

	<b>PLAN COMMISSION AGENDA ITEM EXECUTIVE SUMMARY</b>			
	<b>Project Title/Address:</b>		The Quad St. Charles	
	<b>City Staff:</b>		Russell Colby, Planning Division Manager	
	<b>PUBLIC HEARING</b>			<b>MEETING</b> <b>4/18/17</b>
<b>APPLICATION:</b>		Concept Plan		
<b>ATTACHMENTS AND SUPPORTING DOCUMENTS:</b>				
Staff Memo		Concept Plans		
Concept Plan Application				
<b>SUMMARY:</b>				
<p>In November 2013, the City Council approved an amendment to the Charlestowne Mall PUD to create new zoning and development standards for the redevelopment of the mall property, which is to be known as The Quad St. Charles. Since that time, the City has reviewed a number of plans for subdivision of the property and development of outlot buildings along Main St.</p> <p>The owners of the property, SC 3800 Main LLC, have submitted a Concept Plan for The Quad that proposes the following changes to the mall building and the remainder of the site:</p> <ul style="list-style-type: none"> <li>• Retaining the existing anchor store buildings (Von Maur, Carson Pirie Scott, Classic Cinemas).</li> <li>• Keeping portions of the mall building, but significantly reducing the size of the building.</li> <li>• Constructing new building entrances to create outward-facing entries into the mall building.</li> <li>• Additional freestanding commercial buildings south of the mall.</li> <li>• Residential townhomes north of mall (155 townhome units).</li> <li>• Residential apartments east of the mall (256 apartment units).</li> </ul> <p>The Concept Plan includes a “Summary of Development” that provides background and context to the plan documents that have been submitted for review.</p> <p>The City’s Comprehensive plan identifies the future land use of the site as “Corridor and Regional Commercial” with “Potential Mixed Use.” The property is located within the East Gateway Sub Area. The property is identified as a Catalyst site and different redevelopment options for the site and adjacent property are shown in the Sub Area Plan. See the Staff Memo for additional information.</p>				
<b>SUGGESTED ACTION:</b>				
Provide feedback on the Concept Plan. Staff has provided questions Commissioners may wish to consider to guide their feedback to the applicant.				
<b>INFO / PROCEDURE – CONCEPT PLAN APPLICATIONS:</b>				
<ul style="list-style-type: none"> <li>• Per <b>Sec. 17.04.140</b>, 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>				

Community & Economic Development  
Planning Division

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**STAFF ANALYSIS MEMO**

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

**FROM:** Russell Colby, Planning Division Manager

**RE:** Concept Plan – The Quad St. Charles (Charlestowne Mall)

**DATE:** April 14, 2017

**I. APPLICATION INFORMATION:**

**Project Name:** The Quad St. Charles

**Applicant:** SC 3800 Main, LLC (Record Owners)

**Purpose:** Concept Plan review for redevelopment of Charlestowne Mall property

**General Information:**

Site Information	
Location	3700-3850 E. Main St.
Acres	82 acres

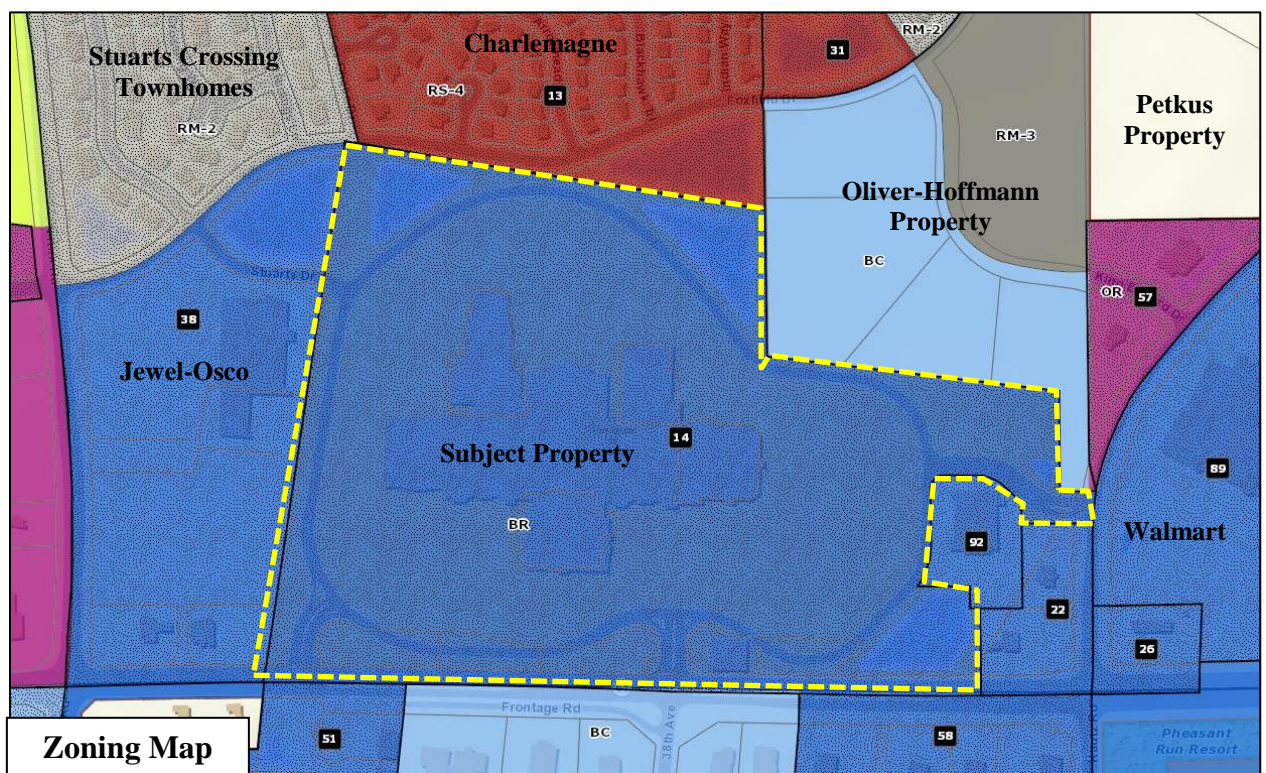
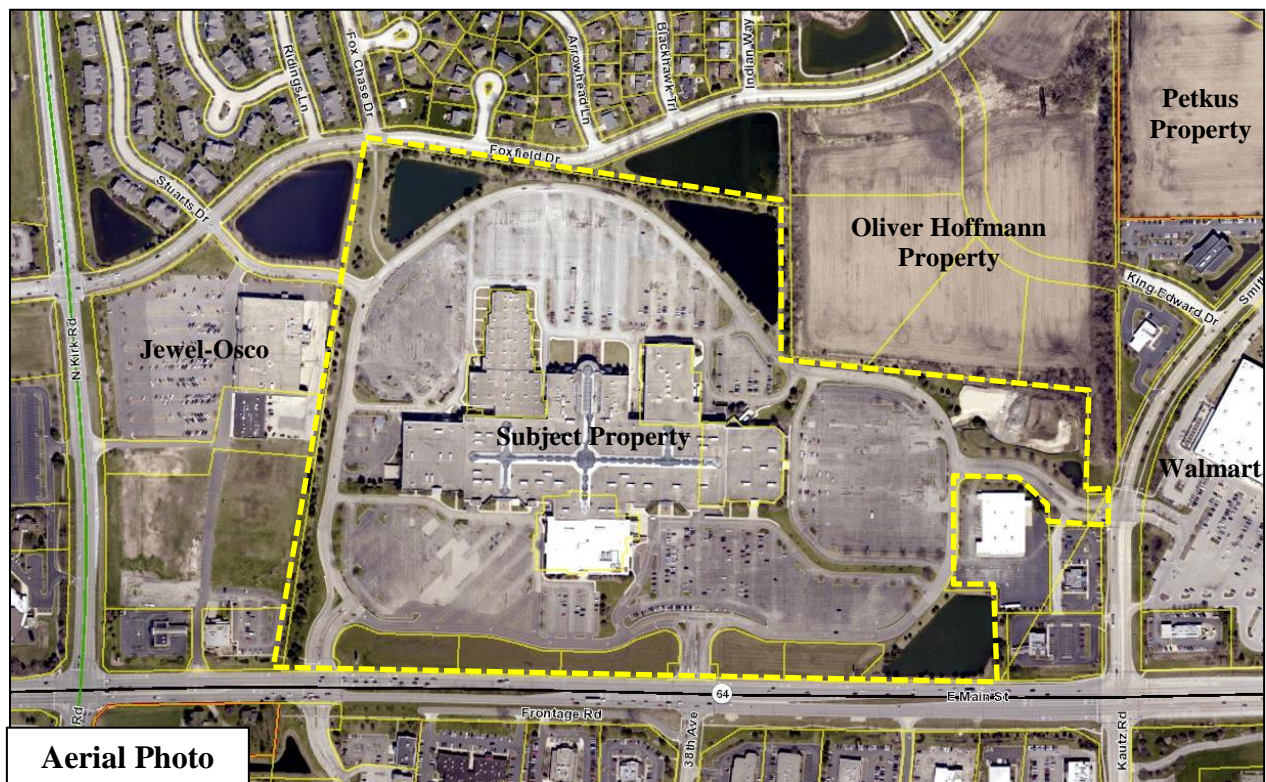
Applications	<b>Concept Plan</b>
Applicable Zoning Code Sections/ Ordinances	Table 17.14-2 Business and Mixed-Use Districts Bulk Regulations Ordinance 2013-Z-19 – The Quad/Charlestowne Mall PUD Ordinance

