



Staff Report  
Plan Commission Meeting – September 6, 2023

<b>Applicant:</b>	Greco Investment Management LLC
<b>Property Owner:</b>	SVAP III Stuart's Crossing Vacant Lot LLC
<b>Location:</b>	East side of N Kirk Rd., north of Rt. 64, south of Jewel
<b>Purpose:</b>	Feedback on commercial development
<b>Application:</b>	Concept Plan
<b>Public Hearing:</b>	Not required
<b>Zoning:</b>	BR Regional Business / PUD
<b>Current Land Use:</b>	Vacant
<b>Comprehensive Plan:</b>	Corridor / Regional Commercial

**Stuart's Crossing Lot 4**



*Subject Property*

<b>Summary of Proposal:</b>	<p>A Concept Plan has been filed by Greco Investment Management LLC for a vacant 7.5-acre parcel in the Stuart's Crossing PUD. The property is located south of the Jewel on Kirk Rd. The proposed development includes:</p> <ul style="list-style-type: none"> <li>• Access from existing driveways off E. Main St. and Kirk Rd.</li> <li>• Preserve existing cross-access drive through the property from Jewel to E. Main St.</li> <li>• Three restaurant/retail buildings clustered around an outdoor plaza, with an additional retail/office building.</li> <li>• Parking fronting on Kirk Rd.</li> <li>• Cross-access to Charlestowne Mall property.</li> <li>• Approx. 71,000 total building square footage</li> </ul>
<b>Info / Procedure on Application:</b>	<ul style="list-style-type: none"> <li>• Per Sec. 17.04.140, the purpose of the Concept Plan review is as follows: "to enable the applicant to obtain informal input from the Plan Commission and Council Committee prior to spending considerable time and expense in the preparation of detailed plans and architectural drawings. It also serves as a forum for owners of neighboring property to ask questions and express their concerns and views regarding the potential development."</li> <li>• A formal public hearing is not involved, although property owners within 250 ft. of the property have been notified and may express their views to the Commission.</li> <li>• No recommendation or findings are involved.</li> </ul>
<b>Suggested Action:</b>	Provide feedback on the Concept Plan. Staff has provided topics Commissioners may wish to consider to guide their feedback to the applicant.
<b>Staff Contact:</b>	Ellen Johnson, Planner

## I. PROPERTY INFORMATION

### A. History / Context

The subject property is a vacant 7.5-acre lot located in “Parcel 2” of the Stuart’s Crossing PUD. The PUD was approved under Ordinance No. 1997-M-115 “An Ordinance Granting a Special Use as a Planned Unit Development (Stuart’s Crossing PUD)”. The PUD encompasses a large swath of properties situated around the southwest and northeast corners of E Main St. and Kirk Rd.

The PUD Ordinance contains development standards and design criteria for each of the four portions of the PUD:

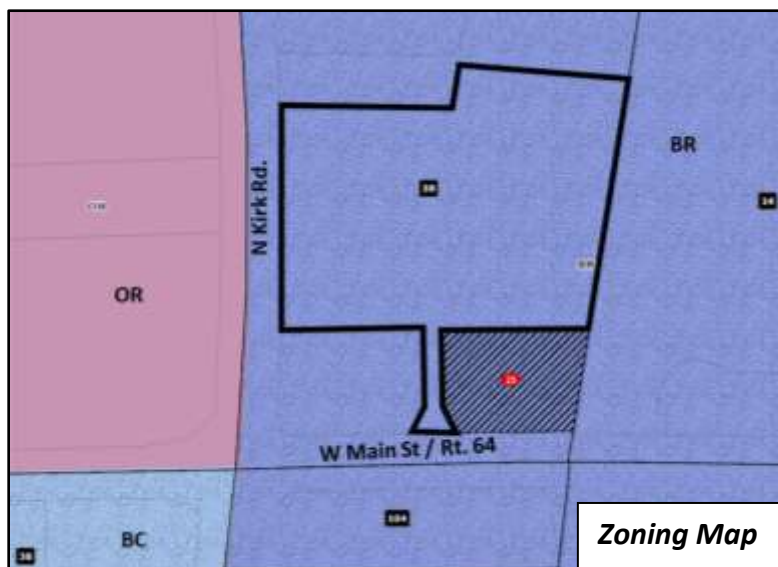
- Parcel 1: Stuart’s Crossing Townhomes (NE corner of Kirk Rd. & Foxfield Dr.)
- Parcel 2: Commercial properties at the northeast corner of Kirk Rd. & E Main St., south of Foxfield Dr. (former On The Border, Old Second Bank, Jewel, multi-tenant center, vacant property)
- Parcel 3A: Commercial properties at the southwest corner of Kirk Rd & E Main St. (Dunkin Donuts, Walgreens, Wok n Fire, Panera, First American Bank)
- Parcel 3B: Ascend St. Charles Apartments, south of Parcel 3A (formerly AMLI)

The subject property was platted as Lot 4 of Stuart’s Crossing Retail Subdivision in 1998, which encompassed Parcel 2 of the PUD. Jewel, the attached multi-tenant center, and Old Second Bank were constructed as part of this subdivision in 2000, followed by On The Border in 2001. Lot 4 has remained vacant ever since, aside from a shared access drive that bisects the property north-south.

