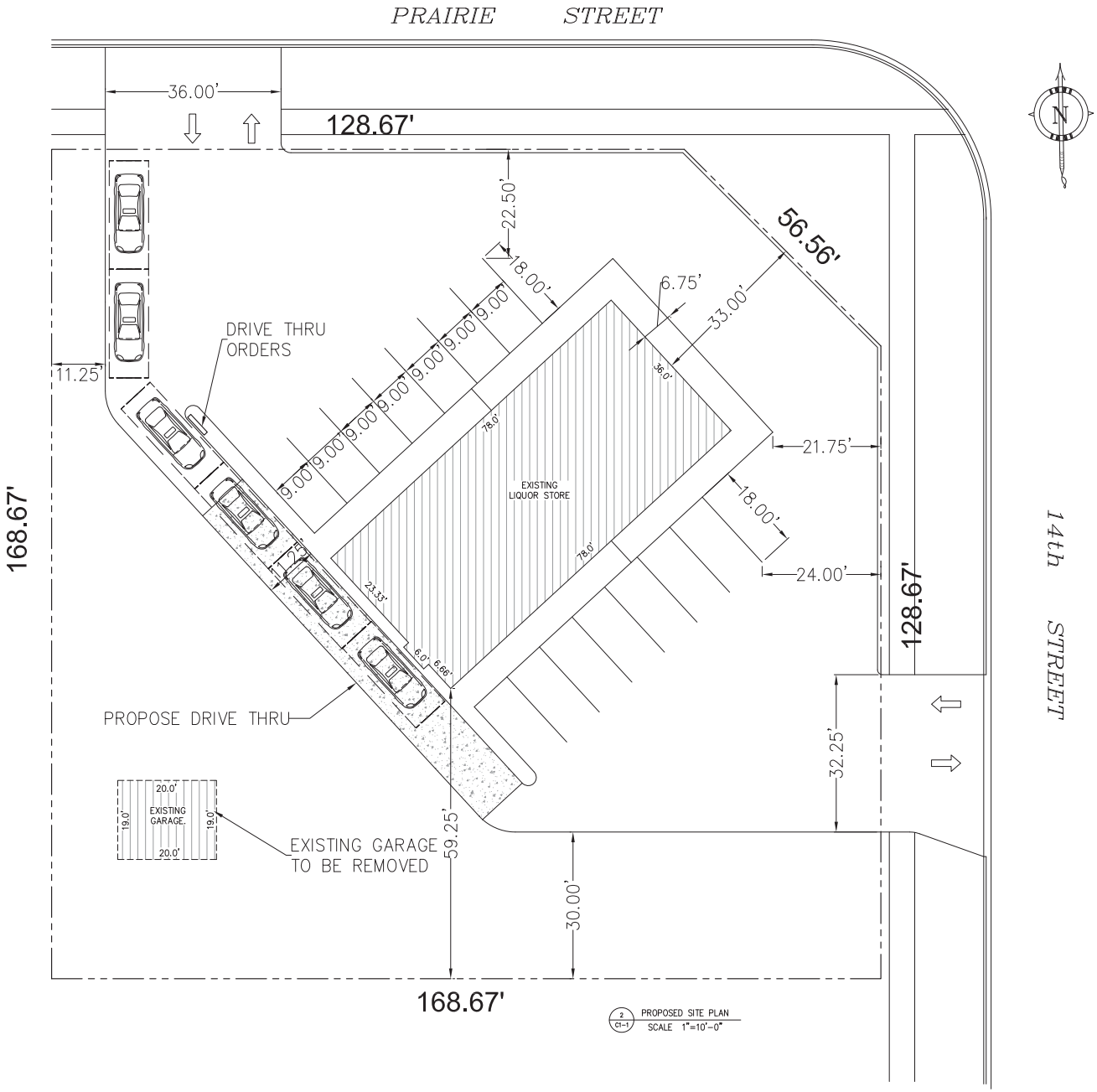
Manhole	Found Iron Stake as Indicated
Catch Basin	Set 3/4" Iron pipe
Light Pole	xxx.xx' Measured
— x — Center Line of Chain Link Fence	(xxx.xx') Record / Deed
Center Line of Wood Fence	Boundary Line
Air Condition Unit	Lot Line
Communication Box	Building
Electrical Meter	Asphalt
Gas Meter	Concrete
	Gravel

PREPARED BY:

ASM Consultants, Inc.
16 E Wilson St, Batavia IL 60510
Tel (630) 879-0200 Fax (630) 454-3774
advanced@advct.com
Professional Design Firm #184-006014 expires 4/30/2021

ADVANCED SURVEYING & MAPPING Since 1984 Putting the Pieces Together

© COPYRIGHT 2013-2020, ASM CONSULTANTS, INC. ALL RIGHTS RESERVED.



2 C1-1 PROPOSED SITE PLAN
SCALE 1"=10'-0"

HAROLD BERON
ARCHITECTS, PLANNERS & DESIGNERS
150 WEST WASHINGTON ST.
WEST CHICAGO IL 60185
TEL. (630) 473-0581
FAX. (630) 708-0581
HAROLD@BERONDESIGNGROUP.COM

MR AS PRAIRIE LIQUOR DRIVE THRU
1401 PRAIRIE STREET
ST CHARLES, ILLINOIS 60174

NO.	REVISIONS	DATE
1	PER OWNER REVIEW	03/24/2020

DSGN. HB CHKD. HB
DWN. HB
SCALE: AS SHOWN
SHEET TITLE : PROPOSED SITE PLAN

PROJECT NO. 4064
DATE 09/08/2020
SHEET NO. C1-1

11-30-2020
DATE
STATE OF ILLINOIS
REGISTERED
LICENSED ARCHITECT

DESIGN FIRM LICENSE
No.184.007748-0001

I HEREBY CERTIFY THAT THIS PLANS WERE PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE COMPLY WITH THE CITY OF ST. CHARLES BUILDING CODE AND ORDINANCES.