



Applicant:	Doug Walksler
Property Owner:	First St. Development II, LLC
Location:	12 S. 1 st Street
Purpose:	Allow canvas covers with words & logos
Application:	Special Use for PUD (PUD Amendment)
Public Hearing:	Yes, required
Zoning:	CBD-1 Central Business District & PUD
Current Land Use:	Restaurant/ Brewery
Comprehensive Plan:	Mixed Use

Alter Brewing- 1st St. Redevelopment



Subject Property

Summary of Proposal: An amendment to PUD Ordinance 2006-Z-29 (First Street Redevelopment PUD) has been requested to allow use of two canvas container covers for the existing outdoor container bar. The covers display signage, with the Alter logo on one cover and text relating to the Alter brand on the other cover.

- Info / Procedure on Application:**
- Special Use (PUD Amendment):**
- Approval of development project with specific deviations from the Zoning Ordinance standards. (Establishes a PUD ordinance with unique zoning or subdivision standards that apply to a single development site)
 - Public hearing is required, with a mailed notice to surrounding property owners.
 - Single finding – Is the PUD in the public interest? Criteria are considered in reaching a decision. Responses to the criteria need not be in the affirmative to recommend approval of a PUD or PUD Amendment.
 - The Plan Commission may recommend conditions and restrictions upon the establishment, location, design, layout, height, density, construction, maintenance, aesthetics, operation and other elements of the PUD as deemed necessary to secure compliance with the standards specified in the Zoning Ordinance.
 - The Plan Commission may recommend exceptions and deviations from the requirements of the Zoning and Subdivision Codes requested by the applicant, to the extent that it finds such exceptions and deviations are supportive of the standards and purposes for PUDs

Suggested Action: Conduct the public hearing on the Special Use for PUD and close if all testimony has been taken.
The Plan Commission may vote on this item should the Commission feel that they have enough information to make a recommendation.

Staff Contact: Rachel Hitzemann, Planner

I. PROPERTY INFORMATION

A. History / Context

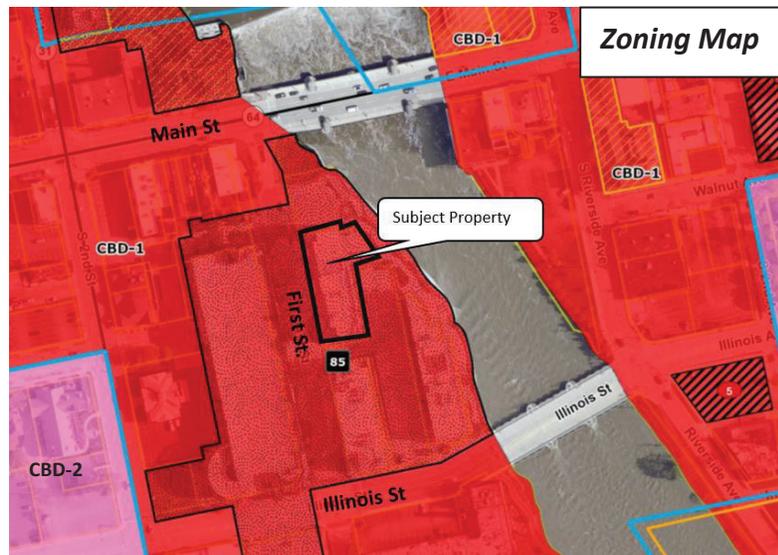
The subject property is a part of Building 2 in the First Street Redevelopment. First Street Redevelopment was approved in 2006 as large Planned Unit Development (PUD) spanning over a number of blocks along south First Street. Building 2 was completed in 2020. Alter Brewing + Kitchen occupies the north end of the first floor. In 2019, the City Council approved a Minor Change for Alter Brewing to construct a patio and container bar. Canvas covers without logos and text were approved as part of the Minor Change. These covers were not considered signage.

Last winter, Alter Brewing installed two canvas covers, one with text and one with a logo, on their outdoor container bar. Staff allowed the covers to remain up during the winter, but informed Alter Brewing that they would need to file a PUD Amendment to allow covers with “Branding” as they are considered signage. This additional signage is not permitted under the PUD ordinance.

B. Zoning

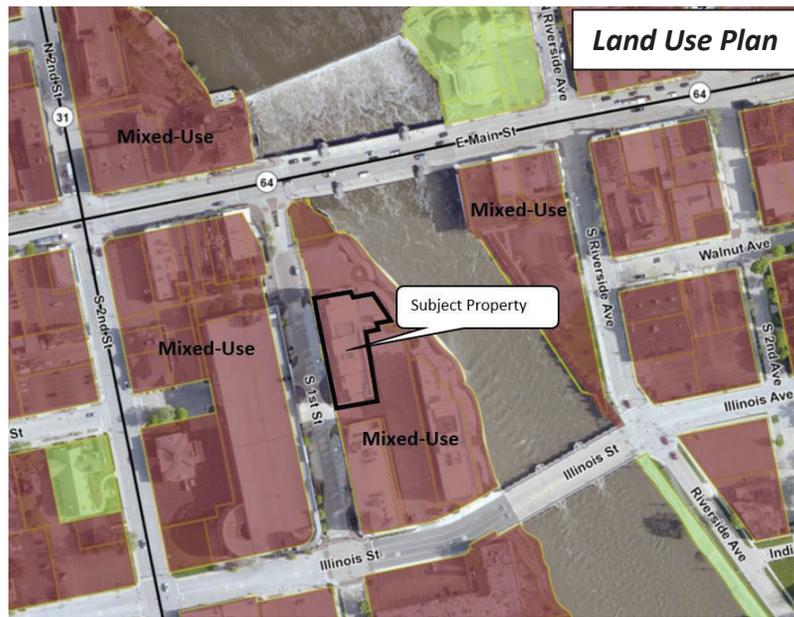
The subject property is zoned CBD-1 Central Business District and PUD. The surrounding properties to the north, south, west and east are also located within the CBD-1 District and PUDs.

