



PLAN COMMISSION AGENDA ITEM EXECUTIVE SUMMARY

Project Title/Address:	Main Street Commons		
City Staff:	Russell Colby, Community Development Division Manager		
PUBLIC HEARING 7/17/18	X	MEETING 7/17/18	X

APPLICATION: Special Use (PUD Amendment)
Minor Change to PUD

ATTACHMENTS AND SUPPORTING DOCUMENTS:

Staff Report	Plan Documents
Application	PUD ordinance (excerpt)

SUMMARY:

The subject property is the Main Street Commons shopping center, constructed in 2001. A PUD was approved for the project in 2000 (Ord. 2000-Z-1). The PUD contains specific development standards, including sign regulations.

The shopping center recently has attracted new tenants, and the increase in anchor stores has led to requests for additional sign area on the shopping center signs.

Phillip Ramming, Slate Main Street Holdings LLC, the property owner, is requesting approvals following:

- **Special Use (PUD Amendment)** – To change the sign regulations for the free-standing shopping center signs to allow for larger signs and reduced sign setbacks.
- **Minor Change to PUD Preliminary Plan** – Approval of revisions to the landscape plan to increase visibility of the shopping center.

SUGGESTED ACTION:

Conduct the public hearing on the Special Use and close if all the testimony has been taken. The applicant has provided Findings of Fact for the Plan Commission to consider.

Staff has placed the applications on the meeting portion of the agenda should the Plan Commission determine there is adequate information to make a recommendation to City Council.

Staff recommends that any recommendation include a condition requiring resolution of all staff comments prior to City Council action.

INFO / PROCEDURE

- SPECIAL USE FOR PUD
- Approval of development project with specific deviations from the Zoning Ordinance standards. (Establishes a PUD ordinance with unique zoning or subdivision standards that apply to a single development site)
 - Public hearing is required, with a mailed notice to surrounding property owners.
 - Single finding – Is the PUD in the public interest? Criteria are considered in reaching a decision. Responses to the criteria need not be in the affirmative to recommend approval of a PUD or PUD Amendment.

Community & Economic Development

Phone: (630) 377-4443



Staff Report

TO: Chairman Todd Wallace
And Members of the Plan Commission

FROM: Russell Colby, Community Development Division Manager

RE: Amendment to Special Use for Main Street Commons- Signs and Landscaping

DATE: July 12, 2018

I. APPLICATION INFORMATION

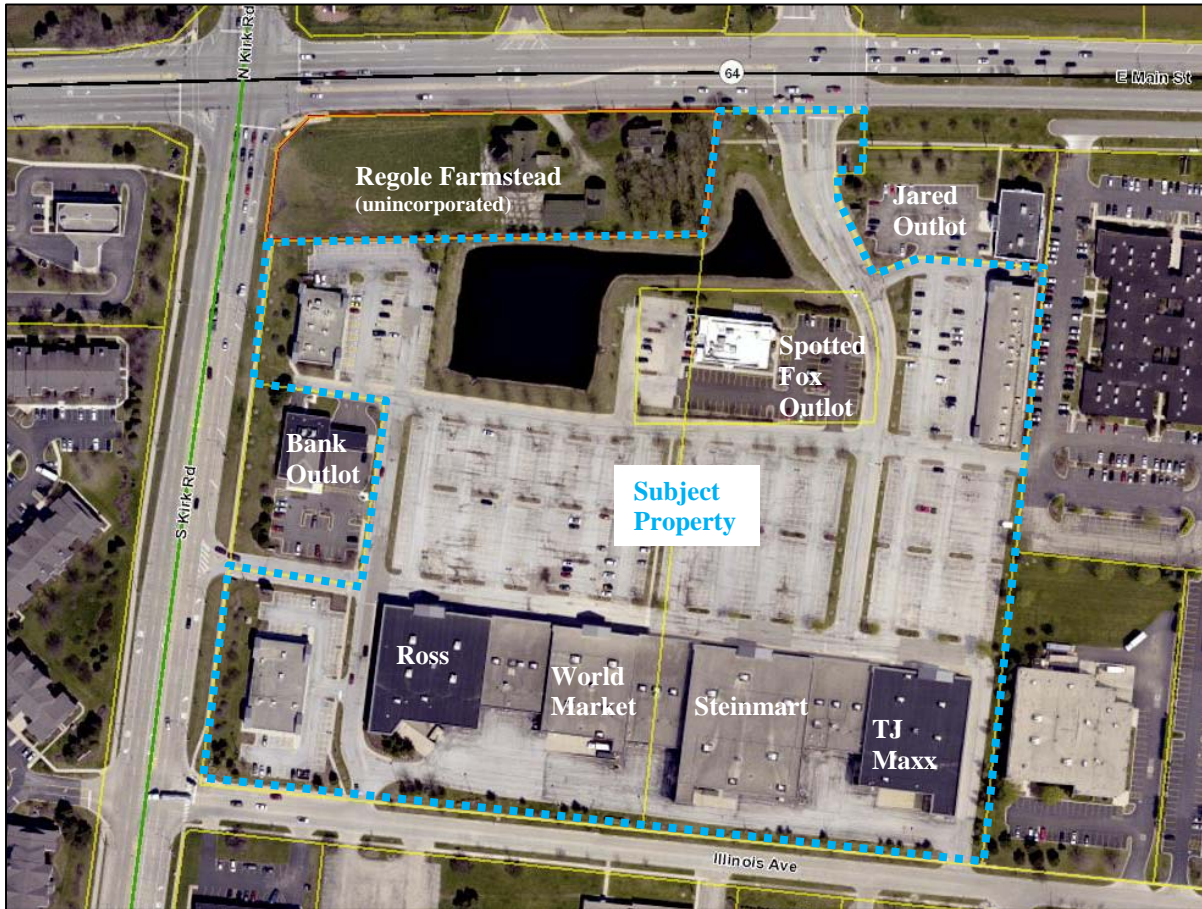
Project Name: Main Street Commons- Sign Amendment

Applicant: Phillip Ramming, Slate Main Street Holdings LLC

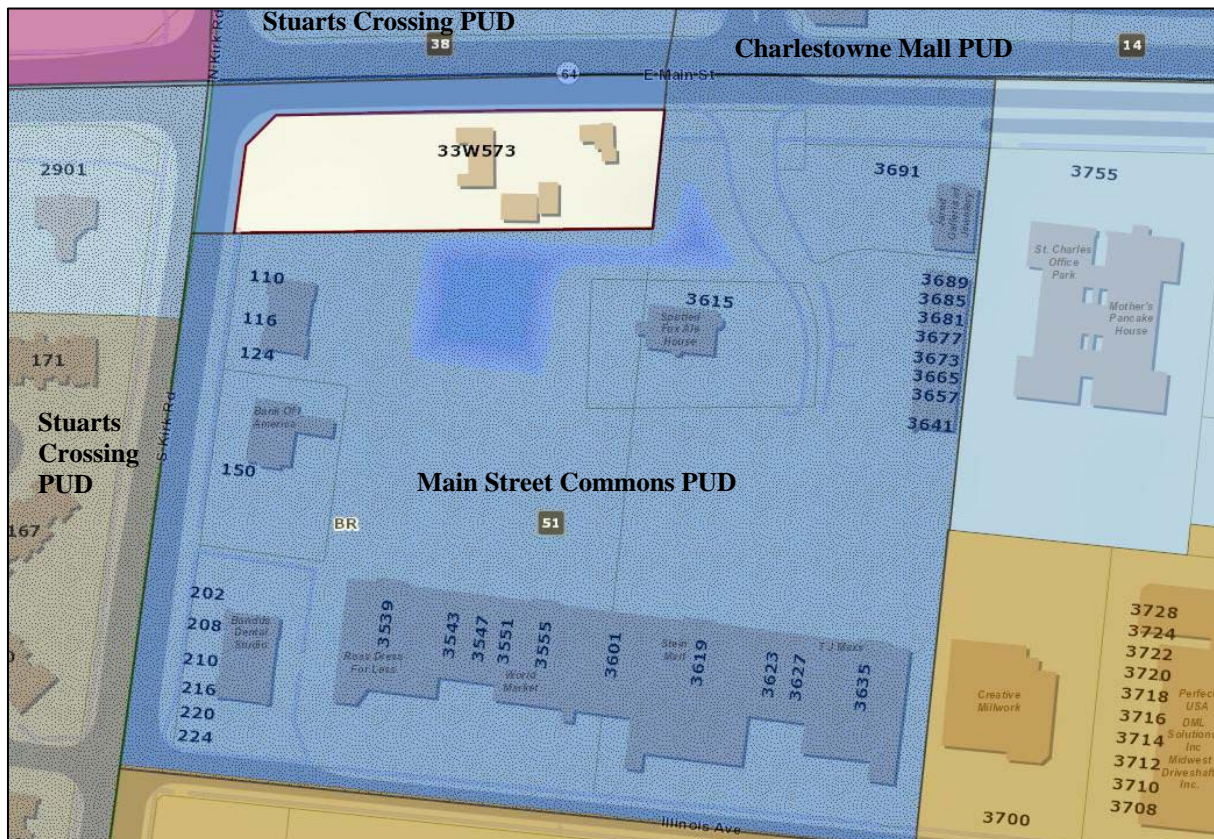
Purpose: Revise sign regulations to reduce sign setbacks and increase the amount of signage available for the shopping center. Revise landscape plan to improve visibility of the shopping center.

General Information:		
Site Information		
Location	Southeast corner of Main Street and Kirk Road	
Acres	21 acres (approximate)	
Applications	1) Special Use (PUD Amendment- Sign regulations) 2) Minor Change to Preliminary Plan (Landscaping and Signs)	
Applicable Ordinances and Zoning Code Sections	17.04 Administration 17.26 Landscaping and Screening 17.28 Signs Ordinance No. 2000-Z-1- Main Street Commons PUD	
Existing Conditions		
Land Use	Commercial- Shopping Center	
Zoning	BR Regional Business & PUD (Main Street Commons PUD)	
Zoning Summary		
North	Regole Farmstead (unincorporated) BC Community Business, BR Regional Business	Shopping Centers
East	BC Community Business M2 Limited Industrial	Office/Retail bldg. Office/industrial bldg.
South	M2 Limited Industrial	Industrial bldgs.
West	RM-3 General Residential	Apartments
Comprehensive Plan Designation		
Corridor/Regional Commercial		

Aerial



Zoning Map



II. BACKGROUND

The subject property is the Main Street Commons shopping center, constructed in 2001.

A PUD was approved for the project in 2000 (Ord. 2000-Z-1). The PUD contains specific development standards, including sign regulations. The sign regulations were amended as follows:

- In 2001 by Ords. 2001-Z-9 and 2001-Z-13 to allow for additional walls signs for the outlot buildings on Lot 3- Bennigan’s Restaurant (now Spotted Fox) and Lot 4- Jared.
- In 2005 by Ord. 2005-Z-1 to permit banners on parking lot light poles. (Banners on light poles are now permitted by right in most commercial districts).

The PUD regulations for the freestanding signs are unchanged from 2000.

The shopping center experienced vacancies during the economic downturn and recently has attracted new tenants, which will bring the center to near full occupancy. In addition to tenants for the anchor spaces, the center has also attracted “junior” anchors to fill the in-line retail space. The increase in anchor stores has led to requests for additional sign area on the shopping center signs.

III. PROPOSAL

Phillip Ramming, Slate Main Street Holdings LLC, the property owner, is requesting approvals following:

- **Special Use (PUD Amendment)** – To change the sign regulations for the free-standing shopping center signs
- **Minor Change to PUD Preliminary Plan** – Approval of revisions to the landscape plan.

IV. ANALYSIS

A. COMPREHENSIVE PLAN

The Main Street Commons shopping center is located in the East Gateway Sub Area of the Comprehensive Plan. The following recommendations of the plan are applicable to the site:

Catalyst Sites, p. 104

Site C In 2011 the Borders Group declared bankruptcy and closed all 511 stores, including a location in Main Street Commons in the City’s Eastern Gateway. The vacancy has impacted the commercial vitality of the center, however the site’s access, internal circulation, placement of outlot building are equally detrimental to its economic well being. The City should work with the owner(s) of the parcels that comprise this opportunity area to develop a plan that can address issues affecting the site and incorporate the development of the remaining farmstead at the corner of Kirk and Main Street to jumpstart its revitalization.

East Gateway Improvement Plan, p. 103

[Along Main St.] Landscaping Reduction. In some areas, landscaping intended to improve the aesthetics of the corridor is actually screening commercial businesses and is detrimental to their operation by restricting their visibility and exposure. Consideration should be given to reducing the landscaping in these areas to provide views to businesses while screening unsightly areas.

B. SIGNAGE

Specific standards for freestanding signs were included in the original PUD approval. The table below lists the signage currently permitted per the PUD Ordinance, alongside the signage proposed by the applicant.

	Current PUD Ordinance (2000-Z-1)	Proposed
Freestanding multi-tenant signs	Type I Sign <ul style="list-style-type: none"> • 2 for entire property • 25 ft. max height • 204 sf. max face area • 136 sf of “architectural features” around the sign face • 6 tenants max. on sign • Main St. setback: 10 ft. • Kirk Rd. setback: 50 ft. 	Type I-A <ul style="list-style-type: none"> • 2 for entire property • <u>33.5 ft.</u> max height • <u>340 sf.</u> max face area • <u>2 ft. width of “architectural features” around the sign face</u> • <u>8</u> tenants max. on signs • Main St. Setback: 10 ft. • Kirk Rd. Setback: <u>15 ft.</u>
Freestanding secondary multi-tenant signs	No existing sign category	Type I-B <ul style="list-style-type: none"> • <u>3 for entire property</u> • <u>17 ft. max height</u> • <u>144 sf. face area</u> • <u>2 ft. width of “architectural features” around the sign face</u> • <u>Main St. Setback: 10 ft.</u> • <u>Kirk Rd. Setback: 15 ft.</u>
Outlot signs	Type II <ul style="list-style-type: none"> • 1 per outlot (5 existing) • 13 ft. max height • 52 sf. max face area • 78 sf of “architectural features” around the sign face 	Type II- No changes, however: <ul style="list-style-type: none"> • <i>Only 3 Type II signs will remain: Based on current platting, only 3 outlots exist (Jared, Bank, Spotted Fox).</i> • <i>The other 2 Type II signs will be replaced with Type I-B Signs (Giordano’s and Panda Express/Orange Theory signs)</i>

Staff Comments:

- The original PUD sign requirements are particularly, given the configuration of the property. The site has limited exposure or visibility from Main Street, and given the size of the center, has limited space available for the number of tenants.
- The PUD imposed limitations on the number of tenants listed on each sign and the color of background panels. This type of regulation is not found in any of the City’s other PUD sign regulations. Staff believes the background panel color limitation is not necessary given the requirement to provide architectural features around the panels.
- A number of years ago, the City imposed a 50 ft. setback requirement along major arterial streets, including Kirk Rd. This requirement was imposed on the shopping center signs, which significantly limits their visibility. The City no longer requires a larger setback along major arterial streets, and the current setback requirement for signs in business zoning districts is 10 ft.