Existing Conditions	
<b>Land Use</b>	Enclosed shopping mall
<b>Zoning</b>	BR – Regional Business (PUD)

Zoning Summary		Current Land Uses
<b>North</b>	BC-Community Business (Oliver Hoffmann) RS-4 Residential PUD (Charlemagne Sub.)	Vacant/farmed Single Family Residential
<b>East</b>	BC-Community Business & BR Regional Business	Retail/Restaurant
<b>South</b>	BC-Community Business & BR Regional Business	Retail/Restaurant/Office
<b>West</b>	BR- Regional Business PUD (Stuart's Crossing)	Retail/Restaurant

Comprehensive Plan Designation
Corridor/Regional Commercial, Potential for Mixed Use





## **II. BACKGROUND**

In November 2013, the City Council approved an amendment to the Charlestowne Mall PUD to create new zoning and development standards for the redevelopment of the mall property, which is to be known as The Quad St. Charles. PUD Ordinance 2013-Z-19 is attached.

The 2013 PUD ordinance approved the following documents:

- A Concept Site Plan meant to demonstrate the design intent of the project.
- A PUD Standards exhibit listing the zoning and subdivision requirements that will apply to future development proposals at the site.

Since the 2013 PUD amendment, the following plans have been approved for the The Quad:

### 2014:

- PUD Preliminary Site and Engineering Plans for the overall site (Ordinance 2014-Z-9, revised by Ordinance 2014-Z-8).

### 2015:

- Final Plat of Subdivision for the Quad Unit 1, to create a building lot for the Classic Cinemas Theater (Ordinance 2015-Z-10, revised by 2015-Z-23).
- Final Plat of Subdivision for The Quad Unit 2, to create building outlots along Main Street and realign the mall ring road (Ordinance No. 2015-Z-2).

### 2016:

- PUD Preliminary Plan for The Quad Unit 2, Lot 1, for a Cooper's Hawk Restaurant (Ordinance 2016-Z-8).
- PUD Preliminary Plan for The Quad Unit 2, Lot 4, for a two-unit retail building including a Starbucks store with a drive through facility (Ordinance 2016-Z-9).

Site work to remove landscape berms along Main Street and realign the mall ring road was completed in 2015. The Starbucks building was recently completed, and the Cooper's Hawk Restaurant is expected to be completed in May.

No changes to the mall building or the rest of the property have occurred since plans were approved in 2014.

## **III. CONCEPT PLAN**

The owners of the property, SC 3800 Main LLC, have submitted a Concept Plan for the Quad St. Charles that proposes the following changes to the site:

- Retaining the existing anchor store buildings- Von Maur, Carson Pirie Scott and Classic Cinemas.
- Keeping portions of the mall building, but significantly reducing the size of the building (including demolition of the former Sears store, former Kohls store, the food court, and the eastern side of the mall).
- Constructing new building entrances to create outward-facing front entries into the remaining mall building.



- Additional freestanding commercial buildings south of the mall, including the previously planned buildings along Main Street and additional buildings within the parking lots facing Main Street.
- Residential townhomes north of mall (155 townhome units).
- Residential apartments east of the mall (256 apartment units).

The Concept Plan includes a “Summary of Development” that provides background and context to the plan documents that have been submitted for review.

#### **IV. COMPREHENSIVE PLAN**

The City adopted its Comprehensive Plan in 2013. The City undertook an extensive planning and public engagement process to develop the Comprehensive Plan. Over a two-year period, the City hosted numerous public meeting, workshops and open houses.

During the planning process, a significant amount of discussion was devoted to three key focus areas. These focus areas are included as Sub Area plans within the plan document. The Subject Property and surrounding commercial areas are part of the East Gateway Sub Area.

Two chapters of the Comprehensive Plan include multiple references to the future development of the Subject Property:

- [Chapter 4- Land Use Plan](#)
- [Chapter 8- East Gateway Sub Area Plan](#)

The sections below reference policies and recommendations which are directly applicable to the development of the Subject Property. These sections are provided below for reference. It is recommended to review the entire chapters of the plan for additional context.

##### **Chapter 4- Land Use Plan**

###### **Future Land Use Map (p.40) designates the site as “Corridor/Regional Commercial.”**

*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.*

###### **Residential Areas Framework Plan (p.45):**

*Area “G”: These two redevelopment sites [Charlestowne Mall and former St. Charles Mall site] have potential to develop with a mix of uses. The City should work with the property owners to explore mixed use development on these sites provided the development can assist in meeting other community objectives.*

###### **Mixed Use Outside of Downtown (p.47)**

*The Land Use Plan identifies both the Charlestowne Mall site in the City’s East Gateway and the Old St. Charles Mall site in the West Gateway as Corridor/Regional Commercial areas. However, both of these sites have potential for Mixed Use development, and similar to*

*Downtown, each could foster a pedestrian-oriented mixed use node, with a mix of retail, restaurant, entertainment, recreation, and residential uses. This dynamic mix of uses in close proximity to major arterial streets has the potential not only to create a vibrant and inviting destination but also serve as a catalyst for needed investment in these important areas of the City. Building orientation in the area should have a strong orientation to major streets and careful consideration should be given to its impact on adjacent residential areas. Additionally, residential uses/ development within these mixed use areas should refer to the Residential Areas Framework Plan for additional considerations and recommendations. In these areas, it is important to maintain a healthy balance of users.*

## **Chapter 8- Sub Area Plans**

The Subject Property is located within the East Gateway Subarea. Goals and Objectives (p. 94) are listed below:

### ***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.*

### **East Gateway Sub Area Plan Catalyst Sites (p.104)**


The Subject Property is identified as Catalyst Site "D", which includes some adjacent parcels:


*Constructed in 1991, the Charlestowne Mall has been well maintained and is in good physical condition, however a lack of a critical mass of retailers and a high volume of vacancy have placed the Charlestowne Mall in jeopardy. Once a shopping destination within the community and surrounding area, most retailers have left the interior of the mall. Von Maur, Classic Cinemas, Carson Pirie Scott and Kohls occupy four of the mall's five anchor spaces and are complemented by a handful of smaller retailers and services. Internal hall-ways are desolate, parking fields are vast and empty and the Charlestowne Mall needs intervention to reposition the site to improve the mall's future viability or its full-scale redevelopment.*


**The Charlestowne Mall “Framework Plan”, “Repositioning Alternatives” and “Repositioning Option A” are shown on the next three pages (p. 105-107).**


## Charlestowne Mall Framework Plan


The Charlestowne Mall site represents the single greatest opportunity to redefine the character and function of the East Gateway. This Framework Plan highlights recommendations that could be implemented regardless of the timing or end vision for the repositioning of the mall structure itself. Within this framework, specific repositioning alternatives can be considered as mall tenancy, local market conditions, and other factors play out over time.

