ST. CHARLES SINCE 1834	**PLAN COMMISSION AGENDA ITEM EXECUTIVE SUMMARY**			
	Project Title/Address:	Pride Gas Station		
	City Staff:	Ellen Johnson, Planner		
	PUBLIC HEARING		**MEETING 6/4/19**	X
APPLICATION:		Concept Plan		
ATTACHMENTS AND SUPPORTING DOCUMENTS:				
Staff Report		Application & Plans, received 4/30/19		

SUMMARY:

The subject property is a 2.37 acre property known as the Regole family homestead, located at the southeast corner of Kirk Rd. and E. Main St. CIMA Developers LP are under contract to purchase the property.

Proposed is development of the property with a Pride gas station and car wash. Details of the proposal are as follows:

- Annexation to the City of St. Charles
- Rezoning to BR Regional Business with a Planned Unit Development (PUD).
- Fuel Facility (west side of the property): 1-story, 4,500 sf convenience store with quick-serve restaurant inside.
- Car Wash (east side of the property): 1-story, 1,920 sf automatic car wash.
- Right-in/right-out access on E. Main St.
- Cross-access to the east and south through Main Street Commons.

The Comprehensive Plan land use designation for the property is Corridor/Regional 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
Planning Division
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: Pride Gas Station Concept Plan

DATE: May 31, 2019

I. APPLICATION INFORMATION:

Project Name: Pride Gas Station

Applicant: CIMA Developers, LP

Purpose: Obtain feedback on a Concept Plan for a commercial development consisting of a gas station and car wash

General Information:

Site Information	
Location	Southeast corner of Kirk Rd. and E. Main St. (unincorporated)
Acres	2.37 acres (103,237 sf)

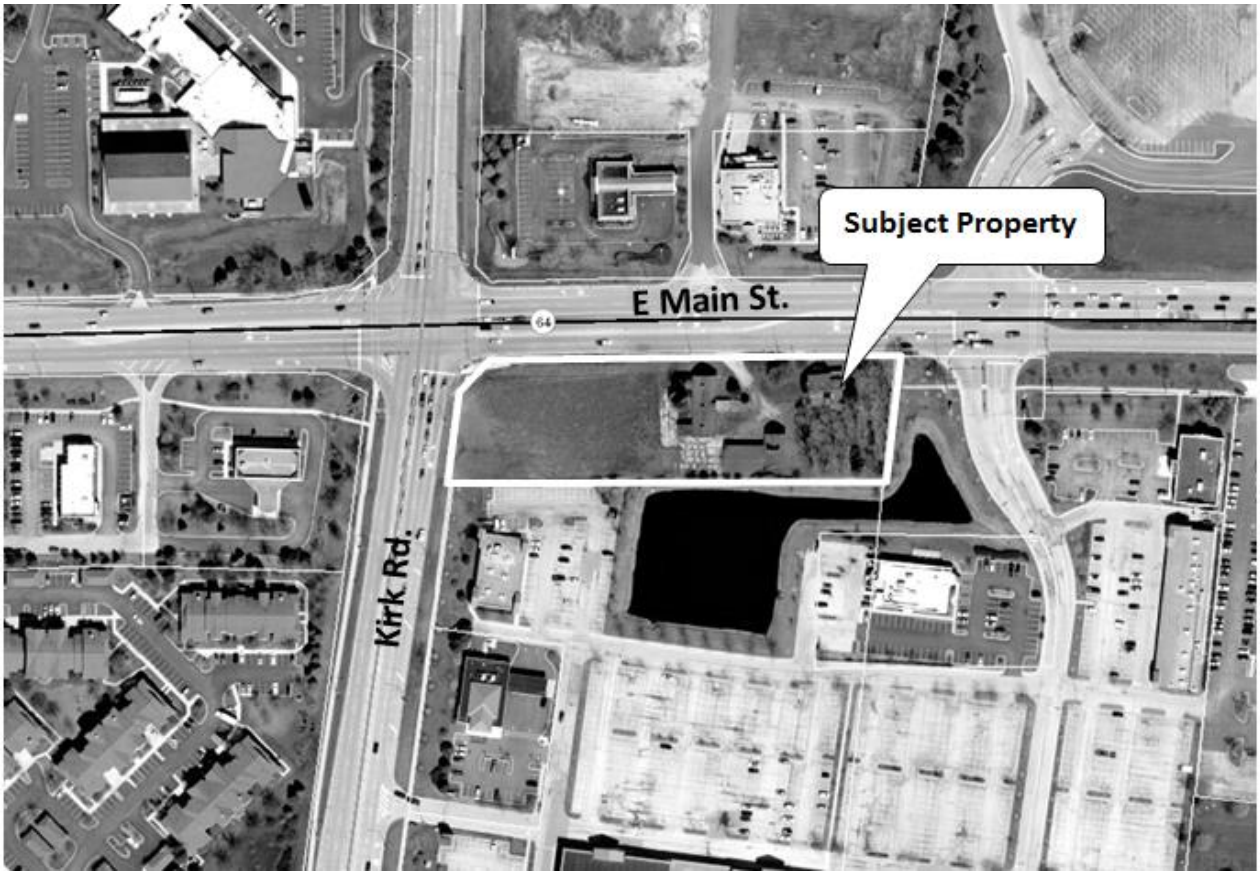
Application:	Concept Plan
Applicable City Code Sections	Ch. 17.04 – Design Review Standards & Guidelines Ch. 17.14 – Business & Mixed Use Districts Ch. 17.24 – Off-Street Parking, Loading & Access Ch. 17.26 – Landscaping & Screening

Existing Conditions	
Land Use	Vacant/formerly agriculture
Zoning	F- Farming (Kane County Zoning)

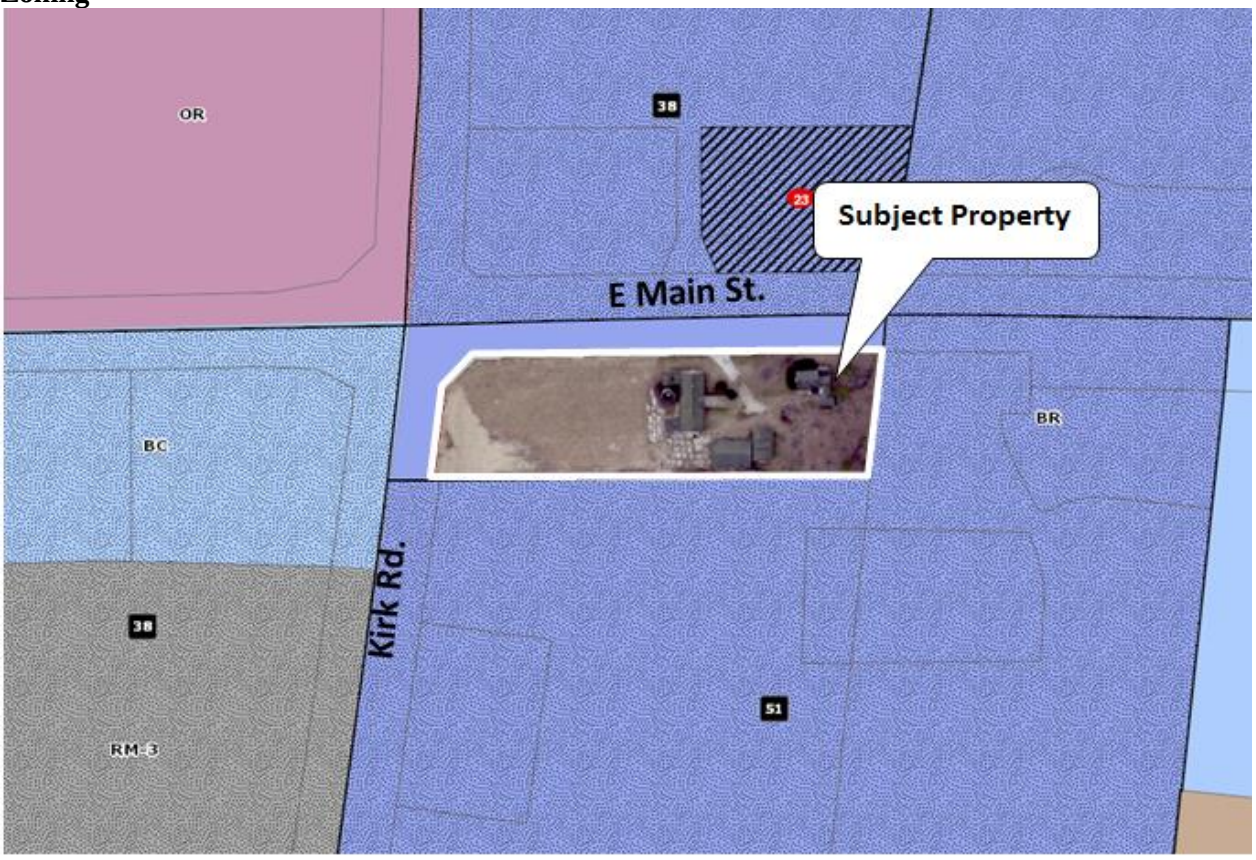
Zoning Summary		
North	BR Regional Business (PUD)	West Suburban Bank, On the Border
East	BR Regional Business (PUD)	Main Street Commons shopping center
South	BR Regional Business (PUD)	Main Street Commons shopping center
West	BC Community Business (PUD)	First American Bank

Comprehensive Plan Designation
Corridor/Regional Commercial

Aerial



Zoning



II. OVERVIEW

A. PROPERTY HISTORY

The subject property is a 2.37 acre parcel located at the southeast corner of Kirk Rd. and E. Main St. It is the known as the Regole family homestead. The property contains several buildings including a house, barn, additional shed and corn crib. The buildings have been vacant for a number of years.