- The proposed Type 1-A sign is larger than the typical shopping center sign allowed by the Zoning Ordinance (30 ft. max height, 225 sf face area); however the size is similar to signs permitted in other shopping center PUDs, such as Foxfield Commons, where the configuration of the site limits visibility of the tenant wall signs.
- The Comprehensive Plan references the shopping center as a catalyst site, and notes that site access, internal circulation and placement of outlot buildings are detrimental to the shopping center. These issues could be greatly improved if the former farmstead at the corner of Main St. and Kirk Road was redeveloped in conjunction with the shopping center. The farmstead has been marked for sale for a number of years but has proven difficult to develop, given the odd configuration and limited access. The shopping center PUD requires cooperation to provide cross access to the farmstead in the future, and the current shopping center owners have been open to this concept. However, with no specific development plan for the farmstead advancing, enhancement of the shopping center's signs offers the best opportunity to improve the center's exposure.
- The final location of the signs will need to be reviewed in detail at the time of permit to ensure adequate clearance from utilities and utility easements.
- Staff has prepared a redline of the proposed ordinance amendment, which is attached.

C. LANDSCAPING

An overall landscape plan for the shopping center was approved as a part of the original PUD. The plan included a significant number of Ash trees. Over the past few years, the property owner has worked with the City to replace dead or dying Ash trees with other plant materials.

In reviewing the replacement plantings for the Ash trees, the City determined that the actual plantings installed when the center was constructed were less than what was shown on the PUD Preliminary Landscape Plan. This was likely due to spacing or utility conflicts encountered during final engineering and construction. For consideration of the Minor Change to the landscape plan, the City requested the owner provide an updated survey of the currently installed plant materials (since the original plan is not accurate to current conditions.)

Proposed Changes:

Main Street frontage

- Removal of 3 to 4 trees north of the Jared parking lot, to be replaced with a large planting bed of perennials. Currently, this area is planted with trees only.
- Removal of ornamental trees located in City right-of-way along Main Street. (These trees were installed by the original shopping center developer, but are located on City property. The applicant is requesting the trees be removed from the approved PUD plan, but the actual removal would need to be authorized by the City.)

Detention basin

- Thinning of trees around the detention basin, including trees in parking lot landscape beds south of the basin. Trees in this area are now a mature size, and the multiple rows of trees obscures the view of the shopping center building.

Kirk Road frontage

- Reposition existing ornamental trees where they may block views of the new shopping center signs.
- At the Illinois Ave. corner, thin an area of evergreen trees.

Staff Comments:

- Thinning out the landscaping along the frontages of the shopping center is consistent with the recommendations of the Comprehensive Plan.
- More details on the layout of the perennial bed along Main Street will need to be provided.
- Conceptual planting plans have been provided for the plantings around each sign. A final plan for each sign location will be required at the time of permit.

V. SUGGESTED ACTION

Conduct the public hearing on the Special Use and close if all the testimony has been taken.

Staff has found the application materials to be complete. Staff has placed this item on the meeting portion of the agenda for a vote should the Plan Commission determine that they have enough information to make a recommendation. The applicant has provided responses to the Criteria for PUD in support of their proposal as part of the Special Use application.

Staff recommends that any recommendation include a condition requiring resolution of all staff comments prior to City Council action.

PUD Amendment

Main Street Commons PUD sign regulations (Ords. 2000-Z-1, amended by 2001-Z-9 and 2001-Z-13) be amended as follows:

F. Signs

Signs accessory to a use within the property may be located anywhere within the property, and when so located shall not be considered to be off-site or advertising signs.

The following signs are permitted within the Property:

Wall Signs: Wall signs are permitted on any side of a building, and there shall be no restriction on the color of any wall signs.

Maximum number	2 per business; except the westernmost business on Lot 1, the business on Lot 7 (westerly of Lot 1), the business on Lot 3 and the business on Lot 4 may have 3 per business.
Maximum sign area	1 ½ times the linear frontage of the building

Freestanding Signs: All freestanding signs shall be monument type structures with masonry unit finish and shall contain materials substantially similar to the buildings to which they are accessory. Type I signs may contain the names of more than one tenant, with a maximum of ~~six-eight~~ tenants identified on any one side of the ~~sign~~ Type I-A sign, and a maximum of four tenants identified on any one side of the Type I-B sign. ~~The panels for all tenants within a single sign shall have the same background color, which shall be compatible with the colors of one or more of the buildings to which the sign is accessory.~~ There shall be no restriction on the color of any lettering, logos, or other advertising on the freestanding signs.

The anticipated location of the freestanding signs is shown on the Preliminary PUD site plan, but any freestanding signs may be relocated without amending the Preliminary PUD Plan if their locations conform with the setback requirements.

Type I-A:

Maximum Number	2 (for the entire property)
Maximum Height	<u>25-33.5</u> feet
Maximum Area	340 square feet <u>of sign face area, provided that 40% of the sign area shall consist with a 2 ft. width of architectural features with no advertising surrounding the sign face on all sides.</u>

Setbacks	Route 64- 10 feet Kirk Road – 50 <u>15</u> feet Other lot lines – 10 feet
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Type I-B:

<u>Maximum Number</u>	<u>3 (for the entire property)</u>
<u>Maximum Height</u>	<u>17 feet</u>
<u>Maximum Area</u>	<u>144 square feet, with a 2 ft. width of architectural features with no advertising surrounding the sign face on all sides.</u>
<u>Setbacks</u>	<u>Route 64- 10 feet</u> <u>Kirk Road – 15 feet</u> <u>Other lot lines – 10 feet</u>

Type II:

Maximum number	One per outlot
Maximum height	13 feet
Maximum area	130 square feet, provided that 60 % of the sign area shall consist of architectural features with no advertising
Setbacks	Route 64 and Kirk Road – 50 feet Other lot lines – 10 feet

Temporary Signs:

In addition to temporary signs otherwise permitted by the St. Charles Zoning Ordinance, two freestanding temporary signs shall be permitted, one facing Route 64 and the other facing Kirk Road. Such signs shall be permitted during construction of the development, and shall be removed within sixty days following completion of the buildings on the Property, or seven years after the effective date of this ordinance, whichever shall first occur.

CITY OF ST. CHARLES

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



COMMUNITY & ECONOMIC DEV./PLANNING DIVISION

PHONE: (630) 377-4443 FAX: (630) 377-4062

SPECIAL USE APPLICATION

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

For City Use	
Project Name:	<u>Main Street Commons PUD</u>
Project Number:	<u>2018 -PR- 009</u>
Application Number:	<u>2018 -AP- 023</u>



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

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

The information you provide must be complete and accurate. If you have a question please call the Planning Division and we will be happy to assist you.

1. Property Information:	Location: SEC of Main Street (Route 64) & Kirk Rd., St. Charles, IL	
	Parcel Number (s): 09-25-327-006, -007, -008, -009	
	Proposed Name: Main Street Commons	
2. Applicant Information:	Name Phillip Ramming	Phone 949-381-2785
	Address 4 Park Plaza, Suite 2000 Irvine, CA 92614	Fax 888-947-3232
		Email phillip.ramming@sabalfin.com
3. Record Owner Information:	Name	Phone
	Address	Fax
		Email

Please check the type of application:

- Special Use for Planned Unit Development - PUD Name:** Main Street Commons
- New PUD
- Amendment to existing PUD- Ordinance #: 2000-Z-1 (amendments 2001-Z-9 & 2001-Z-13)
- PUD Preliminary Plan filed concurrently
- Other Special Use (from list in the Zoning Ordinance):** _____
- Newly established Special Use
- Amendment to an existing Special Use Ordinance #: _____

Information Regarding Special Use:

Comprehensive Plan designation of the property: Corridor/Regional Commercial

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

What is the property's current zoning? BR Regional Business District- PUD

What is the property currently used for? Shopping Center

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

Modifications to freestanding shopping center signs

For Special Use Amendments only:

Why is the proposed change necessary?

Updates to sign regulations to improve visibility and increase the amount of signage available for additional anchor tenants

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

See attached redline of changes to the PUD regulations for signs.

Note for existing buildings:

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

Attachment Checklist:

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

❑ APPLICATION FEE:

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

❑ REIMBURSEMENT OF FEES AGREEMENT:

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

❑ REIMBURSEMENT OF FEES INITIAL DEPOSIT:

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

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

❑ PROOF OF OWNERSHIP and DISCLOSURE:

- a) A current title policy report; or
- b) A deed and a current title search.

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

NOTE: Private covenants and deed restrictions can limit private property rights with respect to the use of land even though the City's Zoning Ordinance may authorize the use or a less restrictive use. We strongly advise that you perform a title search on the property to determine if there any private covenants containing use restrictions or other deed restrictions. As those private covenants and deed restrictions may conflict with the City's Zoning Ordinance, it is further recommended that you consult with an attorney to obtain an opinion with respect to whether your intended use is compatible with those restrictions.

❑ LEGAL DESCRIPTION: For entire subject property, on 8 1/2 x 11 inch paper

❑ 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.

❑ FINDINGS OF FACT:

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

❑ LIST OF PROPERTY OWNERS WITHIN 250 FT.:

Fill out the attached form or submit on a separate sheet. The form or the list must be signed and notarized.

❑ **SOIL AND WATER CONSERVATION DISTRICT APPLICATION:** Not applicable

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:** Not applicable

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

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

❑ **TRAFFIC STUDY:** If requested by the Director of Community Development. Not applicable

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

❑ **PLANS:**

All required plans shall be drawn on sheets no larger than 24" x 36", unless the Director of Community Development permits a larger size when necessary to show a more comprehensive view of the project. All required plans shall show north arrow and scale, and shall be drawn at the same scale (except that a different scale may be used to show details or specific features). All plans shall include the name of the project, developer or owner of site, person or firm preparing the plan, and the date of plan preparation and all revisions.

Copies of Plans:

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

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

A plan or plans showing the following information:

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

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

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

SLATE MAIN STREET HOTELS, LLC BY PHILIP 5.17.18
Record Owner Date

PHILIP 5.17.18
Applicant or Authorized Agent Date



Mid-America Asset Management, Inc. One Parkview Plaza, 9th Floor
MidAmericaGrp.com Oakbrook Terrace, Illinois 60181
t: 630.954.7300 f: 630.954.7306

May 17, 2018

City of St. Charles
Attn: Russell Colby
Two East Main Street
St. Charles, IL 60174-1984

Re: **Minor Change to the PUD & Special Use Application
Main Street Commons, St. Charles, Illinois**

Dear Russell,

Enclosed please find the applications for both the minor change to the PUD and special use application with subsequent documentation attached.

Our intention of this request is to create higher visibility to the center through changes to the landscaping plan and provide greater pylon signage for our current and future tenants at the center.

If you have any questions, feel free to contact me at 630-954-7391.

Sincerely,

MID-AMERICA ASSET MANAGEMENT, INC.
As Agent for the owner of **Main Street Commons**

A handwritten signature in blue ink, appearing to read 'Cole Eisses'.

Cole Eisses
Asset Manager

CE/ts
Enclosure

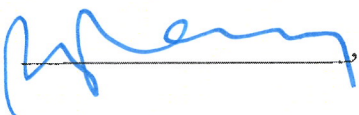
Cc: Jean Zoerner

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

STATE OF ILLINOIS)
) SS.
KANE COUNTY)

I, R. PHILIP RAMMING, being first duly sworn on oath depose and say that I am
Manager of SLATE MAIN STREET HOLDINGS, LLC an Illinois Limited Liability
Company (L.L.C.), and that the following persons are all of the members of the said L.L.C.:

<u>SLATE HOLDCO, LLC</u>	<u>100%</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

By: , Manager

Subscribed and Sworn before me this 6th day of
JUNE, 20 18.

See attached

Notary Public

“A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.”

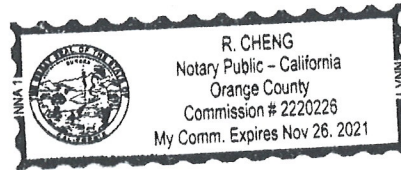
STATE OF CALIFORNIA

COUNTY OF ORANGE

Subscribed and sworn to (~~or affirmed~~) before me on this 6th day of June, 2018, by Phil Ramming, proved to me on the basis of satisfactory evidence to be the person who appeared before me.

R. Cheng

Notary Public Signature
Name:



Notary Public Seal

ORIGINAL

**WRITTEN ACTION BY THE SOLE MANAGER
OF SLATE MAIN STREET HOLDINGS, LLC**

December 1, 2016

The undersigned, being the sole manager (the "Manager") of SLATE MAIN STREET HOLDINGS, LLC, an Illinois limited liability company (the "Company"), does hereby consent to the taking of the following actions and adoption of the following resolutions in accordance with the Operating Agreement of the Company (the "Agreement"), and directs that this Written Action of SLATE MAIN STREET HOLDINGS, LLC ("Written Action"), be filed with the records of the Company:

I. Appointment of Officers

WHEREAS, the Manager is the sole manager of the Company;

WHEREAS, the Company is governed by that certain Operating Agreement of Slate Main Street Holdings, LLC, entered into effective as of December 20, 2013 (the "Operating Agreement");

WHEREAS, pursuant to Section 3.3 of the Operating Agreement, the Manager is vested with the right, power and authority to appoint officers (collectively, the "Officers" and individually, an "Officer") of the Company to act on behalf of the Company;

WHEREAS, the Manager believes it to be in the best interest of the Company to appoint the individuals set forth below to the offices set forth opposite their respective names below;

NOW, THEREFORE, BE IT RESOLVED, that the following individuals be and are hereby elected to serve as Officers of the Company and to the offices set forth opposite their respective names:

<u>Name</u>	<u>Title</u>
R. Patterson Jackson	Chief Executive Officer
Boyega O. Adelekan	Chief Operating Officer
Kenneth J. Kraemer	Operating Officer
James Stockhausen	Operating Officer
Phillip Ramming	Operating Officer

FURTHER RESOLVED, that the above Officers of the Company shall serve until their successors are duly elected and qualified or until removed by the Manager acting in its sole and absolute discretion, with or without cause.

