



PLAN COMMISSION AGENDA ITEM EXECUTIVE SUMMARY

Project Title/Address:	Tractor Supply Store, Corporate Reserve PUD Lot 3, NE corner of W. Main St. & Cardinal Dr. (Mend St. Charles, LLC)		
City Staff:	Ciara Miller, Economic Development Planner		
PUBLIC HEARING 03/16/2021	X	MEETING 3/16/2021	X

APPLICATIONS: Special Use for PUD & PUD Preliminary Plan

ATTACHMENTS AND SUPPORTING DOCUMENTS:

Staff Report	Application
Plans	PUD Ordinance 2008-Z-18

SUMMARY:

The public hearing for this item was opened on March 2nd and continued to March 16th. The hearing was continued to allow time for the developer to follow-up on several items discussed, including:

- Additional landscaping along Woodward Drive
- Enhanced screening on the north east side of the property
- Evaluating opportunities to reduce impervious surface
- Enhancements to the building architecture and outdoor sales area fencing

Attached is a revised staff report and updated plans that have been submitted by the applicant based on the comments at the March 2nd meeting.

The subject property is a 3.5-acre vacant parcel known as Lot 3 of the Corporate Reserve of St. Charles Planned Unit Development (PUD). The PUD was approved in 2008 under Ordinance No. 2008-Z-18 (excerpt attached).

Mend St. Charles LLC, contract purchaser of Lot 3 represented by Don Bonham, is proposing to develop a Tractor Supply Co. store on the site. Details of the proposal are as follows:

- Construction of a one-story, approx. 19,000 sf building, fronting on W. Main St.
- An 18,000sf fenced outdoor sales area on the east side of the building
- Site access from Woodward Drive
- A total of 88 parking stalls

The following zoning applications have been submitted in support of this project:

1. **Special Use (PUD Amendment)** – To permit a zoning deviation related to design standards, public street frontage landscaping, and parking.
2. **PUD Preliminary Plan** – To approve the physical development of the property in order to ensure compliance with the PUD ordinance and applicable provisions of the Zoning Ordinance

SUGGESTED ACTION:

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

The Plan Commission may vote on this item should the Commission feel that they have enough information to make a recommendation.

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

INFO / PROCEDURE – PUD PRELIMINARY PLANS

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

INFO / PROCEDURE – SPECIAL USE - PUD AMENDMENT APPLICATIONS:

- Approval of development project with specific deviations from the Zoning Ordinance standards. (Establishes a PUD ordinance with unique zoning or subdivision standards that apply to a single development site)
- A public hearing is required, with a mailed notice to surrounding property owners.
- Single finding – Is the PUD in the public interest? Criteria are considered in reaching a decision. Responses to the criteria need not be in the affirmative to recommend approval of a PUD or PUD Amendment.
- The Plan Commission may recommend conditions and restrictions upon the establishment, location, design, layout, height, density, construction, maintenance, aesthetics, operation and other elements of the PUD as deemed necessary to secure compliance with the standards specified in the Zoning Ordinance.
- The Plan Commission may recommend exceptions and deviations from the requirements of the Zoning and Subdivision Codes requested by the applicant, to the extent that it finds such exceptions and deviations are supportive of the standards and purposes for PUDs.

Community and Economic Development
 Planning Division

Phone: (630) 377-4443

Fax: (630) 377-4062



CITY OF
 ST. CHARLES
 ILLINOIS • 1834

Staff Report

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

FROM: Ciara Miller, Economic Development Planner

RE: Corporate Reserve Lot 4 – Tractor Supply Co.