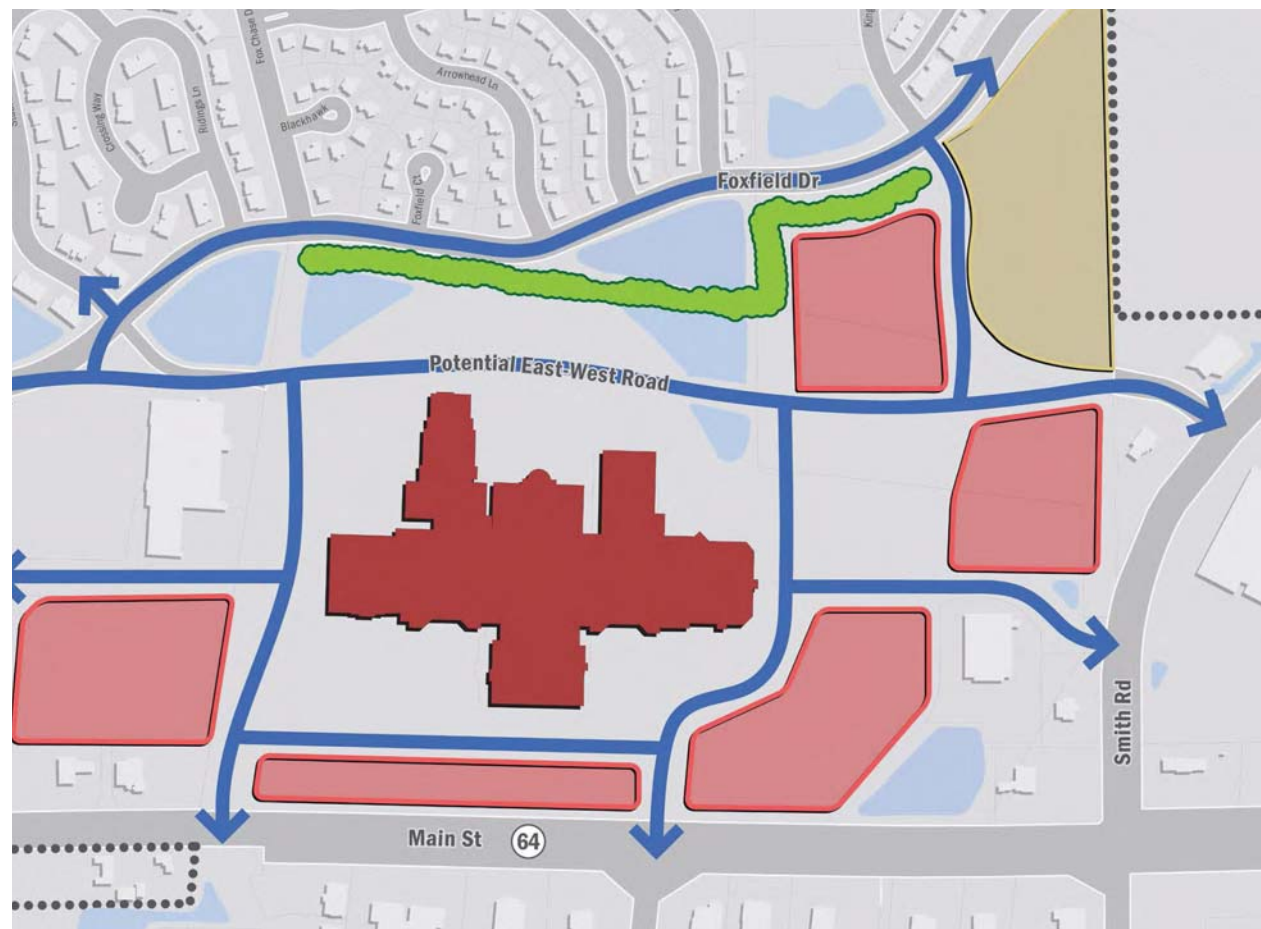
 **Proposed Street or Circulator.** These include public streets and on-site circulators designed to enhance on-site access and mitigate the impacts of traffic on surrounding neighborhoods. The key recommendation is a new street that would run along the north side of the mall property and make Foxfield Drive a residential street.

 **Out Lot Commercial, Retail, and Office Development.** This includes development sites located along Main Street that could capitalize on high visibility and more prominent access point offered by the proposed grid of streets and circulators. This also includes development sites located to the rear of the mall property with less visibility but enhanced access from the proposed grid of streets and circulators.

 **Single Family Attached/Multi-Family Residential.** Attached single family or multi-family development is permitted in this area and would complement existing housing development. It would also increase the number of residents that could support the mall site and other commercial properties in the eastern portion of the City.

 **Natural Buffer/Screening.** Screening and buffering should be provided between commercial and residential uses. This will minimize the impacts of non-residential uses on existing and future neighborhoods.

 **Repositioned Charlestowne Mall.** Within the proposed framework of streets and peripheral uses, the mall structure could be repositioned to be more responsive to contemporary consumer needs. The following page illustrates some proposed alternative approaches.





### Legend

- Existing Retail Anchors
- Local Commercial/Retail Infill
- Local "Main Street" or Circulator
- Landscaped Open Space or Event Space



### Option A

This concept illustrates how much of the existing mall could remain intact while access is enhanced through the implementation of a local street network. Most importantly, the existing east-west axis of the mall would be converted to a multi-modal street that would accommodate comfortable and attractive commercial sidewalks, vehicular traffic in each direction, and on-street parking. The mall's existing central space would become a green event or gathering plaza. At each end, roundabouts would provide the opportunity for gateway elements, artwork, or other anchoring elements. Small commercial spaces could be removed to create pocket plaza spaces that could host café seating, kiosks, seasonal markets or other uses in front of primary anchors.

### Considerations

- » Would maintain much of the existing mall fabric and primary anchors
- » Creates multi-modal access to storefronts throughout the entire mall
- » Creates an attractive streetscape environment for all tenants
- » Roof over the internal street could be completely removed, or partially removed to allow for some areas of year-round activity
- » Does little to address the exterior image and aesthetics of the mall structure and property



### Option B

This concept demonstrates how the eastern portion of the existing mall could stay mostly intact while the western portion would be reconceived as an entertainment and events complex. By removing retail space on the southwest face of the mall, retail activities could be concentrated towards the eastern end of the mall, and the vacated space could accommodate a plaza or green space. This space could accommodate outdoor events, and would build off of the cinema as the centerpiece of the entertainment complex. It would also extend south towards Main Street, creating an attractive "front door" for the mall by integrating landscaping, water, and sculptural elements. The west end of the entertainment complex could include active ground-floor uses with a decorative parking garage above.

### Considerations

- » Substantially redefines a portion of the commercial mall for other kinds of intended uses
- » Reduces the overall square footage of retail space in order to concentrate it in another portion of the mall
- » Creates a more attractive identity for the mall from primary corridors
- » Requires a new approach to mall tenant recruitment and programming



### Option C

This concept illustrates how the existing mall can be fragmented to create a more traditional town center pattern of streets, storefronts and open space. By removing specific retail spaces, a network of local streets can be accommodated in order to create smaller blocks and various points of entry into the commercial environment. These streets would also frame a central "town square" that could host events, markets or other temporary or seasonal activities. An east-west street would replace the existing pedestrian mall axis, and would include commercial sidewalks, streetscaping, and on-street parking. Other individual storefronts could be removed to create pocket plazas that provide more visibility for primary anchors and a place for café seating and other complementary activities.

### Considerations

- » Preserves the primary tenants as anchors around which other retail and open spaces exist
- » Creates a significant central event or open space that brings users into the heart of the mall environment
- » Requires significant intrusion into the existing mall fabric to create street and open space network
- » Does little to address the appearance or image of the mall from primary corridors

## Charlestowne Mall Repositioning Alternatives

The Charlestowne Mall has struggled to maintain occupancy, with the majority of its commercial spaces sitting vacant. The following repositioning alternatives illustrate how different approaches may be taken to redefine the form, function, and context of the mall in an effort to make it more competitive in the contemporary market and more responsive to consumer demands.

Each of the alternatives can be accommodated by the Charlestowne Mall Framework Plan on the previous page, though minor modifications would be required. The intent of the alternatives is to provide residents, elected officials, and the development community with somewhat of a flexible roadmap as a number of factors come to pass over time. It should be also noted that a fourth option exists - **Option D** - which would include leaving the mall intact, in its current location, with facade improvements to the existing building, in addition to other improvements made around the periphery of the mall as identified on the Charlestowne Mall Framework Plan (previous page).

## Repositioning Option A



*This figure represents an illustrative development concept for the Charlestowne Mall. The concept is intended to illustrate one possible approach for redevelopment that satisfies the goals, objectives, and guidelines as expressed in the St. Charles Comprehensive Plan. It is not intended to express action on behalf of the City to acquire and redevelop privately-held properties. The final format of redevelopment for these sites will depend upon local property ownership, unforeseen site constraints, and market forces at the time of redevelopment. Although this illustration does not depict it, there are grade changes within the site that any redevelopment will have to address.*

## Potential Improvements

- |   |   |  |
|---|---|--|
| 1 Retained Anchor Tenants                           | 5 Architectural Elements that Stress Public Spaces    | 9 More Efficient On-site Circulation             |
| 2 Roof Removed to Create "Open Air" Shopping Center | 6 Commercial Storefront Facade Enhancements           | 10 New Parking Lot Landscaping                   |
| 3 Mixed-traffic "Main Street" Shopping Corridor     | 7 Pocket Plazas in Front of Major Tenants             | 11 On-site Green Space and Stormwater Management |
| 4 Central Plaza and Event Space                     | 8 Enhanced Landscaping in Plazas and on "Main Street" | 12 Comprehensive Pedestrian Network              |

## V. ANALYSIS

### Land Use and Redevelopment Options shown in the Comprehensive Plan

- Although the Comprehensive Plan identifies that mixed use might be appropriate for the site, none of the potential redevelopment options illustrates how residential use could be integrated into the property.
- The Comprehensive Plan does contemplate that the mall building itself may be partially demolished and split into standalone buildings. However, these redevelopment options are more illustrative ideas than actual plans, since they treat the site as relatively flat. (These plans do not account for the significant grade changes across the site that result from the property being graded to have entrance doors on both floors of the mall building.)
- Because the redevelopment options assumed that most of the site would remain commercial in use, the proposed street layouts around the mall are based upon improving commercial access into and across the property. The proposed residential land uses may require a modified access layout from what is shown in the Comprehensive Plan.