II. Authority to Execute Documents Relating to Acquisition, Financing and Disposition

WHEREAS, the Company concurrently owns, or will hereinafter acquire, that certain real property described on Exhibit A attached hereto and incorporated herein by this reference (the "Property");

WHEREAS, the Manager believes it to be in the best interest of the Company to authorize the Chief Executive Officer and Chief Operating Officer, each acting alone, with the power and authority to execute and deliver on behalf of the Company any and all documents, instruments and/or agreements that may be necessary and/or advisable in connection with (i) the acquisition of the Property by the Company, (ii) any financing and/or refinancing of the Property by the Company and/or (iii) any sale, transfer or other disposition of the Property by the Company (collectively, the "Major Transaction Documents");

NOW, THEREFORE, BE IT RESOLVED, that the Manager hereby authorizes each of the Chief Executive Officer and the Chief Operating Officer (but not any other Officer of the Company), each acting alone, to execute and deliver on behalf of the Company any and all Major Transaction Documents that such Officer deems appropriate;

FURTHER RESOLVED, that these resolutions shall be retroactive, and act as a ratification of the execution of any Major Transaction Documents, if any, which have been executed by the Chief Executive Officer or Chief Operating Officer before the date of adoption of this Written Action in connection with the acquisition, financing, sale, transfer or disposition of the Property; and

FURTHER RESOLVED, from and after the effective date of this Written Action, the signature of the Chief Executive Officer or Chief Operating Officer shall suffice to bind the Company on any and all matters related to the execution and delivery of any and all Major Transaction Documents.

III. Authority to Execute Documents Relating to Property Operations

WHEREAS, the Manager believes it to be in the best interests of the Company to authorize each Officer of the Company to execute and deliver on behalf of the Company any and all documents, instruments and agreements related to the business and affairs of the Company, including, without limitation, in connection with the ownership, operation, management, maintenance, leasing, marketing, development, renovation, rehabilitation, improvement, and otherwise dealing with the Property that do not constitute Major Transaction Documents (collectively, the "Operational Documents");

NOW, THEREFORE, BE IT RESOLVED, that the Manager hereby authorizes each Officer of the Company, acting alone, to execute and deliver on behalf of the Company any and all Operational Documents that such Officer deems appropriate;

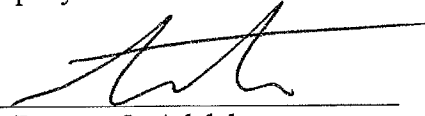
FURTHER RESOLVED, that these resolutions shall be retroactive, and act as a ratification of the execution of any Operational Documents, if any, which have been executed by any Officer before the date of adoption of this Written Action; and

FURTHER RESOLVED, from and after the effective date of this Written Action, the signature of any Officer shall suffice to bind the Company on any and all matters related to the execution and delivery of any and all Operational Documents.

[Signature Page Follows]

IN WITNESS WHEREOF, the undersigned has executed this action as of the date written above.

SABAL FINANCIAL GROUP, L.P.,
a Delaware limited partnership,
in its capacity as the Manager of SLATE MAIN
STREET HOLDINGS, LLC, an Illinois limited
liability company

By: 
Name: Boyega O. Adelekan
Its: Vice President and General Counsel

**[SIGNATURE PAGE TO WRITTEN ACTION BY THE SOLE MANAGER
OF SLATE MAIN STREET HOLDINGS, LLC]**

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

(to be attached)

EXHIBIT "A-1"

LEGAL DESCRIPTION OF SHOPPING CENTER

Parcel One:

Lots 1 and 3 in Main Street Commons Planned Unit Development, being a resubdivision of part of Lots 4, 5, 6 and 17 of Unit No. 1 of the St. Charles Illinois Industrial Development of the Central Manufacturing District in Sections 25 and 36, Township 40 North, Range 8 East of the Third Principal Meridian in the City of St. Charles, Kane County, Illinois recorded in the office of the recorder of deeds of Kane County on June 13, 2000 as Document Number 2000K046916.

Also the vacated street right of way North of and adjoining Lot 1 aforesaid described in the ordinance of vacation recorded November 22, 2000 as Document 2000K094390.

Parcel Two:

Easements for the benefit of Parcel one created by the Instruments recorded July 26, 2000 Document 2000K058745 and recorded August 3, 2000 Document 2000K061696 and recorded January 4, 2002 as Document 2002K001839.



CRITERIA FOR PLANNED UNIT DEVELOPMENTS (PUDS)



For Special Use for PUD or PUD Amendment applications.

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

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

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

Main Street Commons
PUD Name

6/6/18
Date

From the St. Charles Zoning Ordinance, Section 17.04.410.3:

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

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

The goal of our pylon sign remodel is to create more space for existing and future tenants to occupy. The pylon sign will be an overall improvement from what is existing and will help identify the property as a first class shopping center in St. Charles. This, coupled with the improvements to the landscaping at the center will provide a welcoming aesthetic to the tenants located in the center.

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

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

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

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

The relief from requirements of the PUD will allow businesses at our center to be properly identified by customers within the market. The modification to the pylon signs and landscaping will help align the center with first class shopping center standards.

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

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

Yes - the added signage will help better identify the business within the center.

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

Yes - adequate utilities will be provided for the lighted pylon signs

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

No - the pylon signs will be constructed in a first class manner without obstruction or impairment adjacent properties.

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

No - see the references above.

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

F. Conformance with Codes: That the proposed Special Use conforms to all existing Federal, State and local legislation and regulation and meets or exceeds all applicable provisions of this Title, except as may be varied pursuant to a Special Use for Planned Unit Development.

Yes - This is correct.

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

Yes - The increase pylon signage will help drive new businesses and customers to the center.

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

The goal of the proposed changes to the PUD is to exemplify the aesthetics of a first class shopping center while also promoting out existing tenants and attracting new business and customers

CITY OF ST. CHARLES

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

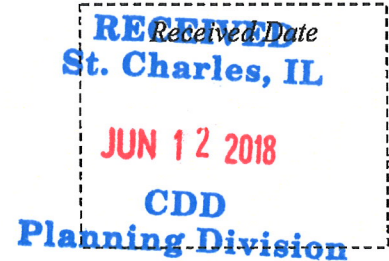


COMMUNITY & ECONOMIC DEV./PLANNING DIVISION

PHONE: (630) 377-4443 FAX: (630) 377-4062

MINOR CHANGE TO PUD APPLICATION

For City Use	
Project Name:	Main Street Commons PUD
Project Number:	2018 -PR- 009
Application No.	2018 -AP- 024



Instructions:

A Minor Change to PUD is one that modifies an approved PUD Preliminary Plan in a manner that complies with all standards of the Special Use for PUD Ordinance applicable to the property and meets the definition of a Minor Change as contained either in Section 17.04.430 of the Zoning Ordinance or the Special Use for PUD Ordinance.

To request approval of a Minor Change, complete this application and submit it with all required attachments to the Planning Division. When the application is complete, City staff will schedule a review by the Planning and Development Committee of the City Council. The Committee's recommendation will be forwarded to the City Council for final action.

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 of Main Street (Route 64) & Kirk Rd., St. Charles, IL	
	Parcel Number (s): 09-25-327-006, -007, -008, -009	
	PUD Name: Main Street Commons	
2. Applicant Information:	Name Phil Ramming	Phone 949 - 381 - 2785
	Address 4 Park Plaza, Suite 2000 Irvine, CA 92614	Fax 888-947-3232
		Email phillip.ramming@sabalfin.com
3. Record Owner Information:	Name PHIL RAMMING	Phone 949-381-2785
	Address 4 PARK PLAZA, SUITE 2000 IRVINE, CA 92614	Fax 888-947-3232
		Email PHILLIP.RAMMING@SABALFIN.C

Information for proposed Minor Change:

Name of PUD: Main Street Commons

PUD Ordinance Number: 2000-Z-1 (amendments 2001-Z-9 & 2001-Z-13)

Ord. or Resolution(s) that approved the current plans: 2001-Z-1

Identify Specific PUD Plans to be changed:

- Site/Engineering Plan
- Landscape Plan
- Architectural Elevations
- Signs
- Other plans: _____

Description of Proposed Changes:

Modification to landscaping to improvement visibility of shopping center

Updates freestanding shopping center signs

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.

APPLICATION FEE: Application fee in accordance with Appendix B of the Zoning Ordinance. (\$200)

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%).

☒ **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.

☒ **COVER LETTER:** Letter describing the proposed minor change requested, why it is necessary, and how it is different from the currently approved 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.


Copies of Plans:


Please contact the Planning Division to determine if full size copies of plans are needed. For simple applications, provide one full scale plan set, three (3) 11" x 17" copies (in color if applicable), and a PDF file on CD-ROM or emailed to the Project Manager.

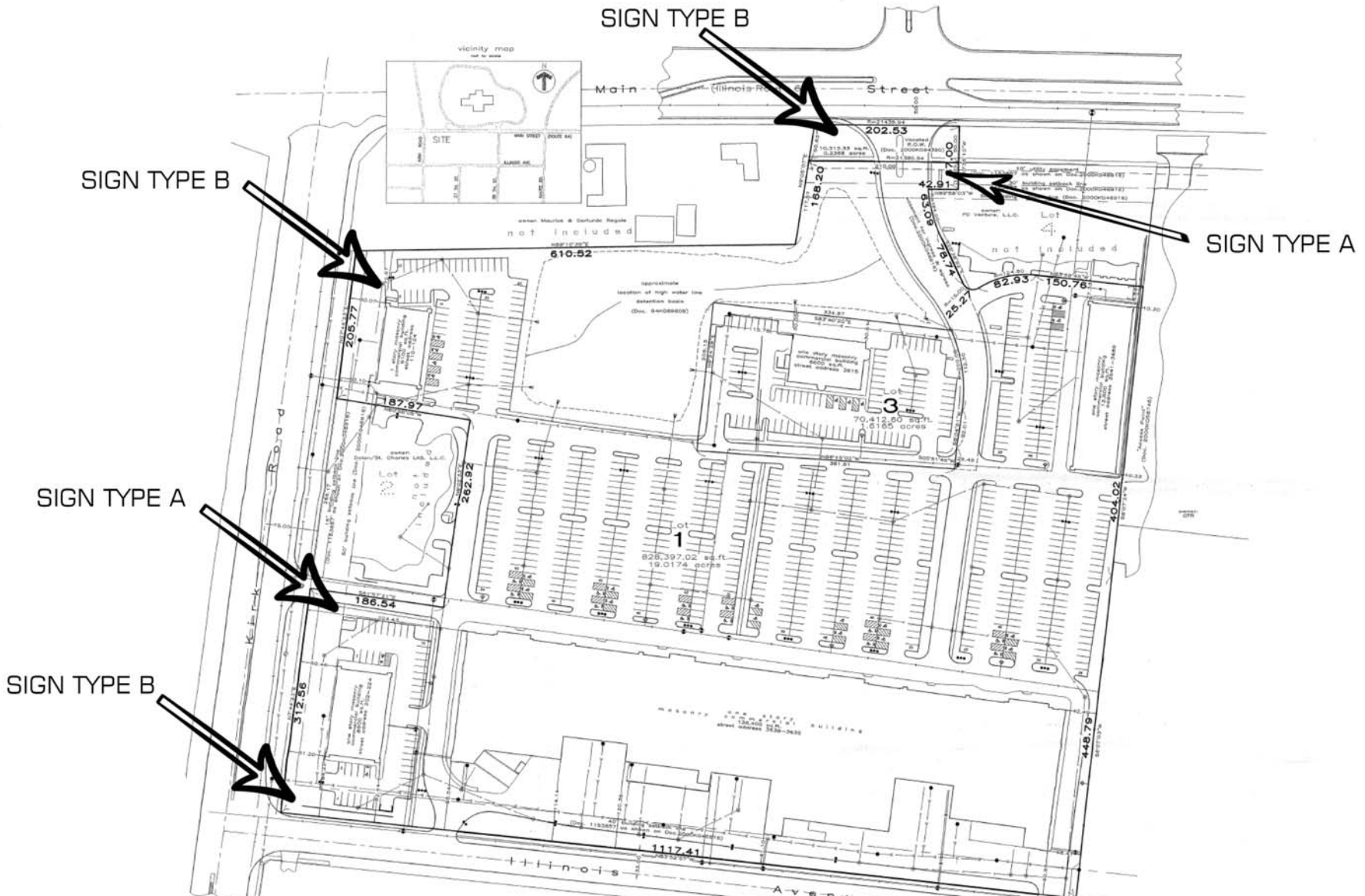
Plans shall include the following, depending on the scope of the proposed Minor Change:

- Site Plan indicating location of proposed change.
- For changes to site/engineering plans, show existing/approved and proposed site/engineering plan changes.
- For changes to architectural elevations, show existing/approved and proposed building design, color and materials.
- For changes to landscaping, show approved and proposed plans, indicate species and quantities of plant material to replace existing/approved materials.
- Additional information may be necessary depending on the specific change proposed.

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.

STATE MAIN STREET HOMES, LLC  5.17.18
 Record Owner Date

 5.17.18
 Applicant or Authorized Agent Date



MAIN STREET COMMONS

SIGN IMPROVEMENTS PROJECT

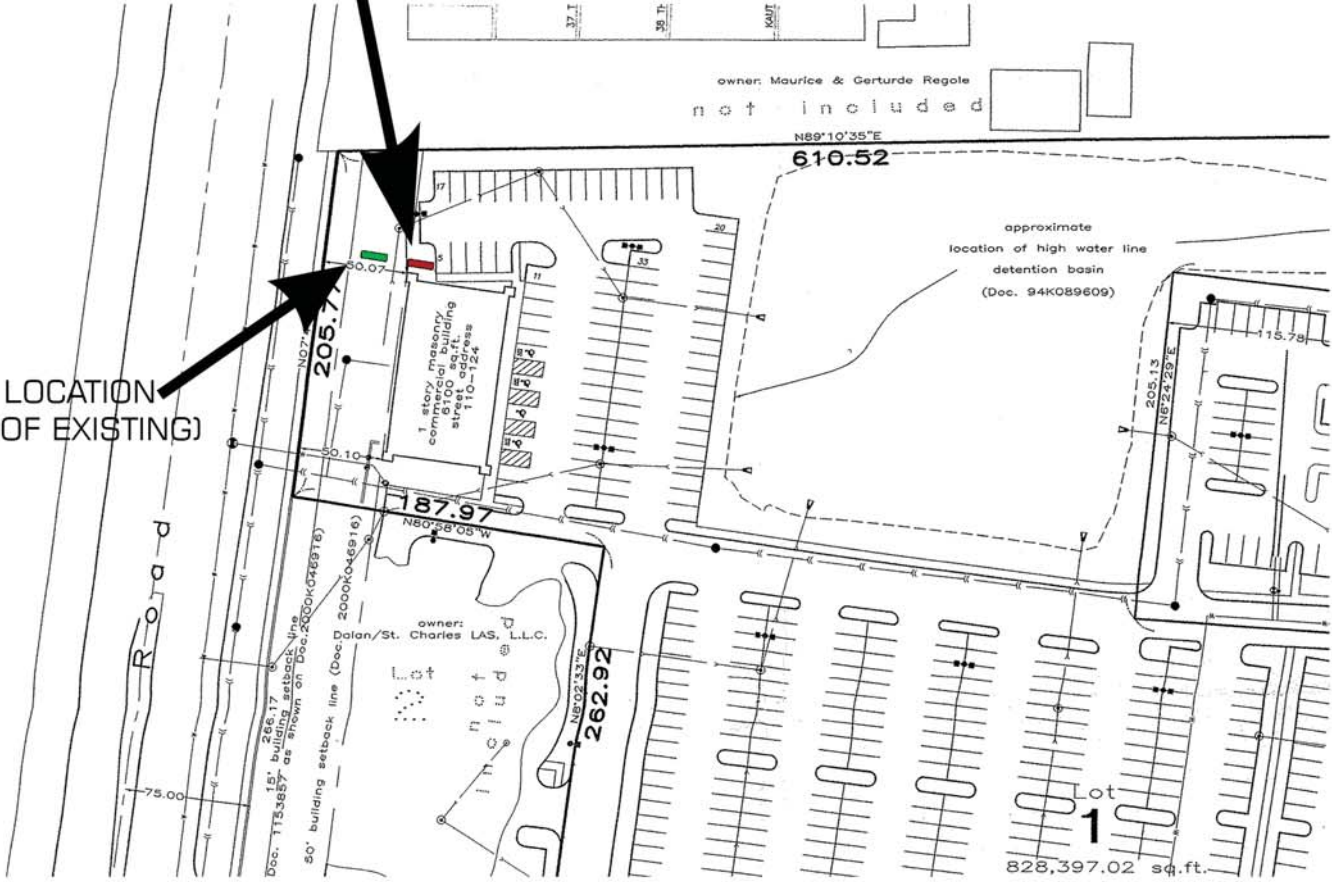
3/14/18
SITE PLAN



EXISTING SIGN TYPE B LOCATION



PROPOSED SIGN TYPE B LOCATION
(APPROXIMATELY 20' WEST OF EXISTING)



