ST. CHARLES SINCE 1834	**PLAN COMMISSION AGENDA ITEM EXECUTIVE SUMMARY**			
	Project Title/Address:	First Street Redevelopment PUD – Building #8 (STC Lot 4, LLC)		
	City Staff:	Russell Colby, Community Development Division Manager		
	PUBLIC HEARING		**MEETING 2/19/19**	X
APPLICATIONS:		PUD Preliminary Plan		
ATTACHMENTS AND SUPPORTING DOCUMENTS:				
Staff Memo		Preliminary Plans		
Application				

SUMMARY:

The First Street Redevelopment PUD was approved in 2006 as a five-phase, mixed-use downtown redevelopment project spanning a 7.6 acre area of properties along First Street between Prairie St. and Main St. The remaining phases of the First Street project are comprised of three building lots, known as Buildings 6, 7B and 8. These lots are owned by the City. In summer 2018, the City issued a Request for Proposals (RFP) for development of the lots. In December 2018, the City Council approved a Memorandum of Understanding designating Frontier Development as developer of Building #8.

STC Lot 4, LLC / Frontier Development, represented by Curt Hurst and Conrad Hurst, have filed an application requesting approval of a PUD Preliminary Plan for Building #8.

Scope of the Project:

- A building footprint of roughly 5,400 square feet, with two full stories and a partial third floor with roof terraces on both the north and south sides of the building.
- A restaurant is anticipated to occupy the first floor and utilize the third floor/rooftop.
- Office use is anticipated on the second floor.
- Streetscape improvements along Illinois Street, including a vehicle pull-off/loading area
- A modern style building, with extensive use of glass and metal panels, with overhead doors on the first and third floors to open the interior space to the outside.

Architectural elevations were reviewed by the Historic Preservation Commission on 1/16/19 and the Commission recommended approval of the design. The Commission's review comments are in the staff memo.

SUGGESTED ACTION:

Review the PUD Preliminary Plan.

Staff has found the application materials to be complete and the plan to be in conformance with the applicable PUD and Zoning Ordinance requirements.

INFO / PROCEDURE ON APPLICATIONS:

PUD PRELIMINARY PLAN

- Approval of plans for development of property within a PUD- includes site, landscape, and engineering plans. (Application may also involve a subdivision of land.)
- Recommendation is based on compliance with the previously (or concurrently) approved Special Use for PUD standards and other city code requirements (including Zoning and Subdivision codes).

Community & Economic Development
Phone: (630) 377-4443

ST. CHARLES
SINCE 1834

STAFF MEMO

TO: Chairman Todd Wallace
And the Members of the Plan Commission

FROM: Russell Colby
Community Development Division Manager

RE: PUD Preliminary Plan for First Street Building #8

DATE: February 1, 2019

APPLICATION INFORMATION:

Project Name: First Street Building #8

Applicant: STC Lot 4, LLC / Frontier Development- Curt Hurst & Conrad Hurst

Purpose: Review PUD Preliminary Plan for Building #8

General Information:

Site Information	
Location	NE corner of IL Rt. 31/S. 2nd St. & Illinois St.

Application:	PUD Preliminary Plan
Applicable City Code Sections	First St. PUD Ords. 2006-Z-26 Title 17, Chapter 17.06 Design Review Standards & Guidelines, Chapter 17.14 – Business & Mixed Use Districts

Existing Conditions	
Land Use	Vacant building lot
Zoning	CBD-1 Central Business District - PUD

Zoning Summary		
North	CBD-1 Central Business District	Office- Doc Morgan
East	CBD-1 Central Business District- PUD	Plaza Building- First St. Blg. #4 (multi-story bldg. w/ parking deck)
South	CBD-1 Central Business District	Francesca's restaurant
West	CBD-1 Central Business District	Parking Lot (Baker Comm. Ctr.)

Comprehensive Plan Designation
Mixed Use

II. OVERVIEW

A. BACKGROUND ON FIRST STREET PROJECT

The First Street Redevelopment PUD was approved in 2006 as a five-phase, mixed-use downtown redevelopment project spanning a 7.6 acre area of properties along First Street between Prairie St. and Main St.

Phases 1 and 2 were constructed from 2007 to 2009 and included: New utility and road infrastructure; Relocation of the Blue Goose store; Building 7A-BMO Harris Bank & 16 affordable rental units; Building 4- The Plaza Parking Deck; and the western portion of the First Street Plaza.

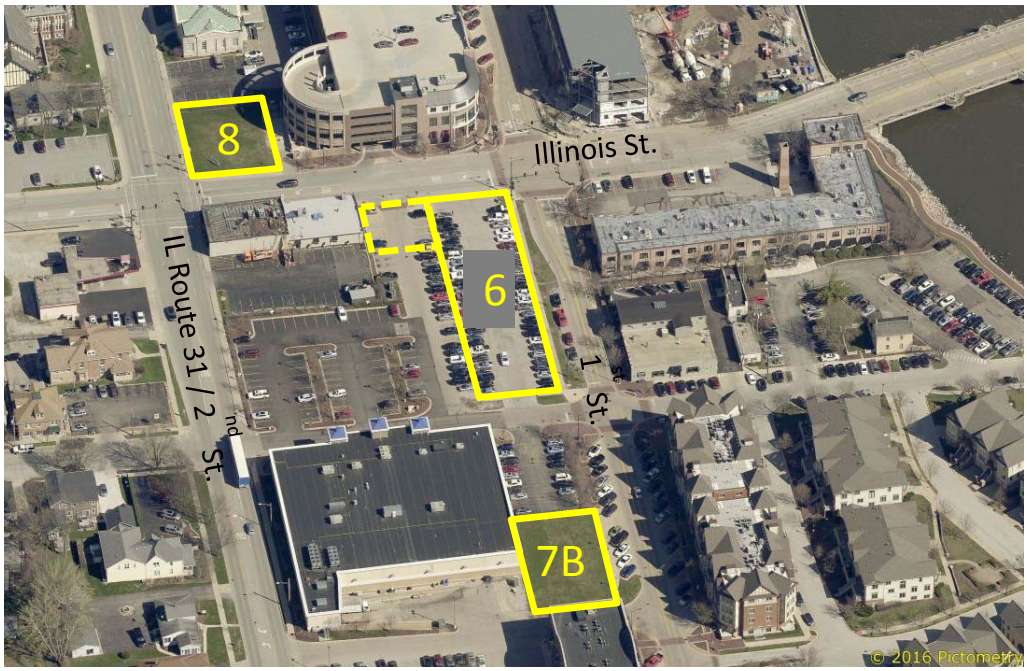
Phase 3 is the site of the current construction activity. Phase 3 is the riverfront property located between Main and Illinois Streets, which includes three multi-use buildings, a public parking deck, Riverwalk and the East Plaza. Completion of Phase 3, including the buildings and public spaces, is anticipated in fall 2019.

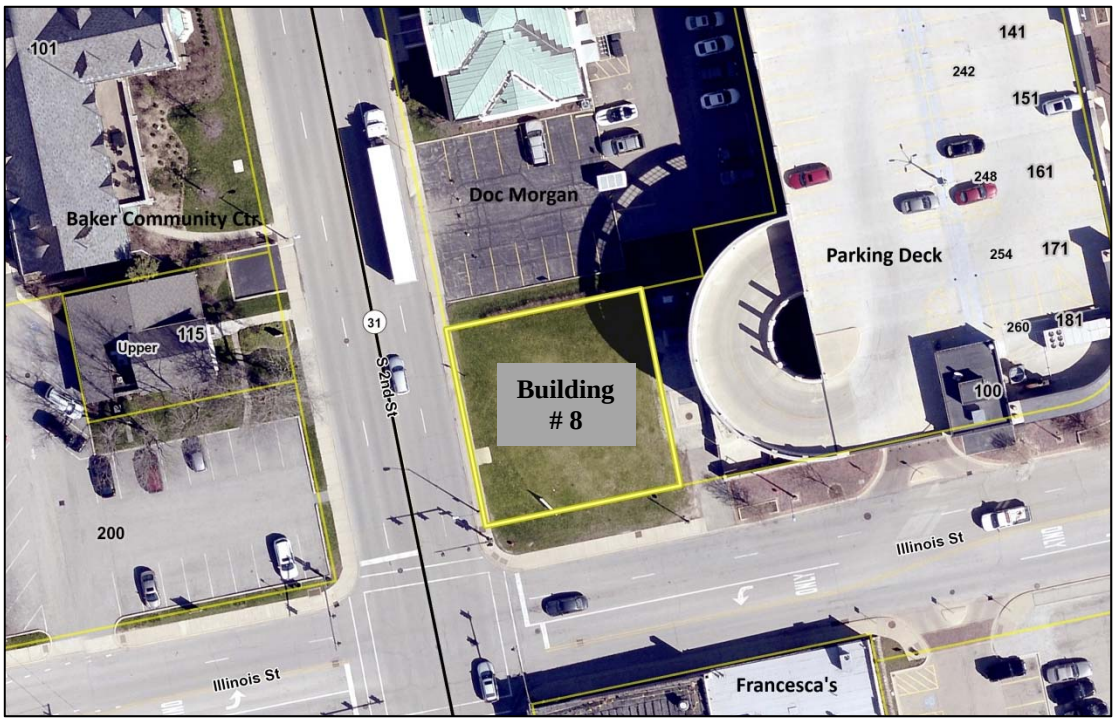
B. REMAINING PHASES OF THE DEVELOPMENT

The remaining phases of the First Street project are comprised of three building lots, known as Buildings 6, 7B and 8. These lots are owned by the City. In 2018, the City issued a Request for Proposals (RFP) for development of the lots.

Frontier Development, LLC submitted a proposal to develop Building #8. In December, the City Council approved a Memorandum of Understanding designating Frontier as developer of Building #8. Frontier has a 120-day period to submit PUD Preliminary Plans for the site and enter into a Redevelopment Agreement with the City for construction of the building.

At this time, no proposals for the development of Buildings 6 or 7B are advancing for approval.





C. BUILDING #8 PROPOSAL

STC Lot 4, LLC / Frontier Development, represented by Curt Hurst and Conrad Hurst, have filed an application requesting approval of a PUD Preliminary Plan for Building #8.

Scope of the Project:

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- Office use is anticipated on the second floor.
- Streetscape improvements along Illinois Street, including a vehicle pull-off/loading area
- A modern style building, with extensive use of glass and metal panels, with overhead doors on the first and third floors to open the interior space to the outside.

III. ANALYSIS

A. HISTORIC PRESERVATION COMMISSION REVIEW

The subject property is located within the Central Historic District, requiring review of the PUD Preliminary Plan by the Historic Preservation Commission regarding its potential impact on the historic district and nearby landmarks.

The Historic Preservation Commission reviewed the proposal for Building #8 on 1/16/19. The Commission unanimously voted to recommend to the Plan Commission approval of the PUD Preliminary Plan as presented, with the following comments included in the recommendation:

- The building is consistent with the First Street Redevelopment Project as originally proposed.
- The building is complementary to structures that were part of the First Street Redevelopment Project.
- The building is complementary to surrounding commercial structures that lie within the adjacent historic district.
- The project will not have a negative impact on adjacent historical properties.

Other supplemental comments offered during the Historic Commission discussion:

- No historic resources exist at this location; the area is a modern section of downtown with a mix of historic and contemporary commercial buildings.
- There are examples of similar architecture in the historic district that blend well with historic downtown buildings (recent renovation projects such as Shakou- 312 W. Main St. and Mixology Salon, 116 W. Main St., were offered as examples.)
- There is no negative impact on older adjacent buildings because of the amount of spacing between the structures.

B. ZONING REVIEW:

The 2006 First Street PUD ordinance established zoning parameters for the entire First Street project.

No zoning deviations were granted for Building #8; therefore the zoning requirements follow the CBD-1 Central Business Zoning District.

The table below lists the development data for: the CBD-1/PUD regulations, the original 2006 plan for Building #8; and the proposed 2019 plan for Building #8.