### B. Zoning

The subject property is zoned BR Regional Business and PUD (Stuart’s Crossing PUD). Commercial zoning exists to the north, east, and south, with a church to the west.

	<b>Zoning</b>	<b>Land Use</b>
<b>Subject Property</b>	BR Regional Business/PUD	Vacant
<b>North</b>	BR Regional Business/PUD	Commercial strip center, Jewel
<b>East</b>	BR Regional Business/PUD	Charlestowne Mall
<b>South</b>	BR Regional Business/PUD	Old Second Bank, On The Border, Pride Gas Station
<b>West</b>	OR Office/Research	St. John Neumann Church



### C. Comprehensive Plan

The Land Use Plan adopted as part of the [2013 Comprehensive Plan](#) identifies the subject property as “Corridor/Regional Commercial” (Ch. 4).



The Corridor/Regional Commercial land use category is described as follows (p.46):

*Areas designated as Corridor/Regional Commercial are intended to accommodate larger shopping centers and developments that serve a more regional function, capitalizing on traffic volumes along the City’s busy streets and drawing on a customer base that extends beyond the City limits. These areas are appropriate for “big box” stores, national retailers, and regional malls or a “critical mass” of multiple stores and large shared parking areas. Commercial service uses can also have an appropriate place in corridor/regional commercial areas, but must be compatible with adjacent and nearby retail and commercial shopping areas and be located as to not occupy prime retail locations.*

*The Land Use Plan identifies Corridor/Regional Commercial in the City’s east and west gateways, clustered around Kirk Road and Randall Road, two busy north south streets that bi-sect the City. Both of these areas are ideally suited for a large scale commercial/retail development capable of drawing from a larger region. At both locations, access and visibility is ideal for a more regional commercial draw, and heavy*

*traffic volumes provide visibility desired by retailers. As development and redevelopment is considered in these areas, consideration should be given to maximizing revenue generating opportunities. It is also important to recognize the importance of promoting high-quality development in these locations as they serve as gateways into the City and are pivotal in shaping perceptions of St. Charles as visitors enter the City.*

*Both the Kirk Road and Randall Road corridors are critical to the economic livelihood of the City and both have challenges and issues that must be addressed in order to maintain their vitality.*

In addition, the subject property and surrounding commercial areas are part of the **East Gateway Subarea**, which is centered on the intersection of Kirk Rd. and Main St. (p.102). The following goals and objectives were created in recognition that the area represents a significant piece of the local economy.

### **Subarea Goals**

*The East Gateway subarea represents a unique opportunity for economic development, revitalization and stabilization with for a specific context within the City of St. Charles. The overall vision for the subarea includes the following:*

- *Revitalization of the Subarea’s retail areas that maximizes the locational assets within this area of the City.*
- *Improved connectivity and circulation within the Subarea providing logical and efficient connections between compatible uses.*
- *Better separation of incompatible land uses to protect residential neighborhoods while at the same time help define the City’s business areas.*
- *Attractive streets and sites to distinguish this Subarea and key corridors from neighboring communities.*
- *A mix of uses that that help diversify the City’s economy and provide places to live, work, and shop.*

### **Subarea Objectives**

- *Improve the appearance of the Kirk Road and Main Street Corridors to assist in strengthening the community’s identity and appearance through installation of streetscaping, wayfinding and gateway elements.*
- *Use landscaping appropriately to enhance commercial areas, screen unsightly areas, and provide an attractive streetscape and overall setting for the area.*
- *Improve the overall connectivity and mobility within the Subarea through both public streets and internal connection to provide a predictable and navigable environment.*
- *Preserve surrounding neighborhoods through the use of screening, buffering, and better separation from commercial development.*
- *Create market-responsive development parcels that can accommodate projects of an appropriate scale and phasing over time.*
- *Take advantage of proximity to DuPage Airport and Pheasant Run as activity generators.*
- *Reposition the Charlestowne Mall site to foster its renaissance or its redevelopment.*
- *Enhance the character of both existing and new development through site improvements, facade enhancements, consistent signage regulation, and at-tractive building design and materials.*

The subject property is identified as **Catalyst Site “B”** within the East Gateway Subarea (P.104):

*South of the Jewel-Osco along Kirk Road, this vacant site provides an opportunity to provide exposure and access for the Charlestowne Mall to Kirk Road. Development of the site should have strong orientation to Kirk Road, but also should be careful not to neglect its rear side that will be exposed to the Charlestowne Mall site.*

In addition, the Charlestowne Mall Framework Plan (p.105) contemplates extending the east-west cross-access drive between Jewel and the subject property through to the Charlestowne Mall property.