The Regole family once farmed around 300 acres of land in the surrounding area. The farmland was sold off over time, making way for development of the Main Street Commons shopping center surrounding the subject property on the east and south sides, and Stuart's Crossing to the north and west. The remnant homestead has not been annexed to St. Charles and remains under the jurisdiction of Kane County.

B. PROPOSAL

CIMA Developers LP are under contract to purchase the subject property. CIMA Developers and The PRIDE Stores, Inc. are proposing to develop the property with a gas station and car wash. Details of the proposal are as follows:

- Annexation to the City of St. Charles.
- Rezoning to the BR Regional Business District with a Planned Unit Development (PUD).
- Fuel Facility (west side of property):
  - 1-story, 4,500 sf convenience store with quick-serve restaurant inside.
  - Canopy with 8 fuel pumps.
- Car Wash (east side of property):
  - 1-story, 1,920 sf automatic car wash.
  - 12 vacuum stalls.
- Right-in/right-out access on E. Main St.
- Cross-access to the east and south through Main Street Commons.

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 "Corridor/Regional Commercial". The Plan states (p 39):

> *"Areas designated as corridor/regional commercial are intended to accommodate larger shopping centers and developments that serve a more regional function, drowning on a*

customer base that extends beyond the City limits. These areas often have a mix of "big box" stores, national retailers, and a "critical mass" of multiple stores and large shared parking areas. Areas designated for corridor/regional commercial are located primarily in larger consolidated areas along the City's heavily traveled corridors and intersections. Commercial service uses can also have an appropriate place in corridor/regional commercial areas, but must be compatible with adjacent and nearby retail and commercial shopping areas and be located as to not occupy prime retail locations."

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

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

"Focus retail development at key notes/intersections along the City's commercial corridors. *Busy streets do not alone equate to demand for unlimited expanses of retail development. The market can only support so much commercial development, and within the City's competitive market position, having expectations for all corridors to be retail may not be realistic. Instead, retail development should be clustered near key intersections and activity generators, like Main Street & Kirk Road and Lincoln Highway & Randall Road…"*

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

- Kirk Road & Main Street is a "Gateway Intersection", with Kirk Road averaging nearly 25,000 vehicles per day and Main Street averaging over 48,000 vehicles per day. The plan recommends the City install gateway features such as signage, landscaping, decorative lighting, and pedestrian amenities in this area.
- Fill sidewalk gaps along the Main and Kirk frontages of the subject property.
- Sidewalk connection should be added from Main Street into the Main Street Commons shopping center.

The subject property is identified as part of Catalyst Site C in the East Gateway Subarea (p.104) which also includes the adjacent Main Street Commons shopping center. The discussion of Site C references high vacancy at Main Street Commons and the need for the City to work with the property owner to address issues impacting the commercial vitality of the shopping center. While Main Street Commons has recently undergone renovation and is fully leased, the last portion of the Site C discussion is relevant to the subject property:

"…The City should work with the owners of the parcels that comprise this site to…incorporate the development of the remaining farmstead at the corner of Kirk and Main Street to jumpstart its revitalization."

B. ZONING REVIEW

The subject property is currently zoned F- Farming under Kane County zoning. The applicant is proposing a zoning designation of BR Regional Business upon annexation to the City of St. Charles. The applicant also plans to request approval of a Planned Unit Development (PUD) for the site to accommodate deviations from certain zoning requirements.

The purpose of the BR Regional Business District as noted in the Zoning Ordinance is as follows:

"To provide locations along Strategic Regional Arterial corridors for shopping centers and business uses that draw patrons from St. Charles, surrounding communities and the broader region. The BR District consists primarily of large-scale development that has the potential to generate significant automobile traffic. It should be designed in a coordinated manner with an interconnected street network that is consistent with the City's Comprehensive Plan. Uncoordinated, piecemeal development of small parcels that do not fit into a larger context are discouraged in the BR District. Compatible land uses, access, traffic circulation, stormwater management and natural features, all should be integrated into an overall development plan. Because this district is primarily at high visibility locations, quality building architecture, landscaping and other site improvements are required to ensure superior aesthetic and functional quality."

The subject property is surrounded by BR zoning on three sides with BC Community Business zoning to the west. BR zoning is appropriate for this property based on surrounding zoning and its location at a gateway intersection.

Two uses are proposed for the property: Gas Station and Car Wash. Both uses are permitted in the BR District.

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

	BR District (proposed zoning)	**Concept Plan**
Min. Lot Area	1 acre (2 acres required for two buildings on one lot)	2.37 acres
Max. Building Coverage	30%	13%
Max. Building Height	40 ft.	20 ft.
Front Yard (Main St.)	Bldg: 20 ft. Parking: 20 ft.	Convenience Store: 39 ft. Car Wash: 20 ft. Parking (paving): 20 ft.
Interior Side Yard (east)	Bldg: 15 ft. Parking: 0 ft.	Convenience Store: 307 ft. Car Wash: 106 ft. Parking (paving): 54 ft.
Exterior Side Yard (Kirk Rd.)	Bldg: 20 ft. Parking: 20 ft.	Convenience Store: 209 ft. Car Wash: 420 ft. Parking (paving): 25 ft.
Rear Yard (south)	Bldg: 30 ft. Parking: 0 ft.	Convenience Store: 78 ft. Car Wash: 124 ft. Parking: 2.5 ft.

Landscape Buffer Yard	Not Required	N/A
Off-Street Parking	Car Wash: 2 per bay + 10 stacking per bay Gas Station: 4 per 1,000 sf GFA (reduced by number of fuel pumps) Restaurant within convenience store: 10 per 1,000 sf GFA	32 spaces *See Staff Comment*

- A portion of the proposed right turn lane on Main St. is on private property rather than public right-of-way. IDOT may require the right-of-way to be extended south of the turn lane. Kirk Road is under the jurisdiction of the Kane County DOT. KDOT may require the right-of-way width to match the existing width to the south. Changes to the location of right-of-way and property lines may cause issues with conformance to building and/or parking setbacks. Setback deviations may need to be requested through a PUD.
- It appears adequate parking is provided. With 8 fuel pumps, the gas station would require 10 parking spaces based on a 4,500 sf convenience store building. However, the parking requirement will be higher due to a restaurant proposed to be located within the building. The square footage of the restaurant space has not yet been provided.

D. TRAFFIC & ACCESS

Staff is recommending a traffic study be provided at the time of PUD Preliminary Plan submittal.

Direct access to the property is proposed via a right-in/right-out only access point on E. Main St. A new right turn lane on Main St. is also proposed. IDOT approval will be needed for the proposed design. IDOT has reviewed the site plan and appears to be supportive of the right-in/right-out access as shown.

No access on Kirk Rd. is proposed; KDOT was not supportive of access on Kirk to this lot due to the proximity of the intersection.

Cross-access to Main Street Commons is proposed. A full access is shown at the east side of the property, connecting to the signalized shopping center entrance on Main St. Another full access is proposed at the south side of the gas station connecting to the shopping center parking lot driveway. Vehicles can enter the shopping center from Kirk Rd. and access the gas station through this connection.

An easement agreement allowing for cross-access between the subject property and the shopping center has been prepared.

Sidewalk connections are provided along Kirk Rd. and Main St., connecting to the existing sidewalk network. The applicant has submitted a letter (attached) requesting the City to incur the cost of the sidewalk installation. It is standard practice for developers to install public sidewalk at their expense as part of any new development.