DATE: **March 11, 2021**

I. APPLICATION INFORMATION:

Project Name: Corporate Reserve Lot 4 – Tractor Supply Co

Applicant: Mend St. Charles

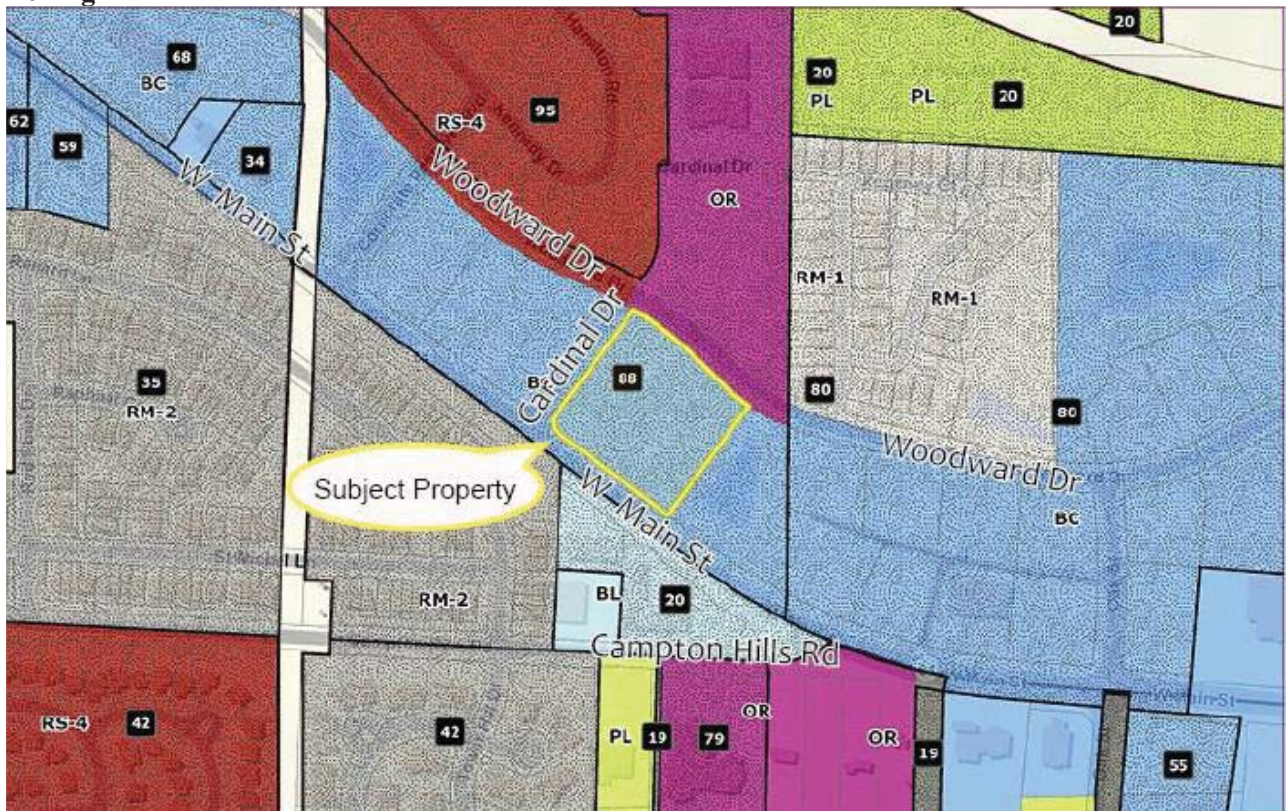
Purpose: Develop the vacant lot with a 19,000 SF Tractor Supply Co. store (Heavy Retail and Service)

General Information:		
Site Information		
Location	Northeast corner of W. Main St. and Cardinal dr.	
Acres	3.5 acres	
Applications	Special Use (PUD Amendment) PUD Preliminary Plan	
Applicable Zoning Code Sections and PUD Ordinance	Ch. 17.06 Design Review Standards & Guidelines Ch. 17.14 Business and Mixed-Use Districts Ch. 17.24 Off-Street Parking, Loading & Access Ch. 17.26 Landscaping and Screening Ordinance 2008-Z-18 “An Ordinance Rezoning Property and Granting a Special Use as a Planned Unit Development for Corporate Reserve of St. Charles PUD (A Portion of the West Gateway PUD)”	
Existing Conditions		
Land Use	Vacant	
Zoning	BC- Community Business (PUD)	
Zoning Summary		
North	OR- Office/Research District (PUD)	Vacant
East	BC- Community Business (PUD)	Detention pond
South	RM-2 Medium Density Multi-Family Residential (PUD) and BL-Local Business	Renaux Manor townhomes and West-Gateway Commercial properties.
West	BC- Community Business (PUD)	Vacant
Comprehensive Plan Designation		
Industrial/Business Park		

Aerial



Zoning



II. BACKGROUND

A. PROPERTY HISTORY

The subject property is a 3.5 acre vacant parcel known as Lot 3 of the Corporate Reserve of St. Charles Planned Unit Development (PUD). The PUD was approved in 2008 under Ordinance No. 2008-Z-18 (excerpt attached).

The portion of the PUD north of Woodward Drive includes office uses and a residential subdivision (Anthem Heights). The portion south of Woodward Drive, comprised of Lots 2 and 3, is zoned BC Community Business and was planned for commercial use.

A portion of Lot 2 has been developed- In 2017, the PUD Ordinance was amended to allow deviations from the design standards for Everbrook Academy Childcare Center and to subdivide the large Lot 2 into two separate lots. Everbrook Academy has since opened, and the remaining 2.88 acre lot created through the subdivision remains undeveloped.