SIGN TYPE B RELOCATION AREA 1
NOT TO SCALE



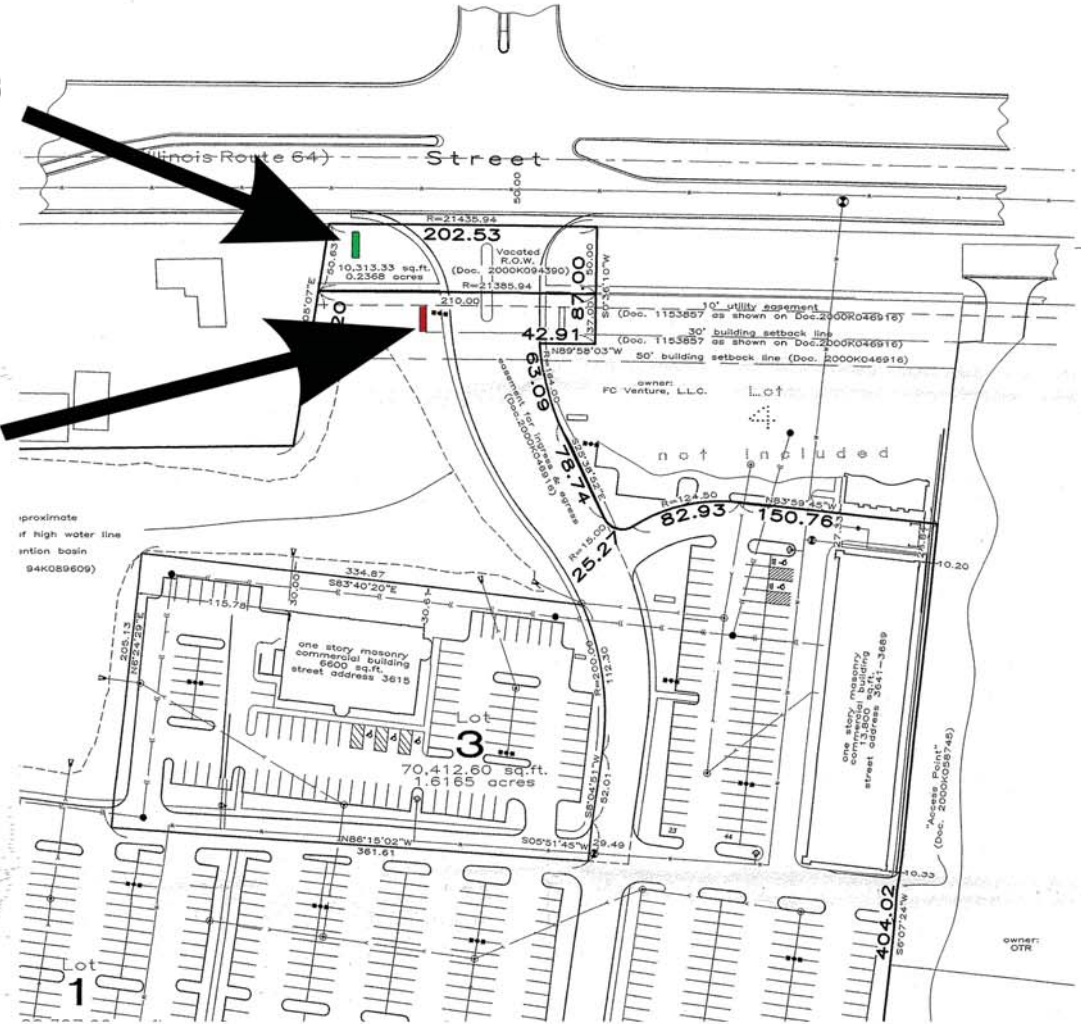
MAIN STREET COMMONS

SIGN IMPROVEMENTS PROJECT

3/14/18
RELOCATION PLAN

PROPOSED SIGN TYPE B LOCATION

EXISTING SIGN TYPE B LOCATION



SIGN TYPE B RELOCATION AREA 2
NOT TO SCALE

MAIN STREET COMMONS

SIGN IMPROVEMENTS PROJECT

3/14/18
RELOCATION PLAN





PROPOSED SIGN TYPE B
LOCATION



PROPOSED NEW SIGN TYPE B LOCATION
NOT TO SCALE

MAIN STREET COMMONS

SIGN IMPROVEMENTS PROJECT

NEW SIGN LOCATION PLAN

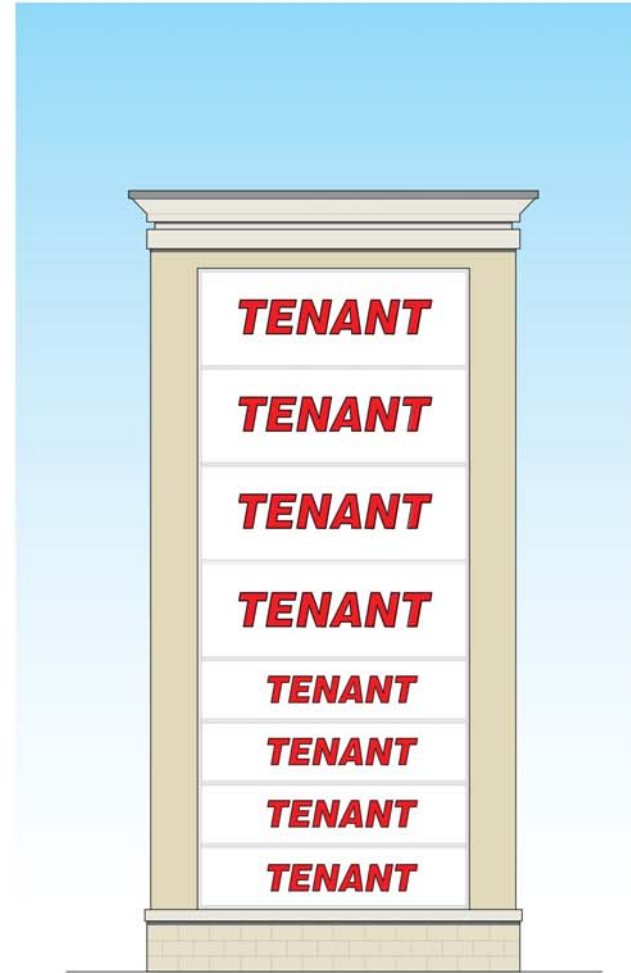
3/14/18



EXISTING SIGN TYPE A
AT NORTH ENTRANCE



EXISTING SIGN TYPE A
AT WEST ENTRANCE



PROPOSED SIGN TYPE A
REPLACEMENT AT NORTH
AND WEST ENTRANCES

MAIN STREET COMMONS

SIGN IMPROVEMENTS PROJECT

3/14/18
ELEVATIONS



EXISTING SIGN TYPE B
AT NORTH ENTRANCE



EXISTING SIGN TYPE B
AT NORTHWEST CORNER

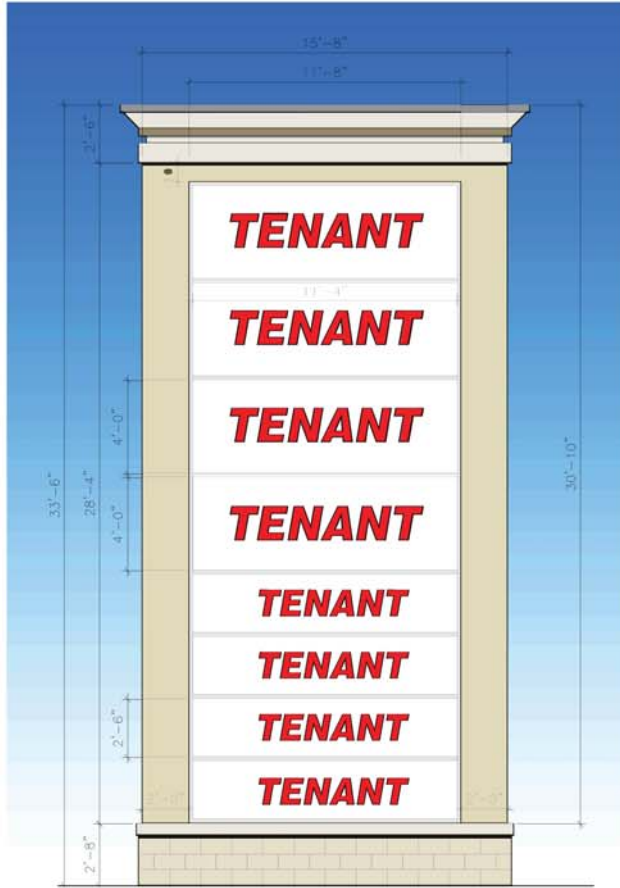


PROPOSED SIGN TYPE B

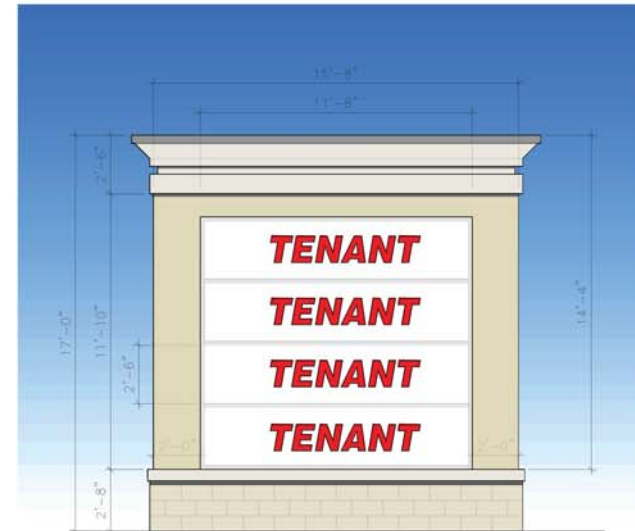
MAIN STREET COMMONS

SIGN IMPROVEMENTS PROJECT

3/14/18
ELEVATIONS



SIGN TYPE A



SIGN TYPE B



D.E.A. ASSOCIATES, INC.