Building #8 Development Data			
	CBD-1 / PUD regulations	**2006 Approved Building #8**	**2019 Proposed Building #8**
Building Footprint	Up to 5914 sf.	4,660 sf.	5,418 sf.
Building Coverage	Up to 100%	79%	92%
Building Square footage	40,000 sf. max	13,980 sf.	13,932 sf.
Building Floors	-	3	3 (partial 3rd floor)
Building Height	50 ft.	49 ft. to parapet 69 ft. to tower	41 ft. to parapet (3rd floor)
Ground floor uses	Per PUD first floor use list	Commercial (undetermined)	Restaurant
Upper level uses	Per CBD-1 District use list	Office	Office & Restaurant

Note: For locations within the CBD-1 zoning district that are within Downtown Special Service Areas 1A (parking) and 1B (revitalization), there is no on-site parking requirement.

C. FIRST FLOOR USE RESTRICTIONS

Although Building #8 is located within the Downtown Overlay District, more limited restrictions on first floor uses are included in the 2006 First Street PUD Ordinance.

In addition to restricting the individual business types that can occupy first floor spaces, the PUD also imposes a limitation on certain uses as a percentage of all first floor space.

First Floor permitted use list (per Ord. 2006-Z-26):

1. *Art Gallery/Studio*
2. *Coffee or Tea Room*
3. *Cultural Facility**
4. *Indoor Recreation and Amusement**
5. *Live Entertainment*
6. *Personal Services**
7. *Restaurant*
8. *Retail Sales*
9. *Tavern/Bar*
10. *Theater*
11. *Utility, Local**
12. *Accessory uses to the preceding uses 1 through 11.*

**Not more than 25% of the total gross leasable floor area on the first floor may be occupied by these uses.*

D. SITE/ENGINEERING PLAN REVIEW

Engineering plans are under City staff review. Detailed review comments are forthcoming. The major items being reviewed include:

- Utility service connections for the building.
- Details for the streetscape improvements.
- Grading and adequacy of accessible routes along the building.

Initial staff comments:

- Survey information will need to be shown on the engineering plans.
- Plans show utilizing an existing sanitary service- the size and condition of this service needs to be verified.
- It is anticipated that the businesses will utilize the adjacent refuse enclosure. The City Code regulates use of City-owned refuse facilities. An amendment to the code may be needed to add this property to the refuse service area.
- The City will provide details for the paver brick installation used elsewhere on the First Street project.
- The paver materials and patterns should match or use common elements to blend with the streetscape to the east along Illinois Street.
- Plans show removal of an existing planter bed. The irrigation line from this planter bed should be extended to serve the new planter bed.
- The planter beds should be set back from the curb line similar to the planter bed to the east on Illinois Street (an edge of two paver rows along the curb line- 16”)
- Consider a single, long planter bed, vs. two separate beds.
- Plans need to show the surface material between the building and the lot line.

- Plans show a section of the existing service drive remaining- this will likely be damaged during building construction and require replacement.
- The landscaping behind the building (shrubs and a decorative boulder) will obstruct access to the electric transformer. Any plantings here would need to be non-woody so that vehicles can enter this area if necessary.

E. BUILDING ARCHITECTURE

The City adopted Design Guidelines for the First Street project area in 2002. The Design Guidelines are very similar to the CBD-1 zoning district Design Guidelines in Chapter 17.06 of the Zoning Ordinance.

The form and function of the building conforms to the Design Guidelines, including:

- Scale and proportion that is complementary to surrounding buildings.
- Façade broken into sections to reduce the visual scale of the building.
- Street-level distinguished from the rest of the building, through cornices, change in materials, awnings, etc.
- High level of window transparency on the first and second floors.
- The ground floor scaled to the pedestrian.
- Accentuated building entrances, with a focal point/landmark entry tower.
- Stepped back upper floors.
- Retail uses designed to open up directly on to the street.
- Developable rooftop spaces.
- Screening of rooftop equipment.

The building does differ from the guidelines somewhat with respect to building materials. The guidelines recommend use of traditional materials, specifically masonry/brick, as the primary façade material. The architectural plans show brick as a primary material on the non-street facing elevations, but on the street facing elevations, architectural metal and wood-grain aluminum panels are the primary materials.

Considerations:

- Dark-colored architectural metal is identified as an accent material in the guidelines.
- ACM (Aluminum Composite Material) was not as commonly used when the guidelines were written. This material has been used as an accent material on other First Street buildings (Building #3- Sterling Building, Building #2-Riverloft-currently under construction). Also, the woodgrain pattern replicates the look of a masonry texture.

IV. SUGGESTED ACTION

Review the PUD Preliminary Plan.

Staff has found the application materials to be complete and the plan to be in conformance with the applicable PUD and Zoning Ordinance requirements.

V. ATTACHMENTS

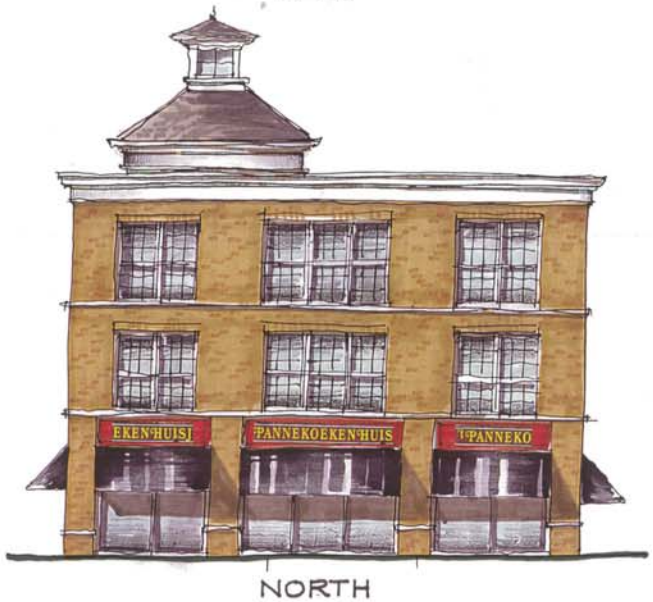
- 2006 Plans for Building #8
- PUD Preliminary Plan application
- Proposed PUD Plans for Building #8

2006 approved PUD Preliminary Plans for Building #8 - For reference

SOUTH

EAST

WEST



NORTH

BUILDING NO. 8

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

PUD PRELIMINARY PLAN APPLICATION

For City Use	
Project Name:	First Street Building #8
Project Number:	2019 -PR- 061
Application Number:	2019 -AP- 001

Received Date
RECEIVED
St. Charles, IL
JAN - 9 2019
CDD
Planning Division

To request approval of a PUD Preliminary Plan, complete this application and submit it with all required plans and attachments to the Planning Division. Normally this application will track with an application for Special Use for a PUD, unless a Special Use for a PUD has previously been granted and no amendment is necessary.

When the application is complete staff will distribute the plans to other City departments for review. When the staff has determined that the plans are ready for Plan Commission review, we will place the PUD Preliminary Plan on a Plan Commission meeting agenda.

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: Northeast corner of IL Rt. 31/S. 2nd St. & Illinois St.	
	Parcel Number (s): 09-34-126-021	
	Proposed PUD Name: First Street Redevelopment PUD - Building #8	
2. Applicant Information:	Name STC LOT 4, LLC	Phone 630 461 7075
	Address 4N316 RT. 31 ST. CHARLES, IL 60174	Fax
		Email CONRAD@FRONTIERDEVELOPMENTGROUP.COM
3. Record Owner Information:	Name City of St. Charles	Phone 630-377-4443
	Address 2 E. Main St. St. Charles, IL 60174	Fax
		Email rcolby@stcharlesil.gov

Please check the type of application:

- ☐ **New proposed PUD- Planned Unit Development** (Special Use Application filed concurrently)
- ☒ **Existing PUD-Planned Unit Development**
  - ☐ PUD Amendment Required for proposed plan (Special Use Application filed concurrently)

Subdivision of land:

- ☒ Proposed lot has already been platted and a new subdivision is not required.
- ☐ New subdivision of property required:
  - ☐ Final Plat of Subdivision Application filed concurrently
  - ☐ Final Plat of Subdivision Application to be filed later

Attachment Checklist:

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

Note: The City Staff, Plan Commission, or City Council, may request other pertinent information during the review process.

- ☐ **APPLICATION FEE:** Application fee in accordance with Appendix B of the Zoning Ordinance ($500)
- ☐ **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:** Provide an Ownership Disclosure form (attached)

  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.

- ❑ **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.

- ❑ **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 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.

- ❑ **SITE/ENGINEERING PLAN:**

  PRELIMINARY ENGINNERING PLANS – DRAWING REQUIREMENTS/CHECKLIST:

  Complete the attached checklist and ensure that all required information is included on the Preliminary Engineering Plans:

  1. Accurate boundary lines with dimensions
  2. Existing and proposed easements: location, width, purpose
  3. Streets on and adjacent to the tract: Name and right-of-way width, center line elevation, and culverts
  4. Location, size, shape, height, and use of existing and proposed structures
  5. Location and description of streets, sidewalks, and fences
  6. Surrounding land uses
  7. Legal and common description
  8. Date, north point, and scale
  9. Existing and proposed topography
  10. All parcels of land intended to be dedicated for public use or reserved for the use of all property owners with

the proposal indicated

11. Location of utilities
12. Building/use setback lines
13. Location of any significant natural features
14. Location of any 100-year recurrence interval floodplain and floodway boundaries
15. Location and classification of wetland areas as delineated in the National Wetlands Inventory
16. Existing zoning classification of property
17. Existing and proposed land use
18. Area of property in square feet and acres
19. Proposed off-street parking and loading areas
20. Number of parking spaces provided, and number required by ordinance
21. Angle of parking spaces
22. Parking space dimensions and aisle widths
23. Driveway radii at the street curb line
24. Width of driveways at sidewalk and street curb line
25. Provision of handicapped parking spaces
26. Dimensions of handicapped parking spaces
27. Depressed ramps available to handicapped parking spaces
28. Location, dimensions and elevations of freestanding signs
29. Location and elevations of trash enclosures
30. Provision for required screening, if applicable
31. Provision for required public sidewalks
32. Certification of site plan by a registered land surveyor or professional engineer
33. Geometric plan showing all necessary geometric data required for accurate layout of the site
34. Grading plans showing paving design, all storm sewers, and detention/retention facilities including detention/retention calculations) and erosion control measures
35. Utility plans showing all storm sewers, sanitary sewers, watermains, and appropriate appurtenant structures
36. Exterior lighting plans showing:
    - Location, height, intensity and fixture type of all proposed exterior lighting
    - Photometric information pertaining to locations of proposed lighting fixtures
37. Typical construction details and specifications
38. Certification of site engineering plans by a registered professional engineer
39. Proof of application for Stormwater Management Permit

❑ **SKETCH PLAN FOR LATER PHASES OF PUD:**

N/A For phased PUD's, where a sketch plan is permitted, it shall include, at minimum, the following:

- General location of arterial and collector streets
- Location of any required landscape buffers
- Location of proposed access to the site from public streets
- Maximum number of square feet of floor area for nonresidential development
- Maximum number of dwelling units for residential development
- Open space and storm water management land

❑ **ARCHITECTURAL PLANS:**

Architectural plans and data for all principal buildings shall be submitted in sufficient detail to permit an understanding of the exterior appearance and architectural style of the proposed buildings, the number, size and type of dwelling units, the proposed uses of nonresidential and mixed use buildings, total floor area and total building coverage of each building.

❑ **TREE PRESERVATION PLAN:**

N/A Tree Preservation Plan when required in accordance with Chapter 8.30 of the St. Charles Municipal Code. The information required for this plan may be included as part of the Landscape Plan set. See attachment, "Tree Preservation Requirements for Preliminary Plans".