E. GAS STATION

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

1. Restaurants in gas stations shall be required to meet the parking requirements for restaurants in addition to those for gas stations.
   - *A quick-service restaurant is intended to locate within the convenience store. The square footage of the restaurant within the building will need to be provided to verify adequate parking is provided. The parking requirement for a restaurant is 10 spaces per 1,000 sf of GFA.*

2. Fuel pumps shall be located no closer than 20 feet from any lot line and shall be located so that a vehicle using the fuel pump does not encroach into the public right of way or onto adjoining property
   - *The proposed canopy is a minimum of 30 ft. from all lot lines and at an adequate distance so that vehicles using the pumps will not encroach into the ROW or adjacent property.*

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

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

F. CAR WASH

The proposed car wash is located up to the front setback line. Vehicle stacking is on the west side of the building with vehicles travelling east into the car wash. Vehicles exit the facility through the vacuum area.

Car wash establishments are subject to the requirements of Section 17.24.100 “Drive-Through Facilities”. Based on these requirements there are a number of items for consideration related to the car wash:

- Landscaping will be needed to screen vehicle stacking from view from Main St.
- Stacking cannot obstruct ingress/egress to the site or interfere with vehicle circulation. The plan shows adequate space for10 stacked vehicles in two lanes without conflicting with the southern drive aisle. However, code requires 10 spaces placed in a single lane, which would conflict with vehicle circulation. A PUD deviation could be requested to allow for two stacking lanes.
- The applicant has been asked to consider flipping the direction of the car wash so that any overflow stacking does not interfere with the main driveway intersection.

Additionally, it would be preferable for the car wash to be set back further from Main St. This would help to reduce the visibility of the car wash and vehicle stacking.

C. LANDSCAPING

A landscape plan will be required with a future PUD Preliminary Plan. Based on the site plan, it appears there is adequate space to meet the applicable standards of Ch. 17.26 "Landscaping & Screening" including public street frontage and parking lot landscaping. The following modifications will be needed to comply with landscaping requirements:

- The foundation landscape bed along the west side of the convenience store will need to be increased to 5 ft. in width.
- The proposed retaining wall along the south side of the property is up to 10 ft. in height. Retaining walls exceeding 4 ft. in height require a terrace or stepping back of the retaining wall to allow for a planting area. The terrace shall be between 1/3 and ½ of the total retaining wall height, as measured from the base of the wall. The planting area shall be no less than 2 feet in width and shall be planted with a combination of turf, shrubs and perennials.

G. BUILDING DESIGN

Architectural renderings have not been submitted. Buildings in the BR District are subject to the Design Review requirements of Section 17.06.030 Standards and Guidelines – BL, BC, BR, & O/R Districts.

Of note is that the north elevation of the convenience store will need to comply with the design standards applicable to street facing facades, including requirements for architectural features and window transparency. This may be challenging with the building entrance and "front" on the south elevation. The applicant has indicated they intend to meet these standards, with windows on the north and west elevations and a solid wall on the south elevation. The entrance would be located on the west end of the south elevation.

H. SIGNS

Two freestanding signs are proposed off-site on the Main Street Commons property, near the Main St. and Kirk Rd. shopping center entrances. An off-site directional sign is also proposed. Off-site signs are not permitted under City Code, however a deviation to allow off-site signage can be requested through a PUD.

I. ENGINEERING REVIEW

A portion of an existing detention pond that provides stormwater management for Main Street Commons is located over the proposed eastern cross-access drive. The existing pond will be modified and an additional pond will be added on the east side of the subject property. An easement agreement has been prepared acknowledging shared stormwater management between the subject property and Main Street Commons. Staff has provided the applicant with review comments regarding the new pond and need for additional retention volume and further evaluation at the time of preliminary engineering.

Additional technical comments regarding utilities have been provided to the applicant and will need to be addressed on future plan submittals.

J. FIRE REVIEW

The Fire Department will require a fire apparatus access road within 50 ft. of the building. The access road must be 20 ft. in width. Drives shown within 50 ft. of the car wash building are 12-13 ft. in width. The site layout will need to be modified to provide the required access.

IV. FUTURE APPROVAL PROCESS

If the applicant chooses to move forward with the proposed development at the conclusion of the Concept Plan process, the applicant would need to gain approval of the following subsequent to annexation to the City of St. Charles:

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

V. SUGGESTED ACTION

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

- ✓ Proposed use of the property.
- ✓ Site layout and access.
- ✓ Is a PUD appropriate for this project? Would a PUD advance one or more of the purposes of the PUD procedure:
    1. *To promote a creative approach to site improvements and building design that results in a distinctive, attractive development that has a strong sense of place, yet becomes an integral part of the community.*
    2. *To create places oriented to the pedestrian that promote physical activity and social interaction, including but not limited to walkable neighborhoods, usable open space and recreational facilities for the enjoyment of all.*
    3. *To encourage a harmonious mix of land uses and a variety of housing types and prices.*
    4. *To preserve native vegetation, topographic and geological features, and environmentally sensitive areas.*
    5. *To promote the economical development and efficient use of land, utilities, street improvements, drainage facilities, structures and other facilities.*
    6. *To encourage redevelopment of sites containing obsolete or inappropriate buildings or uses.*
    7. *To encourage a collaborative process among developers, neighboring property owners and residents, governmental bodies and the community*
- ✓ Would the identified PUD deviations be warranted? To grant PUD deviations, the City Council will need to find that:
    a. *Conforming to the requirements would inhibit creative design that serves community goals; or*
    b. *Conforming to the requirements would be impractical and the proposed PUD will provide benefits that outweigh those that would have been realized by conforming to the applicable requirements.*

    Factors to be considered in this determination shall include, but are not limited to the following:
    1. *The PUD will provide community amenities beyond those required by ordinance, such as recreational facilities, public plazas, gardens, public art, pedestrian and transit facilities.*

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

1. ATTACHMENTS

- Concept Plan Application; received 4/30/19
- Plans

CITY OF ST. CHARLES

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

ST. CHARLES SINCE 1834

COMMUNITY & ECONOMIC DEV./PLANNING DIVISION PHONE: (630) 377-4443 FAX: (630) 377-4062

CONCEPT PLAN APPLICATION

CITYVIEW
Project Name: Pride Gas Station
Project Number: 2019 -PR- 007
Application Number: 2019 -AP- 008

RECEIVED
St. Charles, IL
Received Date
APR 30 2019
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: SEC KIRK RD & (IL STATE RT 64) MAIN ST.	
	Parcel Number (s): 09-25-100-036	
	Proposed Project Name: Pride Gas Station	
2. Applicant Information:	Name CIMA DEVELOPERS, LP	Phone 630.653.1700
	Address 30W180 BUTTERFIELD RD WARRENVILLE, IL 60555	Fax 630-791.8283
		Email dsoltis@cimadevelopers.org
3. Record Owner Information:	Name CIMA DEVELOPERS, LP	Phone 630.791.8280
	Address 30W180 BUTTERFIELD RD WARRENVILLE, IL 60555	Fax 630.791.8283
		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: UNINCORPORATED

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

Current use of the property: VACANT LAND

Proposed zoning of the property: BR- REGIONAL BUSINESS PUD? ✓

Proposed use of the property: RETAIL / FUEL FACILITY, CONVENIENCE STORE, CARWASH

Comprehensive Plan Designation: CORRIDOR / REGIONAL COMMERCIAL

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.

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**
  N/A
  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. N/A

- ☑ **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.

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.

	4-22-19
Record Owner	Date
	4-22-19
Applicant or Authorized Agent	Date

CIMA DEVELOPERS
30W180 Butterfield Road
Warrenville, IL 60555
(630) 653-1700
Fax: (630) 791-8283

April 30, 2019

City of St. Charles
Community and Economic Development/Planning Division
Two East Main Street
St. Charles, IL 60174-1984

RE: Concept Meeting Request/ CIMA Developers

To Whom It May Concern:

On behalf of the petitioners, CIMA Developers, LP and The PRIDE Stores, Inc, please accept this as our formal request for a Concept Meeting regarding our proposed ground up construction project at the SEC of Kirk Road and Main St (IL State Rt 64); We are currently under contract on this approximately 103,237 SF lot.

We are seeking Annexation of the property and PUD approval with a rezoning to BR-Regional Business. Plan designation is Corridor/Regional Commercial. Any particular zoning exceptions or departures are yet to be determined.

To provide some background, The PRIDE Stores, Inc own and operate 14 PRIDE Fuel Facility and Convenience store locations within the Chicagoland area. The PRIDE Stores, Inc is the Retail arm of Parent Petroleum. Parent Petroleum supplies fuel products and lubricants throughout the Chicagoland area, and has been in business for over 30 years.

The project will consist of a one story, 4,500 SF Convenience Store, 8 dispenser fueling canopy area (AMOCO Brand) , one story 1,920 SF conveyor car wash facility, and our proprietary Quick Service Restaurant offer (QSR), located within the convenience store. (At this point we are considering our "*Taco Urbano*" food offer.)