	Zoning	Land Use
Subject Property	CBD-1 Central Business/ PUD	Restaurant/ Brewery
North	CBD-1 Central Business/ PUD	Plaza and Hotel Baker
East	CBD-1 Central Business/ PUD	Fox River and Restaurants
South	CBD-1 Central Business/ PUD	Multi-tenant mixed use
West	CBD-1 Central Business/ PUD	Multi-tenant mixed use



C. Comprehensive Plan

The Land Use Plan adopted as part of the 2013 Comprehensive Plan identifies the subject property as “Mixed-Use”.



The Mixed-Use land use is described as follows:

Areas should be characterized by 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.

Chapter 3 of the Comprehensive Plan contains the following goal for commercial areas, which may be relevant to the Special Use proposed for signage (p. 23):

Goal: Enhance the economic viability, productivity, appearance and function of the City’s commercial corridors, including Randall Road, Main Street, Lincoln Highway, and Kirk Road.

Objective 4: Encourage appropriate signage along corridors to ensure safe traffic movements into, out of, and through commercial areas.

Objective 5: Encourage large shopping centers or corporate campuses and office development to enhance the image of major corridors by orienting attractive facades, high quality signage, and decorative landscaping towards the primary street frontage.

Objective 6: Review and update signage ordinances being flexible to the desire and necessity of business identification but mindful of its potential to block views, create visual clutter and detract from the appearance of the City and its commercial areas.

Chapter 4 provides the following Commercial Area land use policies relevant to the proposed application (p. 49-50):

Maintain signage regulations that provide a balance between business identification and minimizing visual clutter along the City’s corridors.

Some of the City’s commercial areas suffer from excessive or oversized signage and visual clutter which detract from the character of these areas. Just as with commercial structures, commercial signage should also be designed to respect the scale and character of surrounding development. Amortization should be considered to eliminate over time the signage that is non-conforming.

II. PLANNING ANALYSIS

Staff has analyzed the submitted application and plan for conformance with the standards established in applicable sections of the Zoning and Subdivision ordinances, including:

- Ch. 17.14 Business and Mixed-Use Districts
- Ch. 17.28 Signage

A. Signage

The First Street PUD ordinance does not contain specific signage standards for the development. Signage requirements are per Ch. 17.28 of the Zoning Ordinance.

The Zoning Ordinance does not currently list canvas coverings as a permitted sign type. The closest defined sign is “awnings & canopies”. Alter Brewing is permitted two awning/ canopy signs per Code and they currently meet that limit. The proposed PUD Amendment will define “Canvas Covers” as a permitted sign type at the subject property and allow for the installation of two canvas covers for the container bar.

III. HISTORIC PRESERVATION COMMISSION RECOMMENDATION

The Zoning Ordinance calls for the Historic Preservation Commission to make recommendations to the Plan Commission regarding PUD applications for property within a historic district. Per Section 17.04.040:

The Commission’s recommendation shall address the potential impact of the application on the historic resources of the City, particularly with regard to designated landmarks and historic districts directly affected.

On July 7, 2021, the Historic Preservation Commission reviewed the proposed PUD Amendment. The Commission commented that the text on the canvas cover made the cover look too busy and would prefer that the cover have less text or just the Alter logo.

The Historic Commission unanimously recommended approval of the application with the condition that a time frame for when the covers can be installed correlate to the 180-day time frame that the tent can be erected.

IV. ATTACHMENTS

- Application for Special Use; received 6/30/2021
- Plans

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



COMMUNITY DEVELOPMENT DIVISION

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

SPECIAL USE APPLICATION

(To request a Special Use or Amendment, or a Special Use for PUD or Amendment)

For City Use	
Project Name:	<u>Alter Brewing - 1st St. Redevelopment</u>
Project Number:	<u>2021 -PR- 020</u>
Cityview Project Number:	<u>PLS4202100032</u>



To request a Special Use for a property, or to request to amend an existing Special Use Ordinance for a property, complete this application and submit it with all required attachments to the Planning Division.

City staff will review submittals for completeness and for compliance with applicable requirements prior to establishing a public hearing date for an application.