❑ **LANDSCAPE PLAN:**

Landscape Plan showing the following information:

1. Delineation of the buildings, structures, and paved surfaces situated on the site and/or contemplated to be built thereon
2. Delineation of all areas to be graded and limits of land disturbance, including proposed contours as shown on the Site/Engineering Plan.
3. Accurate property boundary lines
4. Accurate location of proposed structures and other improvements, including paved areas, berms, lights, retention and detention areas, and landscaping
5. Site area proposed to be landscaped in square feet and as a percentage of the total site area
6. Percent of landscaped area provided as per code requirement
7. Dimensions of landscape islands
8. Setbacks of proposed impervious surfaces from property lines, street rights-of-way, and private drives
9. Location and identification of all planting beds and plant materials
10. Planting list including species of all plants, installation size (caliper, height, or spread as appropriate) and quantity of plants by species
11. Landscaping of ground signs and screening of dumpsters and other equipment

❑ **STORMWATER MANAGEMENT:** Submit a narrative summary for development of the lot, referencing original stormwater report for the project.

Written information (reports, calculations, etc.) as described in the Stormwater Management Requirements for Preliminary Plans (attached)

❑ **SUBDIVISION PLAT DRAWING REQUIREMENTS/CHECKLIST:**

N/A If the PUD Preliminary Plan involves the subdivision of land, a completed Subdivision Plat Drawing Requirements Checklist must be submitted.

- **PUBLIC BENEFITS, DEPARTURES FROM CODE:**

N/A A description of how the PUD meets the purposes and requirements set out in Section 17.04.400 of the Zoning Ordinance. Any requests for departures from the requirements of Title 16, "Subdivisions and Land Improvement," and Title 17, "Zoning," shall be listed and reasons for requesting each departure shall be given.

- **SCHEDULE:** Construction schedule indicating:

N/A

a. Phases in which the project will be built with emphasis on area, density, use and public facilities, such as open space, to be developed with each phase. Overall design of each phase shall be shown on the plat and through supporting material.

b. Approximate dates for beginning and completion of each phase.

c. If different land use types are to be included within the PUD, the schedule must include the mix of uses to be built in each phase.

- **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**

N/A 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.

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.

City of St. Charles - See Authorization Letter (Memorandum of Understanding)

Record Owner Date

1.9.19

Applicant or Authorized Agent Date

Refer to:
Minutes 12-17-2018
Page

City of St. Charles, Illinois
Resolution No. 2018-153

A Resolution Authorizing and Approving a Memorandum of Understanding by and between Frontier Development, LLC and the City of St. Charles (First Street Redevelopment- Building #8)

Presented & Passed by the City Council on December 17, 2018

WHEREAS, the City of St. Charles ("City"), pursuant to requests for development proposals, desires to select Frontier Development, LLC ("Frontier") to be the designated developer of certain City-owned property ("Property"), on which to construct, develop and operate a two (2) story mixed use retail/office development ("Project"); and

WHEREAS, as a result of the developer selection, the City and Frontier desire to enter into a certain Memorandum of Understanding to provide for a one hundred twenty (120) day period, during which (i) Frontier shall be the designated developer for the Project; (ii) Frontier shall be authorized to initiate and prosecute an application for any and all entitlement approvals necessary for the Project; and (iii) the City staff shall engage and negotiate with Frontier on a mutually agreement redevelopment agreement ("RDA").

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and City Council of the City of St. Charles, Kane and DuPage Counties, Illinois, as follows:

1. The foregoing recitals are incorporated herein by this express reference.

2. Upon receipt from Frontier of two (2) executed copies of the Memorandum of Understanding, the Mayor is hereby authorized to execute, and the City Clerk is hereby authorized to attest, the Memorandum of Understanding, in substantially that form attached hereto as Exhibit "A", with such changes therein as shall be approved by the officials of the City executing the same, their execution thereof to constitute conclusive evidence of their approval of such changes.

3. This Resolution shall be in full force and effect immediately upon its passage and approval.

PRESENTED to the City Council of the City of St. Charles, Illinois, this 17th day of December, 2018.

PASSED by the City Council of the City of St. Charles, Illinois, this 17th day of December, 2018.

APPROVED by the Mayor of the City of St. Charles, Illinois, this 17th day of December, 2018.

Raymond P. Rogina, Mayor

ATTEST:

Charles Amenta, City Clerk

COUNCIL VOTE:
Ayes: 10
Nays: 0
Absent: 0
Abstain: 0

EXHIBIT "A"

MEMORANDUM OF UNDERSTANDING

THIS MEMORANDUM OF UNDERSTANDING ("*Memorandum*") is made and entered into as of the 17th day of December, 2018 (the "*Effective Date*") by and between the CITY OF ST. CHARLES, an Illinois municipal corporation (the "*City*") and FRONTIER DEVELOPMENT, LLC, an Illinois limited liability company ("*Developer*"). (The City and Developer are sometimes individually referred to as a "*Party*" and collective referred to as the "*Parties*").

RECITALS:

Pursuant to a request for proposals, the Developer proposes to acquire from the City and redevelop the property, legally described on Exhibit A, attached hereto and made a part hereof (the "*Property*"), located within the First Street Redevelopment Project Area, with a two (2) story mixed use retail/office development, substantially pursuant to the plans depicted on Exhibit B, attached hereto and made a part hereof (the "*Redevelopment Project*"), subject to (i) securing any and all City entitlements required to permit the Redevelopment Project on the Property ("*Approvals*") and (ii) entering into a mutually agreeable Redevelopment Agreement ("*Redevelopment Agreement*"), pursuant to its authority under the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 *et seq.*, as amended (the "*Act*").

NOW, THEREFORE, in consideration of the foregoing and of the mutual covenants and agreements herein contained, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties do hereby agree as follows:

ARTICLE I
RECITALS PART OF UNDERSTANDING

The representations, covenants and recitations set forth in the foregoing recitals are hereby incorporated into and made a part of this Memorandum as though they were fully set forth in this Article I.

ARTICLE II
DESIGNATED DEVELOPER

For a period not to exceed one hundred twenty (120) days from the Effective Date, the City (i) designates the Developer as the exclusive developer for the redevelopment of the Property for the Redevelopment Project, (ii) authorizes the Developer to apply for any and all Approvals as the Developer may identify or as may be required for the Redevelopment Project,

and (iii) authorizes staff to negotiate with Developer a mutually acceptable Redevelopment Agreement, subject to the conditions upon final approval by the Mayor and City Council.

IN WITNESS WHEREOF, the Parties have duly executed this Memorandum of Understanding pursuant to all requisite authorizations as of the Effective Date.

CITY OF ST. CHARLES,
An Illinois municipal corporation

By:_____
Mayor

ATTEST:

By:_____
City Clerk

FRONTIER DEVELOPMENT, LLC,
An Illinois limited liability company

By:_____
Its: Manager

ATTEST:

By:_____
Its:_____

EXHIBIT A
PROPERTY LEGAL DESCRIPTION

LOT 4 OF PHASE II FIRST STREET REDEVELOPMENT SUBDIVISION OF 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, ALL IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 1, 2007 AS DOCUMENT 2007K080494.

(Commonly known First Street Redevelopment- Building #8 lot located at the NE corner of Illinois Route 31/S. 2nd Street and Illinois Street, St. Charles, IL, 60174.)

FIRST STREET BUILDING #8

NEW CONSTRUCTION

FIRST STREET REDEVELOPMENT PUD
NORTHEAST CORNER OF S. 2ND ST. & ILLINOIS ST.,
ST. CHARLES, IL 60174

AUTHORITIES

CITY OF ST. CHARLES
BUILDING DEPARTMENT
2 E. MAIN STREET
ST. CHARLES, IL 60174
PHONE: 630-377-4400

APPLICABLE CODES

- 2015 INTERNATIONAL BUILDING CODE W/ AMENDMENTS
- 2015 INTERNATIONAL MECHANICAL CODE W/ AMENDMENTS
- 2015 FUEL GAS CODE W/ AMENDMENTS
- 2014 NATIONAL ELECTRIC CODE, NFPA NO. 70, W/ AMENDMENTS
- 2014 ILLINOIS STATE PLUMBING CODE W/ AMENDMENTS
- 2015 INTERNATIONAL FIRE CODE W/ AMENDMENTS
- 2015 INTERNATIONAL ENERGY CONSERVATION CODE
- 1997 ILLINOIS ACCESSIBILITY CODE
- NFPA LIFE SAFETY CODE 101

SHEET INDEX

SHEET NO	SHEET DESCRIPTION	DATE OF PREPARATION 01-08-2019
	ARCHITECTURAL	
A001	COVER SHEET W/ RENDERING	●
A201	FIRST FLOOR PLAN	●
A202	SECOND FLOOR PLAN	●
A203	THIRD FLOOR PLAN	●
A301	EAST & SOUTH BUILDING ELEVATIONS	●
A302	WEST & NORTH BUILDING ELEVATIONS	●
	LANDSCAPE	
L201	LANDSCAPE & ARCHITECTURAL SITE PLAN	●

CONTACT INFORMATION

DEVELOPER:

CURT & CONRAD HURST
FRONTIER DEVELOPMENT GROUP
PHONE: 630-330-7215
curt@frontierdevelopmentgroup.com

RECORD OWNER:

RUSSELL COLBY
CITY OF ST. CHARLES
2 E. MAIN STREET
ST. CHARLES, IL 60174-1984
PHONE: 630-762-6425
rcolby@stcharlesil.gov

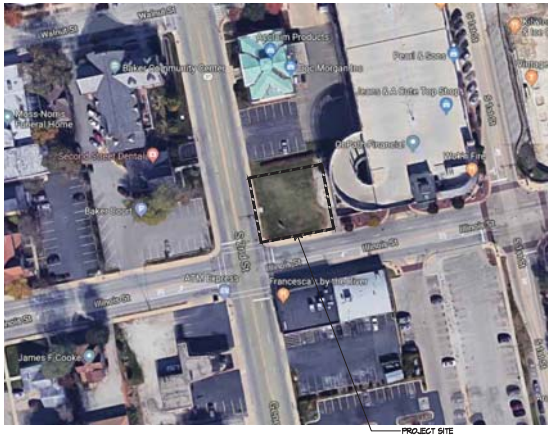
ARCHITECT:

BATIR ARCHITECTURE
1121 E. MAIN STREET
SUITE #220
ST. CHARLES, IL 60174
PHONE: 630-513-5109
FAX: 630-513-5919

ILLINOIS REGISTERED ARCHITECT
NO. 001-018643 EXPIRES:
11-30-2020
ILLINOIS DEPARTMENT OF
PROFESSIONAL REGULATION FIRM
NUMBER: 184-004125

CIVIL ENGINEER:

PHIL WOLF, P.E.
WOLF PACK DEVELOPMENT GROUP
2510 MAPLE AVENUE
DOWNERS GROVE, IL 60515
PHONE: 630-435-0847
pwolf@wolfpackdg.com



NORTH

LOCATION MAP

SCALE: N.T.S.

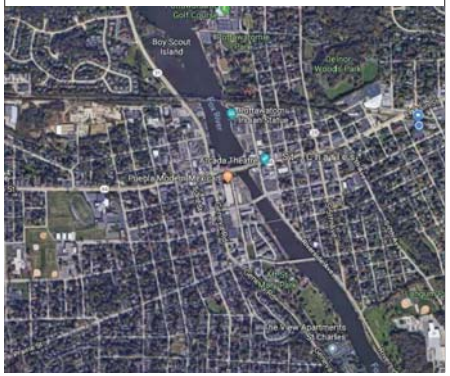
RENDERED PERSPECTIVE OF NORTHEAST
CORNER OF S. 2ND STREET & ILLINOIS STREET

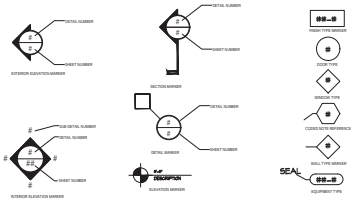
SCALE: N.T.S.