The fuel facility, convenience store and car wash will operate 24 hours, 7 days a week. The car wash facility will function as a self sufficient, manual operation. The QSR restaurant will have shorter hours, estimated to be approximately 6am to 7pm, and subject to change based off sales volume. We plan to serve our upscale beer/wine and spirits offer as well within the Convenience store facility.

The site plan allows for optimal traffic flow utilizing a planned Right-In-Right Out on Main St. and a cross access points into the adjacent Shopping Center.

We have received some preliminary comments from the Planning Department to date, but at this time we welcome the opportunity to present our project to Staff and Commission, and look forward to additional City feedback.

Thank You.

Sincerely,

Dan Soltis
Vice President of Real Estate
CIMA Developers LP

OWNERSHIP DISCLOSURE FORM
REVOCABLE LIVING TRUST

State of Illinois)
) SS.
Kane County)

I, Edward N. Regole, being first duly sworn on oath depose and say that I am the trustee of Edward N. Regole Revocable Trust dated November 9, 1993 ("Edward N. Regole Revocable Trust"), and that the following person is the sole current beneficiary of the Edward N. Regole Revocable Trust:

Edward N. Regole

DATED this 8 day of May, 2019.

Edward N. Regole Revocable Trust
dated November 9, 1993

Edward N Regole

Edward N. Regole, Trustee

Subscribed and Sworn before me this 8th day of May, 2019.

Notary Public

"OFFICIAL SEAL"
LUKE HERLEHY
Notary Public, State of Illinois
My Commission Expires 6/8/2020

LETTER OF AUTHORIZATION

State of Illinois)
) SS.
Kane County)

I, Edward N. Regole, Trustee of the Edward N. Regole Revocable Trust dated November 9, 1993, hereby grant permission to CIMA Developers Limited Partnership, an Illinois limited partnership, to file with the City of St. Charles, Illinois, a Concept Plan for my property commonly known as 33W573 Route 64, St. Charles, Illinois, located in St. Charles Township, Kane County, Illinois.

DATED this 8 day of May, 2019.

Edward N. Regole Revocable Trust
dated November 9, 1993

Edward N Regole

Edward N. Regole, Trustee

Subscribed and Sworn before me this 8th day of May, 2019.

Notary Public

"OFFICIAL SEAL"
LUKE HERLEHY
Notary Public, State of Illinois
My Commission Expires 6/8/2020

OWNERSHIP DISCLOSURE FORM
PARTNERSHIPS

STATE OF ILLINOIS)
) SS.
KANE COUNTY)

I, PETER M. SPINA, being first duly sworn on oath depose and say that I am ~~a~~ THE SOLE MANAGING MEMBER OF ANGEL ASSOCIATES, LLC, THE General Partner of LIMA DEVELOPERS, LP, an Illinois

~~(General)~~ (Limited) Partnership and that the following persons are all of the partners thereof:

ANGEL ASSOCIATES, LLC (General)(~~Limited~~) Partner
PETER A. SPINA AND NANCY A. SPINA GRANTOR IRREVOCABLE TRUST ~~(General)~~(Limited) Partner
_____ (General)(Limited) Partner
_____ (General)(Limited) Partner
_____ (General)(Limited) Partner
_____ (General)(Limited) Partner

By: _____ ~~(General)~~(Limited) Partner

Subscribed and Sworn before me this 22nd day of
APRIL, 20 19.

OFFICIAL SEAL
LINNEA R MEYLE
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:01/17/23

Linnea R Meyle
Notary Public

CIMA DEVELOPERS, LP
30W180 Butterfield Road
Warrenville, IL 60555
O: (630) 653-1700
F: (630) 791-8283

February 19th, 2019

City of St. Charles
Community and Economic Development/Planning Division
Two East Main Street
St. Charles, IL 60174-1984

RE: The PRIDES Stores- SEC Kirk Road & E. Main Street (IL Rt 64) – Consent Authorization to proceed with Zoning Application

To Whom It May Concern:

I, Peter M. Spina, authorized agent of CIMA Developers, LP, the Contract Purchaser of the subject property, approximately 2.38 acres located at the Southeast Corner of Kirk Road and E. Main Street (IL RT 64), St. Charles , IL give my consent to Dan Soltis of CIMA Developers, LP to apply and proceed with any City zoning proceedings necessary in relation to the accompanying Zoning Applications.

Regards,

Peter M. Spina
Authorized Agent
CIMA Developers, LP

Legal Description
SEC Kirk Road & Main St. (IL State Route 64)

THAT PART OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE SOUTH LINE OF SAID QUARTER SECTION, 3.49 CHAINS WEST OF THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER THEREOF; THENCE NORTH 8 DEGREES EAST 20.94 CHAINS; THENCE NORTH 77 DEGREES
WEST 14.23 CHAINS; THENCE SOUTH 8 DEGREES WEST 20.58 CHAINS; THENCE NORTH 89 DEGREES EAST 3.35
CHAINS; THENCE SOUTH 3.66 CHAINS TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 25;
THENCE EAST ON SAID SOUTH LINE 10.52 CHAINS TO THE POINT OF BEGINNING (EXCEPT THAT PART NORTH OF THE
CENTER LINE OF ROUTE 64 AND EXCEPT THAT PART WEST OF THE EAST LINE OF KIRK ROAD AND
ALSO EXCEPT THAT PART DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE EASTERLY LINE OF
KIRK ROAD (COUNTY HIGHWAY NO. 77) AS DESCRIBED IN DOCUMENT 1107922 WITH A LINE DRAWN PARALLEL WITH AND 50.0 FEET SOUTHERLY OF THE CENTER LINE OF ILLINOIS STATE ROUTE NO.
64 (MEASURED AT RIGHT ANGLES THERETO); THENCE ON AN ASSUMED BEARING OF SOUTH 7 DEGREES, 44
MINUTES, 17 SECONDS WEST ALONG SAID EASTERLY LINE 60.0 FEET; THENCE NORTH 43 DEGREES,
53 MINUTES, 42 SECONDS EAST 83.76 FEET TO SAID PARALLEL LINE; THENCE NORTH 1 DEGREE, 01 MINUTES, 58 SECONDS WEST 50.0 FEET TO SAID CENTER LINE; THENCE SOUTH 88 DEGREES, 58 MINUTES, 02 SECONDS WEST ALONG SAID CENTER LINE 42.29 FEET TO SAID EASTERLY
LINE EXTENDED; THENCE SOUTH 7 DEGREES, 44 MINUTES, 17 SECONDS WEST ALONG SAID EASTERLY
LINE EXTENDED 50.59 FEET TO THE POINT OF BEGINNING, ALSO EXCEPT THAT PART OF THE SOUTHEAST QUARTER
OF THE NORTHWEST QUARTER IN SECTION 25 TOWNSHIP 40 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE
NORTHWEST CORNER OF SAID LOT 5, UNIT 1, THE "ST. CHARLES" ILLINOIS INDUSTRIAL DEVELOPMENT OF THE CENTRAL MANUFACTURING DISTRICT; PROCEED NORTHERLY ON THE NORTHERLY EXTENTION OF THE WEST LINE OF SAID LOT 5, 109.41 FEET, TO A POINT ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF NORTH AVENUE (RT. 64); THENCE NORTHEASTERLY ON SAID RIGHT OF WAY LINE
WHICH FORMS AN EXTERIOR ANGLE OF 216 DEGREES 09 MINUTES 25 SECONDS WITH
THE LAST DESCRIBED LINE, 21.19 FEET TO A POINT ON A LINE 12.50 FEET EASTERLY
OF AND PARALLEL WITH THE NORTHERLY EXTENTION OF THE WEST LINE OF SAID LOT 5; THENCE
SOUTHERLY ON SAID PARALLEL LINE WHICH FORMS AN INTERIOR ANGLE OF 36 DEGREES 09 MINUTES 25 SECONDS WITH THE LAST DESCRIBED LINE, 124.63 FEET TO A POINT ON
THE NORTH LINE OF SAID LOT 5; THENCE WESTERLY ON SAID NORTH LINE, WHICH FORMS AN INTERIOR ANGLE OF 98 DEGREES 33 MINUTE 48 SECONDS WITH THE LAST DESCRIBED
LINE, 12.64 FEET, TO THE POINT OF BEGINNING), IN THE TOWNSHIP AND CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

Permanent Tax No: 09-25-100-036

CIMA DEVELOPERS, LP
30W180 Butterfield Road
Warrenville, IL 60555
O: (630) 653-1700
F: (630) 791-8283

May 16, 2019

City of St. Charles
Community and Economic Development/Planning Division
Two East Main Street
St. Charles, IL 60174-1984

RE: Request for Relief to construct Public Sidewalks on Proposed SEC Main St & Kirk Road Development

To Whom It May Concern:

Please allow this correspondence to serve as CIMA Developers, LP's (Developer) formal request to have Public sidewalk costs associated with the proposed development to be incurred by the City of St. Charles.