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: 12 South 1 st Street. Building 2 1 st Street Downtown Development District	
	Parcel Number (s): 09-34-127-080	
	Proposed Name: 1 st Street Redevelopment	
2. Applicant Information:	Name Douglas B Walksler on behalf of Alter Brewing Co.	Phone 630 373 1820
	Address 2300 Wisconsin Ave., #210-213, Downers Grove, IL 60515	Fax
		Email doug@alterbrewing.com
3. Record Owner Information:	Name Charles Wolande	Phone 630 587 5595
	First Street Development II, LLC.	
	Address 423 South 2 nd Street, St. Charles, IL 60174	Fax
		Email dave@pcwinvest.com

Please check the type of application:

- Special Use for Planned Unit Development - PUD Name:** First Street Redevelopment
- New PUD
- Amendment to existing PUD- Ordinance #: 2006-Z-29 and amendments
- PUD Preliminary Plan filed concurrently
- Other Special Use (from list in the Zoning Ordinance):** _____
- Newly established Special Use
- Amendment to an existing Special Use Ordinance #: _____

Information Regarding Special Use:

Comprehensive Plan designation of the property: Mixed Use

Is the property a designated Landmark or in a Historic District? Yes

What is the property's current zoning? CBD-1 Central Business - PUD

What is the property currently used for? Restaurant with outdoor seating and bar

If the proposed Special Use is approved, what improvements or construction are planned?

Graphics on 2 canvas, winter season covers for Upper
Container Bar located in outdoor dining area

For Special Use Amendments only:

Why is the proposed change necessary?

Enhance the appearance of plain canvas covers for winter season use

What are the proposed amendments? (Attach proposed language if necessary)

PUD to be amended to allow graphics on 2 Container Bar canvas
covers for winter season use and as shown in attached exhibits.

Note for existing buildings:

If your project involves using an existing building, whether you plan to alter it or not, please contact the St. Charles Fire Department (630-377-4458) and the Building and Code Enforcement Division (630-377-4406) for information on building, life safety and other code requirements. Depending on the proposed use, size of structure and type of construction, these requirements can result in substantial costs.

Attachment Checklist:

If multiple zoning or subdivision applications will be submitted concurrently, do not submit duplicate checklist items or plans. Fee must be paid for each application.

APPLICATION FEE:

Application fee in accordance with Appendix B of the Zoning Ordinance. (Special Use for PUD \$1,000; all other Special Use requests \$750)

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.

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 1/2 x 11 inch paper **N/A- on file**

PLAT OF SURVEY: **N/A- on file**

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

FINDINGS OF FACT:

Fill out the attached forms or submit responses on a separate sheet (*Submit "Criteria for PUD" for any PUD application; "Findings for Special Use" for all other Special Use applications.*)

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.

SOIL AND WATER CONSERVATION DISTRICT APPLICATION: N/A

Copy of completed Land Use Opinion application as required by state law, as submitted to The Kane-Dupage Soil and Water Conservation District. <http://www.kanedupageswcd.org/>

Submit the application form and fee directly to the Kane-DuPage Soil and Water Conservation District. Provide a copy with this application.

ENDANGERED SPECIES REPORT: N/A

Copy of Endangered Species Consultation Agency Action to be filed with the Illinois Department of Natural Resources. <http://dnr.illinois.gov/EcoPublic/>

Fill out the online form, print the report and submit with this application.

TRAFFIC STUDY: If requested by the Director of Community Development. N/A

Staff will advise you whether a traffic study is recommended based on the project. Regardless, the Plan Commission or City Council may request a traffic study as a part of the review process.

PLANS: Photos and graphics 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.

Copies of Plans:

Initial Submittal - Ten (10) full size copies, 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.

SITE PLAN (Note: For a Special Use for PUD, submit PUD Preliminary Plan Application in lieu of Site Plan) N/A

A plan or plans showing the following information:

1. Accurate boundary lines with dimensions
2. Streets on and adjacent to the tract: Name and right-of-way width
3. Location, size, shape, height, and use of existing and proposed structures
4. Location and description of streets, sidewalks, and fences
5. Surrounding land uses
6. Date, north point, and scale
7. Ground elevation contour lines
8. Building/use setback lines
9. Location of any significant natural features
10. Location of any 100-year recurrence interval floodplain and floodway boundaries
11. Location and classification of wetland areas as delineated in the National Wetlands Inventory
12. Existing zoning classification of property
13. Existing and proposed land use
14. Area of property in square feet and acres
15. Proposed off-street parking and loading areas
16. Number of parking spaces provided, and number required by ordinance
17. Angle of parking spaces
18. Parking space dimensions and aisle widths
19. Driveway radii at the street curb line
20. Width of driveways at sidewalk and street curb line

21. Provision of handicapped parking spaces
22. Dimensions of handicapped parking spaces
23. Depressed ramps available to handicapped parking spaces
24. Location, dimensions and elevations of freestanding signs
25. Location and elevations of trash enclosures
26. Provision for required screening, if applicable
27. Exterior lighting plans showing:
 - a. Location, height, intensity and fixture type of all proposed exterior lighting
 - b. Photometric information pertaining to locations of proposed lighting fixtures

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.

 6/17/2021
Record Owner Date

 6/17/2021
Applicant or Authorized Agent Date

CRITERIA FOR PLANNED UNIT DEVELOPMENTS (PUDs)



For Special Use for PUD or PUD Amendment applications.

The St. Charles Zoning Ordinance requires the Plan Commission to consider the criteria listed below in making a recommendation to the City Council on whether a proposed Planned Unit Development is in the public interest.