I HEREBY CERTIFY THAT THE PLANS WITH THE FIRM'S NAME LISTED BELOW WERE PREPARED UNDER MY DIRECT SUPERVISION.
DATED AT ST. CHARLES, ILLINOIS THIS 8TH DAY OF JANUARY, 2019

PAULA A. PRICE, BATIR ARCHITECTURE, LTD.
ILLINOIS REGISTERED ARCHITECT NO. 001-018643 EXP. DATE: 11-30-2020
ILLINOIS DEPARTMENT OF PROFESSIONAL REGULATION FIRM NUMBER: 184-004125

VICINITY MAP





PROJECT: 18072

FIRST STREET BUILDING #8
NEW CONSTRUCTION
NORTHEAST CORNER OF S. 2ND ST. & ILLINOIS ST., ST. CHARLES, IL 60174

BATIR
GREEN ARCHITECTURE
BATIR ARCHITECTURE, LTD.
1121 E. MAIN ST. SUITE 220, ST. CHARLES, IL 60174
PHONE: 630-513-5109 FAX: 630-513-5919
WWW.BATIRARCHITECT.COM

COVER SHEET

ISSUED:
01-08-2019
DATE OF PREPARATION

© COPYRIGHT 2019
BATIR ARCHITECTURE, LTD.

SCALE
1/4" = 1'-0"
UNLESS NOTED OTHERWISE

A001

FIRST STREET REDEVELOPMENT - LOT 4

CITY OF ST. CHARLES, ILLINOIS

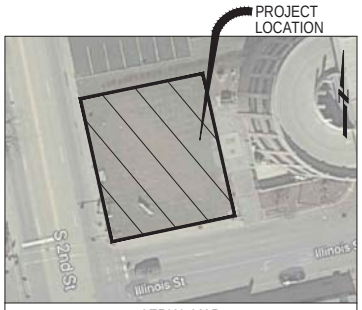
PRELIMINARY ENGINEERING PLANS

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		LIGHT STANDARD/DOUBLE LIGHT STANDARD
		WATER VALVE VAULT
		WATER VALVE BOX
		FIRE HYDRANT
		BUFFALO BOX
		SANITARY MANHOLE
		FLARED END SECTION
		STORM INLET
		STORM CATCH BASIN
		STORM MANHOLE
		CLEANOUT
		STORM SEWER PIPE
		SANITARY SEWER PIPE
	W	WATER MAIN PIPE
	FM	FORCEMAIN PIPE
		STORM SEWER SERVICE
		SANITARY SEWER SERVICE
		WATER MAIN SERVICE
615.90 / 610.20	615.90 / 610.20	SANITARY RIM ELEVATION / SANITARY INVERT ELEVATION
616.50	616.50 / SWGR	WATER GRADE RING ELEVATION / WATER STATION LOCATION
615.90 / 606.70	615.90 / 606.70	STORM RIM ELEVATION / STORM INVERT ELEVATION
	SA	PROPOSED SANITARY STRUCTURE LABEL
	PWS-14	PROPOSED WATER STRUCTURE LABEL
	IN	PROPOSED STORM STRUCTURE LABEL
		PROPOSED RETAINING WALL
		CURB AND GUTTER
		DEPRESSED CURB AND GUTTER
		REVERSE CURB AND GUTTER
		SIDEWALK
		SWALE FLOW ARROW
		DRAINAGE ARROW
		OVERLAND FLOW
764	764	1 FOOT CONTOURS
		ACCESSIBLE CURB RAMP

INDEX OF DRAWINGS

SHEET NO.	DRAWING TITLE
C1.0	COVER SHEET
C2.0	EXISTING CONDITIONS, SITE DEMO, AND EROSION CONTROL PLAN
C3.0	PROPOSED GRADING & UTILITY PLAN
C4.0	CONSTRUCTION DETAILS



AERIAL MAP N.T.S.

VICINITY MAP 1"=1000'±

ABBREVIATIONS

ADJ	ADJUST	E	ELECTRIC	MH	STORM MANHOLE	RT	RIGHT
AGG.	AGGREGATE GRAVEL	E-E	EDGE TO EDGE	MIN.	MINIMUM	SAN	SANITARY SEWER
B.A.M.	BIT. AGG. MIXTURE	ELEV.	ELEVATION	NWL	NORMAL WATER LEVEL	SF	SQUARE FOOT
B-B	BACK TO BACK	E/P	EDGE OF PAVEMENT	OLID	OPEN LID	SHLD.	SHOULDER
B/P	BOTTOM OF PIPE	EX.	EXISTING	P.E.	PRIVATE ENTRANCE	SL	STREET LIGHT
B/WALL	GROUND AT BOTTOM OF WALL	F.E.	FIELD ENTRANCE	PERF.	PERFORATED	SMH	SANITARY MANHOLE
B.B.	BUFFALO BOX	F-F	FACE TO FACE	PC	POINT OF CURVE	ST	STORM SEWER
BIT.	BITUMINOUS CONCRETE	FF	FINISHED FLOOR	P.C.C.	PORTLAND CEMENT CONCRETE	STA.	STATION
BM	BENCHMARK	FES	FLARED END SECTION	PCC	POINT OF COMPOUND CURVE	STD	STANDARD
B.O.	BY OTHERS	FH	FIRE HYDRANT	PGL	PROFILE GRADE LINE	SW	SIDEWALK
C.E.	COMMERCIAL ENTRANCE	F/L	FLOW LINE	PI	POINT OF INTERSECTION	SY	SQUARE YARDS
CB	CATCH BASIN	FM	FORCE MAIN	PL	PROPERTY LINE	TBR	TO BE REMOVED
CL	CENTERLINE	G	GROUND	PP	POWER POLE	T	TELEPHONE
CLID	CLOSED LID	GAS	GAS	PROP.	PROPOSED	T-A	TYPE A
CMP	CORRUGATED METAL PIPE	GU	GUTTER ELEVATION	PT	POINT OF TANGENCY	T/C	TOP OF CURB
CNTRL	CONTROL	GW	GUY WIRE	PVC	POLYVINYL CHLORIDE PIPE	T/F	TOP OF FOUNDATION
C.O.	CLEAN OUT	H.C.	HANDICAP	P.V.C.	POINT OF VERTICAL CURVE	T/P	TOP OF PIPE
CONC.	CONCRETE	HDWL	HEADWALL	PVI	POINT OF VERTICAL INTERSECTION	T/W	TOP OF WALK
CY	CUBIC YARD	HH	HANDHOLE	PVT	POINT OF VERTICAL TANGENCY	T/WALL	TOP OF WALL
D	DITCH	HWL	HIGH WATER LEVEL	P	PAVEMENT	TEMP	TEMPORARY
DIA.	DIAMETER	INL	INLET	R	RADIUS	TRANS.	TRANSFORMER
DIP	DUCTILE IRON PIPE	INV.	INVERT	R.O.W.	RIGHT-OF-WAY	V.B.	VALVE BOX
DIWM	DUCTILE IRON WATER MAIN	IP	IRON PIPE	RCP	REINFORCED CONCRETE PIPE	V.V.	VALVE VAULT
DT	DRAIN TILE	MAX.	MAXIMUM	REM	REMOVAL	WL	WATER LEVEL
D.S.	DOWN SPOUT	MB	MAILBOX	RR	RAILROAD	WM	WATER MAIN

CONTACT JULIE AT 811
OR 800-892-0123

48 HOURS (2 working days) BEFORE YOU DIG

NOTE:
THE LOCATION, ELEVATION, SIZE, AND TYPES OF ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION, ELEVATION, SIZE AND TYPES OF ALL EXISTING UTILITIES PRIOR TO COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

REVISIONS

SUSTAINABLE DESIGN | SUSTAINABLE LIVING
Wolf Pack CONSULTING, LLC
Civil Engineering
Land Planning
Land Surveying
Project Entitlements
Stormwater Management
418 South Cass Avenue, Westmont, IL 60559
Office: (630) 964-5117 • wolfpackgp.com

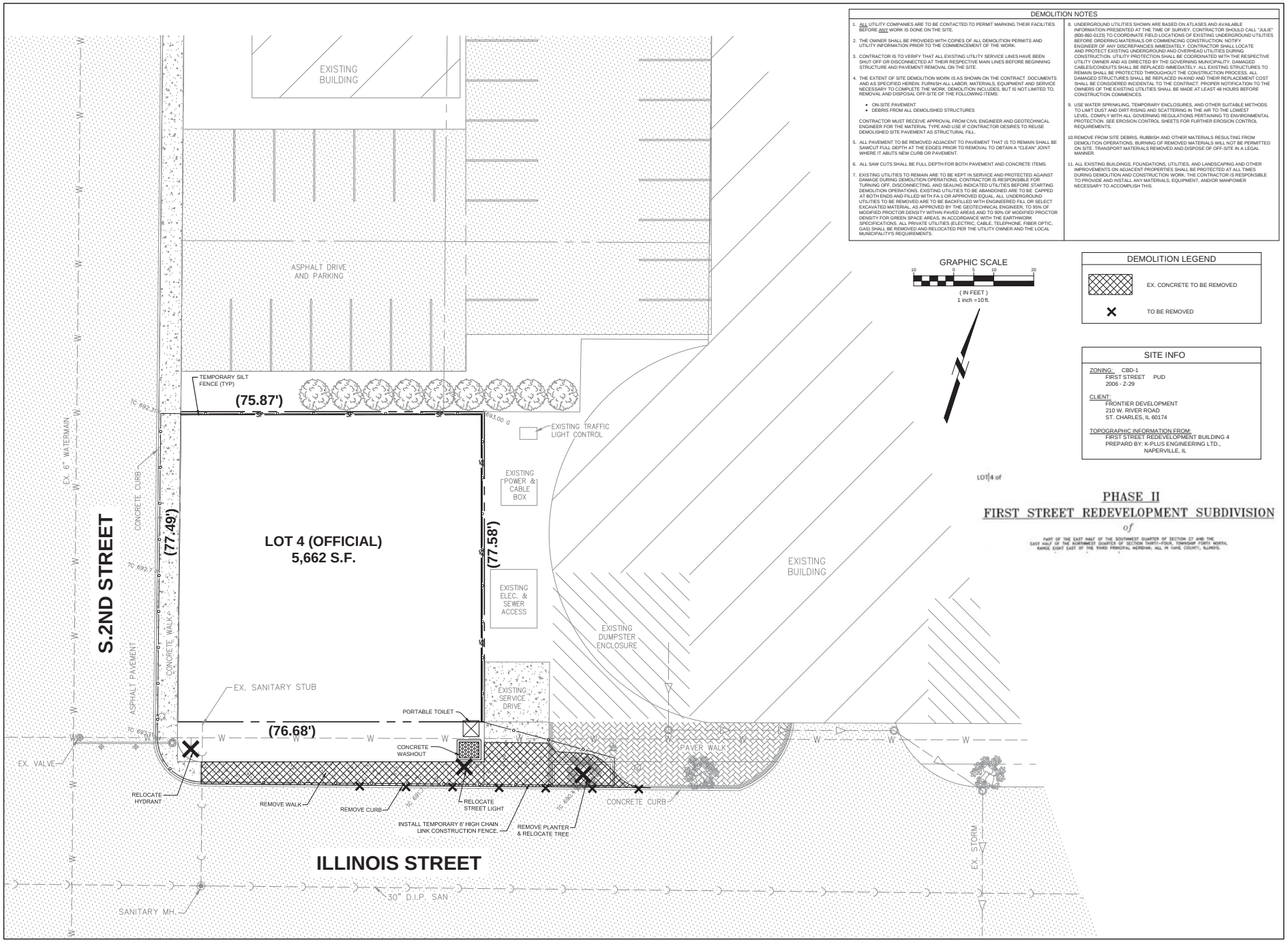
PHILIP J. WOLF
062-053190
LICENSED PROFESSIONAL ENGINEER OF ILLINOIS
01-08-2019
EXP 11-30-19

COVER SHEET
FIRST STREET REDEVELOPMENT - LOT 4
CITY OF ST. CHARLES, ILLINOIS

PROJ. MGR.:	PJW
PROJ. ENG.:	KM
DRAWN BY:	KM
DATE:	01-08-19
SCALE:	N.T.S.