## **II. PROPOSAL**

Greco Investment Management LLC is proposing to develop a commercial development on Lot 4 of the Stuart’s Crossing PUD.

A Concept Plan has been submitted for feedback, proposing the following:

- Site access from existing driveways off E. Main St. and Kirk Rd.
- Preserve existing cross-access drive through the property from Jewel to E. Main St.
- Three restaurant/retail buildings clustered around an outdoor plaza, with an additional retail/office building.
  - Approx. 71,000 total building square footage
  - Northernmost building is 75 ft. from commercial strip attached to Jewel.
- Parking fronting along Kirk Rd.
  - 480 parking stalls (including 80 shared on property to the north and 35 shared with property to the south).
- Cross-access to Charlestowne Mall property behind Buildings 1 & 2.
- Inspiration images have been provided indicating the general intent for design of the buildings and plaza space.

## **III. CONCEPT PLAN REVIEW PROCESS**

The purpose of the Concept Plan review is to enable the applicant to obtain informal input on a concept prior to spending considerable time and expense in the preparation of detailed plans and architectural drawings. The Concept Plan process also serves as a forum for citizens and owners of neighboring property to ask questions and express their concerns and views regarding the potential development. Following the conclusion of the Concept Plan review, the developer can decide whether to formally pursue the project.

## **IV. PLANNING ANALYSIS**

Staff has analyzed the Concept Plan to determine the ability of future plans based on the Concept Plan to meet applicable standards of the Stuart’s Crossing PUD, Zoning, and Subdivision ordinances. The plan was reviewed against the following code sections and documents:

- |  |  |
|--|--|
| • Ord. 1997-M-115                                | • Ch. 17.14 Business & Mixed Use Districts       |
| • Ch. 17.06 Design Review Standards & Guidelines | • Ch. 17.24 Off-Street Parking, Loading & Access |
|  | • Ch. 17.26 Landscaping & Screening              |

### **A. Proposed Uses**

Permitted uses in the Stuart’s Crossing PUD are provided in Exhibit IV of Ord. 1997-M-115. Proposed uses include retail, restaurant, and office. These uses are permitted in the PUD.

However, Outdoor Sales is listed as a Special Use, which includes Outdoor Dining in this PUD. Therefore, a Special Use would need to be granted for the outdoor dining area, or the PUD Ordinance would need to be amended to allow it.

**Staff Comments:**

- ✓ Staff supports amending the PUD to more closely align with current zoning codes, which allow Outdoor Dining as a permitted accessory use to a Restaurant.

**B. Bulk Standards**

The table below compares the Concept Plan with the applicable standards of the Stuart’s Crossing PUD. Any deviations from the bulk standards required for the development would need to be approved through a PUD Amendment.

Category	BR District (underlying zoning)	PUD Standard	Concept Plan
<b>Building Coverage</b>	30%	N/A	22%
<b>Floor Area Ratio</b>	N/A	1.3	.22
<b>Max. Building Height</b>	40 ft.	N/A	20-23 ft.
<b>Kirk Rd. property line</b>	Building: 20 ft. Parking: 20 ft.	Building: 50 ft. Parking/paving: 50 ft.	Building: meets <b>Parking/paving: Approx. 30 ft.</b>
<b>Interior Side Yard (north &amp; south)</b>	Building: 15 ft. Parking: 0 ft.	Building: 0 ft. Parking/paving: 0 ft.	Building: Approx. 10 ft. north; Approx. 20 ft. south Parking/paving: 0 ft. north & south
<b>Rear Yard (east)</b>	Building: 30 ft. Parking: 0 ft.	Building: 20 ft. Parking/paving: 20 ft.	Building: Approx. 45 ft. Parking/paving: 20 ft.
<b>Parking Spaces</b>	Restaurant: 10 per 1,000 sf GFA (503 spaces for Bldgs 1-3)  Retail: 4 per 1,000 sf GFA (83 spaces if Bldg 4 is retail)  Office: 3 per 1,000 sf GFA (62 spaces if Bldg 4 is office)  Total required: 565-586 spaces	Restaurant: 15 per 1,000 sf net floor area (755 spaces for Bldgs 1-3)  Retail & Office: 4 per 1,000 sf net floor area (83 spaces for Bldgs 4)  Total required: 838 spaces	<b>480 parking spaces</b> , including shared parking on parcel to the north and existing parking at the south end of the lot constructed for On The Border.

**Staff Comments:**

- ✓ A PUD Amendment would need to be requested to reduce the parking setback along Kirk Rd. under 50 ft. Although a 50 ft. setback is consistent with the Jewel property, a reduced setback could be appropriate if the setback is sufficiently landscaped. The proposed 30 ft. setback for parking still exceeds the underlying BR zoning setback of 20 ft.
- ✓ The proposed number of parking spaces is 358 spaces below the current PUD parking requirement. The PUD can be amended to modify the required parking and allow for



shared parking between adjacent uses. Current parking codes allow Shared Parking calculations based on hours of operations.