### Zoning

The property is currently zoned BR Regional Business District, with a PUD approved in 2013. The current zoning and PUD do not permit residential use of the site.

A future proposal for zoning approval of the project could be structured as:

- Creating a PUD that permits residential land uses, or
- Rezoning portions of the property to permit residential land uses as shown on the plans, with a PUD remaining over the entire site.

The Concept Plan application includes Zoning Compliance tables for each land use area. These tables are meant to compare the plans with the City's comparable zoning districts for each development type:

- Commercial uses: BR Regional Business as modified by the current PUD
- Townhomes: RM-2 Mixed Medium Density Multi-Family Residential
- Apartments: RM-3 General Residential

### Access

The access layout is designed to control vehicular traffic through the site and generally segregate the commercial traffic from residential traffic within the site.

A new access into the townhome area is shown on the north boundary of the site from Foxfield Road.

The existing access to Foxfield Road via Stuarts Drive will be modified to serve the commercial development only, with no direct access to the townhome area north of the mall. This modification will cut off the existing north private ring road, which serves as a significant cut through route. (Long term, the future extension of King Edward Drive to Smith Road as a public street within the

adjacent Oliver-Hoffmann property is intended to provide a direct route for traffic between Foxfield Road and Smith Road).

## VI. UTILITIES AND INFRASTRUCTURE

Utility and infrastructure capacity will be studied if the developer files formal zoning applications.

The following items will need to be provided:

- **Traffic Study** assessing the adequacy of the surrounding roadway network to accommodate the development and providing recommendations for systems improvements.
- **Water Modeling** and study of the adequacy of the City's water system to service the development and provide adequate fire flow based on the building types and sizes.
- **Sanitary Sewer Study**, quantifying the anticipated sanitary sewer flows from the project and assessing the capacity of the City's sanitary sewers that will service the property.
- **Stormwater Management Report**, based on the developer's engineering design for the stormwater management system designed to comply with the City's Stormwater Ordinance.
- **Electrical Service Design** assessing the capacity of the City's electrical system to service the property and identifying any needed system improvements.

## VII. SCHOOL AND PARK DISTRICT

The project will be required to comply with the Dedications Chapter of the City's Subdivision Code (Chapter 16.10). This chapter requires either a land donation or an equivalent cash contribution to the School and Park districts based on population generation formulas in the City Code. The developer has submitted a Land-Cash Worksheet with these calculations based upon the Concept Plan. The Concept Plan has been forwarded to the School and Park Districts for comment.

## VIII. INCLUSIONARY HOUSING

The City's Inclusionary Housing Ordinance, Title 19 of the City Code, requires either the provision of affordable units within a new residential project, or payment of a fee-in-lieu for units. The developer has submitted the Inclusionary Housing Worksheet, showing that a fee-in-lieu of units is proposed.



## **IX. QUESTIONS TO CONSIDER**

Given the scope of the project, it is recommended that the Plan Commission focus their comments on the land uses and site plan. Detailed information on the traffic/utilities/stormwater will be analyzed and reviewed later at the Preliminary Plan stage. Staff suggests providing comments in response to the following questions:

### **Comprehensive Plan:**

- Does the Concept Plan adequately meet the objectives for development of the site identified in the Comprehensive Plan?
- The Concept Plan has similarities to the options shown in the Comprehensive Plan, however there are certain differences identified. Should the City consider a Comprehensive Plan amendment as a part of the any future formal application process?

### **Land Use:**

- Is the proposed land use break down acceptable? If not, what is the preferred land use breakdown? Are there other land uses that should be considered?
- Is the residential unit count and density acceptable? If not, what unit count would be acceptable?

### **Site Design/Layout:**

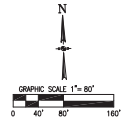
- How does the proposed redevelopment relate to the existing surrounding land uses, such as the Savers property?
- Can the site design be improved? If so, how? What specific elements shown on the plan should be modified? Comment on:
  - Site/access layout/building orientation
  - Distribution of land use areas within the site
  - Building forms (outlot commercial buildings, townhomes, multi-story residential buildings)
  - Locations/arrangement of open spaces

***What additional information would be necessary to review a future application for this project?***

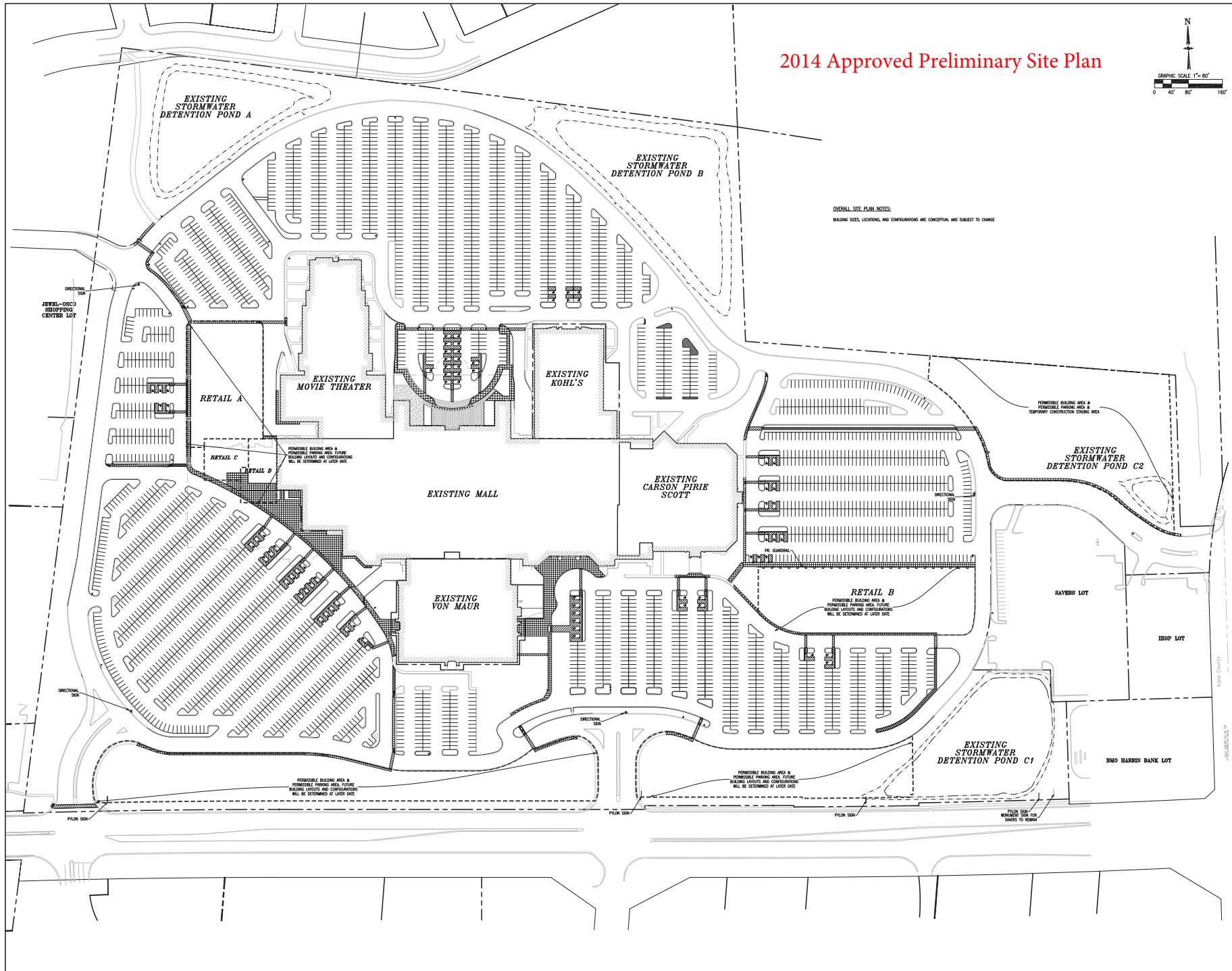
## **X. ATTACHMENTS**

- Approved PUD Preliminary Site Plan, dated 7/17/14 (from Ord. 2014-Z-18)
- PUD Ordinance 2013-Z-19

# 2014 Approved Preliminary Site Plan



OVERALL SITE PLAN NOTES:  
BUILDING SIZES, LOCATIONS, AND CONFIGURATIONS ARE CONCEPTUAL AND SUBJECT TO CHANGE.