SHEET NO.
C1.0

PROJ. NUMBER:



DEMOLITION NOTES

1. ALL UTILITY COMPANIES ARE TO BE CONTACTED TO PERMIT MARKING THEIR FACILITIES BEFORE ANY WORK IS DONE ON THE SITE.
2. THE OWNER SHALL BE PROVIDED WITH COPIES OF ALL DEMOLITION PERMITS AND UTILITY INFORMATION PRIOR TO THE COMMENCEMENT OF THE WORK.
3. CONTRACTOR IS TO VERIFY THAT ALL EXISTING UTILITY SERVICE LINES HAVE BEEN SHUT OFF OR DISCONNECTED AT THEIR RESPECTIVE MAIN LINES BEFORE BEGINNING STRUCTURE AND PAVEMENT REMOVAL ON THE SITE.
4. THE EXTENT OF SITE DEMOLITION WORK IS AS SHOWN ON THE CONTRACT DOCUMENTS AND AS SPECIFIED HEREIN. FURNISH ALL LABOR, MATERIALS, EQUIPMENT AND SERVICE NECESSARY TO COMPLETE THE WORK. DEMOLITION INCLUDES, BUT IS NOT LIMITED TO, REMOVAL AND DISPOSAL OFF-SITE OF THE FOLLOWING ITEMS:
   - ON-SITE PAVEMENT
   - DEBRIS FROM ALL DEMOLISHED STRUCTURES

   CONTRACTOR MUST RECEIVE APPROVAL FROM CIVIL ENGINEER AND GEOTECHNICAL ENGINEER FOR THE MATERIAL TYPE AND USE IF CONTRACTOR DESIRES TO REUSE DEMOLISHED SITE PAVEMENT AS STRUCTURAL FILL.
5. ALL PAVEMENT TO BE REMOVED ADJACENT TO PAVEMENT THAT IS TO REMAIN SHALL BE SAWCUT FULL DEPTH AT THE EDGES PRIOR TO REMOVAL TO OBTAIN A "CLEAN" JOINT WHERE IT ABUTS NEW CURB OR PAVEMENT.
6. ALL SAW CUTS SHALL BE FULL DEPTH FOR BOTH PAVEMENT AND CONCRETE ITEMS.
7. EXISTING UTILITIES TO REMAIN ARE TO BE KEPT IN SERVICE AND PROTECTED AGAINST DAMAGE DURING DEMOLITION OPERATIONS. CONTRACTOR IS RESPONSIBLE FOR TURNING OFF, DISCONNECTING, AND SEALING INDICATED UTILITIES BEFORE STARTING DEMOLITION OPERATIONS. EXISTING UTILITIES TO BE ABANDONED ARE TO BE CAPPED AT BOTH ENDS AND FILLED WITH FA-1 OR APPROVED EQUAL. ALL UNDERGROUND UTILITIES TO BE REMOVED ARE TO BE BACKFILLED WITH ENGINEERED FILL OR SELECT EXCAVATED MATERIAL, AS APPROVED BY THE GEOTECHNICAL ENGINEER, TO 95% OF MODIFIED PROCTOR DENSITY WITHIN PAVED AREAS AND TO 90% OF MODIFIED PROCTOR DENSITY FOR GREEN SPACE AREAS, IN ACCORDANCE WITH THE EARTHWORK SPECIFICATIONS. ALL PRIVATE UTILITIES (ELECTRIC, CABLE, TELEPHONE, FIBER OPTIC, GAS) SHALL BE REMOVED AND RELOCATED PER THE UTILITY OWNER AND THE LOCAL MUNICIPALITY'S REQUIREMENTS.
8. UNDERGROUND UTILITIES SHOWN ARE BASED ON ATLASES AND AVAILABLE INFORMATION PRESENTED AT THE TIME OF SURVEY. CONTRACTOR SHOULD CALL "JULIE" (800-892-0123) TO COORDINATE FIELD LOCATIONS OF EXISTING UNDERGROUND UTILITIES BEFORE ORDERING MATERIALS OR COMMENCING CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY. CONTRACTOR SHALL LOCATE AND PROTECT EXISTING UNDERGROUND AND OVERHEAD UTILITIES DURING CONSTRUCTION. UTILITY PROTECTION SHALL BE COORDINATED WITH THE RESPECTIVE UTILITY OWNER AND AS DIRECTED BY THE GOVERNING MUNICIPALITY. DAMAGED CABLES/CONDUITS SHALL BE REPLACED IMMEDIATELY. ALL EXISTING STRUCTURES TO REMAIN SHALL BE PROTECTED THROUGHOUT THE CONSTRUCTION PROCESS. ALL DAMAGED STRUCTURES SHALL BE REPLACED IN-KIND AND THEIR REPLACEMENT COST SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT. PROPER NOTIFICATION TO THE OWNERS OF THE EXISTING UTILITIES SHALL BE MADE AT LEAST 48 HOURS BEFORE CONSTRUCTION COMMENCES.
9. USE WATER SPRINKLING, TEMPORARY ENCLOSURES, AND OTHER SUITABLE METHODS TO LIMIT DUST AND DIRT RISING AND SCATTERING IN THE AIR TO THE LOWEST LEVEL. COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION. SEE EROSION CONTROL SHEETS FOR FURTHER EROSION CONTROL REQUIREMENTS.
10. REMOVE FROM SITE DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM DEMOLITION OPERATIONS. BURNING OF REMOVED MATERIALS WILL NOT BE PERMITTED ON SITE. TRANSPORT MATERIALS REMOVED AND DISPOSE OF OFF-SITE IN A LEGAL MANNER.
11. ALL EXISTING BUILDINGS, FOUNDATIONS, UTILITIES, AND LANDSCAPING AND OTHER IMPROVEMENTS ON ADJACENT PROPERTIES SHALL BE PROTECTED AT ALL TIMES DURING DEMOLITION AND CONSTRUCTION WORK. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE AND INSTALL ANY MATERIALS, EQUIPMENT, AND/OR MANPOWER NECESSARY TO ACCOMPLISH THIS.

GRAPHIC SCALE

10 0 5 10 20

(IN FEET)
1 inch =10 ft.

DEMOLITION LEGEND

EX. CONCRETE TO BE REMOVED

TO BE REMOVED

SITE INFO

ZONING: CBD-1
FIRST STREET PUD
2006 - Z-29

CLIENT:
FRONTIER DEVELOPMENT
210 W. RIVER ROAD
ST. CHARLES, IL 60174

TOPOGRAPHIC INFORMATION FROM:
FIRST STREET REDEVELOPMENT BUILDING 4
PREPARD BY: K-PLUS ENGINEERING LTD.,
NAPERVILLE, IL

LOT 4 of

PHASE II
FIRST STREET REDEVELOPMENT SUBDIVISION
of

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.

REVISIONS

SUSTAINABLE DESIGN | SUSTAINABLE LIVING
Wolf Pack CONSULTING, LLC
Civil Engineering
Land Planning
Land Surveying
Project Entitlements
Stormwater Management
418 South Cass Avenue, Westmont, IL 60559
Office: (630) 963-1717 • wolfpackcp.com

EXISTING CONDITIONS, SITE DEMO, AND EROSION CONTROL PLAN

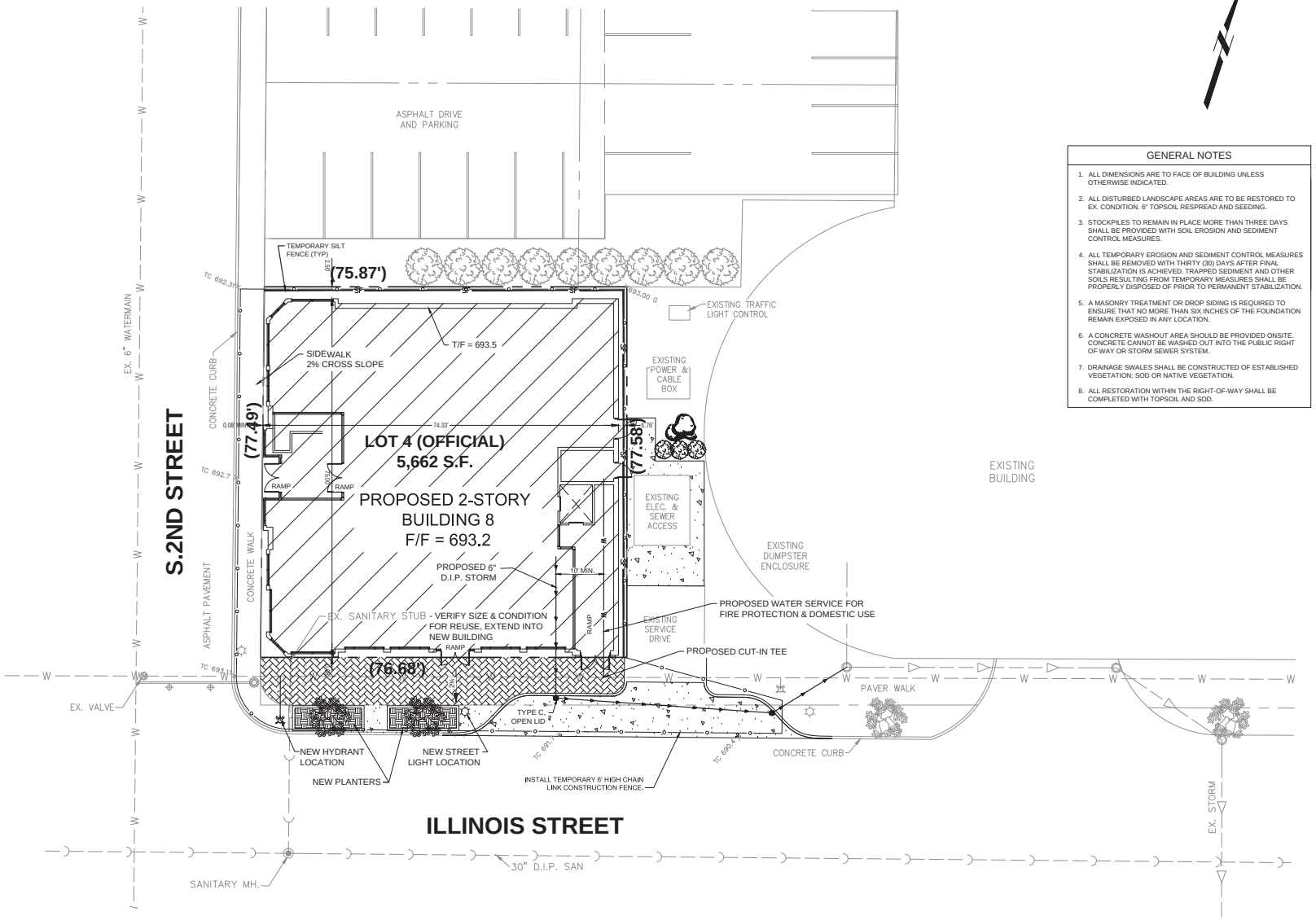
FIRST STREET REDEVELOPMENT - LOT 4

CITY OF ST. CHARLES, ILLINOIS

PROJ. MGR.:	PJW
PROJ. ENG.:	KM
DRAWN BY:	KM
DATE:	01-08-19
SCALE:	1"=10'

SHEET NO.
C2.0

PROJ. NUMBER:



GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE OF BUILDING UNLESS OTHERWISE INDICATED.
2. ALL DISTURBED LANDSCAPE AREAS ARE TO BE RESTORED TO EX. CONDITION. 6" TOPSOIL RESPREAD AND SEEDING.
3. STOCKPILES TO REMAIN IN PLACE MORE THAN THREE DAYS SHALL BE PROVIDED WITH SOIL EROSION AND SEDIMENT CONTROL MEASURES.
4. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITH THIRTY (30) DAYS AFTER FINAL STABILIZATION IS ACHIEVED. TRAPPED SEDIMENT AND OTHER SOILS RESULTING FROM TEMPORARY MEASURES SHALL BE PROPERLY DISPOSED OF PRIOR TO PERMANENT STABILIZATION.
5. A MASONRY TREATMENT OR DROP SIDING IS REQUIRED TO ENSURE THAT NO MORE THAN SIX INCHES OF THE FOUNDATION REMAIN EXPOSED IN ANY LOCATION.
6. A CONCRETE WASHOUT AREA SHOULD BE PROVIDED ONSITE. CONCRETE CANNOT BE WASHED OUT INTO THE PUBLIC RIGHT OF WAY OR STORM SEWER SYSTEM.
7. DRAINAGE SWALES SHALL BE CONSTRUCTED OF ESTABLISHED VEGETATION; SOD OR NATIVE VEGETATION.
8. ALL RESTORATION WITHIN THE RIGHT-OF-WAY SHALL BE COMPLETED WITH TOPSOIL AND SOD.