MAIN STREET COMMONS

SIGN IMPROVEMENTS PROJECT

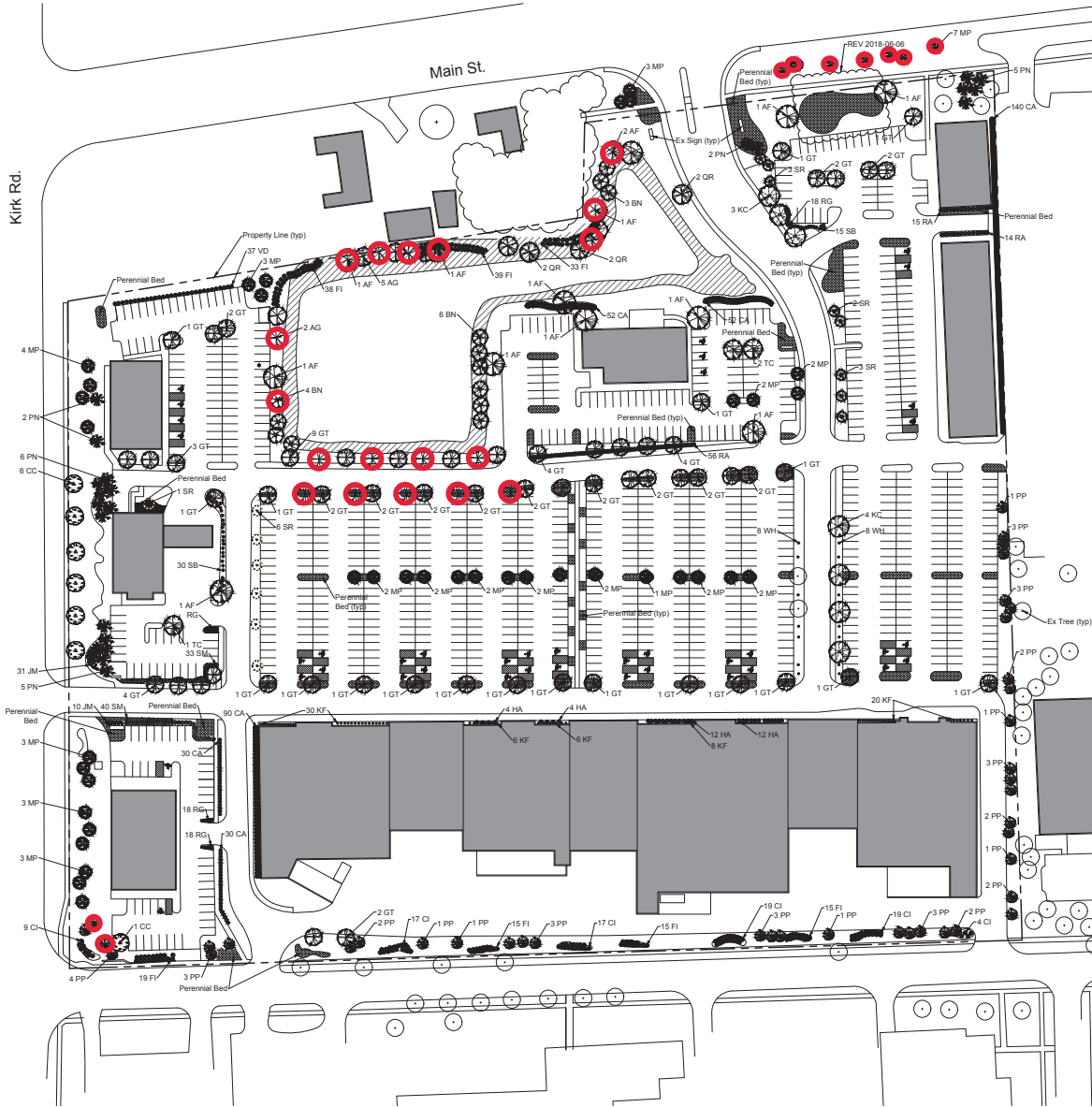


MID-AMERICA

3/14/18

DIMENSIONED ELEVATIONS





1 LANDSCAPE PLAN
SCALE: 1"=64'-0"



Plant List					
SHADE TREES					
CODE	COMMON NAME	BOTANICAL NAME	QUANT	SIZE	NOTES
AF	"Autumn Blaze" Maple	<i>Acer freemanii</i> "Autumn Blaze"	14	2.5' BB	Single Leader
AG	Black Alder	<i>Alnus glutinosa</i>	10	2.5' BB	Single Leader
BN	River Birch	<i>Betula nigra</i>	13	8' BB	Multi Stem
GT	Skyline Honeylocust	<i>Gleditsia triacanthos</i>	67	2.5' BB	Single Leader
KC	Kentucky coffee tree	<i>Gymnocladia dioica</i>	7	2.5' BB	Single Leader
QR	Red Oak	<i>Quercus rubra</i>	3	2.5' BB	Single Leader
TC	Little Leaf Linden	<i>Tilia cordata</i>	3	2.5' BB	Single Leader
ORNAMENTAL TREES					
CODE	COMMON NAME	BOTANICAL NAME	QUANT	SIZE	NOTES
CC	Thornless Cockspur Hawthorn	<i>Crataegus crus-galli</i>	7	8' BB	Single Leader
MP	Prairiefire Crabapple	<i>Malus 'Prairiefire'</i>	45	8' BB	Multi Stem
SR	Japanese tree lilac	<i>Syringa reticulata</i>	16	8' BB	Multi Stem
EVERGREEN TREES					
CODE	COMMON NAME	BOTANICAL NAME	QUANT	SIZE	NOTES
PN	Austrian pine	<i>Pinus nigra</i>	21	36' BB	Per Plan
PP	Colorado spruce	<i>Picea pungens</i>	41	36' BB	Per Plan
SHRUBS					
CODE	COMMON NAME	BOTANICAL NAME	QUANT	SIZE	NOTES
CA	Peking cotoneaster	<i>Cotoneaster acutifolius</i>	385	36' BB	Per Plan
CA	Red twig dogwood	<i>Cornus sericea 'Isanti'</i>	103	36' BB	Per Plan
FI	Forsythia Intermediate	<i>Forsythia 'Meadowlark'</i>	155	36' BB	Per Plan
HA	Hydrangea	<i>Hydrangea Annabelle</i>	NA	36' BB	Per Plan
JM	Mint Julep Juniper	<i>Juniperus × pfitzeriana 'Mint Julep'</i>	NA	36' BB	Per Plan
RA	Green mound Alpine currant	<i>Ribes alpinum 'Green mound'</i>	NA	36' BB	Per Plan
RG	Gro-Low Sumac	<i>Rhus aromatica 'Gro-Low'</i>	NA	36' BB	Per Plan
SB	Froebel spirea	<i>Spiraea japonica 'Froebel'</i>	NA	36' BB	Per Plan
SM	Dwarf Korean Lilac	<i>Syringa meyeri 'Patbin'</i>	NA	36' BB	Per Plan
TD	Dense Yew	<i>Taxus × media 'Densiformis'</i>	NA	36' BB	Per Plan
VD	Arrowwood Viburnum	<i>Viburnum dentatum</i>	30	36' BB	Per Plan
VWH	Vernal Witchhazel	<i>Hamamelis vernalis</i>	14	36' BB	Per Plan
PERENNIALS					
CODE	COMMON NAME	BOTANICAL NAME	QUANT	SIZE	NOTES
DL	Daylily 'Stella de Oro'	<i>Hemerocallis 'Stella de Oro'</i>	NA	#3 Cont.	Spacing 2' O.C.
EC	Purpleleaf wintercreeper	<i>Euonymus fortunei 'Coloratus'</i>	NA	#1 Cont.	Spacing 2' O.C.
KF	"Karl Foerster" Grass	<i>Calamagrostis acutiflora 'Karl Foerster'</i>	NA	#3 Cont.	Spacing 2' O.C.

⊗ = Trees that are proposed to be removed

*Additional notes: Trees on Kirk should be transplanted to accommodate the new pylon signs and open up the visibility of each sign (proposed signs depicted on the site plan).
* Plant material to surround updated pylon signs are attached hereto

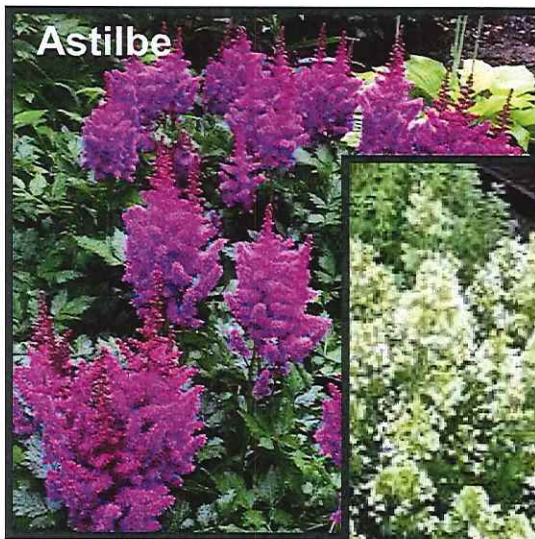
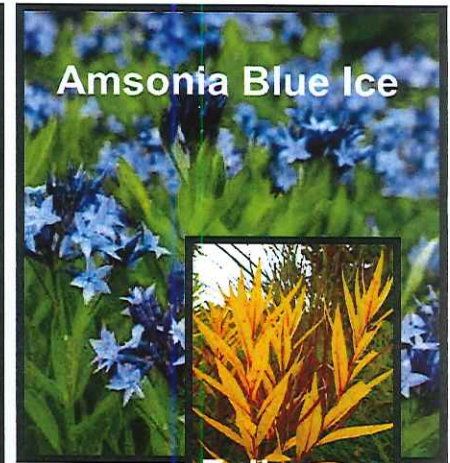
Notes:
Plant quantities are approximate
Planting beds consist of a variety of perennials such as, Karl Foerster, Gro Lo Sumac, Groundcover, Hydrangea, Daylilies, and Amsonia

REVISED 04.04.2018
REVISED 06.06.2018

SEC Main Street (Route 64) & Kirk Road | St. Charles, IL

LANDSCAPE PLAN
L1.0

Main Street Commons Plant Options



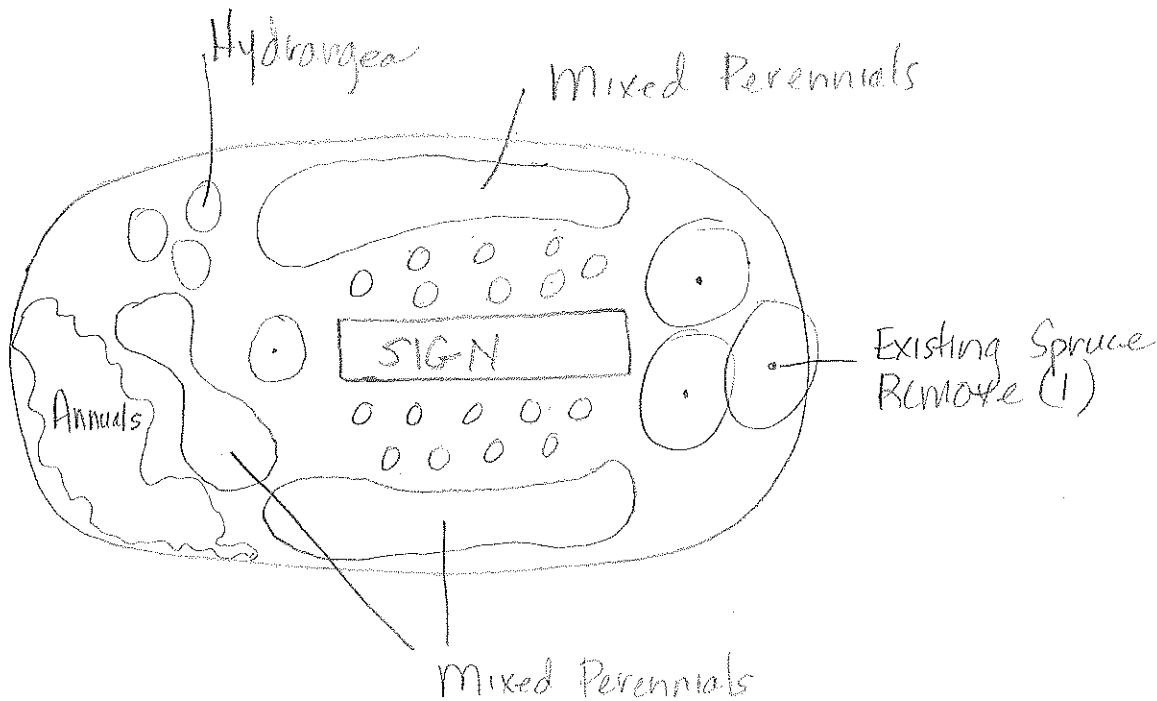
A. Pylon Sign at Main

Remove (1) Spruce behind pylon sign
Remove any existing plant material, transplant any if needed.
Install the following:

(3) Hydrangea, Little Lime

(18) Calamagrostis, Karl Forester

(120) Mixed Perennials to include: Amsonia, Blue Ice, Salvia,
Astilbe, Vision, Allium, Calamagrostis
and Black Eyed Susans



A. Bed West of Pylon Sign at Walk

Remove all existing overgrown and declining plant material
Install the following

(3) Hydrangea, Little Lime

(10) Calamagrostis, Karl Forester

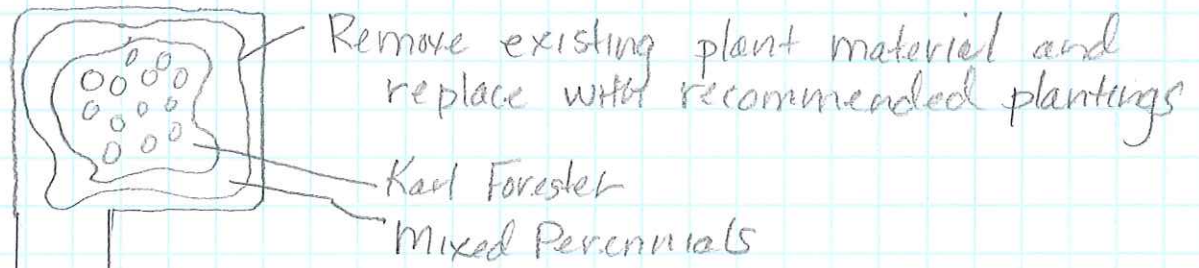
(60) Mixed Perennials, Amsonia Blue Ice, Salvia, Allium
Astilbe and Black Eyed Susans

B. Pylon Sign at Kirk

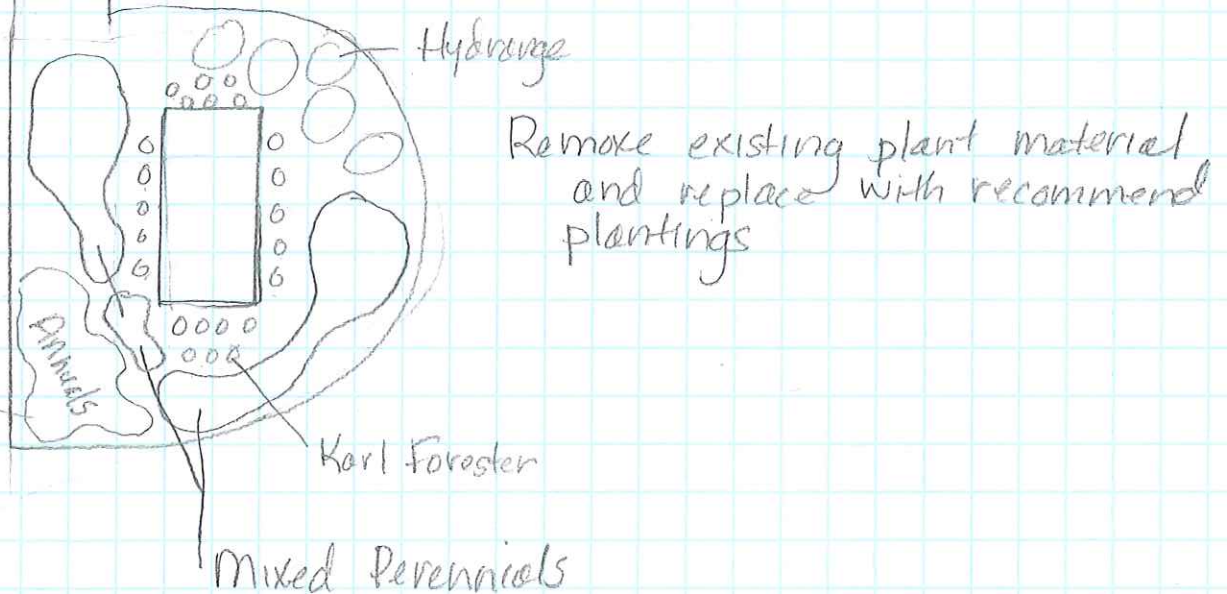
Update area to create more updated look and curb appeal

Install the following:

- (5) Hydrangea Lime Light
- (90) Calamagrostis, Karl Forester
- (175) Mixed Perennials to include: Amsonia, Blue Ice, Solvia, Astilbe Ysisans, Allium, Calaminthia and Black Eyed Susans



← Remove existing shrubs here and install (52) Calamagrostis, Karl Forester



City of St. Charles, Illinois

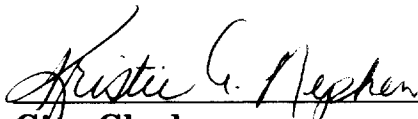
Ordinance No. 2000-Z-1

**An Ordinance Rezoning Property from M-1 to B-3
and Amending a Special Use as a Planned Unit
Development Granted by Ordinance No. 1979-Z-6
(Main Street Commons PUD)**

Excerpts Only - Development Standards and Preliminary Plans

**Adopted by the
City Council
of the
City of St. Charles
January 3, 2000**

**Published in pamphlet form by
authority of the City Council
of the City of St. Charles,
Kane and Du Page Counties,
Illinois, January 7, 2000**