B. PROPOSAL

Mend St. Charles LLC, contract purchaser of Lot 3 represented by Don Bonham, is proposing to develop a Tractor Supply Co. store on the site. Details of the proposal are as follows:

- Construction of a one-story, approx. 19,000 sf building, fronting on W. Main St.
- An 18,000sf fenced outdoor sales area on the east side of the building
- Site access from Woodward Drive
- A total of 88 parking stalls

The following zoning applications have been submitted in support of this project:

1. **Special Use (PUD Amendment)** – To permit a zoning deviation related to design standards, public street frontage landscaping, and parking.
2. **PUD Preliminary Plan** – To approve the physical development of the property in order to ensure compliance with the PUD ordinance and applicable provisions of the Zoning Ordinance

III. ANALYSIS

Staff has performed an analysis of the submitted PUD Preliminary Plan to identify any deficiencies with the proposal as it relates to the standards established in the Corporate Reserve PUD Ordinance and the Zoning Ordinance, Title 17 of the City Code.

A. PROPOSED USE

“Heavy Retail and Service” is listed as a permitted use for the BC-zoned parcels in the Corporate Reserve PUD. This use is defined as follows:

A retail and/or service establishment where a) outdoor service or storage areas or partially enclosed structures are used in conjunction with the business, or b) the sale of goods or services to the general public at retail is secondary to the sale of goods or services to contractors, service professionals, and the like at wholesale. This use includes, but is not limited to, equipment rental and leasing, lumberyards and other building material and building supply establishments; auto parts establishments, commercial greenhouses and

garden centers; landscape, construction and lawn maintenance contractor yards; contractor’s offices and storage; bulk materials sales and storage; swimming pool sales; deck and patio sales, playground equipment sales, and recreational vehicle and mobile home dealers. Outdoor Sales Areas and outdoor storage are permitted as accessory uses. Heavy Retail and Service does not include Home Improvement Center, Retail Sales, Personal Services, Pawn Shops, Motor Vehicle Sales and Leasing, or Adult Uses, as defined herein.

The proposed Tractor Supply Co. store meets this definition.

B. ZONING STANDARDS

The table below compares the PUD Preliminary Plan submitted for development of Lot 3 (Tractor Supply Co.) with the applicable requirements of the Corporate Reserve PUD and the BC zoning district.

Category	Zoning Ordinance Or PUD Standard	Proposed
Min. Lot Area	1 acre	3.5 acres
Lot Width	None	N/A
Building Coverage	40%	12.6%
Max. Gross Floor Area per Building	75,000 sf	19,097 sf
Building Height	40 ft.	24 ft.
Building Setbacks:		
<i>Front (Woodward)</i>	25 ft	93 ft.
<i>Front* (Main Street)</i>	50 ft.	136 ft.
<i>Interior side</i>	10 ft.	172 ft.
<i>Exterior Side (Cardinal)</i>	30 ft.	96 ft.
Parking Setbacks:		
<i>Front (W Main St.)</i>	50 ft.	50.8 ft.
<i>Front* (Woodward Dr)</i>	25 ft.	60 ft.
<i>Interior Side</i>	0 ft.	2.5ft.
<i>Exterior Side (Cardinal)</i>	25 ft.	25.9ft.
Parking Requirement	*See Parking section below *	88 stalls including 4 accessible stalls
Drive-Aisle Width	24’ (two-way) or 14’ (one way)	24’

Front yard(setbacks)* - The PUD Ordinance stipulates that both Main Street and Woodward Drive are considered front yards when determining setbacks.

C. PARKING

The parking requirement for Heavy Retail & Service is 3 spaces per 1,000GFA retail and 3 spaces per 1,000SF outdoor sales area. With a 19,097sf building and the 15,913sf outdoor sales area (minus the center drive aisle) the required number of stalls would 105 parking stalls and the site provides 88.

The applicant has provided information on parking requirements according to Tractor Supply Corporate standards and other operating Tractor Supply locations. For their model, Tractor Supply Co. requires this site to have 75 parking stalls. The applicant has provided 88 stalls, exceeding the corporate requirement by 13 stalls. The applicant also provided background on some other Tractor Supply locations of a similar size including:

- Whitestown, IN (NW of Indianapolis) – 81 spaces
- Carlyle, IL – 70 Spaces
- Clinton, IN – 60 Spaces
- Danville, IN – 65 Spaces
- DeSoto, IA – 66 Spaces
- Fort Wayne, IN – 77 Spaces
- Hobart, IN – 72 Spaces
- Kankakee, IL – 64 Spaces
- Shelbyville, IL – 72 Spaces

If the building was considered a Retail use, rather than a Heavy Retail & Service, the parking requirement would be 4 per 1,000GFA which would mean for a store of this size, 76 stalls would be required (site provides 12 excess stalls in this scenario). This number aligns much more closely with Tractor Supply’s corporate parking requirements. Since this lot is being developed under a PUD and the applicant is seeking deviations for other zoning code requirements, the Plan Commission may consider the evidence and whether the site provides adequate parking for their use. Staff believes the parking count as proposed is reasonable and the additional 17 spaces required to meet the “Heavy Retail & Service” standard would be unnecessary.