REVISIONS

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418 South Cass Avenue, Westmont, IL 60559
Office (630) 964-5177 • wolfpackgroup.com

PROPOSED GRADING & UTILITY PLAN

FIRST STREET REDEVELOPMENT - LOT 4

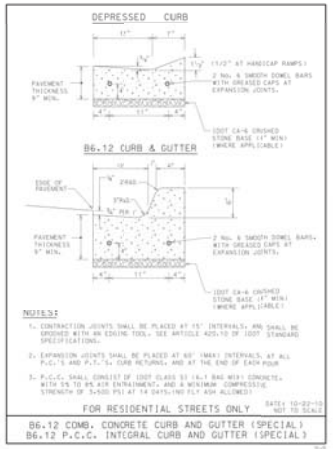
CITY OF ST. CHARLES, ILLINOIS

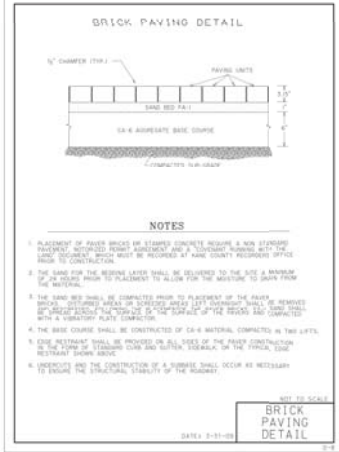
PROJ. MGR.:	PJW
PROJ. ENG.:	KM
DRAWN BY:	KM
DATE:	01-08-19
SCALE:	1"=10'

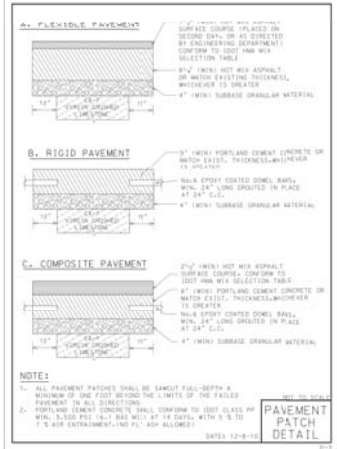
SHEET NO.

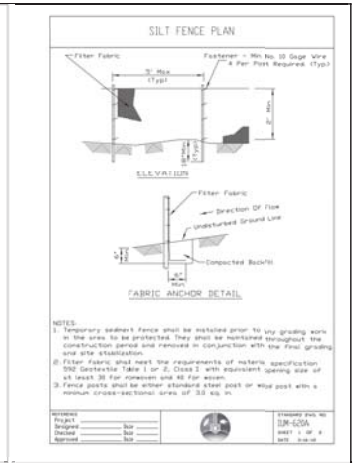
C3.0

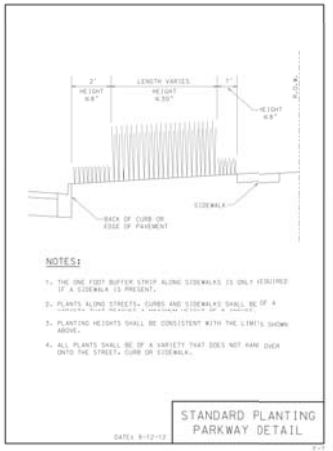
PROJ. NUMBER:

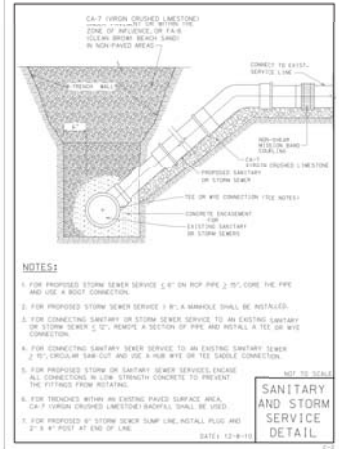


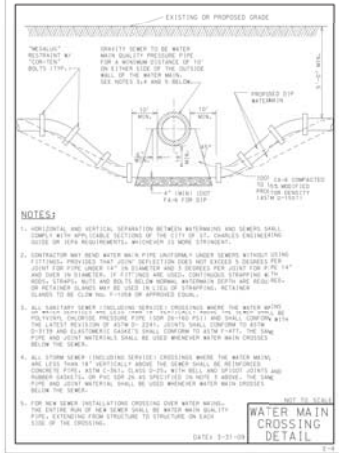


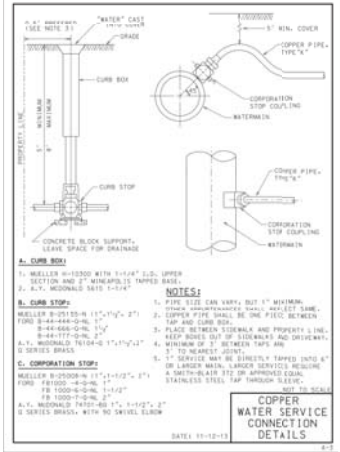


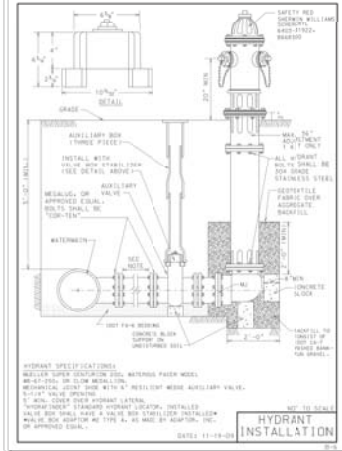


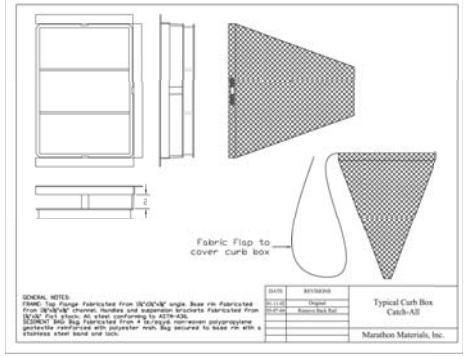


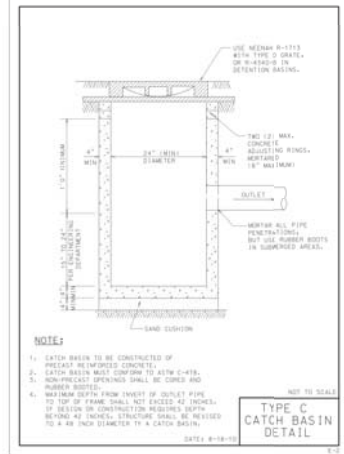












REVISIONS

SUSTAINABLE DESIGN | SUSTAINABLE LIVING

Wolf Pack CONSULTING, LLC

418 South Cass Avenue, Westmont, IL 60559
Office (630) 325-1717 • wolfpackgroup.com

Civil Engineering
Land Planning
Land Surveying
Project Entitlements
Stormwater Management

CONSTRUCTION DETAILS

FIRST STREET REDEVELOPMENT - LOT 4

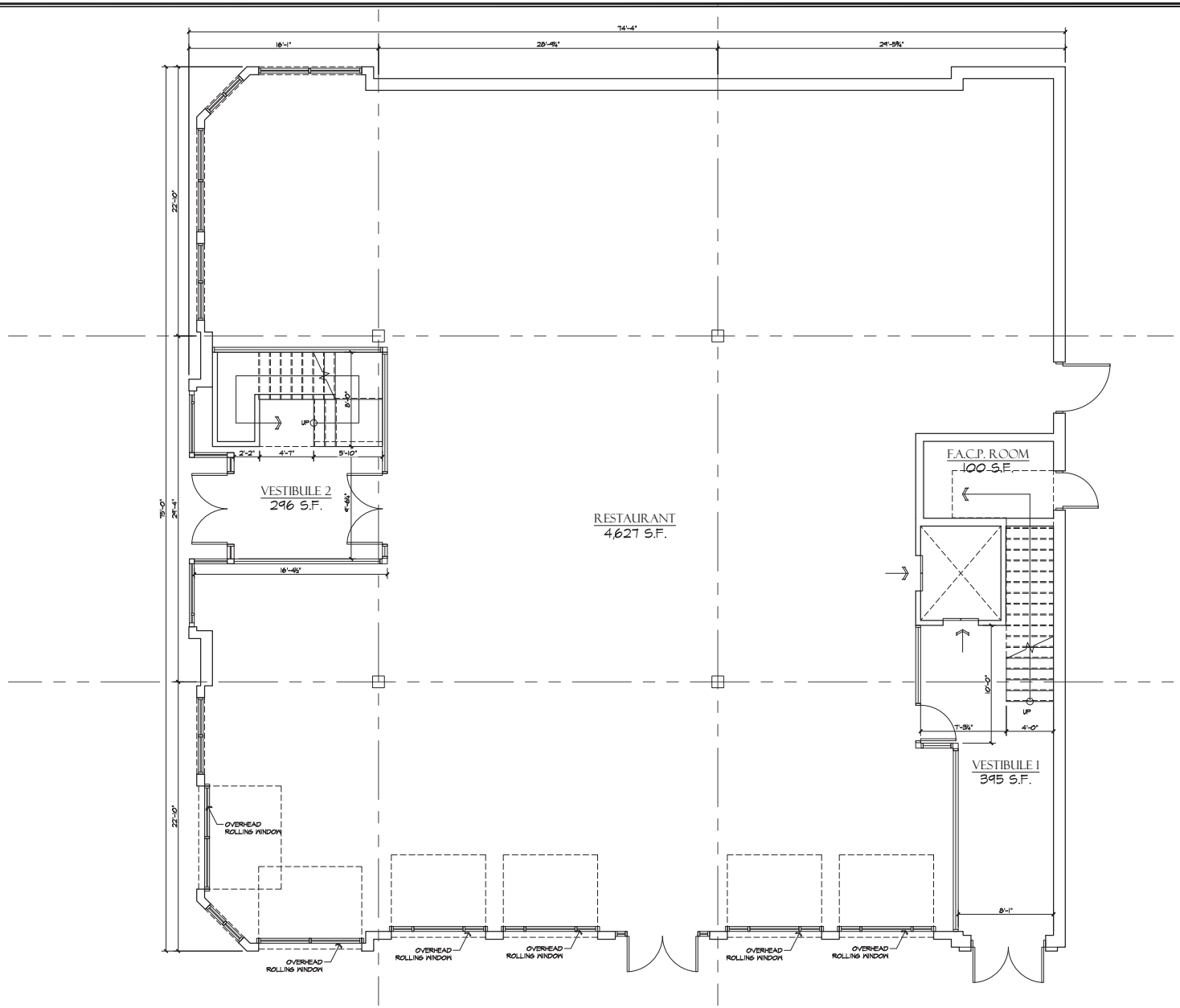
CITY OF ST. CHARLES, ILLINOIS

PROJ. MGR.:	PJW
PROJ. ENG.:	KM
DRAWN BY:	KM
DATE:	01-08-19
SCALE:	N.T.S.

SHEET NO.