## PRELIMINARY SITE PLAN

THE QUAD ST. CHARLES  
3800 E. MAIN STREET  
ST. CHARLES, ILLINOIS

## JACOB & HEFNER ASSOCIATES

1018 S. Highland Avenue, Suite 100, St. Charles, IL 60154  
PHONE: (630) 452-4400 FAX: (630) 452-4401  
www.jacobandhefner.com



SC 3800 MAIN LLC

1"=80'

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EX. 1

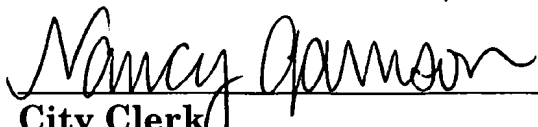
**City of St. Charles, Illinois**

**Ordinance No. 2013-Z-19**

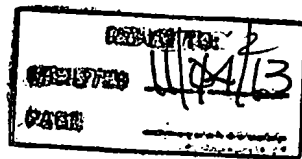
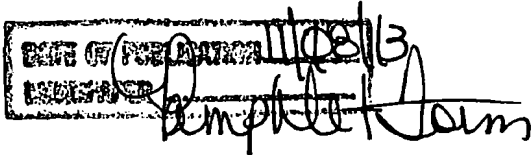
**An Ordinance Amending a Special Use for Planned Unit  
Development (Charlestowne Mall PUD – 3800 E. Main  
St.)**

**Adopted by the  
City Council  
of the  
City of St. Charles  
November 4, 2013**

**Published in pamphlet form by  
authority of the City Council  
of the City of St. Charles,  
Kane and Du Page Counties,  
Illinois, November 8, 2013**

  
\_\_\_\_\_  
City Clerk





**City of St. Charles, IL**  
**Ordinance No. 2013-Z-19**

**An Ordinance Amending a Special Use for Planned Unit Development  
(Charlestowne Mall PUD – 3800 E. Main St.)**

WHEREAS, on or about September 19, 2013, SC 3800 Main, LLC. ("the Applicant"), with authorizations from Charlestowne Mall Investments, LLC., Von Maur, Inc., and the City of St. Charles, filed a petition for a Special Use for Planned Unit Development for the purpose of amending an existing Special Use for Planned Unit Development to establish new Planned Unit Development standards for the real estate described in Exhibit "A"; said Exhibit being attached hereto and made a part hereof, (the "Subject Realty"); and,

WHEREAS, on or about September 19, 1988, the City passed and approved Ordinance No.1988-Z-10, being an "Ordinance Granting a Special Use as a Planned Unit Development for Charles Towne Mall" which ordinance approved a planned unit development, which was subsequently amended by Ordinance Nos. 1989-Z-8, 1991-Z-2, 1994-Z-8, and 1995-Z-16; and

WHEREAS, from and after the date of passage and approval of this Ordinance, Ordinance No.1988-Z-10 and all subsequent amendments shall be null, void and of no further force or effect with respect to the Subject Realty; and,

WHEREAS, the required Notice of Public Hearing on said petition for Special Use for Planned Unit Development was published on or about September 21, 2013, in a newspaper having general circulation within the CITY, to-wit, the Kane County Chronicle newspaper, all as required by the statutes of the State of Illinois and the ordinances of the CITY; and,

WHEREAS, pursuant to said notice, the Plan Commission conducted a public hearing on or about October 8, 2013 and October 22, 2013 on said petition in accordance with the statutes of the State of Illinois and the ordinances of the CITY; and,

WHEREAS, at said Public Hearing, the Applicant presented testimony in support of said petition and all interested parties were afforded an opportunity to be heard; and,

WHEREAS, the Plan Commission recommended approval of said petition on or about October 22, 2013; and,

WHEREAS, the Planning & Development Committee of the City Council recommended approval of said petition on or about October 28, 2013; and,

WHEREAS, the City Council of the City of St. Charles has received the recommendation of the Plan Commission and has considered the same:



NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ST. CHARLES, KANE AND DUPAGE COUNTIES, ILLINOIS, as follows:

1. That passage of this Ordinance shall constitute approval of a Special Use for Planned Unit Development pursuant to the provisions of Title 17 of the St. Charles Municipal Code, as amended, and based upon the Applicant's petition and the evidence presented at the Public Hearing, the City Council hereby finds that the Planned Unit Development is in the public interest and adopts the Findings of Fact for Special Use for Planned Unit Development, set forth on Exhibit "B", which is attached hereto and incorporated herein.

2. That Special Use for Planned Unit Development heretofore granted with respect to the Subject Realty by Ordinance No.1988-Z-10, being an "Ordinance Granting a Special Use as a Planned Unit Development for Charles Towne Mall" which ordinance approved a planned unit development, which was subsequently amended by Ordinance Nos. 1989-Z-8, 1991-Z-2, 1994-Z-8, and 1995-Z-16, shall be null, void and of no further force or effect with respect to the Subject Realty; except that all previously approved PUD Preliminary Plans and Final Plats of Subdivision approved pursuant to Ordinance No. 1988-Z-10 and its subsequent amendments shall remain valid under the Special Use for Planned Unit Development approved under Section 1 of this Ordinance.

3. That passage of this Ordinance shall constitute approval of the Concept Plan entitled "Conceptual Site Plan" (The New Charlestowne Mall); Jacob & Hefner Associates, Inc., dated 10/9/2013, attached hereto and incorporated herein as Exhibit "C", such that this document is hereby approved to depict the design intent for future PUD Preliminary Plan applications to be submitted for review and approval in accordance with the procedures outlined in the St. Charles Municipal Code.

4. Application and approval of new PUD Preliminary Plan(s), pursuant to the procedures in Title 17 of the St. Charles Municipal Code, Section 17.04.410(F), "PUD Preliminary Plan process for lots within an existing PUD", shall be required prior to any demolition or reconstruction of any portion of the mall building, modifications to the configuration of the parking lot, or construction of any additional buildings on the subject property. Subsequent to the approval of a new PUD Preliminary Plan(s), future changes to the PUD Preliminary Plan(s) plans may be reviewed and approved in accordance the procedures contained in Title 17 of the St. Charles Municipal Code, Section 17.04.430, "Changes in Planned Unit Developments."

5. A Construction, Operation, and Reciprocal Easement Agreement ("COREA") has been entered into by the owners of the subject property. The City shall have no responsibility with respect to the COREA and may approve PUD Preliminary Plans or issue permits without regard to the COREA. The owners shall be jointly responsible for amending the COREA in any manner necessary to modify the site, or otherwise securing the joint authorization of the owners, prior to constructing any improvements to the site. The owners shall provide to the City notice and copies of any amendments to the COREA.

6. The Subject Realty shall be developed only in accordance with all ordinances of the City as now in effect and as hereafter amended (except as specifically varied herein), and subject to the terms, conditions and restrictions set forth herein, as follows:

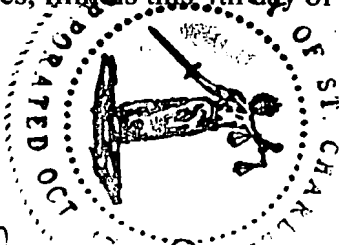
- a. Zoning: The property shall be subject to the requirements of the BR Regional Business Zoning District, as amended, and all other applicable requirements of the St. Charles Zoning Ordinance, as amended, except as specifically varied in the "PUD Standards" attached hereto and incorporated herein as Exhibit "D".
- b. Subdivision: The subject property shall be considered a single PUD zoning lot for the purpose of Zoning Ordinance compliance. The subject property may be subdivided to create separate parcels for the anchor stores or any other freestanding building constructed on the site. Such subdivision shall require the submission of a Final Plat of Subdivision application, pursuant to the procedures and requirements of Title 16 of the St. Charles Municipal Code, for review by the City. At the time of application, the applicant shall demonstrate that all necessary easements (including, but not limited to, access, parking and utilities) have been provided to adequately serve the proposed lot.

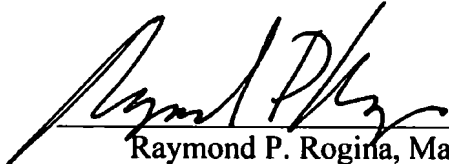
7. That after the adoption and approval hereof, the Ordinance shall (i) be printed or published in book or pamphlet form, published by the authority of the Council, or (ii) within thirty (30) days after the adoption and approval hereof, be published in a newspaper published in and with a general circulation within the City of St. Charles.