On our current site plan dated April 3, 2019, we show approximately 700 LFT of sidewalk running the entire length of the frontages of the site.

We depict it on the plan, however our intent is to **not** have to incur the costs of that Public sidewalk. We feel this should be the responsibility of the City, especially since this development would be part of an Annexation. We are not asking for any type of TIF, we are not asking for any type of tax abatement, or any other type of relief. With the additional costs of all the other requirements on this property that we will need to incur, (stormwater, retaining walls, etc) we feel this is a very reasonable request.

Thank you and we will look forward to the City's overall review and Staff notes, and subsequent approval of this request.

Regards,

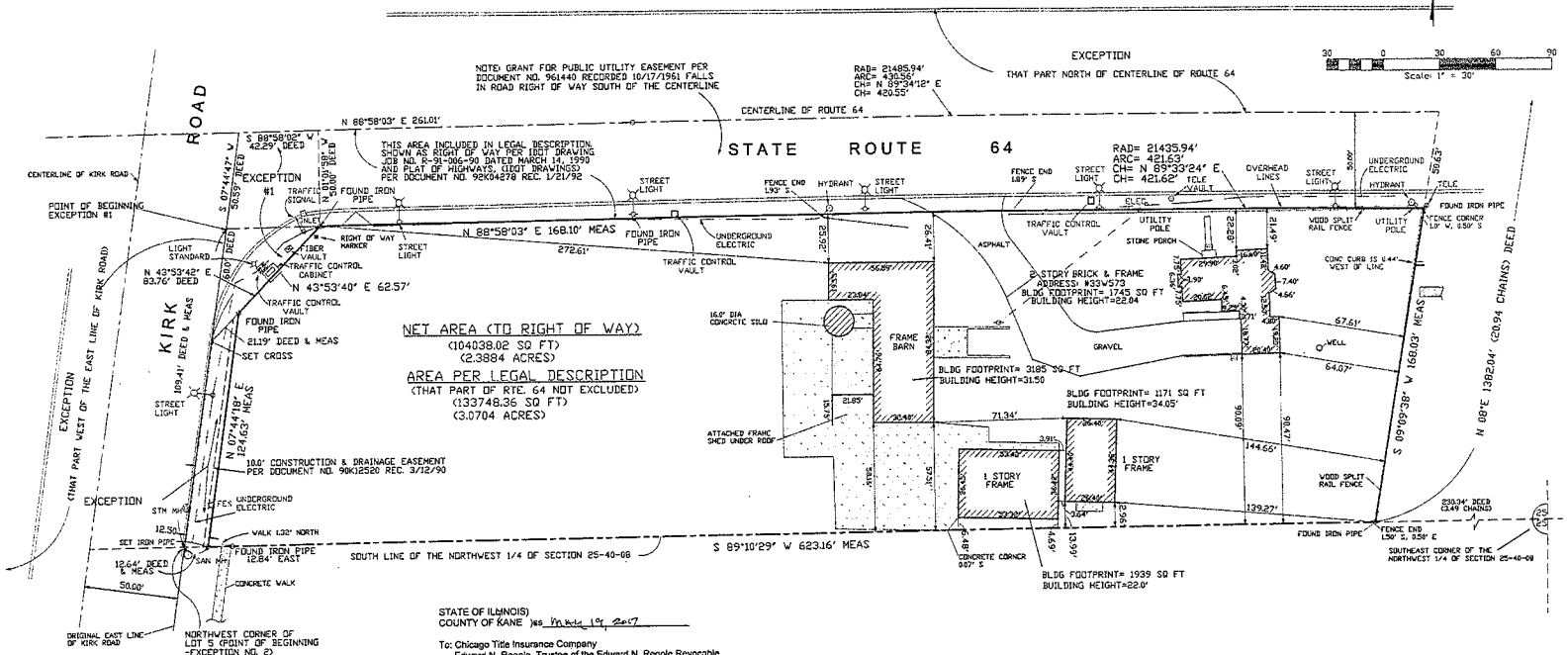
Dan Soltis
Vice President of Real Estate
CIMA Developers, LP.

Alan J. Coulson, P.C.

PROFESSIONAL LAND SURVEYORS

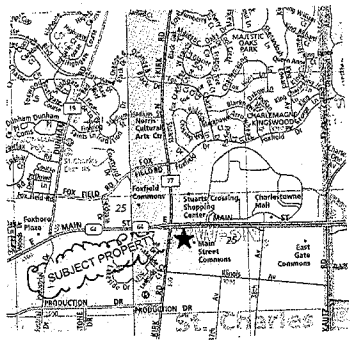
PLAT OF SURVEY

ALTA/NSPS LAND TITLE SURVEY



OF PROPERTY DESCRIBED AS:

That part of the Northwest Quarter of Section 25, Township 40 North, Range 8 East of the Third Principal Meridian, described as follows: Beginning at a point in the South line of said quarter section, 3.49 chains West of the Southeast corner of the Northwest Quarter thereof; thence North 8 degrees East 20.94 chains; thence North 77 degrees West 14.23 chains; thence South 8 degrees West 20.58 chains; thence North 89 degrees East 3.35 chains; thence South 3.86 chains to the South line of the Northwest Quarter of said Section 25; thence East on said South line 10.52 chains to the point of beginning (except that part North of the center line of Route 64 and except that part West of the East line of Kirk Road and also except that part described as follows: Beginning at the point of intersection of the Easterly line of Kirk Road (County Highway No. 77) as described in Document 1107922 with a line drawn parallel with and 50.0 feet Southerly of the center line of Illinois State Route No. 64 (measured at right angles thereto); thence on an assumed bearing of South 7 degrees 44 minutes 17 seconds West along said Easterly line 60.0 feet; thence North 43 degrees 53 minutes 42 seconds East 83.76 feet to said parallel line; thence North 1 degree 01 minute 58 seconds West 50.0 feet to said center line; thence South 88 degrees 58 minutes 02 seconds West along said center line 42.29 feet to said Easterly line extended; thence South 7 degrees 44 minutes 17 seconds West along said Easterly line extended 50.59 feet to the point of beginning, also except that part of the Southeast Quarter of the Northwest Quarter in Section 25, Township 40 North, Range 8 East of the Third Principal Meridian, described as follows: Beginning at the Northwest corner of said Lot 5, Unit 1, The "St. Charles" Illinois Industrial Development of the Central Manufacturing District; proceed Northerly on the Northerly extension of the West line of said Lot 5, 109.41 feet to a point on the Southeasterly right of way line of North Avenue (Rt. 64); thence Northeasterly on said right of way line which forms an exterior angle of 216 degrees 09 minutes 25 seconds with the last described line, 21.19 feet to a point on a line 12.50 feet Easterly of and parallel with the Northerly extension of the West line of said Lot 5; thence Southerly on said parallel line which forms an interior angle of 36 degrees 09 minutes 25 seconds with the last described line, 124.63 feet to a point on the North line of said Lot 5; thence Westerly on said North line, which forms an interior angle of 98 degrees 33 minutes 48 seconds with the last described line, 12.64 feet to the point of beginning), in the Township and City of St. Charles, Kane County, Illinois.



VICINITY MAP

SURVEYORS NOTES:

Dimensions shown are given in feet and decimal parts thereof.

We do not certify to underground drain tiles or utilities not visible by surface inspection.

Underground utility lines shown hereon were located by the respective utility companies. JULIE was called on May 11, 2017 (Dig No.X1311257)

Easements and servitudes shown hereon are based on a title commitment issued by Chicago Title Insurance Company as identified by Commitment No. 1410-008875567 KA and dated January 4, 2013.

The FEMA (Federal Emergency Management Agency) website shows the subject property adjacent to Flood Insurance Rate Map, Community Panel No.17089C0266H, effective date Aug. 3, 2009, And labeled "No printed flood map boundary".

STATE OF ILLINOIS)
COUNTY OF KANE)ss May 19, 2017

To: Chicago Title Insurance Company
Edward N. Regole, Trustee of the Edward N. Regole Revocable Trust dated November 9, 1993
CIMA Developers Limited Partnership

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 Items1-4, 7(a)(1), 7(b), 7(c),8, 9, 11, 16-18 and 21* of Table A thereof. (*$1,000,000.00)
The field work was completed on 5/18/2017.

Date of Plat of Map: 5/19/2017

Charles J. Hill
I. P.L.S. #2700
My license expires on November 30, 2018

There is no evidence of the site used as a solid waste dump, sump or sanitary landfill.