### C. Landscaping

A landscape plan in accordance with Ch. 17.26 will be required as part of the PUD Preliminary Plan should the project move forward. Landscaping will be required along the Kirk Road frontage, within the parking lots, and along building foundations.

#### **Staff Comments:**

- ✓ Areas for building foundation landscaping are not shown around Buildings 1-3. Foundation landscaping is required along 50% of the building walls, unless a deviation is requested through a PUD Amendment. There will be opportunities to incorporate landscaping within the outdoor plaza design, similar to the inspiration images provided.

### D. Building Design

Buildings in the BR District are subject to Design Review Standards and Guidelines contained in Ch. 17.06. Inspiration imagery has been provided depicting the intended style and atmosphere of the buildings and plaza. Primary façade materials depicted in these images include brick and architectural metal, with large windows providing a modern industrial vibe. Plazas are shown with brick or stone pavers and small planting areas.

#### **Staff Comments:**

- ✓ Variety between buildings within a unifying design is encouraged.
- ✓ Brick should be used as the primary building material in keeping with surrounding commercial buildings in the area.
- ✓ Building facades should orient towards Kirk Rd., but 360-degree architecture should be provided, especially given the site’s visibility from Charlestowne Mall.

### E. Site Access & Circulation

The Concept Plan depicts use of existing access points into the property. This includes right-in/right-out access from E. Main St. via the drive that runs between Old Second Bank and the former On The Border, and right-in/right-out access from Kirk Rd. via the driveway shared with Jewel. Cross access between the properties will be preserved.

Also proposed is a connection drive to Charlestowne Mall, located behind Buildings 1 and 2.

Sidewalk is not proposed along Kirk Rd. Sidewalk was not required for the remainder of Stuart’s Crossing along Kirk Rd.

#### **Staff Comments:**

- ✓ It will need to be determined whether the proposed location of the cross-access point to Charlestowne Mall is the best placement for the connection, and whether this will be open for use by the public or for emergency vehicles only. Staff prefers that the access drive be available for use by the public and constructed as a continuation of the site access drive from Kirk Road, through to the Charlestowne Mall property. However, this alignment requires use of the adjoining shopping center property.

- ✓ Sidewalk connectively can be provided through the development site and connect to existing pedestrian pathways to the north through the shopping center and east to walkways on the Charlestowne Mall property. A pathway can also be provided for connection to future crosswalks at the Kirk Road and E. Main St. intersection.

## V. DEPARTMENTAL REVIEWS

### A. Engineering Review

Stormwater detention for this development was previously constructed as part of the Stuart’s Crossing PUD. It will need to be verified during preliminary engineering review that the existing detention pond, located north of Jewel, is sized properly to accommodate the proposed development.

### B. Fire Dept. Review

The Fire Dept. has reviewed the Concept Plan and has noted that site access appears to meet the Fire Code.

## VI. FUTURE APPROVAL PROCESS

If the applicant chooses to move forward with the proposed development at the conclusion of the Concept Plan process, the following would need to be approved in order to entitle the development as proposed in the Concept Plan:

1. Special Use for PUD (PUD Amendment): To amend the Stuart’s Crossing PUD to accommodate deviations from existing PUD and zoning ordinance requirements. The potential deviations identified in this report are in relation to the Kirk Road setback, parking count, and outdoor dining use.
2. PUD Preliminary Plan: To approve the physical development of the property, including building elevations and site, engineering, and landscape plans.

### **Staff Comments:**

- ✓ Staff supports amending the existing PUD to more closely align with the current underlying BR zoning, as a number of the PUD regulations are overly restrictive or based upon outdated standards.

## VII. SUGGESTED ACTION

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

- ✓ Conformance with the Comprehensive Plan
- ✓ Proposed land use and compatibility with surrounding development.
- ✓ Site layout and access.
- ✓ Building and plaza design.
- ✓ How the plan meets the purposes of a PUD:
  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*

#### **VIII. ATTACHMENTS**

- Application for Concept Plan; received 8/25/2023
- Plans

City of St. Charles  
Community Development Division  
2 E. Main Street  
St. Charles, IL 60174



Phone: (630) 377-4443  
Email: [cd@stcharlesil.gov](mailto:cd@stcharlesil.gov)

## CONCEPT PLAN APPLICATION

### For City Use

Project Name: Stuart's Crossing Lot 4  
Project Number: 2023 -PR- 071  
Cityview Project Number: PLCP202300127

Received Date  
**RECEIVED**

**AUG 25 2023**

City of St. Charles  
Community Development

- File this application to request review of a Concept Plan for a property.
- Complete the application and submit with all required attachments to the Community Development Division.
- The information you provide must be complete and accurate. If you have any questions please contact the Community Development Division.
- City staff will review the submittal for completeness prior to scheduling a Plan Commission review, followed by review by the Planning & Development Committee of the City Council.