PRESENTED to the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois this 4th day of November 2013.

PASSED by the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois this 4th day of November 2013.

APPROVED by the Mayor of the City of St. Charles, Kane and DuPage Counties, Illinois this 4th day of November 2013.



  
Raymond P. Rogina, Mayor

Attest:

  
City Clerk

COUNCIL VOTE:

Ayes: 10  
Nays: 0  
Absent:  
Abstain:

APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney

DATE: \_\_\_\_\_

**Exhibit "A"**

**Legal Description (Subject Property)**

The subject property is located at 3700, 3740, 3800, 3810, 3840, & 3850 E. Main Street (Illinois Route 64), St. Charles, Illinois, 60174, and is legally described as follows:

THAT PART OF LOT 1, CHARLESTOWNE CENTRE MALL ST. CHARLES, KANE COUNTY, ILLINOIS ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 2017857 AND THAT PART OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWESTERLY CORNER OF SAID LOT 1; THENCE EASTERLY ALONG A NORTHERLY LINE OF SAID LOT 1461.93 FEET TO A NORTHEASTERLY CORNER OF SAID LOT; THENCE SOUTHERLY ALONG AN EASTERLY LINE OF SAID LOT 505.23 FEET TO AN ANGLE IN SAID EASTERLY LINE; THENCE EASTERLY ALONG A NORTHERLY LINE OF SAID LOT 1015.80 FEET TO A NORTHEASTERLY CORNER OF SAID LOT; THENCE SOUTHERLY ALONG AN EASTERLY LINE OF SAID LOT 357.09 FEET TO A POINT THAT IS 110.0 FEET NORTHERLY OF THE NORTH LINE OF LOT 1, ILLINOIS ROUTE 64 - SMITH ROAD SUBDIVISION, ST CHARLES, KANE COUNTY, ILLINOIS (MEASURED ALONG SAID EASTERLY LINE EXTENDED); THENCE EASTERLY AT RIGHT ANGLES TO THE EAST LINE OF SAID NORTHEAST QUARTER 78.35 FEET TO THE WESTERLY LINE OF SMITH ROAD AS ESTABLISHED BY DOCUMENT 90K59922; THENCE SOUTHERLY ALONG SAID WESTERLY LINE, BEING A CURVE TO THE LEFT HAVING A RADIUS OF 995.0 FEET, 110.91 FEET TO THE NORTHEAST CORNER OF LOT 1 IN SAID ILLINOIS ROUTE 64-SMITH ROAD SUBDIVISION; THENCE WESTERLY ALONG A NORTH LINE OF SAID SUBDIVISION 197.34 FEET TO A NORTHWEST CORNER THEREOF; THENCE SOUTHERLY ALONG A WEST LINE OF SAID SUBDIVISION 293.27 FEET TO AN ANGLE IN SAID WEST LINE; THENCE WESTERLY ALONG A NORTH LINE OF SAID SUBDIVISION 148.48 FEET TO A NORTHWEST CORNER THEREOF; THENCE SOUTHERLY ALONG A WEST LINE OF SAID SUBDIVISION 242.05 FEET TO THE SOUTHWEST CORNER OF LOT 2 IN SAID SUBDIVISION; THENCE WESTERLY ALONG THE NORTH LINE OF ILLINOIS STATE ROUTE NO. 64 AND THE SOUTH LINE OF LOT 1 IN SAID CHARLESTOWNE CENTER MALL 2463.67 FEET TO THE SOUTHWEST CORNER OF LOT 1 IN SAID CHARLESTOWNE CENTRE MALL; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID CHARLESTOWNE CENTRE MALL 1816.74 FEET TO THE POINT OF BEGINNING (INCLUDING LOT 1 OF CHARWIL'S FIRST RESUBDIVISION OF PART OF LOT 1 CHARLESTOWNE CENTRE MALL, IN THE CITY OF ST. CHARLES, KANE COUNTY ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 93K15081); (ALSO INCLUDING LOT 1 CHARWIL'S THIRD RESUBDIVISION OF CHARLESTOWNE MALL, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 2001K007611); (EXCEPT LOT 1 OF CHARWIL'S SECOND RESUBDIVISION OF CHARLESTOWNE CENTRE MALL, ST. CHARLES, KANE COUNTY, ILLINOIS ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 94K067871); AND (EXCEPT THAT PART OF LOT 1, CHARLESTOWNE CENTRE MALL, BEING PART OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 201857, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 2 IN ILLINOIS ROUTE 64-SMITH ROAD SUBDIVISION, BEING A SUBDIVISION OF THAT PART OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 11, 1991, AS DOCUMENT 91K55800, THENCE NORTHWESTERLY 698.41 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 20162.06



FEET (CHORD BEARS NORTH 89 DEGREES 22 MINUTES 06 SECONDS WEST, 698.38 FEET), SAID CURVE BEING THE NORTH RIGHT OF WAY LINE OF ILLINOIS ROUTE 64 (NORTH AVENUE) PER DOCUMENT NO. 92K04278, THENCE NORTH 88 DEGREES 22 MINUTES 33 SECONDS WEST ALONG SAID NORTH RIGHT OF WAY LINE OF ILLINOIS ROUTE 64, FOR A DISTANCE OF 301.20 FEET; THENCE NORTH 01 DEGREES 37 MINUTES 27 SECONDS EAST, 9.00 FEET; THENCE SOUTH 88 DEGREES 22 MINUTES 33 SECONDS EAST, 301.20 FEET; THENCE SOUTHEASTERLY 49.72 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 20153.06 FT (CHORD BEARS SOUTH 88 DEGREES 26 MINUTES 48 SECONDS EAST, 49.72 FEET); THENCE SOUTH 01 DEGREES 28 MINUTES 58 SECONDS WEST, 3.00 FEET; THENCE SOUTHEASTERLY 294.32 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 20156.06 FEET, (CHORD BEARS SOUTH 88 DEGREES 56 MINUTES 08 SECONDS EAST, 294.31 FEET. THENCE NORTH 00 DEGREES 38 MINUTES 46 SECONDS EAST, 6.50 FEET; THENCE SOUTHEASTERLY 354.05 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 20149.56 FEET, (CHORD BEARS SOUTH 89 DEGREES 51 MINUTES 26 SECONDS EAST, 354.04 FEET TO THE POINT ON THE WEST LINE OF SAID LOT 2; THENCE SOUTH 00 DEGREES 06 MINUTES 12 SECONDS EAST ALONG SAID LINE, 12.50 FEET TO THE POINT OF BEGINNING, IN KANE COUNTY, ILLINOIS.

AND (EXCEPT THAT PART OF LOT 1, CHARLESTOWNE CENTRE MALL, BEING PART OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 201857, DESCRIBED AS FOLLOWS:: COMMENCING AT THE SOUTHWEST CORNER OF LOT 2 IN ILLINOIS ROUTE 64-SMITH ROAD SUBDIVISION, BEING A SUBDIVISION OF THAT PART OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 11, 1991, AS DOCUMENT 91K55800, THENCE WESTERLY ON THE SOUTH LINE OF SAID LOT 1, AND ON A 20162.06 FOOT RADIUS CURVE CONCAVE TO THE NORTH, 698.41 FEET, THE CHORD OF SAID CURVE BEARS AN ASSUMED BEARING NORTH 89 DEGREES 22 MINUTES 06 SECONDS WEST, 698.38 FEET TO A POINT OF TANGENCY OF SAID CURVE ON SAID SOUTH LINE; THENCE NORTH 88 DEGREES 22 MINUTES 33 SECONDS WEST ON SAID SOUTH LINE, 301.20 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 88 DEGREES 22 MINUTES 33 SECONDS WEST ON SAID SOUTH LINE, A DISTANCE OF 157.62 FEET; THENCE NORTH 01 DEGREES 36 MINUTES 21 SECONDS EAST, 53.15 FEET; THENCE SOUTH 88 DEGREES 23 MINUTES 39 SECONDS EAST, 169.44 FEET; THENCE SOUTH 01 DEGREES 36 MINUTES 21 SECONDS WEST, 44.21 FEET; THENCE NORTH 88 DEGREES 22 MINUTES 33 SECONDS WEST, 11.82 FEET; THENCE SOUTH 01 DEGREES 37 MINUTES 27 SECONDS WEST, 9.00 TO THE POINT OF BEGINNING IN KANE COUNTY, ILLINOIS.

**Exhibit "B"**

**Findings of Fact**

**SPECIAL USE FOR PLANNED UNIT DEVELOPMENT**

From the St. Charles Zoning Ordinance, Section 17.04.410.D.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:

1. 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.

**The mall property is obsolete in design. The property lacks character/uniqueness, has no visual presence from Main Street, and does not have clearly designated front entrances. The PUD Amendment will establish standards to enable a more modern, distinctive development to establish a new sense of place for a facility that is already integral to 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.