As the applicant, the "burden of proof" is on you to provide information that addresses the criteria below in order to demonstrate that the project is in the public interest.

(You may utilize this form or provide the responses on another sheet.)

1st Street Downtown Redevelopment
PUD Name

6/17/2021
Date

From the St. Charles Zoning Ordinance, Section 17.04.410.3:

The Plan Commission shall not favorably recommend, and the City Council shall not approve, a Special Use for a PUD or an amendment to a Special Use for a PUD unless they each make findings of fact based on the application and the evidence presented at the public hearing that the PUD is in the public interest, based on the following criteria:

- i. The proposed PUD advances one or more of the purposes of the Planned Unit Development procedure stated in Section 17.04.400.A:**
 - 1. To promote a creative approach to site improvements and building design that results in a distinctive, attractive development that has a strong sense of place, yet becomes an integral part of the community.
 - 2. To create places oriented to the pedestrian that promote physical activity and social interaction, including but not limited to walkable neighborhoods, usable open space and recreational facilities for the enjoyment of all.
 - 3. To encourage a harmonious mix of land uses and a variety of housing types and prices.
 - 4. To preserve native vegetation, topographic and geological features, and environmentally sensitive areas.
 - 5. To promote the economical development and efficient use of land, utilities, street improvements, drainage facilities, structures and other facilities.
 - 6. To encourage redevelopment of sites containing obsolete or inappropriate buildings or uses.
 - 7. To encourage a collaborative process among developers, neighboring property owners and residents, governmental bodies and the community

Shipping containers are readily available, modular/stackable, transportable, labor saving, eco-friendly, and customizable. Up-cycling shipping containers as architecture has become universal.

See: <https://www.designboom.com/tag/shipping-container-architecture/>. In 2019, via a Minor PUD Amendment, CoSC approved plans for Alter's existing stacked shipping containers, including canvas covers for the openings on the upper container for winter weather protection. During the spring/summer/autumn outdoor dining season, when the container bar is operational, the canvas covers are removed and the upper container is used for customer seating with remarkable views of the Fox River. Consistent with and enhancing this creative approach to site improvements

and building design. Alter Brewing + kitchen wishes to include graphics on the canvas covers.

ii. **The proposed PUD and PUD Preliminary Plans conform to the requirements of the underlying zoning district or districts in which the PUD is located and to the applicable Design Review Standards contained in Chapter 17.06, except where:**

- A. **Conforming to the requirements would inhibit creative design that serves community goals, or**
- B. **Conforming to the requirements would be impractical and the proposed PUD will provide benefits that outweigh those that would have been realized by conforming to the applicable requirements.**

Factors listed in Section 17.04.400.B shall be used to justify the relief from requirements:

1. The PUD will provide community amenities beyond those required by ordinance, such as recreational facilities, public plazas, gardens, public art, pedestrian and transit facilities.
2. The PUD will preserve open space, natural beauty and critical environmental areas in excess of what is required by ordinance or other regulation.
3. The PUD will provide superior landscaping, buffering or screening.
4. The buildings within the PUD offer high quality architectural design.
5. The PUD provides for energy efficient building and site design.
6. The PUD provides for the use of innovative stormwater management techniques.
7. The PUD provides accessible dwelling units in numbers or with features beyond what is required by the Americans with Disabilities Act (ADA) or other applicable codes.
8. The PUD provides affordable dwelling units in conformance with, or in excess of, City policies and ordinances.
9. The PUD preserves historic buildings, sites or neighborhoods.

The existing approved outdoor dining areas, including the container bar and the seasonal enclosure, meet PUD Design Standards. For the proposed Special Use, conforming to requirements of the underlying zoning district would inhibit creative design that serves community goals. Although not equivalent to the visual experience of an upper container filled with lively Alter customers when the container bar is operational during the spring/summer/autumn outdoor dining season, Alter branded graphics on the canvas covers will add visual interest, breathing life onto the dormant upper container during the cold winter months.

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

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

Not Applicable

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

Not Applicable

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

Simply enhancing what is already approved, displaying graphics on the upper container covers during the winter season will in not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair property values within the neighborhood.

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

Simply enhancing what is already approved, displaying graphics on the upper container covers during the winter season will not impede the normal and orderly development and improvement of the surrounding property for the uses permitted in the district.

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

Displaying graphics on the upper container covers during the winter season will not be detrimental to or endanger the public health, comfort or general welfare.

- F. Conformance with Codes: That the proposed Special Use conforms to all applicable provisions of the St. Charles Municipal Code and meets or exceeds all applicable provisions of this Title, except as may be varied pursuant to a Special Use for Planned Unit Development.

The Special Use for graphics on the canvas covers for the upper container, if granted, will conform to all state and local requirements.

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

The existing approved outdoor dining areas, including the container bar and the seasonal enclosure, have been beneficial to the diversity, tax base, and economic well-being of the City. The proposed Special Use for graphics on the canvas covers for the upper container, will simply enhance those benefits.