<b>1. Property Information:</b>	Location:	Northeast Corner of Kirk Road and Route 64	
	Parcel Number (s):	09-25-178-003	
	Proposed Name:	Stuart's Crossing	
<b>2. Applicant Information:</b>	Name: Greco Investment Management LLC (d/b/a GSI Family Office)	Phone:	630.577.7156
	Address 1307 Schiferl Road Bartlett, IL 60103	Email:	pat@gsifamily.com
<b>3. Record Owner Information:</b>	Name: SVAP III Stuart's Crossing Vacant Lot, LLC	Phone:	
	Address: 302 Datura St., Ste 100, West Palm Beach, FL 33401	Email:	

#### 4. Identify the Type of Application:



**PUD Concept Plan**

Proposed PUD Name: Stuart's Crossing PUD



**Subdivision Concept Plan**

Proposed Subdivision Name: Fox Haven



**Other Concept Plan**

#### 5. Zoning & Use Information:

Current zoning of the property: BR Regional Business District

Current use of the property: Vacant

Comprehensive Plan designation of the property: Corridor/Regional Commercial

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

Proposed zoning of the property: BR Regional Business District

PUD? Yes

Proposed use of the property: Retail/Commercial/Office

#### 6. Required Attachments:

***Provide 1 copy of each required item, unless otherwise noted.***



**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 subject property:

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:** a) A current title policy report; or  
b) A deed and a current title search

*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.*



**OWNERSHIP DISCLOSURE:** Use the appropriate disclosure form (attached), if the owner or applicant is a Partnership, Corporation, Trust, or LLC.

- ☐ **LETTER OF AUTHORIZATION:** If the property owner is not the applicant, an original letter of authorization from the property owner permitting the applicant to file the Concept Plan application with the City of St. Charles for the subject property.
- ☒ **LEGAL DESCRIPTION:** For entire subject property, on 8 ½ x 11 inch paper and Microsoft Word file.
- ☒ **PLAT OF SURVEY:** A current plat of survey for the subject property showing all existing improvements on the property, prepared by a registered Illinois Professional Land Surveyor.
- ☒ **SUMMARY OF DEVELOPMENT:** Written statement describing the proposed development. Include the following information:
  - Proposed land use(s), number of type(s) of residential units, building coverage, building height, and floor area for nonresidential uses.
  - Planning objectives to be achieved and public purposes to be served by the development
  - Explanation of the rationale behind the proposal
  - Anticipated exceptions or departures from zoning and subdivision requirements, if any
- ☐ **PARK AND SCHOOL LAND/CASH WORKSHEETS:** *For residential developments only.* Use the attached worksheet to calculate the estimated population and student yields and resulting land/cash contributions in accordance with Title 16 of the St. Charles Municipal Code.
- ☐ **INCLUSIONARY HOUSING WORKSHEET:** *For residential developments only.* Use the attached worksheet to calculate the affordable unit requirement and indicate how the development will comply with Title 19 of the St. Charles Municipal Code.
- ☒ **LIST OF PROPERTY OWNERS WITHIN 250 FT.:** Fill out the attached form or submit on a separate sheet. The form or the list must be signed and notarized. Property ownership information may be obtained using Kane County's interactive GIS mapping tool: [http://gistech.countyofkane.org/gisims/kanemap/kanegis4\\_AGOx.html](http://gistech.countyofkane.org/gisims/kanemap/kanegis4_AGOx.html)
- ☒ **AERIAL PHOTO:** Aerial photo of the subject property and surrounding property at a scale of not less than 1"=400', preferable at the same scale as the Concept Plan.
- ☒ **PLANS:** All required plans shall be drawn on sheets no larger than 24" x 36", unless the Director of Community Development permits a larger size when necessary to show a more comprehensive view of the project.

**Copies:** Ten (10) full size copies, one (1) 11" by 17", and PDF electronic file emailed to: [cd@stcharlesil.gov](mailto:cd@stcharlesil.gov)

**Concept Plans shall show the following information:**

1. Existing Features:
  - Name of project, north arrow, scale, date
  - Property boundaries with approximate dimensions and acreage
  - Existing streets on and adjacent to the subject property
  - Natural features including topography, high and low points, wooded areas, wetlands, other vegetative cover, streams, and drainage ways.
  - General utility locations or brief explanation providing information on existing sanitary sewer, storm sewer, water, and other utilities necessary to serve the development.
2. Proposed Features:
  - Name of project, north arrow, scale, date
  - Property boundaries with approximate dimensions and acreage


- Site plan showing proposed buildings, pedestrian and vehicular circulation, proposed overall land use pattern, open space, parking, and other major features.
- Architectural elevations showing building design, color and materials (if available)
- General utility locations or brief explanation providing information on existing sanitary sewer, storm sewer, water, and other utilities necessary to serve the development.

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.