**The mall property was designed primarily for customers arriving by automobile and has very limited facilities to accommodate pedestrians. The PUD amendment will provide an opportunity for the property to be redeveloped with improved building entrances and pedestrian infrastructure. A continuous pathway system will be established on the site to facilitate pedestrian movement into the site and between buildings. New landscaping and new outlot buildings around the mall will help reduce the scale of the parking lot.**

3. To encourage a harmonious mix of land uses and a variety of housing types and prices.

**Not applicable.**

4. To preserve native vegetation, topographic and geological features, and environmentally sensitive areas.

**Not applicable.**

5. To promote the economical development and efficient use of land, utilities, street improvements, drainage facilities, structures and other facilities.

**The PUD amendment will facilitate the redevelopment of an underutilized commercial site.**

**The redevelopment will utilize existing utilities and site improvements to the extent possible.**

6. To encourage redevelopment of sites containing obsolete or inappropriate buildings or uses.

**The PUD amendment will facilitate the redevelopment of a property that is obsolete in terms of building and site design.**

7. To encourage a collaborative process among developers, neighboring property owners and residents, governmental bodies and the community.

**The City engaged in a Comprehensive Plan rewriting process from June 2011 to September 2013, with a focus on both the mall property itself and the larger East Gateway commercial area that the mall anchors. The community had an opportunity to provide input and ideas for revitalizing the mall, and those ideas were incorporated into the plan document that was adopted by the City.**

**The developer used the Comprehensive Plan as reference for developing the concept site plan submitted in support of this application. The developer also has taken steps to engage the community, including hosting a neighborhood meeting at the mall.**

2. 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.  
**New outdoor public spaces will be created at the reconstructed entrances to the mall.**

2. The PUD will preserve open space, natural beauty and critical environmental areas in excess of what is required by ordinance or other regulation.

**Not applicable.**

3. The PUD will provide superior landscaping, buffering or screening.

**The PUD amendment will facilitate an update to the site's landscaping, which is sparse within the site but is heavy and overgrown along the site's Main St. frontage. The Comprehensive Plan has called for a reduction of landscaping along the Main St. frontage. The existing landscaping and buffering along the north property line will be maintained.**

4. The buildings within the PUD offer high quality architectural design.

**The PUD amendment will facilitate an improved, modernized architectural design for the building, including better screening of existing loading docks, incorporating complementary architecture in the reconstructed portions of the building, and establishing new, prominent front entrances with pedestrian-oriented streetscaping.**

5. The PUD provides for energy efficient building and site design.

**Not applicable.**

6. The PUD provides for the use of innovative stormwater management techniques.  
**The proposed site improvements will include naturalizing the existing stormwater detention basins and introducing bioswales and rain gardens into some parking lot islands.**
  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.  
**Not applicable.**
  8. The PUD provides affordable dwelling units in conformance with, or in excess of, City policies and ordinances.  
**Not applicable.**
  9. The PUD preserves historic buildings, sites or neighborhoods.  
**Not applicable.**
3. The proposed PUD conforms with the standards applicable to Special Uses (section 17.04.330.C.2):

From the Charles Zoning Ordinance, Section 17.04.430.C.2:

No Special Use or amendment to Special Use shall be recommended by the Plan Commission unless it finds that the proposed Special Use or amendment to Special Use will conform with each of these standards. The Plan Commission shall submit its written findings together with its recommendations to the City Council after the conclusion of the Public Hearing, and also may recommend such conditions as it may deem necessary to ensure conformance with these standards.

On the basis of the evidence presented at the public hearing, the Plan Commission shall record its reasons for recommending approval or denial of the petition (findings of fact) in accordance with the following standards:

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

**The PUD will remain primarily an enclosed retail shopping mall that will continue to serve the public with a shopping location.**

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

**The proposed redevelopment will utilize existing infrastructure, which was installed based upon a development of similar land use and intensity. A Traffic Memorandum prepared by HLR demonstrates that the proposed redevelopment will generate a comparable volume of traffic compared to the mall as approved by the City in 1995. Additionally, much of the infrastructure around the site has been enhanced in recent years, including Route 64, which has been widened to increase capacity.**

- 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.

**The proposed redevelopment of the mall site will not constitute a change in land use or an increase in intensity of land use; therefore the amended Special Use will not have a new a negative effect on nearby property. Existing buffering of the site from residential properties to the north will be maintained.**

- 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.

**The mall site serves as an anchor for the East Gateway business district and the mall's existing condition has been a detriment to the viability of businesses in the area. The proposed redevelopment to modernize the mall site will encourage new investment in underutilized and undeveloped sites around the mall.**

- 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.

**The proposed redevelopment of the mall site will not constitute a change in land use or an increase in intensity of land use; therefore the amended Special Use will not have a new a negative effect on the 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.

**The proposed redevelopment will comply with all code requirements, except for PUD deviations identified in the PUD Development Standards document.**

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

**The mall site serves as an anchor for the East Gateway business district and the mall's existing condition has been a detriment to the viability of businesses in the area. The proposed redevelopment to modernize the mall site will encourage new investment in underutilized and undeveloped sites around the mall.**

**Redevelopment and modernization of the mall is strategically important for the City as the East Gateway business district contributes significantly to the City's tax base and economic well-being.**

**The concept plan being presented in support of the PUD amendment proposes substantial changes to the mall property that will be beneficial to the physical development of the East Gateway business district.**

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

**The PUD amendment will facilitate site improvements that further the goals of the Comprehensive Plan.**

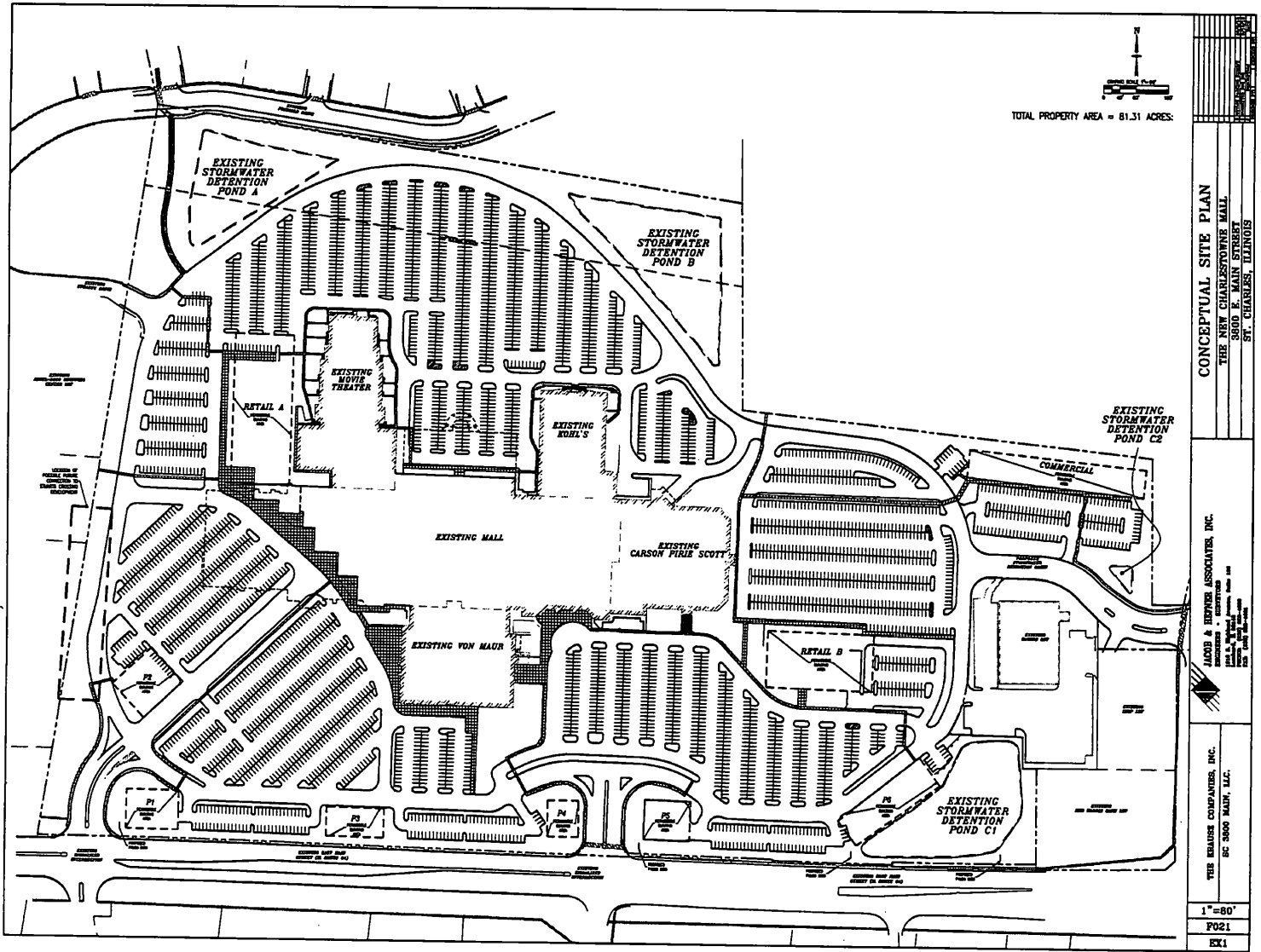
**The City recently adopted a new Comprehensive Plan that addresses the Charlestowne Mall site in detail. The site is discussed in the East Gateway Subarea Plan located in Chapter 8 of the document. The East Gateway area was subject to considerable discussion during the comprehensive planning process, including a visioning workshop designed specifically to gather input on how the mall site could be redeveloped. Feedback from that workshop was used to draft the Charlestowne Mall Framework Plan (p. 105) and Repositioning Alternatives (p. 106). The plans presented in support of the PUD amendment request incorporate some of those recommendations including: the introduction of outlot buildings around the mall property, the demolition and reconfiguration of vacant portions of the mall building, and façade improvements to the mall building.**