City Clerk

(S E A L)

Exhibit II

Permitted and Special Uses

A. *Permitted Uses*

1. Antique shop
2. Appliance store
3. Art supply store
4. Art galleries and museums
5. Audio recording sales and rentals
6. Automobile accessory (auto parts) stores
7. Bakeries, retail
8. Banks and financial institutions (with or without drive-thru's, manned and/or automated teller stations)
9. Barbershops
10. Bathique
11. Beauty salons
12. Bicycle sales, rental and repair
13. Blueprinting and photocopying establishments
14. Book and stationary stores (with a restaurant and live entertainment not to exceed 5,000 square feet as a permitted accessory use and outdoor sidewalk sales as a permitted accessory use.
15. Candy and ice cream stores
16. Carpet and rug stores
17. Catalog stores
18. Catering establishments in conjunction with a permitted use
19. China and glassware store
20. Clothing and apparel shops
21. Coin and philatelic stores
22. Computer and data processing centers
23. Consumer electronics store
24. Consumer electronics service and repair shops
25. Cosmetic store
26. Currency exchanges
27. Day care centers and preschools
28. Department stores
29. Drug stores (with or without drive-thru's)

30. Dry-cleaning establishments
31. Dry goods stores
32. Electrical and household appliance stores, including patio equipment
33. Flower shops
34. Food stores, including grocery stores, meat markets, produce, and delicatessens (retail sales only)
35. Frozen food shops, including locker rental in conjunction therewith
36. Furniture stores, including upholstery when conducted as accessory to the retail use
37. Furrier shops, including the incidental storage and conditioning of furs
38. Garden supply and seed store
39. General merchandise store
40. Gift shop
41. Gourmet shop
42. Haberdasheries
43. Handicraft store
44. Hardware store
45. Hobby shops, for retailing of items to be assembled or used away from the premises
46. Home improvement center
47. Hotels, including dining, cocktail lounges, banquet and meeting rooms
48. Household furnishings
49. Ice sales or ice boxes as a permitted accessory use
50. Interior decorating shops, including upholstery and making of draperies, slip covers, and other similar articles when conducted as accessory to the retail use
51. Jewelry stores
52. Job printing shops, using presses having beds of not more than fourteen inches and twenty inches
53. Kitchenware store
54. Lawn and garden store
55. Laundries, automatic self service or full service
56. Leather goods and luggage stores
57. Liquor stores, retail sales
58. Loan offices
59. Locksmith and security sales
60. Machinery and equipment sales, but not including service, repair or reconditioning on the premises
61. Mail order service stores
62. Medical and dental clinics and outpatient medical care
63. Millinery shops
64. Motels
65. Musical instrument sales and repair

66. Offices, including business, professional, medical, and public
67. Office supply stores
68. Office machines sales and service
69. Opticians and optometrists
70. Orthopedic and medical appliance stores, but not including the manufacture of such items
71. Outdoor sidewalk sales as an accessory use to any permitted or special use
72. Paint and wallpaper stores
73. Pet and pet supply stores (including veterinary offices as an accessory use and kennels for overnight stay not to exceed 2,500 square feet)
74. Photographic equipment and supply sales and service
75. Photography studios, including developing and printing of photographs when conducted on the premises as part of the retail business
76. Picture framing store
77. Plumbing showrooms and shops
78. Record, CD, music store
79. Recording studios
80. Restaurants, including live entertainment and dancing, liquor sales, and carry out orders
81. School supply store
82. Secondhand stores and rummage shops
83. Sewing machine sales and services, household machines only
84. Shoe and hat repair stores
85. Shoe stores
86. Sign design and sales
87. Sporting goods stores
88. Sundries
89. Tailor shop
90. Temporary buildings for construction purposes for a period not to exceed the duration of such construction
91. Theater (indoor only)
92. Tobacco shops, retail sales
93. Toy shops
94. Travel bureaus and transportation ticket offices
95. Variety stores
96. Video recording sales and rental
97. Wholesale establishments, with storage of merchandise limited to samples only
98. Wine shop
99. Accessory uses to the permitted uses listed in this section

B. Special Uses

1. Amusement game device arcade provided:
 - a) The arcade is properly licensed in accordance with Chapter 5.14 of the St. Charles Municipal Code.
 - b) The portal of any arcade shall not be located within five hundred feet (500') of the portal of any elementary, junior or senior high school, day care center or church.
 - c) The arcade shall be located in a separate room or building from other uses on the premises and from pedestrian circulation to and from other uses.
 - d) Amusement game devices shall be located no closer than twelve inches (12") from any wall assembly separating the arcade from any adjacent building or portion of a building. Where devices are located on both sides of any aisle, the aisle shall be not less than ninety inches (90") in width and shall be unobstructed, and such open areas shall be unobstructed. The maximum number of devices in any arcade shall not exceed one device for every forty square feet (40 s.f.) of gross floor allotted to the arcade operation's game area.
 - e) No amusement game device shall be open for business except between the hours of 10:00 a.m. and 10:00 p.m. on Monday through Thursday and between the hours of 12:00 noon and 10:00 p.m. on Sundays and between the hours of 10:00 a.m. and 11:00 p.m. on Fridays and Saturdays.
 - f) The application for special use shall be accompanied by a site plan and a floor plan of the premises indicating compliance with all of the above conditions. The site plan shall be a condition of the special use.
2. Amusement establishments including bowling alleys, pool halls, dancehalls, gymnasium~~s~~, swimming pools and skating rinks
3. Animal hospitals
4. Automobile laundries
5. Automotive vehicle sales
6. Building material sales, with accessory outside storage not to exceed sixteen feet in height
7. Dog kennels
8. Drive-through establishments
9. Greenhouses
10. Nurseries
11. Open sales lots
12. Outdoor sales areas

13. Outdoor sales as an accessory use
14. Other service business uses, including coin operated dry cleaning
15. Outdoor amusement establishments, including golf driving ranges, miniature golf courses, par-three golf courses, kiddie parks, and other similar amusement centers and places of amusement such as stadiums.
16. Vehicle service facilities
17. Warehouse for retail sales establishment and its sales facilities
18. Accessory uses to the special uses listed in this section.

Exhibit III
Planned Unit Development Standards

A. Minimum Setbacks Applicable to All Lots:

Route 64 and Kirk Road	50 feet – building/parking/paving
Illinois Avenue	20 feet – building/parking/paving
East line of Property	10 feet – building/parking/paving
Interior lot lines except along centerline of roads or common building walls	20 feet – building 10 feet – parking/paving
Lot lines along centerline of roads or common building walls	None

B. Build-to Line

In addition to conforming with the minimum setback requirements, buildings located on any lot adjoining Kirk Road shall have a minimum of twenty (20) percent of their linear wall length located on or within twenty-four (24) feet of the minimum setback line of Kirk Road.

C. Maximum Floor Area Ratio:

The maximum floor area ratio within the Property as a whole shall be 1.3.

D. Maximum Building Height:

The maximum height of buildings within the Property shall be 45 feet to the top of the parapet wall. Flagpoles shall not exceed thirty (30) feet in height.

E. Lot Area and Depth:

There shall be no minimum lot area or minimum lot depth required within the Property.

F. Signs

Signs accessory to a use within the Property may be located anywhere within the Property, and when so located shall not be considered to be off-site or advertising signs.

The following signs are permitted within the Property:

Wall Signs: Wall signs are permitted on any side of a building, and there shall be no restriction on the color of any wall signs.

Maximum number	2 per business, except the westernmost business on Lot 1 and the business on Lot 7 (westerly of Lot 1) may have 3 per business.
Maximum sign area	1 ½ times the linear frontage of the building

Freestanding Signs: All freestanding signs shall be monument type structures with masonry unit finish and shall contain materials substantially similar to the buildings to which they are accessory. Type 1 signs may contain the names of more than one tenant, with a maximum of six tenants identified on any one side of the sign. The panels for all tenants within a single sign shall have the same background color, which shall be compatible with the colors of one or more of the buildings to which the sign is accessory. There shall be no restriction on the color of any lettering, logos, or other advertising on the freestanding signs.

The anticipated location of the freestanding signs is shown on the Preliminary PUD Site Plan, but any freestanding signs may be relocated without amending the Preliminary PUD Plan if their locations conform with the setback requirements.

Type I:

Maximum Number	2 (for the entire Property)
Maximum Height	25 feet
Maximum Area	340 square feet, provided that 40% of the sign area shall consist of architectural features with no advertising
Setbacks	Route 64 – 10 feet Kirk Road – 50 feet Other lot lines – 10 feet

Type II:

Maximum number	One per outlot
Maximum height	13 feet
Maximum area	130 square feet, provided that 60 % of the sign area shall consist of architectural features with no advertising
Setbacks	Route 64 and Kirk Road – 50 feet Other lot lines – 10 feet

Temporary Signs:

In addition to temporary signs otherwise permitted by the St. Charles Zoning Ordinance, two freestanding temporary signs shall be permitted, one facing Route 64 and the other facing Kirk Road. Such signs shall be permitted during construction of the development, and shall be removed within sixty days following completion of the buildings on the Property, or seven years after the effective date of this Ordinance, whichever shall first occur.

G. Off-Street Parking and Loading:

Off street parking and loading shall be provided in accordance with the provisions of Chapter 17.38 of the St. Charles Zoning Ordinance in effect as of the effective date of this Ordinance, a copy of which follows as an attachment to this Exhibit III.

ARCHITECTURAL GUIDELINES

Exterior surface materials of all buildings constructed on the Property, except for Lot 1, shall at a minimum be subject to the following:

1. Classes of Materials. Materials shall be divided into Class I, Class II, Class III and Class IV categories as follows:

CLASS I:

- a) brick
- b) natural stone
- c) glass
- d) masonry stucco
- e) copper panels
- f) other comparable or superior materials

CLASS II:

- a) specialty concrete block such as textured, burnished block or rock faced block
- b) architecturally precast textured concrete panels
- c) exterior insulating finishing system (EIFS)
- d) other comparable or superior materials

CLASS III:

- a) opaque panels
- b) ornamental metal

CLASS IV:

- a) smooth concrete block
- b) smooth scored concrete block
- c) smooth concrete tip up panels
- d) ceramic
- e) glass block
- f) wood
- g) other comparable or superior materials

2. Buildings shall incorporate classes of materials in the following manner:

- a) Office and commercial building must use at least two Class I materials and must be composed of at least 50% Class I materials; not more than 40% Class II or Class III material and not more than 10% Class IV materials.

- b) The use of Class II, III or IV materials shall be distributed throughout the exterior of a building unless the City agrees that materials consolidated on more visible locations provides the most positive architectural appeal to the general public.
- c) A distinctively different color of brick may be considered as a second Class I material. However, minor blended color variations shall not be considered as a separate material.
- d) To be counted as a primary material, the product must comprise at least 5% of the exterior wall.

3. Buildings may be constructed primarily of one specific Class I material provided the design is obviously superior to the general intent of this ordinance provides variation in detailing, footprint of the structure or deviations in long wall sections to provide visual interest.

4. Garage doors, window trim, flashing accent items and the like, shall not constitute required materials that make up the exterior of a building.

5. As viewed from ground levels at a variety of locations, all mechanical equipment located on the roof or around the perimeter of a structure shall be screened by a raised parapet or with comparable and compatible with exterior building materials.

- a) A raised parapet or other architectural feature that is an integral part(s) of the building may be required as screening for rooftop mechanical equipment or to soften rooftop views.
- b) Screening for rooftop mechanical equipment shall incorporate similar architectural features of the building and/or be constructed of a material and color compatible with other elements of the building.
- c) Incidental rooftop equipment deemed unnecessary to be screened by the Director of Community Development or a designee shall be of color to match the roof or the sky, whichever is more effective.

6. Exposed roof materials shall be similar to, or an architectural equivalent of asphalt or fiberglass shingle, wooden shingle, standing seam metal roof or better. The roof of any building may be flat.

7. Garish or bright accent colors (i.e. orange, bright yellow, or fluorescent colors) for such buildings such as cloth or metal awnings, trim, banding, walls, entries or any portion of the building shall be minimized, but in no case shall such coloring exceed 10% of each wall area.

8. Equipment used for mechanical, processing, bulk storage tanks, or equipment used for suppressing noise, odors, and the like that protrudes from a side of a building or is located on the

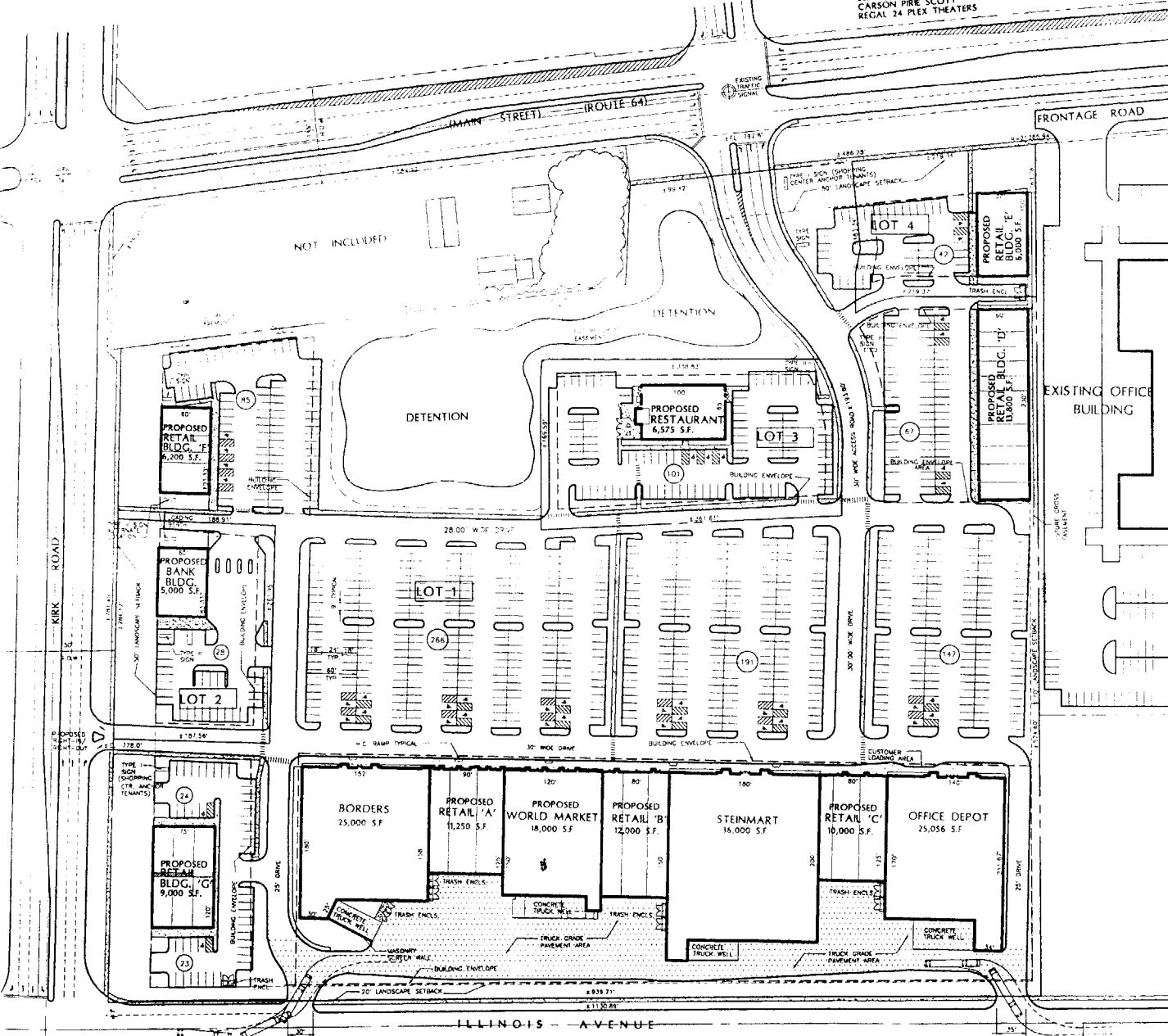
ground adjacent to a building shall be screened from public view as much as practical with materials matching the design of the building. Where miscellaneous exterior equipment cannot be fully screened with matching building materials, landscaping may be used as additional screening.