C4.0

PROJ. NUMBER:



FIRST FLOOR PLAN

SCALE: 1/4"=1'-0"

CODE ANALYSIS:

TOTAL BUILDING COVERAGE (1ST FLOOR): 5,418 S.F.

TENANT SPACE: USE GROUP A-2 ASSEMBLY (RESTAURANT/BAR)

GROSS LEASE AREA SPACE:	1ST FLOOR:	4,627 S.F.
	2ND FLOOR:	4,627 S.F.
	ROOFTOP:	4,335 S.F.
		13,592 S.F.

FLOOR AREA PER OCCUPANT: 100 GROSS PER S.F. (BUSINESS)
200 GROSS PER S.F. (KITCHEN)
15 GROSS PER S.F. (ASSEMBLY)

EGRESS CALCULATIONS: (IBC)

GROSS AREA:	4,627 S.F. / 100 =	44 OCCUPANTS
	7,962 S.F. / 15 =	531 OCCUPANTS
	1,000 S.F. / 200 =	5 OCCUPANTS
		585 OCCUPANTS

EGRESS UNITS REQUIRED (STAIRS): 2 MIN.

PROJECT:
18072

FIRST STREET BUILDING #8
NEW CONSTRUCTION
NORTHEAST CORNER OF S. 2ND ST. & ILLINOIS ST., ST. CHARLES, IL 60174

BATIR
GREEN BUILD · SUSTAINABLE DESIGN
BATIR ARCHITECTURE, LTD.
1121 E. MAIN ST. SUITE 220, ST. CHARLES, IL 60174
PHONE: 630-513-5109 FAX: 630-513-5919
WWW.BATIRARCHITECT.COM

FIRST FLOOR PLAN

ISSUED:
01-08-2018
DATE OF PREPARATION

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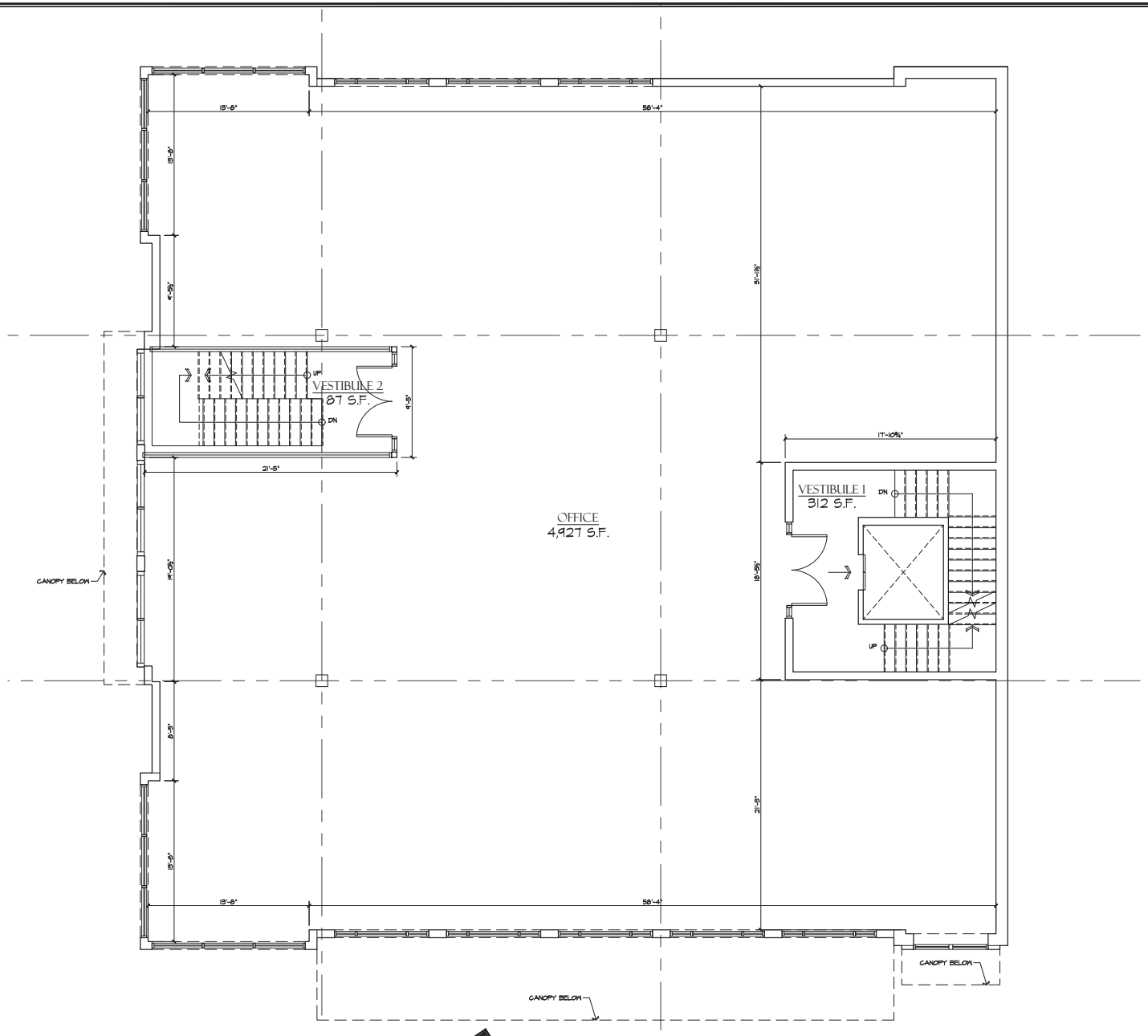
SCALE
1/4" = 1'-0"
UNLESS NOTED OTHERWISE

A201



NORTH

SECOND FLOOR PLAN

SCALE: 1/4"=1'-0"

CODE ANALYSIS:

TOTAL BUILDING COVERAGE (1ST FLOOR): 5,418 S.F.

TENANT SPACE: USE GROUP A-2 ASSEMBLY (RESTAURANT/BAR)

GROSS LEASE AREA SPACE:	1ST FLOOR:	4,827 S.F.
	2ND FLOOR:	4,927 S.F.
	ROOFTOP:	4,338 S.F.
		15,092 S.F.

FLOOR AREA PER OCCUPANT: 100 GROSS PER S.F. (BUSINESS)
200 GROSS PER S.F. (KITCHEN)
15 GROSS PER S.F. (ASSEMBLY)

EGRESS CALCULATIONS: (IBC)

GROSS AREA:	4,927 S.F. / 100 =	44 OCCUPANTS
	7,962 S.F. / 15 =	531 OCCUPANTS
	1,000 S.F. / 200 =	5 OCCUPANTS
		585 OCCUPANTS

EGRESS UNITS REQUIRED (STAIRS): 2 MIN.

PROJECT:
18072

FIRST STREET BUILDING #8
NEW CONSTRUCTION
NORTHEAST CORNER OF S. 2ND ST. & ILLINOIS ST., ST. CHARLES, IL 60174

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PHONE: 630-513-5109 FAX: 630-513-5919
WWW.BATIRARCH.COM

SECOND FLOOR PLAN

ISSUED:
01-08-2019
DATE OF PREPARATION

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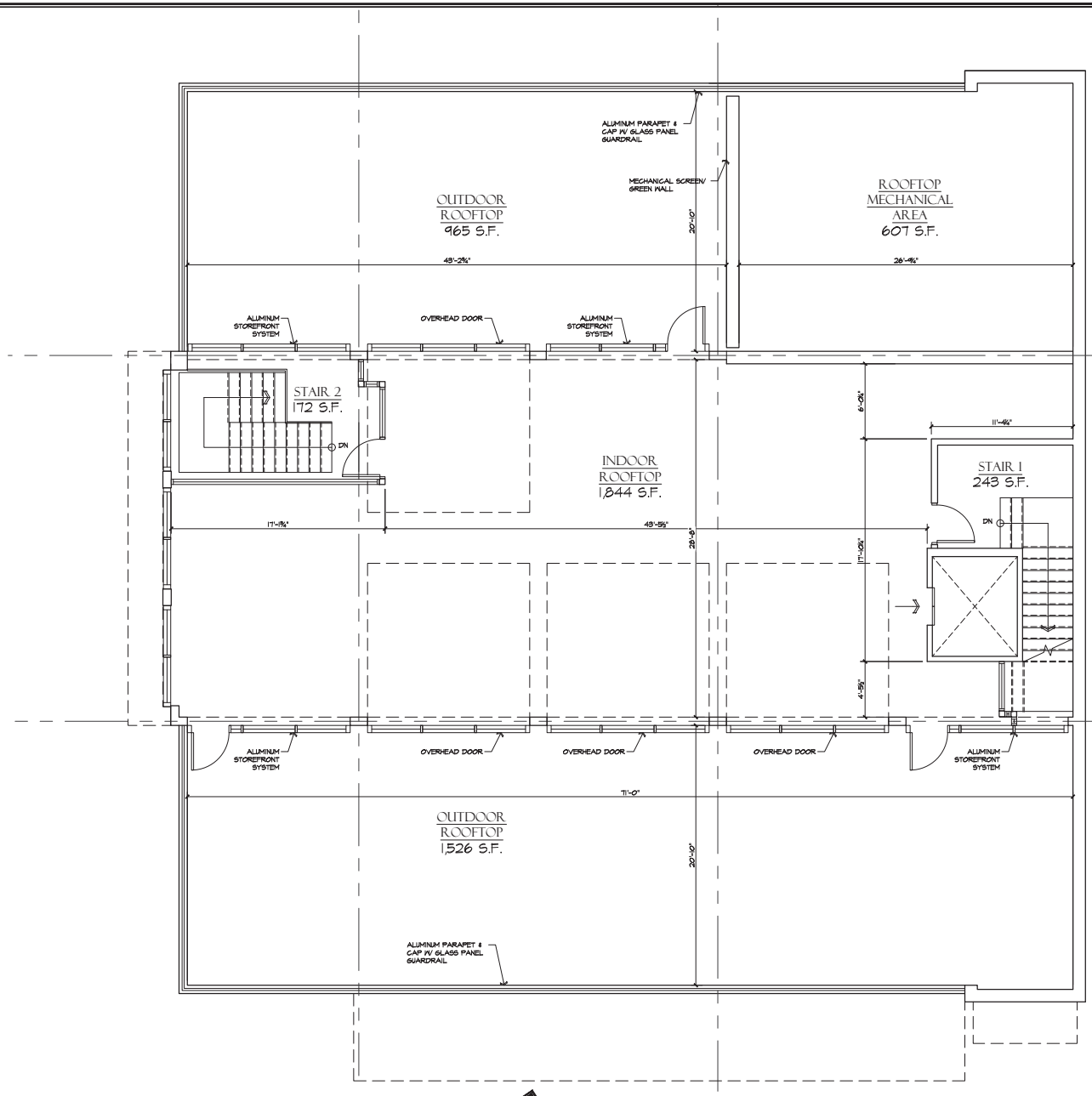
SCALE
1/4" = 1'-0"
UNLESS NOTED OTHERWISE

A202



NORTH

ROOFTOP PLAN

SCALE: 1/4"=1'-0"

CODE ANALYSIS:

TOTAL BUILDING COVERAGE (1ST FLOOR): 5,418 S.F.

TENANT SPACE: USE GROUP A-2 ASSEMBLY (RESTAURANT/BAR)

GROSS LEASE AREA SPACE:	1ST FLOOR:	4,827 S.F.
	2ND FLOOR:	4,827 S.F.
	ROOFTOP:	4,338 S.F.
		13,992 S.F.

FLOOR AREA PER OCCUPANT: 100 GROSS PER S.F. (BUSINESS)
200 GROSS PER S.F. (KITCHEN)
15 GROSS PER S.F. (ASSEMBLY)

EGRESS CALCULATIONS: (IBC)

GROSS AREA:	4,827 S.F. / 100 =	44 OCCUPANTS
	7,962 S.F. / 15 =	531 OCCUPANTS
	1,000 S.F. / 200 =	5 OCCUPANTS
		585 OCCUPANTS

EGRESS UNITS REQUIRED (STAIRS): 2 MIN.