No utility maps or atlases were provided by the client or utility companies

UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM VISIBLE EVIDENCE AND EXISTING UTILITY MAPS AND RECORDS, IF FURNISHED. WE DO NOT GUARANTEE THAT THE UTILITY LINES SHOWN COMPRISE ALL THE UTILITIES EXISTING IN THE AREA, EITHER IN SERVICE OR ABANDONED. NOR DO WE WARRANT THAT SAID UNDERGROUND UTILITIES ARE IN THE EXACT LOCATION INDICATED, ONLY THAT THE LOCATION MARKINGS, (PROVIDED BY OTHERS), HAVE BEEN FIELD LOCATED. WE HAVE ACCURATELY LOCATED ALL VISIBLE STRUCTURES. WE CANNOT BE RESPONSIBLE ITEMS NOT VISIBLE, SUCH AS STRUCTURES BURRIED OR UNDER HEAVY SNOW COVER.

Scale: 1" = 30'
Ordered: RON DAUTON
Buyer:
Page: 09-23.B
Drawn:
Job: 659,293 ALT
City: ST. CHARLES

STATE OF ILLINOIS }
COUNTY OF KANE } ss MAY 19, 2017

FIELD WORK COMPLETED: MAY 18, 2017

I hereby certify that I have surveyed the property described in the above caption according to the official record, and that the above plat is a true and correct representation of said survey.

Charles J. Hill, Professional Land Surveyor No. 35-2700
My License expires 11/30/18

Any discrepancy in measurement should be promptly reported to the surveyor for explanation or correction.

WE DO NOT CERTIFY AS TO THE LOCATION OF UNDERGROUND UTILITIES OR UNDERGROUND IMPROVEMENTS.

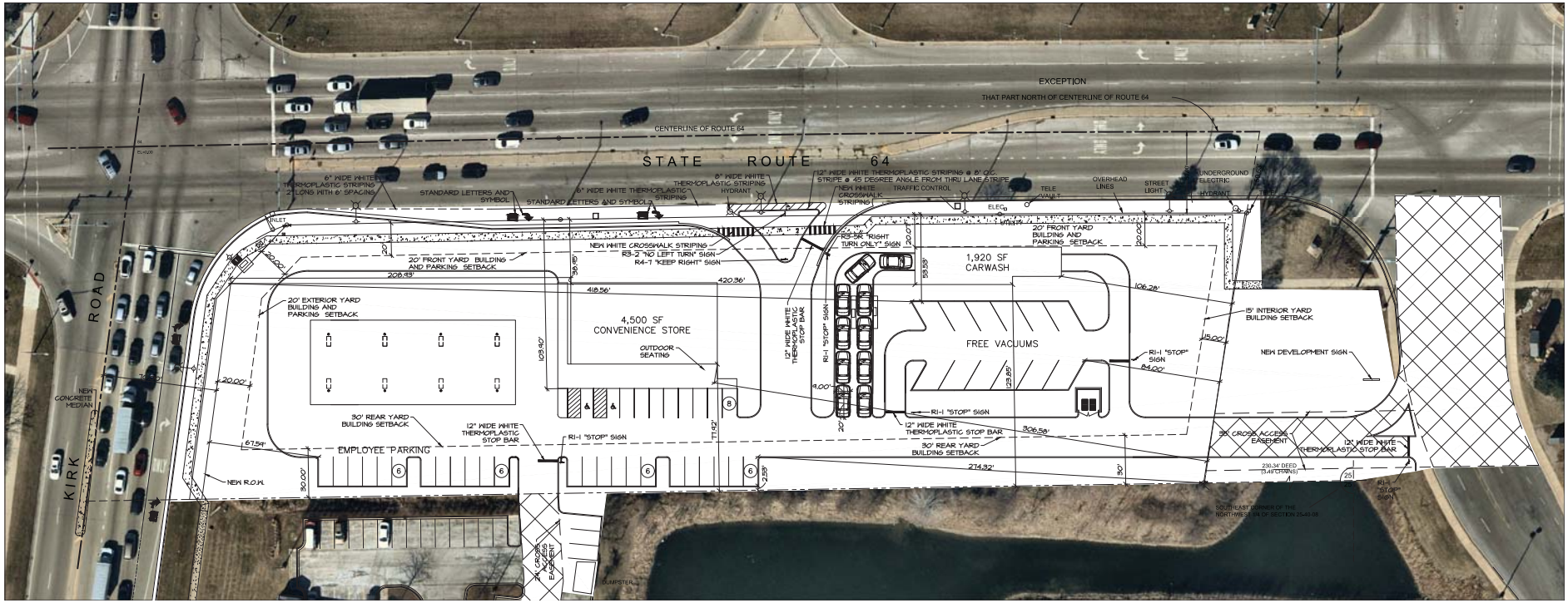
THIS SURVEY IS VALID ONLY WITH EMBOSSED SEAL.

This professional service conforms to the current Illinois minimum standards for a boundary survey.

Professional Design Firm Land Surveying Corporation, License No. 184-002863

Compare the description on this plat with deed. Refer to title for easements and building lines.

Alan J. Coulson, P.C.
PROFESSIONAL LAND SURVEYORS
645 S. 8th St.,(Rte. 31) West Dundee,Il. 60118
Phone: (847)- 426-2911 Fax: (847)- 426- 8074
E-Mail: SIRVAYR@AOL.COM



NONRESIDENTIAL ZONING COMPLIANCE TABLE

Name of Development: PRIDE OF ST. CHARLES

	Zoning District Requirement	Existing PUD Requirement (if applicable)	Proposed
	District: BR- REGIONAL BUSISNESS	Ordinance #:	
Minimum Lot Area	1 ACRE		2.37 ACRES
Minimum Lot Width	NONE		NONE
Maximum Building Coverage	30%		13%
Maximum Gross Floor Area per Building	NONE		BUILDING 1= 4,500 S.F. BUILDING 2= 1,920 S.F.
Maximum Building Height	40 FEET		20 FEET
Front Yard	BUILDING = 20 FEET PARKING = 20 FEET		BLDG 1 = 38.95 FT, BLDG 2 = 20.07 FT PARKING 103.90 FEET, 53.53 FEET
Interior Side Yard	BUILDING = 15 FEET PARKING = NONE		BLDG 1 = 306.58 FT, BLDG 2 = 106.28 FT PARKING = 274.32 FT, PARKING = 84 FT
Esterior Side Yard	BUILDING = 20 FEET PARKING = 20 FEET		BLDG 1 = 208.93 FT, BLDG 2 = 420.36 FT PARKING = 67.59 FEET, 418.56 FEET
Minimum Rear Yard	BUILDING = 30 FEET PARKING = 0 FEET		BLDG 1 = 77.92 FT, BLDG 2 = 123.85 FT PARKING = 2.53 FT
Landscape Buffer Yard[2]	NOT REQUIRED		NOT REQUIRED
% Overall Landscaped Area	20% WITH ON SITE STORM		36% WITH ON SITE STORM
Building Foundation Landscaping	50% HORIZONTAL DIMENSIONS OF BUILDING WALL		BUILDING 1 = 50% BUILDING 2 = 100%
% Interior Parking Lot Landscaping	NOT AVAILABLE		NOT AVAILABLE
Interior Parking Lot Shade Trees	NOT AVAILABLE		NOT AVAILABLE
# of Parking spaces	CARWASH = 2 PER BAY +10 STACKING SPACES PER BAY RETAIL BUILDING = 4 PER 1,000 SF = 17 SPACES		CARWASH = 12 SPACES + 10 STACKING RETAIL BUILDING = 32
Parking Stall Dimensions	9' x 18'		9' x 18'
Drive-through Stacking Spaces (if applicable)	NOT APPLICABLE		NOT APPLICABLE

2 WITHIN THE ZONING DISTRICTS SPECIFIED, A LANDSCAPE BUFFER YARD SHALL BE PROVIDED ALONG ANY LOT LINE THAT ABUTS OR IS ACROSS A STREET FROM PROPERTY IN ANY RE, RS, RT OR RM DISTRICT. SEE CHAPTER 17.26 FOR PLANTING AND SCREENING REQUIREMENTS FOR LANDSCAPE BUFFERS. LANDSCAPE BUFFER YARDS MAY INCLUDE OR OVERLAP WITH OTHER REQUIRED YARDS.