9. The buildings to be developed within the Property shall be compatible and harmonious with each other in their exterior architectural design features. Compatibility of architectural design features may be achieved by similarity of some design elements, while allowing dissimilarity of others. Buildings shall be considered compatible if at least three of the following five design elements are similar, as determined by the City Council, when comparing any proposed outlot building with the inline center on Lot 1:

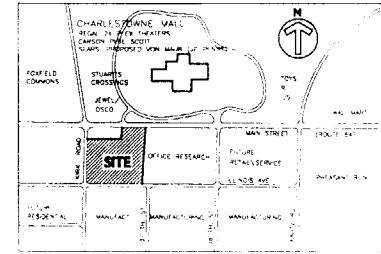
- a. Type of materials (brick, stone, wood, metal, etc.)
- b. Colors and textures of exterior surfaces
- c. Architectural scale (size and height of buildings, both actual and perceived)
- d. Placement and rhythm of doors, windows, wall planes, visible wall joints, and visible roof elements
- e. Architectural style (examples of architectural style include reference to recognized historic or modern architectural styles, repetitive use of particular shapes, angles, features such as cornices, type of roof, etc.)

EXHIBIT V

CHARLESTOWNE MALL
SEARS, PROPOSED VON MAUR (C PENNEY),
CARSON PIRE SCOTT
REGAL 24 PLEX THEATERS



MAIN STREET COMMONS
ST. CHARLES (KANE COUNTY), ILLINOIS



LOCATION MAP

SITE DATA	
TOTAL BUILDING AREA	111,000 S.F.
TOTAL BUILDING AREA	111,000 S.F.
TOTAL BUILDINGS	46,200 S.F.
PROPOSED FLOOR AREA RATIO (F.A.R.)	0.14
MAXIMUM ALLOWED F.A.R.	0.14
PARKING REQUIRED	977 CARS
RETAIL (18,106 SQ FT + 0.85 + 5 CARS/1000 SQ FT.)	685 CARS
RESTAURANTS (267 CARS)	267 CARS
17,775 SQ FT + 15 CARS/1000 SQ FT.)	267 CARS
BANKS (20 CARS)	20 CARS
5,000 SQ FT + 4 CARS/1000 SQ FT.)	20 CARS
PARKING PROVIDED	974 CARS
LANDSCAPE AREA REQUIRED	100,624 S.F.
LANDSCAPE AREA PROVIDED	20,616 S.F.



30 N. WACKER DRIVE
CHICAGO, ILLINOIS 60604
TEL: (312) 795-1235
FAX: (312) 795-1250
MOB: (312) 795-6130

OWNER
MAIN STREET COMMONS
30 N. WACKER DRIVE
CHICAGO, ILLINOIS 60604

PROJECT
PROPOSED
MAIN STREET COMMONS
KIRK ROAD &
MAIN STREET DECKLE 841
ST. CHARLES, ILLINOIS

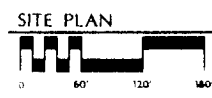
SITE PLAN

12/15/99	PUD FINAL SCR
11/25/99	TRUCK REV.
10/14/99	TRUCK REV.
07/25/99	REV. PER COMM.
06/27/99	REDEVELOPMENT
05/18/99	CITY SUBMITTAL
04/16/99	CITY PLAN
03/11/99	DATE DESCRIPTION

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WITHOUT WRITTEN CONSENT.

DRAWN BY: DECOR BY:

SHEET
F-PUD
JOB NO. 9826



211 N. WACKER DRIVE
CHICAGO, ILLINOIS 60601
TEL: (312) 795-1255
FAX: (312) 795-1250
WWW: (312) 795-1250

DANIEL WEINBAER & PARTNERS, LTD.
Landscape Architects

3700 N. Halsted St., Suite 100
Chicago, IL 60641
Tel: (773) 327-7200

DATE: 10/14/05
SCALE: AS SHOWN

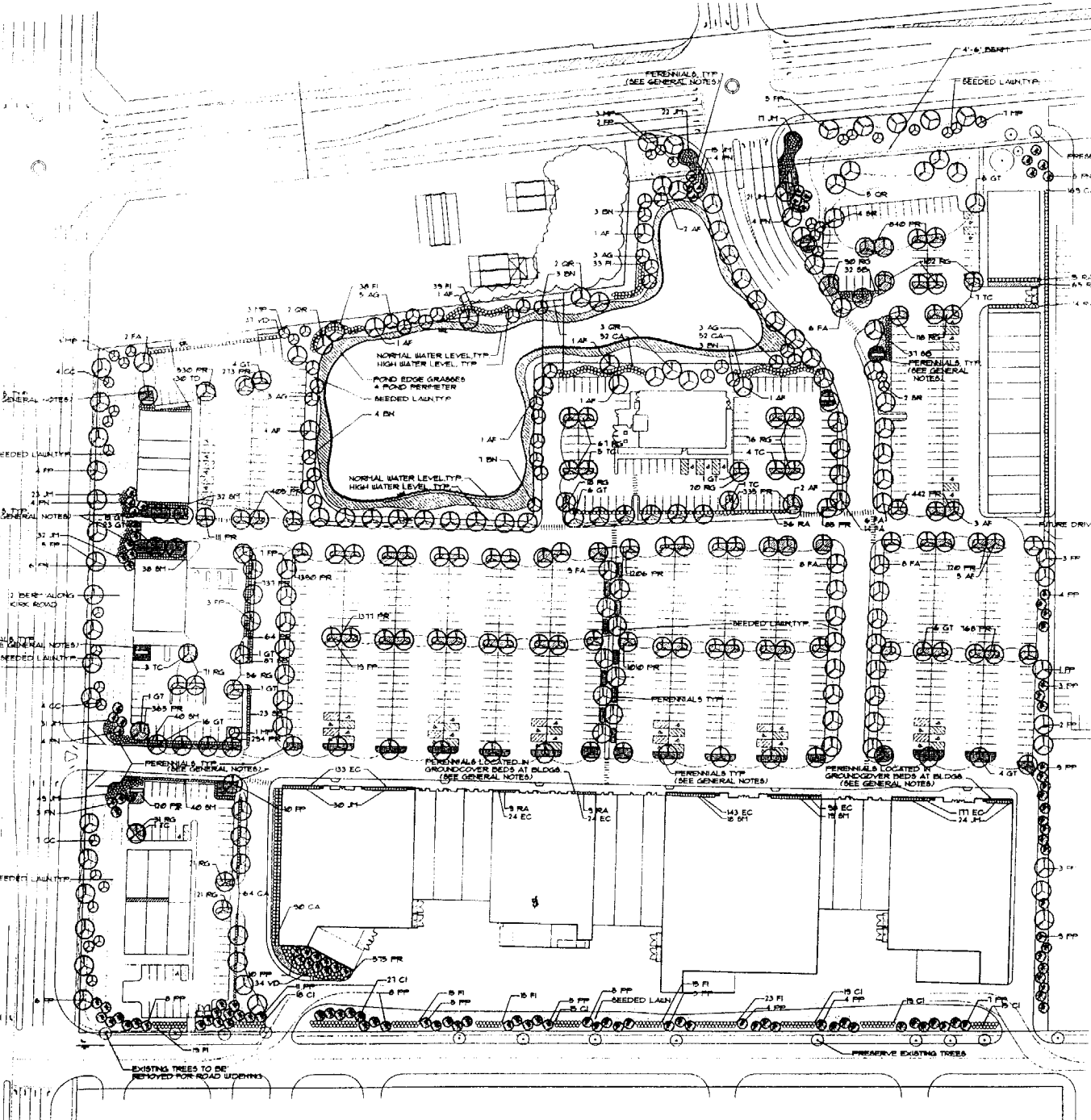
PROPOSED
LANDSCAPE PLAN
FOR THE
NEW ROAD &
MAIN STREET DEVELOPMENT
CHARLES COUNTY

PRELIMINARY
LANDSCAPE PLAN

NO.	DESCRIPTION	DATE
1	PRELIMINARY LANDSCAPE PLAN	10/14/05
2	REVISED PRELIMINARY LANDSCAPE PLAN	10/28/05
3	REVISED PRELIMINARY LANDSCAPE PLAN	11/09/05
4	REVISED PRELIMINARY LANDSCAPE PLAN	11/16/05

DATE DESCRIBED
10/14/05

DESIGNED BY
CHECKED BY
GABRIEL SCHALEBERG



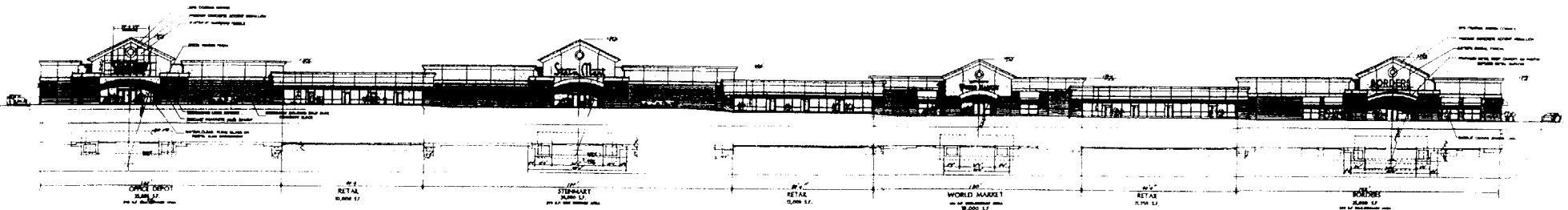
PLANT LIST

PLANT CODE	PLANT NAME	QUANTITY	DATE	NOTES
1 AF	ADONIS AETHEAUS	100	10/14/05	PLANTED IN POND PERIMETER
2 AG	AGAVE PARVIFLORA	200	10/14/05	PLANTED IN POND PERIMETER
3 EN	ERIGONUM SP. 'MISTY MOUNTAIN'	100	10/14/05	PLANTED IN POND PERIMETER
4 BN	BURNING BUSH	100	10/14/05	PLANTED IN POND PERIMETER
5 OR	ORNITHOGALUM SP. 'MISTY MOUNTAIN'	100	10/14/05	PLANTED IN POND PERIMETER
6 GT	GALTHERIA SP. 'MISTY MOUNTAIN'	100	10/14/05	PLANTED IN POND PERIMETER
7 RA	RADIOLA SP. 'MISTY MOUNTAIN'	100	10/14/05	PLANTED IN POND PERIMETER
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99 RI	RUPESTRIS SP. 'MISTY MOUNTAIN'	100	10/14/05	PLANTED IN POND PERIMETER
100 FI	FILAGO SP. 'MISTY MOUNTAIN'	100	10/14/05	PLANTED IN POND PERIMETER

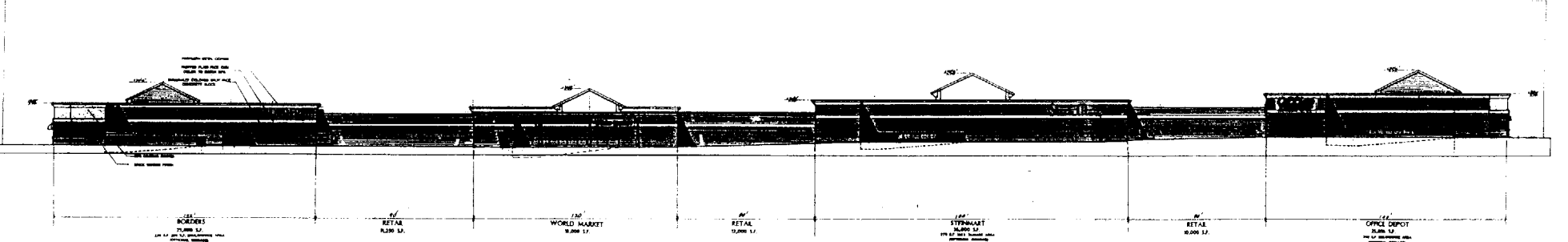
NOTES:
 1. POND EDGE GRASSES PLANTED 10/01/05.
 2. PERENNIALS TO BE PLANTED BY 11/01/05.
 3. PERENNIALS TO BE SELECTED FROM THE FOLLOWING LIST:
 4. SEEDING LAWN TO BE COMPLETED BY 11/01/05.