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

Several Comprehensive Plan provisions for Commercial & Office Areas may be considered for granting the proposed seasonal Special Use for graphics on the canvas covers for the upper container:

Goal 1 Develop attractive and highly functional retail and commercial areas that are market responsive, create a diverse tax base, and serve the needs of the City’s residents and, in some areas, a larger regional market. Objective #2: Build upon the existing commercial zoning district structure to define and designate more specific functional roles for the various commercial areas within the City distinguished by developments with local, community, and/or regional service markets.

Goal 2 Enhance the economic viability, productivity, appearance and function of the City’s commercial corridors, including Randall Road, Main Street, Lincoln Highway, and Kirk Road. Objective #6: Review and update signage ordinances being flexible to the desire and necessity of business identification but mindful of its potential to block views, create visual clutter and detract from the appearance of the City and its commercial areas.

Goal 3 Revitalize Downtown St. Charles as the symbolic “heart” of the community and enhance its role as the City’s primary mixed use pedestrian environment. Objective #1: Continue to revitalize Downtown with a mixture of uses including commercial, office, restaurant, and residential. Objective #3: Permit and encourage temporary or seasonal uses, such as a farmers market, on underutilized sites and community open spaces that can attract desirable and complementary activities to Downtown

First Street Development II, LLC
423 S. 2nd Street
St Charles, IL 60174

June 17, 2021

City of St Charles
Two East Main Street
St. Charles. IL 60174

RE Special Use Application
For Alter Brewing

Dear Community Development

This letter shall service as our authorization for Douglas B Walker on behalf of Alter Brewing Co. to act on our behalf for the proposed graphics on 2 canvases for the Upper Container Bar.

Sincerely

A handwritten signature in black ink that reads "Charles Wolande". The signature is fluid and cursive, with a long, sweeping underline that extends to the right.

Charles Wolande, Manager
First Street Development II, LLC

**OWNERSHIP DISCLOSURE FORM
LIMITED LIABILITY COMPANY (L.L.C.)**

STATE OF ILLINOIS)
) SS.
KANE COUNTY)

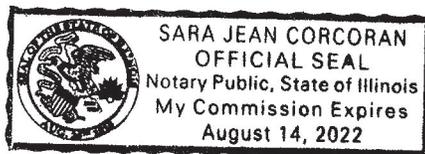
I, Charles Wolande, being first duly sworn on oath depose and say that I am Manager of First Street Development II, LLC, an Illinois Limited Liability Company (L.L.C.), and that the following persons are all of the members of the said L.L.C.:

<u>Charles Wolande</u>	_____
<u>Philip Corcoran</u>	_____
<u>Keith Kotche</u>	_____
<u>Ed Levato</u>	_____
<u>Robert Rasmussen</u>	_____
<u>Phil Wilmington</u>	_____
_____	_____

By: Charles Wolande, Manager

Subscribed and Sworn before me this 17TH day of June, 2021.

Sara J Corcoran
Notary Public



PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS) SS
COUNTY OF KANE)
APPROVED THIS 5th DAY OF April A.D. 2018

CITY OF ST. CHARLES PLAN COMMISSION
[Signature]

DIRECTOR OF COMMUNITY DEVELOPMENT (or Designee) CERTIFICATE

STATE OF ILLINOIS) SS
COUNTY OF KANE)
PITA TUNGABA

THAT THE REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED OR THE REQUIRED GUARANTEE BOND HAS BEEN POSTED FOR THE COMPLETION OF ALL REQUIRED LAND IMPROVEMENTS

[Signature]
DIRECTOR OF COMMUNITY DEVELOPMENT
DATED AT ST. CHARLES, ILLINOIS THIS 5th DAY OF April A.D. 2018

CERTIFICATE AS TO SPECIAL ASSESSMENT

STATE OF ILLINOIS) SS
COUNTY OF KANE)

I DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE NOT BEEN APPORTIONED AGAINST THIS PLAT AND INVOLVED IN THIS PLAT

[Signature]
COLLECTOR OF SPECIAL ASSESSMENTS
DATED AT ST. CHARLES, ILLINOIS THIS 2nd DAY OF April A.D. 2018

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS) SS
COUNTY OF DUPAGE)
APPROVED AND ACCEPTED THIS 2nd DAY OF April A.D. 2018

CITY COUNCIL OF THE CITY OF ST. CHARLES, ILLINOIS

[Signature]
MAYOR
[Signature]
ATTORNEY
CITY CLERK

CERTIFICATE CONCERNING DRAINAGE

STATE OF ILLINOIS) SS
COUNTY OF DUPAGE)

TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF OR THAT IF SUCH SURFACE WATERS DRAINAGE WILL CHANGE, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS OR DRAINAGE WHICH THE SUBDIVISOR HAS A RIGHT TO USE AND THAT SUCH SURFACE WATERS WILL BE DRAINAGE IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO PREVENT THE UNLAWFUL DAMAGE TO ADJOINING PROPERTY RESULTING FROM THE CONSTRUCTION OF THE SUBDIVISION

DATED THIS 6th DAY OF April 2018

REGISTERED PROFESSIONAL ENGINEER
[Signature]
OWNER OR ATTORNEY

[Signature]
MY COMMISSION EXPIRES 2/26/2019

LOT TWO RESUBDIVISION

of

LOT 2 IN THE RESUBDIVISION OF THE RESUBDIVISION OF PHASE III FIRST STREET REDEVELOPMENT SUBDIVISION PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 27 AND THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION THIRTY-FOUR, TOWNSHIP FORTY NORTH, RANGE EIGHT EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN KANE COUNTY, ILLINOIS.