NORTH

1" = 30'

00 15 30 60 120

AQUATIC \ CIVIL \ MECHANICAL \ ELECTRICAL \ PLUMBING \ TELECOMMUNICATION \ STRUCTURAL \ ACCESSIBILITY CONSULTING \ DESIGN & PROGRAM MANAGEMENT \ LAND SURVEY

WT GROUP
Engineering Design Consulting Surveying and Planning
Corporate Headquarters: Wheaton, IL 60187
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www.wtgroupengineering.com
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WT Group
Engineering Design Consulting

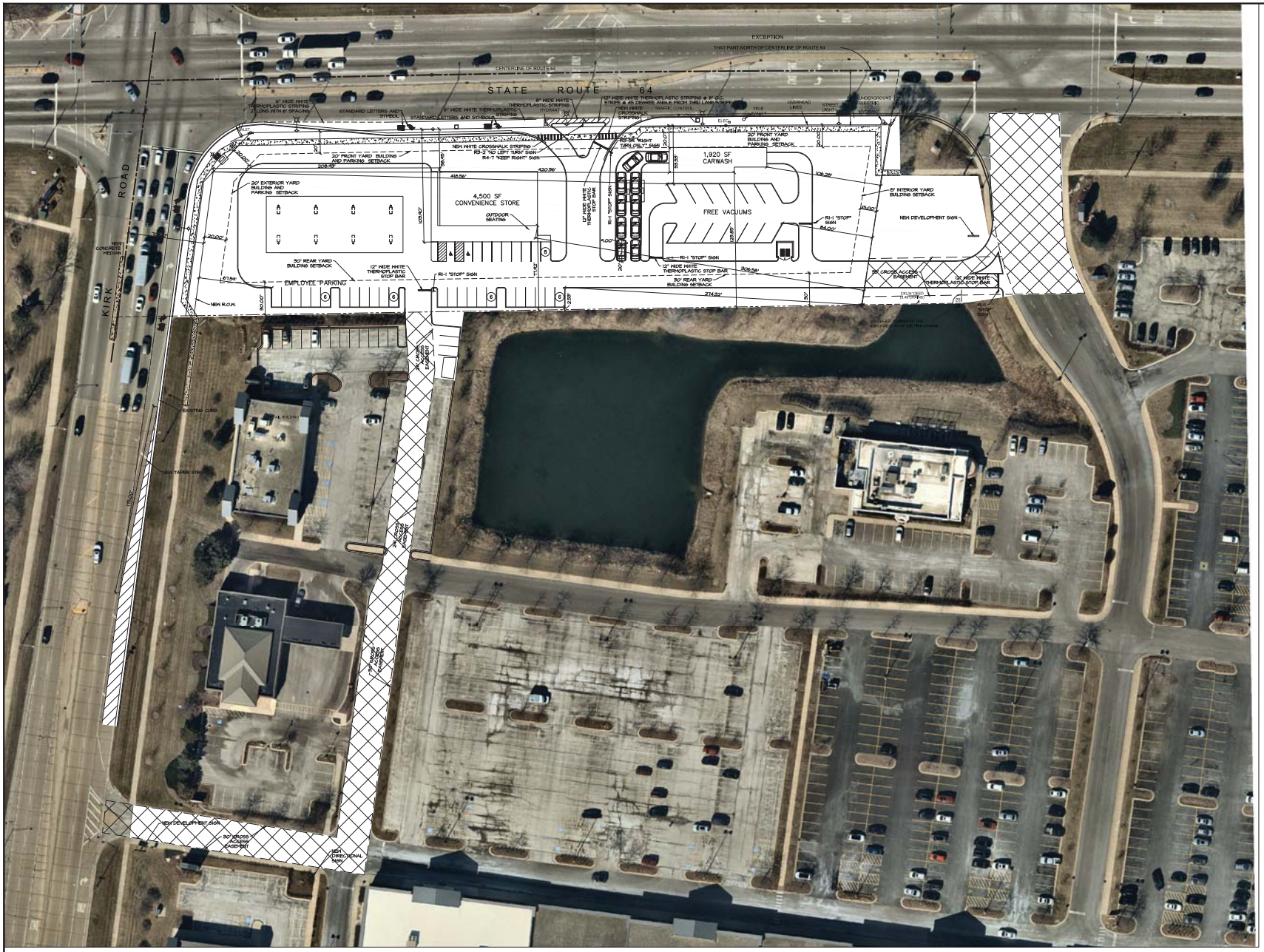
THE PRIDE OF ST. CHARLES
SEC OF KIRK ROAD AND IL. ROUTE 64
ST. CHARLES, 60174

ISSUE

TO	DATE
PRELIM	3/26/19
REV. SITE	4/3/19

CHECK:TOA
DRAWN:TEP
JOB:1910803C

EX-1
CONCEPTUAL SITE PLAN



1" = 40'

00 20 40 80 160

AQUATIC \ CIVIL \ MECHANICAL \ ELECTRICAL \ PLUMBING \ TELECOMMUNICATION \ STRUCTURAL \ ACCESSIBILITY CONSULTING \ DESIGN & PROGRAM MANAGEMENT \ LAND SURVEY

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WT Group
Engineering Design Consulting

THE PRIDE OF ST. CHARLES
SEC OF KIRK ROAD AND IL. ROUTE 64
ST. CHARLES, 60174

ISSUE

TO	DATE
PRELIM	3/26/19
REV. SITE	4/3/19

CHECK:TOA
DRAWN:TEP
JOB:1910803C

EX-1.1
OVERALL SITE PLAN

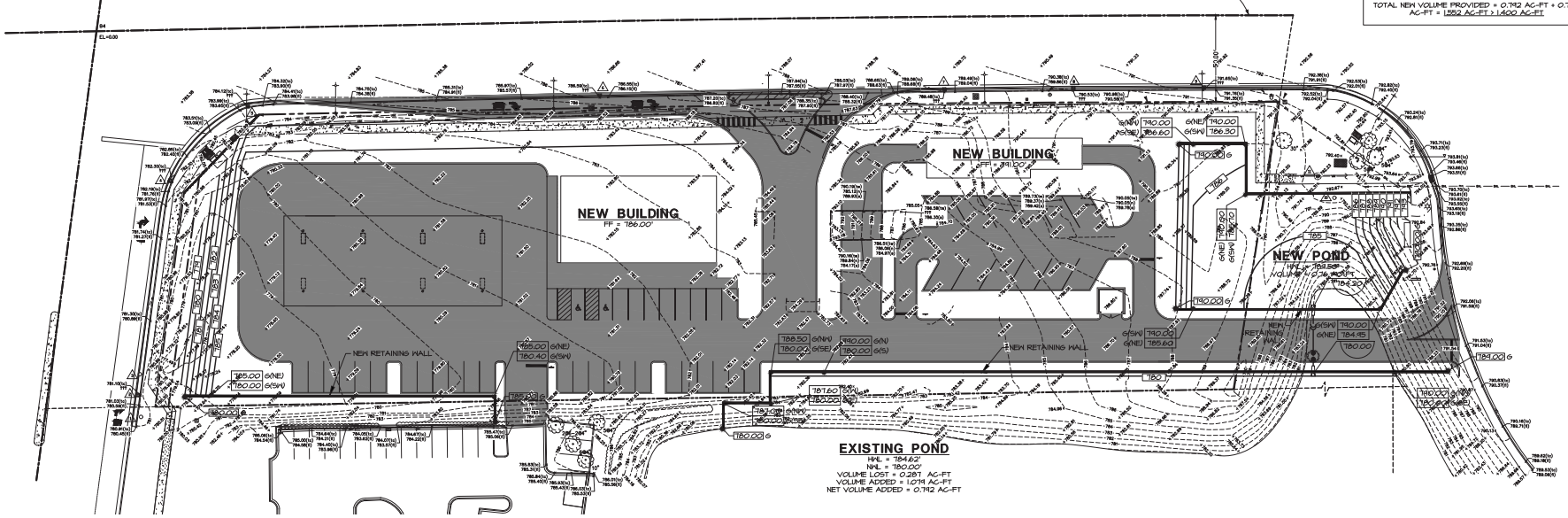
DETENTION SUMMARY

TOTAL DETENTION VOLUME REQUIRED = 1.400 AC-FT

VOLUME ADDED IN EXISTING POND = 1.078 AC-FT
VOLUME LOST IN EXISTING POND = 0.287 AC-FT
NET VOLUME ADDED IN EXISTING POND = 0.792 AC-FT

VOLUME PROVIDED IN NEW POND = 0.760 AC-FT

TOTAL NEW VOLUME PROVIDED = 0.792 AC-FT + 0.760 AC-FT = 1.552 AC-FT > 1.400 AC-FT



EXISTING UTILTY DATA

1. RIM=781.66' (SANITARY)
48" CONCRETE STRUCTURE
INV=771.53' (UNKNOWN N/S)
INV=772.06' (UNKNOWN E)
NO FLOW WITNESSED
TOP OF WATER=777.28'