See Email Confirmation on 8-25-23

Record Owner

Date



8-28-23

Applicant or Authorized Agent

Date

I, Pat Greco, being first duly sworn on oath depose and say that I am Manager of Greco Investment Management LLC, a Delaware Limited Liability Company (L.L.C.), and that the following persons are all of the members of the said L.L.C.: \_\_\_\_\_

\_\_\_\_Eduardo Greco\_\_\_\_\_ \_ Pasquale P. Greco\_\_\_\_\_

\_\_\_\_Francesca Greco Jaffe\_\_\_\_Eduardo Greco Jr.\_\_\_\_

\_\_\_\_Pasquale F. Greco\_\_\_\_

\_\_\_\_\_Roberto Greco

\_\_\_\_\_ Gian Greco \_\_\_\_\_

Gina Cusumano

By:

Pat Greco, Manager

Subscribed and Sworn before me this 28th day of

August, 2023.



  
\_\_\_\_\_  
Notary Public



## NONRESIDENTIAL ZONING COMPLIANCE TABLE

**Name of Development:**

Stuart's Crossing

	Zoning District Requirement	Existing PUD Requirement (if applicable)	Proposed
	District: BR	Ordinance #: 1997-M-145	
Minimum Lot Area	1-acre	None	7.539 acres
Minimum Lot Width	None	None	439 feet
Maximum Building Coverage	30%	None	21.7%
Maximum Gross Floor Area per Building	None	None	1.0
Maximum Building Height	40 feet		30 feet
Front Yard	20 feet		28 feet
Interior Side Yard	B:15' P: None		B:15' P: 0'
Exterior Side Yard	20'		20'
Minimum Rear Yard	B:30' P: None		B:80' P:20'
Landscape Buffer Yard <sup>2</sup>	N/A		N/A
% Overall Landscaped Area	15%		15% Min
Building Foundation Landscaping	17.26.080		Per Code
Public Street Frontage Landscaping	17.26.090		Per Code
Parking Lot Landscaping	17.26.100		Per Code
# of Parking Spaces	TBD Based on final usage breakdown		<b>472</b>
Drive-through Stacking Spaces (if applicable)	<b>N/A</b>		<b>N/A</b>

<sup>2</sup> Within the zoning districts specified, a Landscape Buffer Yard shall be provided along any lot line that abuts or is across a street from property in any RE, RS, RT or RM District. See Chapter 17.26 for planting and screening requirements for Landscape Buffers. Landscape Buffer Yards may include or overlap with other required yards.

## **Stuart's Crossing Development – Summary (August 2023)**

### **Proposed Land Uses**

- The Stuart's Crossing Development will consist of 4 commercial buildings to be located just south and southwest of the current Jewel Osco shoppes. The buildings will be retail and restaurant/tavern focused, in addition to a large piazza style outdoor entertainment and recreational area in the middle of the primary area (see plans for a visual on layout). The total anticipated floor area square footage will be approximately 71,000 sqft across the 4 buildings. Building height is anticipated to be no more than 20-23 feet high.

### **Planning Objectives**

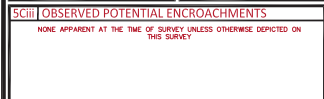
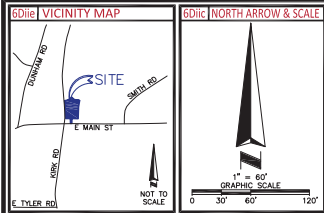
- The vision behind this project is to create a destination for St. Charles residents on the East Side of the Fox River for recreational, entertainment, and commercial needs on land that is in a prime location but for which economic development has not occurred yet. We believe that this project will significantly enhance the resident experience on the East Side, as well as generate significant sales tax and real estate taxes for the local municipality.

### **Rationale**

- The rationale behind this proposal is that we plan on creating a marquis recreational and entertainment destination on the East Side of the river for the vast residents concentrated nearby (Fox Chase, Royal Fox, Majestic Oaks, Cornerstone Lakes, etc.), in addition to helping promote continued economic growth and activity in St. Charles.

### **Exceptions to Zoning**

- We do not anticipate any significant departures from the current zoning, although the site is located in a PUD that we may need some minor amendments to in order to approve our development plans, as well as needs for potential ingress and egress modifications to the site.



60dii OBSERVED POTENTIAL ENCROACHMENTS

NONE APPARENT AT THE TIME OF SURVEY UNLESS OTHERWISE DEPICTED ON THIS SURVEY

60diii FLOOD INFORMATION

BY GRAPHIC FLOODING ONLY, THIS PROPERTY LIES WITHIN ZONE "X", AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 170330 (MAP NO. 170302070H), WHICH BEARS AN EFFECTIVE DATE OF 08/03/2009, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE. ZONE "X" DENOTES AREAS DETERMINED TO BE OUTSIDE THE 1% ANNUAL CHANCE FLOODPLAIN.