PIN NO.: 09-34-127-014

2018K016461
SANDY WEGMAN
RECORDER - KANE COUNTY, IL
RECORDED 4:11:20 PM 04/18 AM
REC.FEE: \$1.00
PAGES: 2

RECORDER'S CERTIFICATE

INSTRUMENT NO. 2018K016461
WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF KANE COUNTY, ILLINOIS ON THE 14th DAY OF April 2018 AT 9:59 O'CLOCK AM
Sandy Wegman
RECORDER OF DEEDS

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS) SS
COUNTY OF KANE)
John A. Cunningham
CLERK OF KANE COUNTY

I DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID FORFEITED TAXES AND NO RECEIVABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE ANNEXED PLAT

GIVEN UNDER MY HAND AND SEAL AT GENEA, ILLINOIS
THIS 10th DAY OF April A.D. 2018

[Signature]
COUNTY CLERK

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS) SS
COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT I, PAUL N. MARCHESE, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-02481, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

LOT 2 IN THE RESUBDIVISION OF THE RESUBDIVISION OF PHASE III FIRST STREET REDEVELOPMENT SUBDIVISION PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 27 AND THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION THIRTY-FOUR, TOWNSHIP FORTY NORTH, RANGE EIGHT EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED IN INSTRUMENT NO. 2018K016461, ALL IN KANE COUNTY, ILLINOIS

GIVEN UNDER MY HAND AND SEAL AT ROSSELLE, ILLINOIS
THIS 16th DAY OF APRIL, A.D. 2018

[Signature]
PAUL N. MARCHESE
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-02481
My Current License Expires November 30, 2018
PAUL N. MARCHESE
TOWNSHIP OFFICE
ROSSELLE, ILLINOIS 60172
(815) 884-5880
FILE NO. 05-14995

SPECIAL FLOOD HAZARD AREA CERTIFICATE

THIS IS TO CERTIFY THAT THE PARCELS INCLUDED IN THIS RECORD OF DEED ARE NOT LOCATED IN THE SPECIAL FLOOD HAZARD AREA IDENTIFIED FOR THE CITY OF ST. CHARLES, ILLINOIS, ACCORDING TO THE LETTERS OF MAP REVISION BASED ON FLOOD CONTROL PANEL NUMBER 1708 C 0021 AND NATIONAL FLOOD INSURANCE PROGRAM RATE MAP PANEL NO. 1708 C 0021 D DATED AUGUST 3, 2009

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 034-02481

SHEET: 1 OF 2

PIN NO.: 09-34-127-014
ADDRESS: FIRST STREET
ST. CHARLES, ILLINOIS
ORDERED BY: CITY OF ST. CHARLES

PLAT OF SUBDIVISION
MARCHESE AND SONS, INC.
land - marine - construction surveys
10 Veterans Drive Phone: (815) 884-5880
Roselle, Illinois 60172 Fax: (815) 884-5880

OWNER'S CERTIFICATE

STATE OF ILLINOIS) SS
COUNTY OF KANE)

THIS IS TO CERTIFY THAT THE UNDERSIGNED BEARS THE OWNER OF THE LAND DESCRIBED IN THE ANNEXED PLAT AND THAT HE HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED THEREIN, FOR THE USES AND PURPOSES THEREIN SET FORTH AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED

ALSO, THIS IS TO CERTIFY THAT PROPERTY BEING SUBDIVIDED AFORESAID, AND TO THE BEST OF THE OWNER'S KNOWLEDGE AND BELIEF, SAID SUBDIVISION LIES ENTIRELY WITHIN THE LIMITS OF ST. CHARLES COMMUNITY UNIT SCHOOL DISTRICT 303

[Signature]
DATED THIS 2 DAY OF April A.D. 2018

NOTARY CERTIFICATE

STATE OF ILLINOIS) SS
COUNTY OF KANE)

[Signature]
AS NOTARY PUBLIC
IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT

[Signature]
PERSONALLY KNOWN TO ME TO BE THE SAID PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH OWNERS APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE ANNEXED PLAT AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH

GIVEN UNDER MY HAND AND NOTARIAL SEAL
THIS 2 DAY OF April A.D. 2018 AT St. Charles ILLINOIS

[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES 2/26/2019

BLANKET UTILITY AND ACCESS EASEMENT PROVISIONS:

A BLANKET UTILITY AND ACCESS EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ST. CHARLES AND ITS FRANCHISEES OVER LOT 2 (EXCLUSIONS OF BUILDINGS) TO CONSTRUCT, INSTALL, RECONSTRUCT, REPAIR, REMOVE, REPLACE, INSPECT, MAINTAIN AND OPERATE UTILITY TRANSMISSION AND DISTRIBUTION SYSTEMS AND LINES, IN UNDER, OVER, ACROSS, ALONG AND UPON THE SURFACE OF SAID EASEMENT, INCLUDING WITHOUT LIMITATION, WATER MAINS, STORMWATER RUNOFF, STORM SEWERS, SANITARY SEWERS, GAS MAINS, TELEPHONE CABLES, ELECTRICAL LINES, AND CABLE TELEVISION

NO ENCROACHMENT OF ANY KIND SHALL BE ALLOWED WITHIN SAID EASEMENT UNLESS THE CITY DESIGNATES AND APPROVES THAT SAID ENCROACHMENT SHALL NOT INTERFERE WITH THE PROPER FUNCTIONING OF SUCH UTILITY FACILITIES, SUCH AS NON-INTERFERING ENCROACHMENT BY FENCES, GARDENS, SHRUBS, AND OTHER LANDSCAPING MATERIAL.