2. RIM=780.60' (STORM)
24" CONCRETE STRUCTURE
INV=777.93' (6" CPP SSW)
INV=777.55' (12" RCP NE)

3. RIM=780.77' (STORM)
48" CONCRETE STRUCTURE
INV=777.57' (6" PVC NW)
INV=777.25' (18" RCP N)
INV=777.37' (12" RCP E)
INV=777.21' (18" RCP SE)
INV=777.08' (6" CPP S)

4. RIM=781.85' (STORM)
24" CONCRETE STRUCTURE
INV=778.05' (12" RCP SE)

5. RIM=783.66' (STORM)
48" CONCRETE STRUCTURE
INV=778.96' (12" RCP NE)
INV=778.31' (15" RCP SW)

6. RIM=786.11' (STORM)
48" CONCRETE STRUCTURE
INV=780.24' (12" RCP N)
INV=779.99' (15" RCP W)
INV=779.96' (15" RCP E)

7. RIM=789.01' (STORM)
48" CONCRETE STRUCTURE
INV=782.93' (15" RCP E/W)
INV=783.81' (6" CPP W)
INV=785.03' (6" CPP E)

8. RIM=790.03' (STORM)
48" CONCRETE STRUCTURE
INV=783.81' (15" RCP W)
INV=785.93' (12" RCP N)
INV=783.83' (15" RCP E)
INV=784.73' (6" CPP E)

9. RIM=791.23' (STORM)
48" CONCRETE STRUCTURE
INV=786.46' (12" RCP N/E)
INV=787.43' (6" CPP E)
INV=785.05' (15" RCP W)
INV=786.33' (6" CPP W)

10. RIM=793.28' (SANITARY)
48" CONCRETE STRUCTURE
INV=783.99' (8" METAL E)
INV=785.13' (8" METAL S)

11. RIM=792.25' (WATER)
48" CONCRETE STRUCTURE
TOP OF PIPE=785.88' (12" DIP E/W)

GRADING LEGEND

+000.00	EXISTING SPOT GRADE	TC	TOP OF CURB ELEVATION
000.00	PROPOSED SPOT GRADE	FL	FLOW LINE ELEVATION
*000.00	INTERPOLATED SPOT GRADE	○	EXISTING CLOSED MANHOLE
(000.00)	PROPOSED RIM ELEVATION	●	EXISTING OPEN GRATE MANHOLE
---000---	EXISTING CONTOUR LINE	●	EXISTING BEEHIVE GRATE MANHOLE
—000—	PROPOSED CONTOUR LINE	▷	EXISTING FIRE HYDRANT
➡	OVERLAND FLOW ARROW	•	EXISTING B-BOX
~~	100 YEAR OVERLAND FLOW ROUTE	⊗	PROPOSED INLET
➡	EMERGENCY OVERFLOW ARROW	◑	PROPOSED CLOSED LID MANHOLE
TP	TOP OF PAVEMENT ELEVATION	◑	PROPOSED OPEN RIM MANHOLE / CATCH BASIN
TW	TOP OF SIDEWALK ELEVATION	▭	PROPOSED FLARED END SECTION
G	FINISHED GRADE ELEVATION	⊗	PROPOSED RESTRICTOR STRUCTURE
FF	FINISHED FLOOR ELEVATION	• •	PROPOSED NYLOPLAST DRAIN BASIN

SITE GRADING NOTES:

A. EXISTING CONDITIONS AND TOPOGRAPHY SHOWN REPRESENTS SITE CONDITIONS PER THE (SURVEY / TOPO NAME) LAST DATED (YY-DD-YY), PREPARED BY (SURVEYOR). CONTRACTOR SHALL FIELD VERIFY EXISTING ELEVATIONS AND CONDITIONS (INCLUDING BUT NOT LIMITED TO VERIFICATION OF CONTROL AND ALL UTILITIES WHETHER DEPICTED OR NOT) PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
B. ALL PROPOSED GRADES ARE GIVEN TO FINISHED GRADE, I.E. TOP OF PROPOSED ASPHALT, CONCRETE, TOP OF PROPOSED CURB, ETC. SEE DETAILS FOR PAVEMENT THICKNESS.
C. CONTRACTOR SHALL CONTACT J.U.L.I.E. (811 OR 1-800-892-0123) AND/OR PRIVATE LOCATING SERVICE TO LOCATE ALL UNDERGROUND UTILITY LINES PRIOR TO STARTING ANY DEMOLITION AND/OR EXCAVATION. EXACT LOCATIONS OF ANY EXISTING ELECTRIC, GAS, TELEPHONE, ETC. LINES ARE UNKNOWN.
D. CONTRACTOR SHALL ENSURE POSITIVE SITE DRAINAGE AT THE END OF EACH WORKING DAY DURING CONSTRUCTION OPERATIONS. FAILURE TO PROVIDE ADEQUATE DRAINAGE WILL PRECLUDE THE CONTRACTOR FROM ANY POSSIBLE COMPENSATION REQUESTED DUE TO DELAYS OR UNSUITABLE MATERIALS CREATED AS A RESULT.
E. CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS OUTSIDE OF CONSTRUCTION LIMITS TO ORIGINAL CONDITION OR BETTER.
F. CONTRACTOR SHALL REPAIR AT HIS EXPENSE ANY DAMAGE TO EXISTING ASPHALT, CONCRETE, CURBS, SIDEWALKS, ETC. RESULTING FROM CONSTRUCTION TRAFFIC AND/OR OPERATIONS. REPAIRS SHALL BE MADE TO THE SATISFACTION OF THE OWNER AND/OR ENGINEER.
G. CONTRACTOR TO UTILIZE CARE WHEN WORKING NEAR EXISTING UTILITIES TO REMAIN. ANY DAMAGE TO EXISTING UTILITIES NOT NOTED TO BE REMOVED SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE OWNER AND/OR ENGINEER.
H. ALL EXISTING TREES SHOWN ARE TO REMAIN UNLESS OTHERWISE NOTED.
I. ALL HANDICAP ACCESSIBLE ROUTES (SIDEWALKS, WALKWAYS, PAVEMENTS, ETC.) SHALL MAINTAIN A MAXIMUM CROSS SLOPE OF 2.00% AND A MAXIMUM LONGITUDINAL SLOPE OF 5.00%. ACCESSIBLE PARKING STALLS SHALL MAINTAIN A MAXIMUM SLOPE OF 2.00% IN ALL DIRECTIONS.
J. VOIDS LEFT BY ANY ITEM REMOVED UNDER ANY PROPOSED BUILDING, PAVEMENT, OR WALK OR WITHIN 24" THEREOF SHALL BE BACKFILLED WITH ENGINEERED FILL ACCORDING TO THE GEOTECHNICAL REPORT.
K. ALL FIRE ACCESS LANES WITHIN THE PROJECT AREA SHALL REMAIN IN SERVICE, CLEAN OF DEBRIS, AND ACCESSIBLE FOR USE BY EMERGENCY VEHICLES.
L. CONSTRUCTION ACCESS POINTS TO THE SITE SHALL BE PROTECTED IN SUCH A WAY AS TO PREVENT TRACKING OF MUD OR SOIL ONTO PUBLIC THOROUGHFARES. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY BY THE CONTRACTOR.
M. ALL EXISTING SUBGRADE TO BE SCARIFIED (DISKED) TO A DEPTH OF 12" AND RE-COMPACTED, AND THEN TESTED USING A DYNAMIC CONE PENETROMETER. SEE GEOTECHNICAL REPORT FOR ADDITIONAL REQUIREMENTS.
N. ALL EXCESS SOILS THAT CANNOT BE USED AS SUITABLE FILL SHALL BE HAULED FROM THE SITE AND LEGALLY DISPOSED OF.
O. CONTRACTOR TO PROVIDE SOIL TESTING SERVICES FOR COMPLETION OF THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY'S LPC-662 AND/OR LPC-663 FORMS AS PART OF THEIR CONTRACT.
P. PREPARE SUBGRADE AS SPECIFIED WITHIN THE GEOTECHNICAL REPORT DATED MONTH DAY, YEAR PREPARED BY GEOTECHNICAL ENGINEER.
Q. ALL TOPSOIL BENEATH PROPOSED STRUCTURES AND PAVEMENT SHALL BE REMOVED. REFER TO THE GEOTECHNICAL REPORT DATED MONTH DAY, YEAR PREPARED BY GEOTECHNICAL ENGINEER FOR EXISTING TOPSOIL DEPTHS.

NORTH

1" = 30'

00 15 30 60 120

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ISSUE

TO	DATE
PRELIM	3/26/19
REV. SITE	4/3/19

CHECK:TOA
DRAWN:TEP
JOB:1910803C

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SITE GRADING PLAN