PROPOSED MAIN STREET COMMONS
ST. CHARLES, ILLINOIS

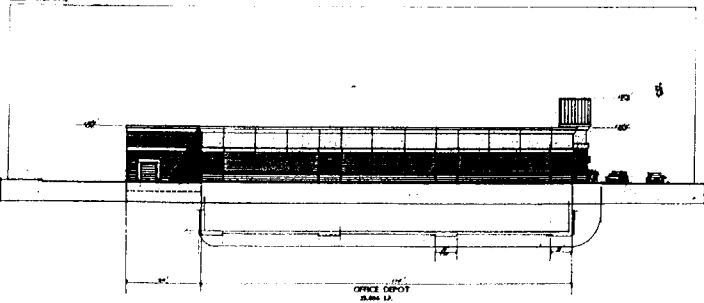
NORTH ELEVATION ①



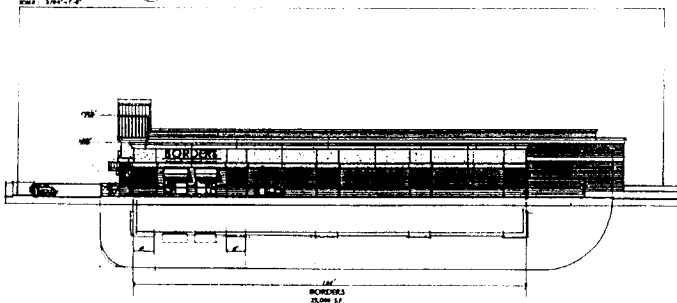
SOUTH ELEVATION ②



EAST ELEVATION ③



WEST ELEVATION ④



PROPOSED MAIN STREET COMMONS
ST. CHARLES, ILLINOIS
ARCHITECTURAL DRAWING
DATE: 10/15/04
SCALE: AS SHOWN

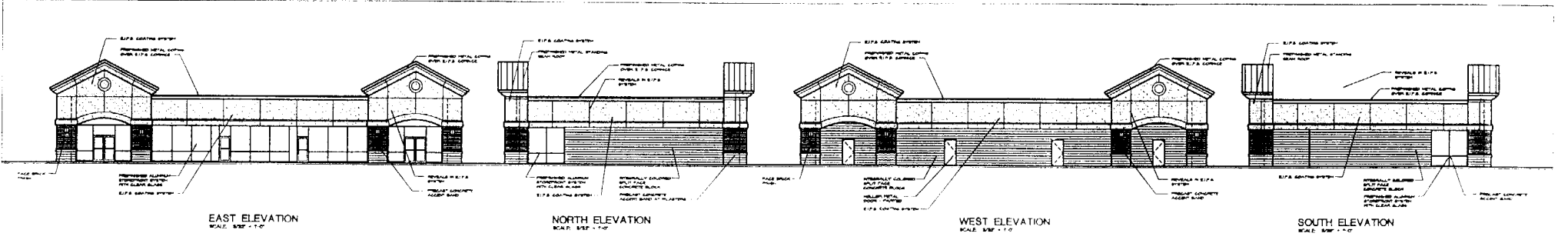
PROPOSED MAIN STREET COMMONS
ST. CHARLES, ILLINOIS
ARCHITECTURAL DRAWING
DATE: 10/15/04
SCALE: AS SHOWN

PARKING ELEVATION

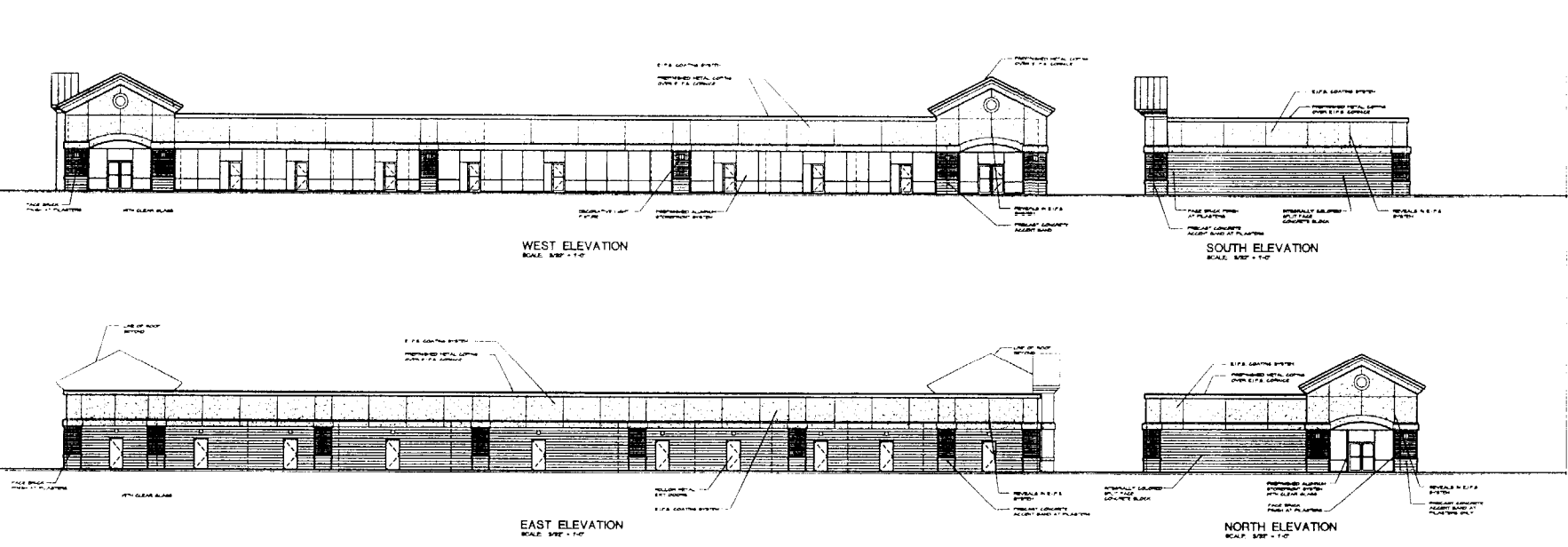
PROPOSED MAIN STREET COMMONS
ST. CHARLES, ILLINOIS
ARCHITECTURAL DRAWING
DATE: 10/15/04
SCALE: AS SHOWN

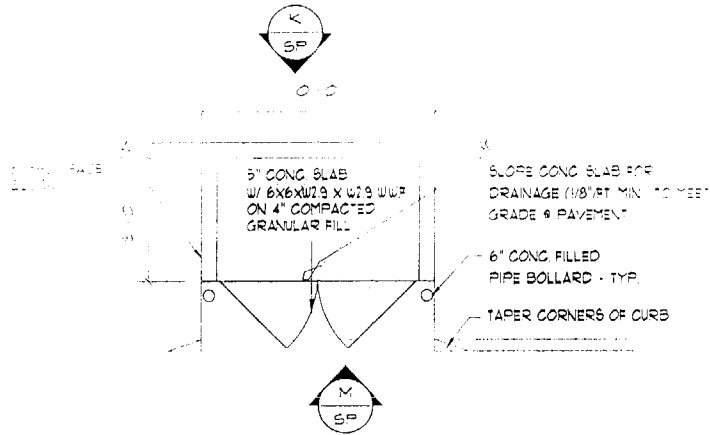
PROPOSED MAIN STREET COMMONS
ST. CHARLES, ILLINOIS
ARCHITECTURAL DRAWING
DATE: 10/15/04
SCALE: AS SHOWN

RETAIL BUILDING F

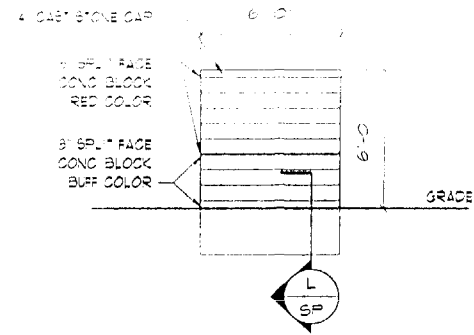


RETAIL BUILDING D

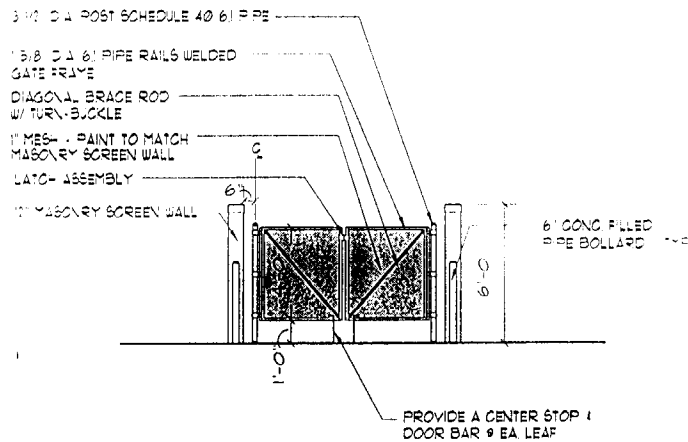




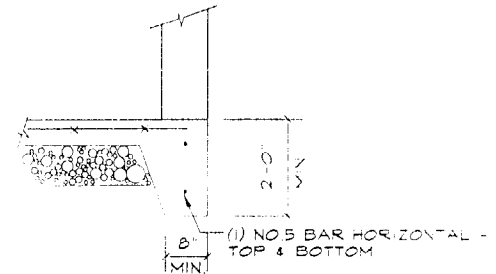
J TRASH ENCLOSURE
SCALE: 3/16" = 1'-0"



K SIDE ELEVATION
SCALE: 3/16" = 1'-0"



J FRONT ELEVATION
SCALE: 3/16" = 1'-0"



**L TURN DOWN
SLAB DETAIL**
SCALE: 1/2" = 1'-0"

CHARLESTOWNE MALL
SEARS, PROPOSED VON MAHR (C. FINNEY),
CARSON PIRE SCOTT
REGAL 24 PLEX THEATERS



88 W. WABLER DRIVE
CHICAGO, ILLINOIS 60606
TEL: (312) 796-0200
FAX: (312) 796-0200
MOB: (312) 796-4100

OWNER:
DALAN/ST. CHARLES LLC

88 W. WABLER DRIVE
CHICAGO, ILLINOIS 60606

PROJECT:
PROPOSED
MAIN STREET COMMONS
88E ROAD &
MAIN STREET, ROUTE 64
ST. CHARLES, ILLINOIS

PRELIMINARY
SITE LIGHTING PLAN

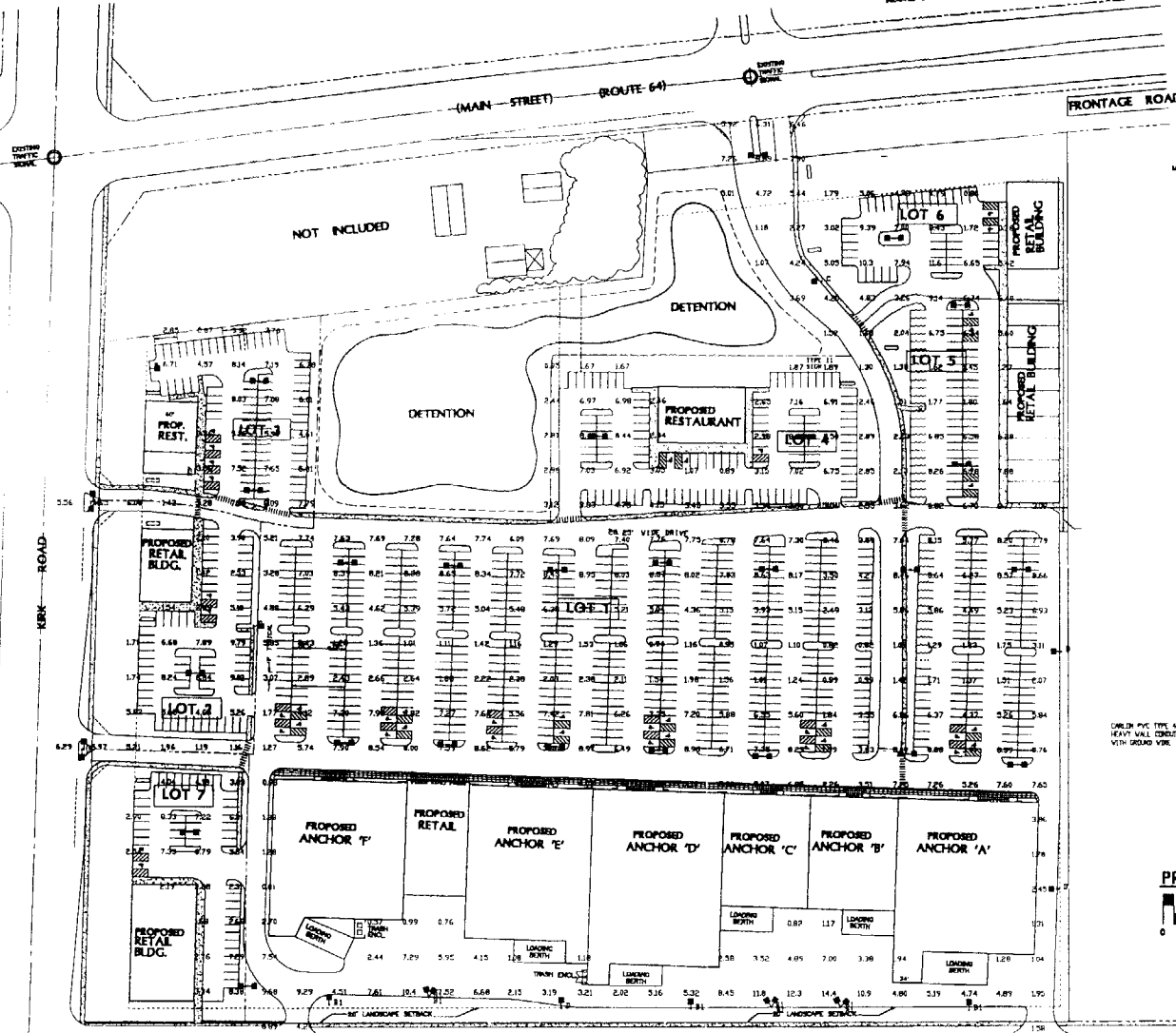
30% RED SUBMITTAL
NCL DATE DESCRIPTION

OWNER: ST. CHARLES COMMONS
ARCHITECT: PFDA ARCHITECTS
DATE: 08/14/2014
SCALE: AS SHOWN
DRAWN BY: CHENGG WU

SHEET

SL-1

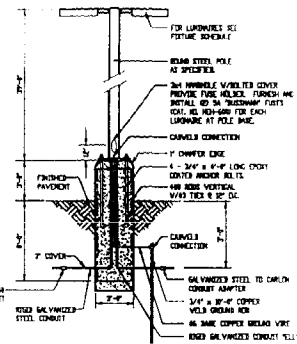
JOB NO. 94226



MAINTAINED FOOTCANDLE VALUES AT GRADE,
USING A .75 MAINTENANCE FACTOR.

PLANE : A
POINT SPACING LEFT-TO-RIGHT = 40 FT
POINT SPACING TOP-TO-BOTTOM = 40 FT
AVERAGE FC = 4.91
MAXIMUM FC = 14.4
MINIMUM FC = .57
AVERAGE MINIMUM = 8.61
MAXIMUM MINIMUM = 25.24
TOTAL NUMBER OF POINTS = 410

FIXTURE SCHEDULE TYPES
TYPE A = (2) 2-1000MM-2-40-302-400
RTRP-1110-PA-1-399C-882
TYPE A1 = (1) 1-1000MM-2-40-302-400
RTRP-1110-PA-1-399C-882
TYPE B1 = (2) 2-1000MM-2-40-302-400
RTRP-1110-PA-1-399C-882
TYPE B = (2) 2-1000MM-2-40-302-400
RTRP-1110-PA-1-399C-882



PARKING LOT LIGHT POLE DETAIL

PRELIMINARY SITE LIGHTING PLAN



PROPOSED MAIN STREET COMMONS
ST.CHARLES, ILLINOIS