60diii LEGEND AND ABBREVIATIONS

60diii PLATTED SETBACK OR RECORDED BUILDING RESTRICTION LINES

SHOWN HEREON PER DOCUMENT NO. 98083752.

60diii SCHEDULE B - SECTION 2 ITEMS

21 MEMORANDUM OF LEASE OF 20 YEARS WITH 7 FIVE YEAR RENEWAL OPTIONS AND RESTRICTIONS AND RIGHTS IN SHOPPING CENTER RECORDED SEPTEMBER 11, 1998 AS DOCUMENT 98082486 IN FAVOR OF JEWEL FOOD STORES, INC. (AFFECTS: NOTHING TO PLOT)

21 RECDROPAL EASEMENT AGREEMENT AND TERMS THEREON RECORDED SEPTEMBER 11, 1998 AS DOCUMENT 98082487 (BUT OMITTING ANY SUCH COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS), AS TO USES, MAINTENANCE, COSTS, EASEMENTS, ACCESS, PARKING AND OTHER MATTERS. (AFFECTS: ALL)

21 BY REGULATION RECORDED OCTOBER 16, 1998 AS DOCUMENT 1990768, RECORDED MAY 22, 1974 AS DOCUMENT 1258965, KANE COUNTY HAS DESIGNATED KIRK ROAD AS A FREEDOM LIMITING ACCESS THERETO. (AFFECTS: THE LAND AND OTHER PROPERTY)

21 BUILDING SETBACK LINES ON PLAT OF STUARTS CROSSING RETAIL, AFFECTS: THE EASTERN 40 FEET AND WESTERLY 50 FEET OF LOT 3, THE WESTERLY 50 FEET AND EASTERLY 40 FEET OF LOT 4, AND THE WESTERLY AND NORTHERLY 50 FEET AND EASTERLY 40 FEET OF LOT 5. (AFFECTS: AS SHOWN)

21 (A) TERMS, PROVISIONS, AND CONDITIONS RELATING TO THE EASEMENTS AS PARAGRAPHS 2 CONTAINED IN THE INSTRUMENT IDENTIFYING SAID EASEMENTS. (B) RIGHTS OF THE ADJOINING OWNER OR OWNERS TO THE CONCURRENT USE OF SAID EASEMENTS. (PARAGRAPHS 3 IS AS SHOWN - SAME AS EXCEPTION 22)

21 PARKING AND PAVING SETBACK LINES ON PLAT OF SUBDIVISION DOCUMENT 98083752, AFFECTS: THE EASTERLY 20 FEET OF LOT 3, THE EASTERLY 20 FEET OF LOT 4, AND THE WESTERLY AND NORTHERLY 50 FEET AND EASTERLY 40 FEET OF LOT 5. (AFFECTS: AS SHOWN)

21 BLANKET EASEMENT FOR PUBLIC UTILITIES AND CITY DRAINAGE ON PLAT OF SUBDIVISION DOCUMENT 98083752 OVER ALL THE LAND EXCEPT THE BUILDINGS CONSTRUCTED OR TO BE CONSTRUCTED. SEE PLAT FOR PROVISIONS. (AFFECTS: ALL)

21 (AFFECTS: BLANKET IN NATURE, NO PLOTTABLE ITEMS) CONTINUED>>>

ALTA/NPS LAND TITLE SURVEY IDENTIFICATION TABLE

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TABLE OF REFERENCES

DOCUMENT NO.	TECH.	DATE	REVISIONS	TECH.	DATE	REVISIONS
98082486	WRT	03/03/20	COMMENTS/ZONING	WRT	17/2020	COMMENTS
98082487	WRT	02/28/20	UPDATE SURVEY/TITLE	WRT	01/06/20	COMMENTS
98083752	JOB	12/26/19	COMMENTS	JOB	12/26/19	COMMENTS
	SUN	12/23/19	COMMENTS	SUN	12/23/19	COMMENTS

6 ZONING INFORMATION

ITEM	REQUIRED	OBSERVED
PERMITTED USE	BR	SC
MINIMUM LOT AREA (ACRES)	1	12.0205
MINIMUM LOT WIDTH	N/A	N/A
MINIMUM LOT DEPTH	N/A	N/A
MAX BUILDING COVERAGE	30%	10%
MAX BUILDING HEIGHT	40'	31.6'
MINIMUM SETBACKS		
FRONT	10'	50.3'
EAST LOT LINE	40'	63.1'
TOFFIELD ROAD	50'	50.4'
PARKING REQUIREMENTS: SPACES REQUIRED	= 365	
SPACES EXISTING	= 588	
CONFORMANCE STATUS:	LEGAL	CONFORMING

NOTES:  
BR: BUSINESS REGIONAL  
WITHIN STUART'S CROSSING  
PLANNED UNIT DEVELOPMENT  
SC: SHOPPING CENTER  
N/A: NOT AVAILABLE  
N/R: NO REQUIREMENT