THE CITY AND ITS FRANCHISEES WITH PERMITS FROM THE CITY MAY ENTER UPON SAID EASEMENT FOR THE USES HEREIN SET FORTH AND HAVE THE RIGHT TO CUT, TRIM OR REMOVE ANY FENCES, TREES, SHRUBS OR OTHER PLANTS WITHIN THE AREAS DESIGNATED "BLANKET UTILITY AND ACCESS EASEMENT" "TUL" FOR THE PURPOSES OF REMOVING OBSTRUCTIONS TO AND INTERFERENCE WITH THE LUMINATION, INSTALLATION, RECONSTRUCTION, REPAIR, REMOVAL, REPLACEMENT, MAINTENANCE AND OPERATION OF THE UNDERGROUND TRANSMISSION AND DISTRIBUTION SYSTEMS AND SUCH FACILITIES APPURTENANT THEREOF.

FOLLOWING ANY WORK TO BE PERFORMED BY CITY FRANCHISEES WITH PERMITS FROM THE CITY IN THE COURSE OF THE EASEMENT RIGHTS GRANTED HEREIN, SAID UTILITIES SHALL MAKE SURFACE RESTORATIONS OR REPAIRS, INCLUDING BUT NOT LIMITED TO THE FOLLOWING: BACKFILL, ANY FENCES, RESTORE CONCRETE AND ASPHALT SURFACES, TOPSOIL, AND SEED, REMOVE EXCESS DEBRIS, MAINTAIN AREA IN A GENERALLY CLEAN AND WORKMANLIKE CONDITION, ALL SAID RESTORATIONS SHALL BE COMPLETED IN ACCORDANCE WITH CITY STANDARDS.

FOLLOWING ANY WORK TO BE PERFORMED BY THE CITY IN THE COURSE OF ITS EASEMENT RIGHTS GRANTED HEREIN, THE CITY SHALL HAVE NO OBLIGATION WITH RESPECT TO SURFACE RESTORATION OR REPAIRS, INCLUDING BUT NOT LIMITED TO, PAYMENT, FINISH, LANDSCAPING MATERIALS, LAWN OR SHRUBBERY PROVIDED, HOWEVER, THAT THE CITY SHALL BE OBLIGATED FOLLOWING MAINTENANCE WORK TO BACKFILL AND MOUND ANY TRENCH CREATED SO AS TO RETAIN SUITABLE DRAINAGE, TO REMOVE ALL EXCESS DEBRIS AND SPILLS AND TO LEAVE THE MAINTENANCE AREA IN A GENERALLY CLEAN AND WORKMANLIKE CONDITION.

INGRESS AND EGRESS EASEMENT

The City of St. Charles as record owner of Lot 4 in the Resubdivision of the Resubdivision of Phase III First Street Redevelopment Subdivision hereby grants a perpetual, non-exclusive easement for ingress/egress purposes that runs with the land for and granted to the owner of Lot 2 on this plat of resubdivision to, upon, over and through the ingress and egress easement on Lot 4 for the purpose of pedestrian and vehicular access over and upon Lot 4, including but not limited to the sewer and ground level of any structure now existing on Lot 4, to the underground parking areas located on Lot 2. This perpetual non-exclusive ingress/egress easement shall inure to the benefit of city owner's successors or assigns.

Please Return the recorded Mylar to:
City of St. Charles
2 E Main Street
St. Charles, IL 60174