**Additionally, the East Gateway Improvement Plan (p. 103) identifies other potential improvements that have been incorporated into the concept site plans for the mall property, including: a landscaping reduction along Main St.; better pedestrian connections to commercial sites; and cross access between commercial sites.**



**Exhibit "C"**

**Concept Site Plan**



CONCEPTUAL SITE PLAN

THE NEW CHARLESTOWNE MALL  
3800 E. MAIN STREET  
ST. CHARLES, ILLINOIS

JACOB & REYNOLDS ASSOCIATES, INC.

THE REYNOLDS COMPANIES, INC.  
800 3800 MAIN, LLC

1"=80'  
F021  
EX1

**Exhibit "D"****PUD Standards**

<b>Permitted and Special Uses</b>	
	Per Table 17.14-1 of the Zoning Ordinance (BR Regional Business District), except that 3 Drive-Through Facilities shall be Permitted Uses.
<b>Minimum Setbacks from Perimeter Property Lines</b>	
• <b>Front/Rt.64 &amp; Smith Rd.</b>	Parking: 20 ft. for parking stalls; 15 ft. for circulation drives associated with drive-through uses. Buildings: 20 ft.
• <b>Rear/abutting Charlemagne Subdivision</b>	Parking: Existing location per approved PUD Preliminary Plans. Buildings: 200 ft. to Charlemagne Subdivision property line
• <b>Sides/other property lines</b>	Buildings: 15 ft. Parking: 0 ft.
<b>Maximum Building Size</b>	
<b>Maximum Building Height</b>	<p>Mall Building:  Roofline max. elevation: 829 ft. above sea level (existing mall skylight ridge)  Parapets max. elevation: 846 ft. above sea level (existing mall skylight peak)  Feature elements max. elevation: 854 ft. above sea level</p> <p>All other buildings:  Building height shall not exceed 50 ft. from the average finished ground level measured 10 ft. out from exterior walls.</p>
<b>Maximum Floor Area</b>	1,200,000 square feet of Gross Floor Area (GFA) 925,000 square feet of Gross Leasable Area (GLA)
<b>Minimum Parking Requirement</b>	
<b>Number of parking stalls required</b>	<p>4 spaces per 1,000 square feet of GLA, calculated over all buildings on the site (excluding internal hallways, corridors and courts in the mall building).</p> <p>Parking located outside of the ring road for outlot buildings shall be provided at 4 spaces per 1,000 square feet of GLA. Where outlot buildings share a parking lot, a parking reduction for shared parking may be requested in accordance with the procedures in the Zoning Ordinance.</p>
<b>Signs</b>	
<b>Freestanding/ Identification Signs</b>	<p>3 Shopping Center signs (To display shopping center name, anchor store business names, Retail A &amp; B business names)  Area: 225 sf  Height: 30 ft.</p> <p>1 cinema readerboard sign, Area: 150 sf.  Height: 15 ft.</p>

	<p>Outlot buildings (P1 to P6): 1 monument sign per building Area: 50 sf. Height: 8 ft.</p> <p>Existing off-site sign for 3880 E. Main St./ Lot 1 of Charwil's Second Resubdivision/ Saver's store, may remain per approved PUD Preliminary Plans.</p>
<b>Wall Signs</b>	<p>Anchor stores: 1 per side.</p> <p>Retail A &amp; B: 1 per business per side.</p> <p>Outlots: 1 per side.</p> <p>Anchor buildings located at the rear of the mall building (Cinema and Kohl's): Wall sign permitted on south mall elevation; cinema sign may be a marquee extending above the parapet/roofline.</p> <p>For other stores/restaurants in the mall building with exterior frontage/storefronts, 1 per business.</p>
<b>Directional Signs</b>	<p>2 at each access point into the site.</p> <p>At each intersections of an entrance drive and the ring road, 1 per leg of the intersection.</p> <p>Signs may contain mall name/logo and business name/logo of Anchors, Retail A or B, or Outlots.</p>
<b>Landscaping Standards</b>	
<ul style="list-style-type: none"> <li><b>Overall % of landscaped area</b></li> </ul>	Per Ordinance requirements: 20% landscape area over entire site.
<ul style="list-style-type: none"> <li><b>Bufferyards</b></li> </ul>	Existing setback and landscaping along Charlemagne Subdivision to be maintained in conformance with the approved PUD Preliminary Plan.
<ul style="list-style-type: none"> <li><b>Building foundation</b></li> </ul>	Building foundation areas to be landscaped, but flexibility is granted to provide a comparable alternative design, including a "streetscape" design along walkways (trees in grates and/or planter islands etc.) or providing landscaping on the opposite side of a drive-through lane.
<ul style="list-style-type: none"> <li><b>Public Street frontage</b></li> </ul>	Per Ordinance requirements along Main St. frontage; flexibility to provide lower plantings in lieu of some trees.
<ul style="list-style-type: none"> <li><b>Parking Lot Screening</b></li> </ul>	Per Ordinance requirements: 30" screening of 50% of the parking lot frontage.
<ul style="list-style-type: none"> <li><b>Interior Parking Lot</b></li> </ul>	<p>No percentage requirement.</p> <p>All rows shall end with landscape islands, except where truck circulation is impeded. All islands shall be planted with shade trees and/or low shrubs/ groundcover.</p>

<b>Building Design and Material Requirements</b>	
<b>Building Design &amp; material requirements</b>	<p>Per Ordinance requirements contained in Section 17.06.030, and:</p> <ul style="list-style-type: none"> <li>• EIFS may exceed 10% per façade, but shall not be used on the lower 10 ft. of any building. EIFS will generally be used for accent features and not as a primary façade material.</li> <li>• Screening of existing loading docks shall be improved to the extent possible, but full screening shall not be required.</li> <li>• Exterior Design elements of the reconstructed and new portions of the project, though varied, shall be complementary with the existing anchor buildings.</li> </ul>
<b>Access Locations</b>	
	Existing access points shown on the Concept Site Plan, plus future cross access to west (Stuart's Crossing) and east (Oliver Hoffmann) shall be permitted.
<b>Subdivision Standards</b>	
<b>Number &amp; Configuration of Lots</b>	PUD shall be considered a single zoning lot, regardless of subdivision. Subdivision shall be permitted for any anchor stores, Retail A or B, and any outlot buildings, provided easements as determined essential by the City are provided.
<b>Minimum Lot Width</b>	None
<b>Minimum Lot Area</b>	None

State of Illinois )  
 ) ss.  
Counties of Kane and DuPage )

## Certificate

I, NANCY GARRISON, certify that I am the duly elected and acting Municipal City Clerk of the City of St. Charles, Kane and DuPage Counties, Illinois.

I further certify that on November 4, 2013, the Corporate Authorities of such municipality passed and approved Ordinance No. 2013-Z-19, entitled

"An Ordinance Amending a Special Use for Planned  
Unit Development (Charlestowne Mall PUD – 3800 E.  
Main St.),"

which provided by its terms that it should be published in pamphlet form.

The pamphlet form of Ordinance No. 2013-Z-19, including the Ordinance and a cover sheet thereof was prepared, and a copy of such Ordinance was posted in the municipal building, commencing on November 8, 2013, and continuing for at least ten days thereafter. Copies of such Ordinance were also available for public inspection upon request in the office of the municipal clerk.

DATED at St. Charles, Illinois, this 4th day of November 2013.



*Nancy Garrison*  
Municipal Clerk