THE FOLLOWING LAND LOCATED IN ST. CHARLES, KANE COUNTY, ILLINOIS:  
PARCEL 1:  
LOTS 5 IN STUART'S CROSSING RETAIL, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT RECORDED SEPTEMBER 15, 1998 AS DOCUMENT NUMBER 98083752, IN KANE COUNTY, ILLINOIS.  
PARCEL 2:  
RIGHTS FOR BENEFIT OF PARCEL 1 CREATED BY AND GRANTED IN THE CONSTRUCTION, OPERATION, AND RECDROPAL EASEMENT AGREEMENT ("EAT") RECORDED SEPTEMBER 11, 1998 AS DOCUMENT 98082487 FOR THE PURPOSE OF (1) PARKING OF PASSENGER VEHICLES, (2) VEHICULAR AND PEDESTRIAN PASSAGE, (3) CONNECTION WITH AND USE OF WATER, SANITARY AND STORM WATER, TELEPHONE, ELECTRIC LINES, CONDUITS, TRANSMISSION AND OTHER SIMILAR UTILITY FACILITIES AND (4) DRAINAGE OF STORM WATER  
PARCEL 3:  
EASEMENT FOR INGRESS AND EGRESS FOR BENEFIT OF PARCEL 1, AS SHOWN AND DESCRIBED ON PLAT OF STUART'S CROSSING RETAIL PLAT DOCUMENT NUMBER 98083752.

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CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO.: CCH2000756BLD, HAVING AN EFFECTIVE DATE OF JANUARY 30, 2020.

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LINE TABLE		
LINE #	DIRECTION	LENGTH
L1(R/M)	N47°56'52"E	41.64
L2(R/M)	S42°03'08"E	101.75
L3(R/M)	S56°16'14"E	49.94
L4(R/M)	S24°28'34"E	54.85
L5(R/M)	N23°57'13"E	54.81

CURVE DATA					
NUMBER	RADIUS(R/C)	DELTA(Δ/C)	LENGTH(R)	CHORD(C)	CHORD BEARING
C1	6075.00'	02°48'10"	297.17'	297.14'	N03°44'12"W(R/M)
C2	667.73'	22°22'19"	307.34'	290.57'	S71°40'33"W(M)
C3	713.94'	10°32'31"	131.36'	131.17'	N53°13'08"E(R/M)
C4	221.75'	43°30'06"	168.36'	164.35'	S63°48'11"E(M)
C5	179.00'	04°33'03"	162.22'	141.9'	S83°44'57"E(M)
C6	12.00'	24°43'58"	5.18'	5.14'	S68°38'13"E(M)

[illegible]



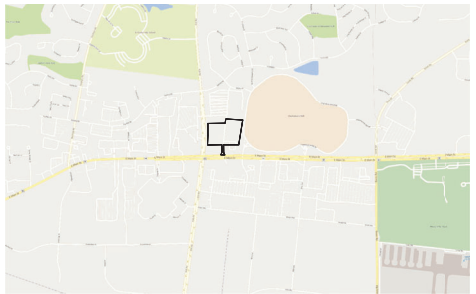
E MAIN STREET  
630

This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed.

Boundary Source:  
PDF ALTA SURVEY  
Stormwater Management Design:  
ASSUMED OFF-SITE

SCHEME: 06b

Aerial Photo  
St. Charles Mixed-Use  
Kirk Road and Route 64, St. Charles, IL



**WARE MALCOMB**

CH23.01.04-00  
2023.08.24

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## GSI ST. CHARLES MIXED USE

DESIGN INSPIRATION

CHI23-0124-00  
August 21, 2023

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WARE MALCOMB

TOTAL PAGE COUNT: 5





DEVELOPMENT STANDARDS		
Zoning	Jurisdiction	St. Charles
	Zoning Designation	BR
	Max Building Coverage	30%
	Max F.A.R	TBD
	Max Height	40 FT
Parking Standards	Min Stall Size	9x18
	Drive Aisle	24 FT
	Fire Lane	26 FT
Required Parking	Office	3/1000 SF
	Retail	1/250 SF
	Restaurant	1/100 SF

PROJECT DATA		
Site Summary	APN(s): 0925178003	
Gross Site Area	328,432 SF	7.54 AC
Total Building Area(s)	Gross Floor Area	71,125 SF
Coverage	Gross	22%
Retail Development		
Building Area(s)	Retail Building 1	16,150 SF
	Retail Building 2	18,000 SF
	Retail Building 3	16,150 SF
	Retail/Office Building 4	20,825 SF
	Gross Floor Area	71,125 SF
Cars Required	@100% Retail	285 Stalls
Cars Provided	On-Site Dedicated	324 Stalls
	Shared Easement (North)	80 Stalls
	Shared Easement (South)	35 Stalls
	Shared Bank Parking	33 Stalls
	@6.64/1,000 SF	472 Stalls
	Req. Accessible	8 Stalls