LOT TWO RESUBDIVISION

of

FIRST

STREET

HERETOFORE DEDICATED

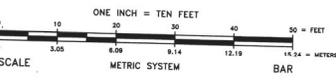
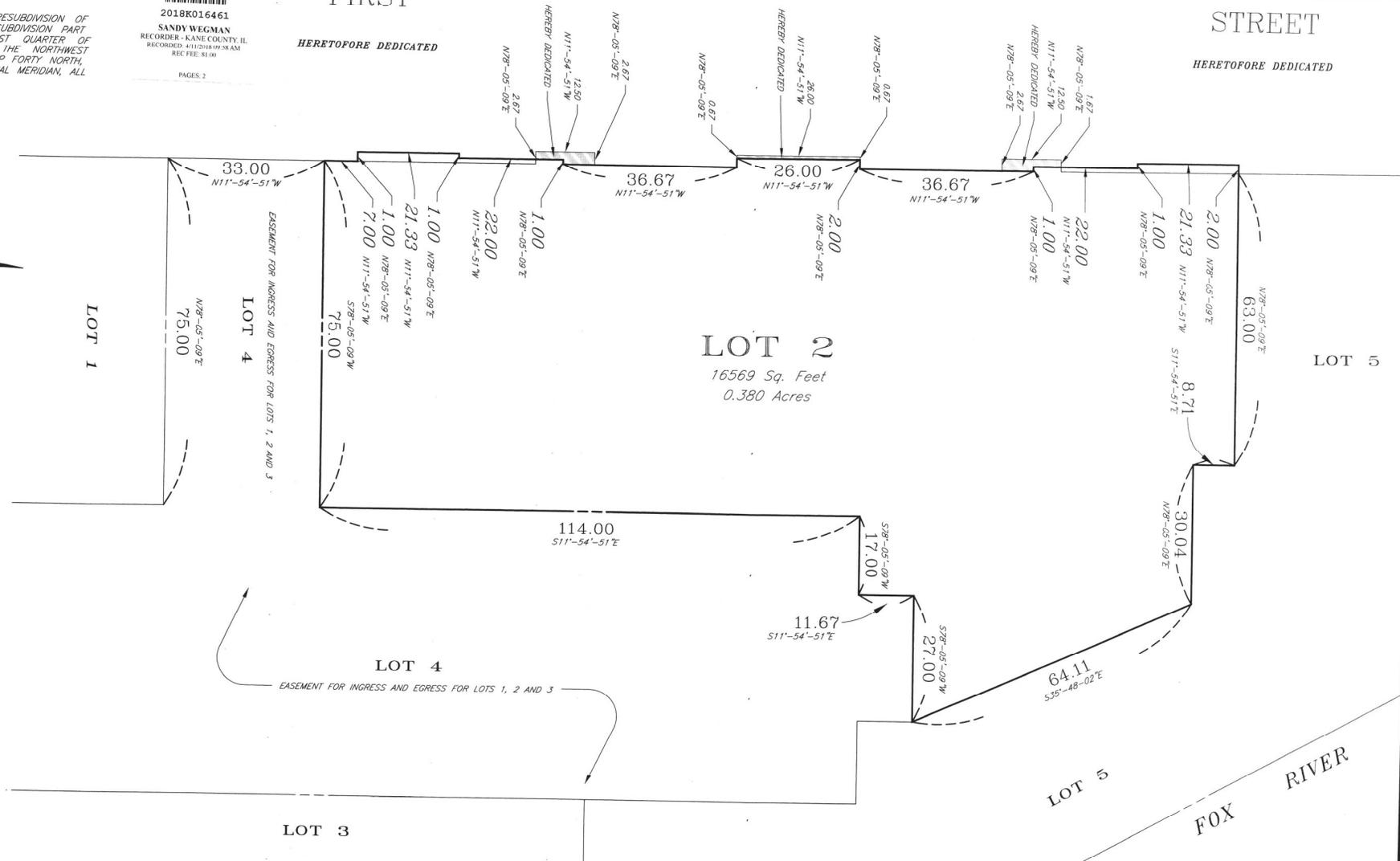
HERETOFORE DEDICATED



2018K016461
 SANDY WEGMAN
 RECORDER - KANE COUNTY, ILL.
 RECORDED: 4/12/2018 9:38 AM
 REC FEE: \$1.00

PAGES: 2

LOT 2 IN THE RESUBDIVISION OF THE RESUBDIVISION OF PHASE III FIRST STREET REDEVELOPMENT SUBDIVISION PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 27 AND THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION THIRTY-FOUR, TOWNSHIP FORTY NORTH, RANGE EIGHT EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN KANE COUNTY, ILLINOIS.



SHEET : 2 of 2
 DATE : March 16, 2018
 SCALE : ONE INCH = TEN FEET
 ORDER NO.: 05-14966 (Lot 2)
 ORDERED BY : THE CITY OF ST. CHARLES

PLAT OF SUBDIVISION
 Prepared by
MARCHESE AND SONS, Inc.
 land - marine - construction surveys
 10 Winona Drive, North, Illinois 60112 Phone : (630) 894-5460
 Fax : (630) 894-8868

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EXHIBIT A
LEGAL DESCRIPTION

LOT 2 IN THE LOT TWO RESUBDIVISION OF THE RESUBDIVISION OF THE RESUBDIVISION OF PHASE III FIRST STREET REDEVELOPMENT SUBDIVISION PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 27 AND THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 2018K016461, ALL IN KANE COUNTY, ILLINOIS.

Permanent Tax No.: 09-34-127-014

Unofficial



Live Altered

Altered
BREWING CO.







Logo: 178" w x 33" h



Logo: 48" w x 48" h

THATCHER OAKS AWNINGS Phone: 630-833-5700 Fax: 630-833-5795 718 Industrial Dr. Elmhurst, IL 60126	CLIENT		Alter Brewing + Kitchen		AWNING COVER MATERIAL		Ferrari 502V2-8204C		FILE NAME		Alter Brewing + Kitchen				
	DRAWING DESCRIPTION		Graphic Approval Layout		DATE	06/19/2020	DRAWN BY		Patrick		GRAPHIC APPLICATION		#	REVISION BY	DATE
	CLIENT APPROVAL														
	ORDER #:		319390		SALES REP		Allison		SCALE						
											GRAPHIC COLOR (S)		Black / White		