PROJECT: 18072

FIRST STREET BUILDING #8
NEW CONSTRUCTION
NORTHEAST CORNER OF S. 2ND ST. & ILLINOIS ST., ST. CHARLES, IL 60174

BATIR
GREEN BUILDING ARCHITECTURE
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PHONE: 630-513-5109 FAX: 630-513-5919
WWW.BATIRARCH.COM

ROOFTOP PLAN

ISSUED:
01-08-2019
DATE OF PREPARATION

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SCALE
1/4" = 1'-0"
UNLESS NOTED OTHERWISE

A203

Building 8 - West Elevation

Scale: 1/4" = 1'-0" SOUTH 2nd STREET

Building 8 - South Elevation

Scale: 1/4" = 1'-0" ILLINOIS STREET

PROJECT: 18072

FIRST STREET BUILDING #8
NEW CONSTRUCTION
NORTHEAST CORNER OF S. 2ND ST. & ILLINOIS ST., ST. CHARLES, IL 60174

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1121 E. MAIN ST. SUITE 220, ST. CHARLES, IL 60174
PHONE: 630-513-5100 FAX: 630-513-5919
WWW.BATIRARCH.COM

WEST & SOUTH BUILDING ELEVATIONS

ISSUED:
01-08-2019
DATE OF PREPARATION

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SCALE
1/4" = 1'-0"
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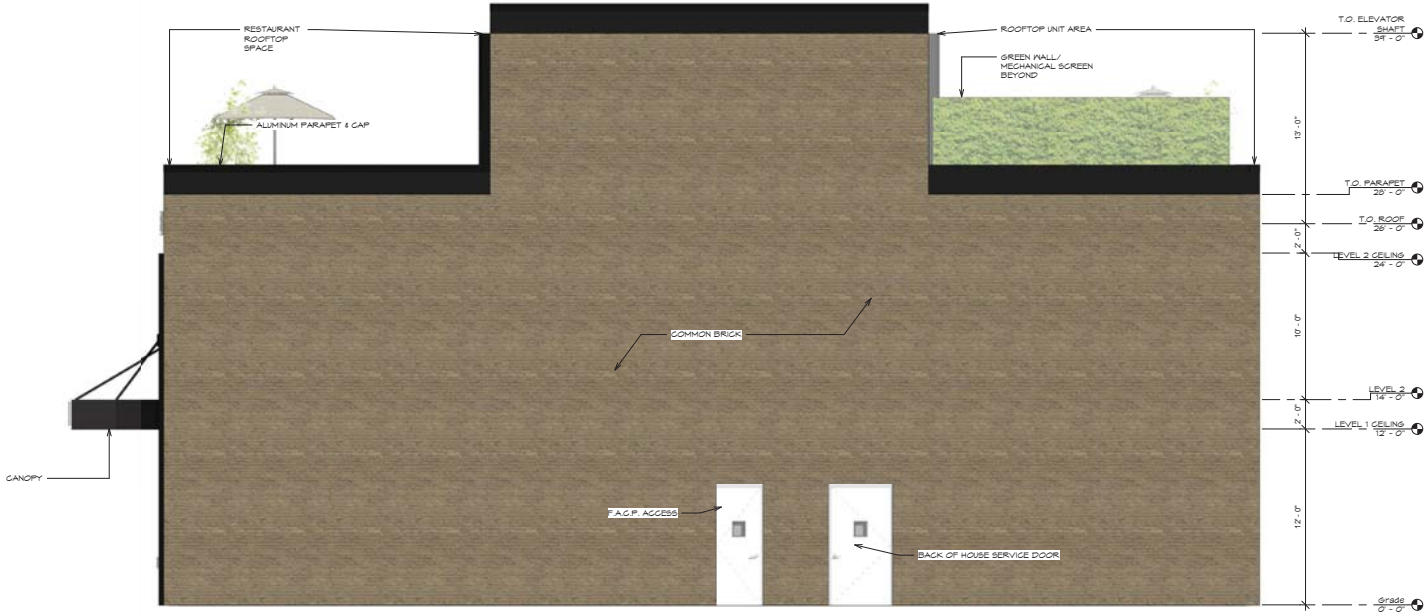
A301



Building 8 - East Elevation

Scale: 1/4" = 1'-0"

Building 8 - North Elevation

Scale: 1/4" = 1'-0"

PROJECT: 18072

FIRST STREET BUILDING #8
NEW CONSTRUCTION
NORTHEAST CORNER OF S. 2ND ST. & ILLINOIS ST., ST. CHARLES, IL 60174

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1122 E. MAIN ST. SUITE 220, ST. CHARLES, IL 60174
PHONE: 630-513-5100 FAX: 630-513-5919
WWW.BATIRARCH.COM

EAST & NORTH BUILDING ELEVATIONS

ISSUED:
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DATE OF PREPARATION

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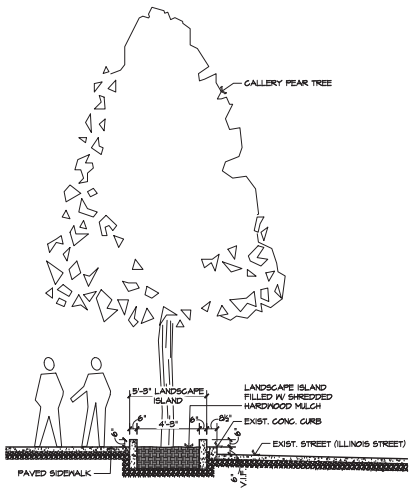
SCALE
1/4" = 1'-0"
UNLESS NOTED OTHERWISE

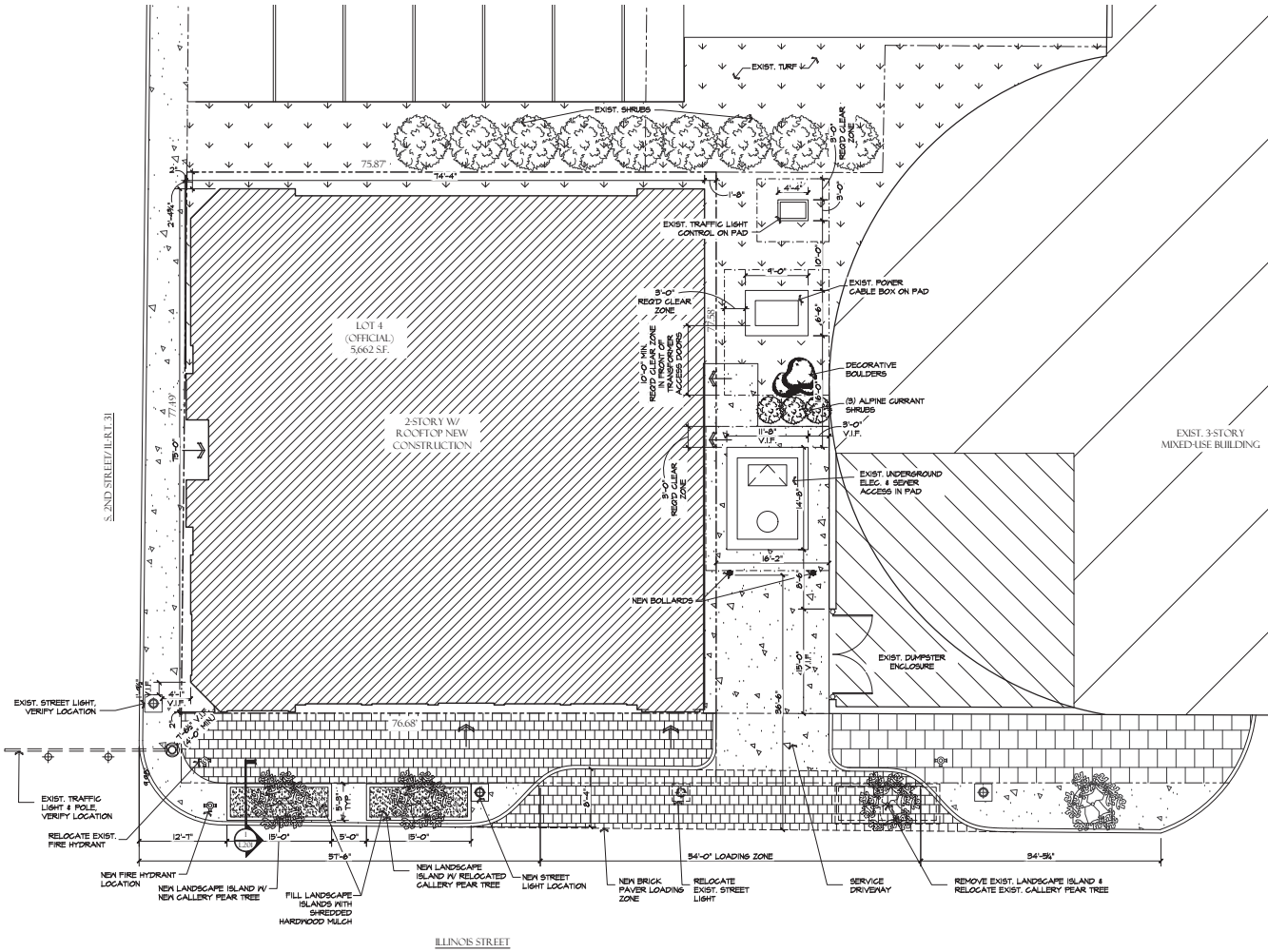
A302



1 LANDSCAPE ISLAND SECTION

SCALE: 1/4"=1'-0"

NOTE: SECTION IS A SCHEMATIC REPRESENTATION. EXISTING CONDITIONS TO BE VERIFIED IN FIELD.



NORTH

LANDSCAPE & ARCHITECTURAL SITE PLAN

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

CBD-1 LANDSCAPE PLAN REGULATIONS (PER CITY OF ST. CHARLES):

PERCENT OF LANDSCAPED AREA REQ'D:	NO MINIMUM REQUIREMENT
PROPOSED LANDSCAPED AREA:	204 S.F.

LANDSCAPE PLAN GENERAL NOTES:

1. ALL SHADE TREES SHALL HAVE A MIN. TRUNK SIZE AT PLANTING OF 2-1/2" TO 3" IN CALIPER AT PLANTING, UNLESS OTHERWISE SPECIFIED. MIN. CALIPER SHALL BE MEASURED 6" ABOVE GRADE.
2. ALL SHRUBS SHALL HAVE A MIN. HEIGHT OF 24" AT PLANTING.
3. PLANTING BEDS SHALL BE MULCHED WITH SHREDDED HARDWOOD MULCH, UNLESS OTHERWISE SPECIFIED.
4. ALL TRAFFIC LIGHT POLES & FIRE HYDRANT LOCATIONS TO BE VERIFIED IN FIELD.

PLANTING LIST & LEGEND:

GALLERY PEAR TREE (*Pyrus calleryana*)
INSTALLATION SIZE:
CALIPER SIZE: 2" MIN. AT PLANTING
HEIGHT: ~25'-0"
QUANTITY: 2
(SEE PLAN FOR NEW/EXIST.)

ALPINE CURRANT SHRUB (*Ribes alpinum*)
INSTALLATION SIZE:
HEIGHT: 24" MIN. AT PLANTING
QUANTITY: 3

SHREDDED HARDWOOD MULCH

TURF GRASS

PROJECT: 18072

FIRST STREET BUILDING #8
NEW CONSTRUCTION
NORTHEAST CORNER OF S. 2ND ST. & ILLINOIS ST., ST. CHARLES, IL 60174

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PHONE: 630-513-5109 FAX: 630-513-5919
WWW.BATIRARCHITECT.COM

LANDSCAPE & ARCHITECTURAL SITE PLAN

ISSUED:
01-08-2019
DATE OF PREPARATION

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SCALE
1/4" = 1'-0"
UNLESS NOTED OTHERWISE

L201

SIGNAGE
SIGNAGE
SIGNAGE
SIGNAGE
Illinois St
DO NOT BLOCK INTERSECTION