If required to provide these additional 17 stalls, staff identified a few options that may help achieve that number:

1. The retail display area along Cardinal Dr. could be converted to parking which could provide as many as 14 parking stalls.
2. The extra-long parallel stalls on the east side of the outdoor sales area could be shortened to standard parallel stall length and fit 6 stalls where currently there are 3.
3. Minimum stall width is 9’ and most of the stalls provided on site are 10’, reducing the stall width to the minimum has the potential to fit additional stalls within the same area already designated for parking.

D. SITE ACCESS

The Corporate Reserves PUD (Section 8B) limits Lot 3 (proposed Tractor Supply) to one full-access point on Woodward Drive unless otherwise approved by the City through a PUD Preliminary Plan for Lot 3. In addition, the centerline of all access drives within the Subject Property shall be located not less than 150 feet from the centerline of any intersection of two public streets.

One curb cut that satisfies the distance requirements mentioned previously is already provided on the site. The applicant is requesting a second access drive, east of the existing access drive, be provided on Woodward for site circulation. The proposed second access point is more than 150 ft from the centerline of the intersection of Regency Ct. and Woodward Drive, the closest public intersection.

E. OUTDOOR SALES

Outdoor sales are permitted as an accessory use to the Heavy Retail & Service use defined in Ch. 17.30. An 8 ft. chain-link fence is proposed around the outdoor sales area.

An additional 45’ raised landscaping bed has been provided on the north side of the outdoor sales area, offering additional screening of the sales area from the neighboring residential area.

F. LANDSCAPING

A revised landscape plan has been submitted as part of the PUD Preliminary Plan for Lot 3 – Tractor Supply Co. Existing landscaping along W. Main St. and Corporate Reserve Blvd. will remain. The table below compares the submitted plan with the requirements of Ch. 17.26

“Landscaping and Screening”. Deviations from the zoning ordinance standards as proposed are denoted in ***bold italics***.

Category	Zoning Ordinance Standard	Proposed
Overall Landscape Area	15%	45%
Interior Parking Lot Landscape Area	1 island per 10 stalls and terminating each row of parking	Meets requirement
Bldg. Foundation Landscaping		
<i>South wall</i>	50% of wall with minimum 5' depth	Meets requirement
<i>West wall</i>	50% of wall with minimum 5' depth	<i>100% length of wall but 2' deep*</i>
<i>North wall</i>	None required since this is loading zone	N/A
Public Street Frontage Landscaping		
<i>W. Main St.</i>	75% of street frontage w/ 8 trees	Meets requirement
<i>Cardinal Drive</i>	75% of street frontage w/ 7 trees	Meets requirement
<i>Woodward Dr.</i>	75% of street frontage w/ 6 trees	<i>4 trees w/53% street frontage</i>
Parking Lot Screening	50% to a height of 30 in. (applies to W. Main St. and Cardinal Dr. frontage)	Meets requirement
Monument Sign Landscaping	3 ft. around sign	Meets requirement
Refuse Dumpster Screening	Enclosed and screened on all sides when visible from public street	Meets requirement

** Building foundation landscaping: While they were unable to provide foundation beds that were 5' deep, they have instead provided 2' beds along 100% of the wall. Any combination of two shade, ornamental or evergreen trees shall be required for every 50 lineal feet of building foundation planting. The west foundation beds would require 3 such trees, but due to the narrow depth of the bed they have not been included.*

The applicant has requested a PUD Amendment in order to allow for the following zoning deviation related to landscaping:

17.26.080 Building Foundation Landscaping – required landscape bed depth of 5' not provided on west wall. Due to the shallow nature of the provided landscape beds, no trees or shrubs (3 required) have been provided.

17.26.090 (C) Public Street Frontage Landscaping – ***new public street frontage landscaping has been added but is provided along roughly 53% of the frontage minus driveways and the code requires 75%***. Due to the configuration of the lot, the code requires public street frontage landscaping along 3 out of 4 sides of the property.

G. BUILDING ARCHITECTURE

The table below compares the architectural elevations submitted for Tractor Supply Co. with the design requirements of Section 17.06.030 “Standards and Guidelines – BL, BC,

BR, & O/R Districts”. Deviations from the zoning ordinance standards that are required to accommodate the building design as proposed are denoted in ***bold italics***.

Category	Zoning Ordinance Standard	Proposed
Building Articulation (17.06.030.A.1)	3 ft. wall projections/recesses over 20% of façades over 100 ft.	<i>(See below)</i>
Architectural Features (17.06.030.A.2)	50% of façade comprised of architectural features <i>(requirement applies to south, west and north elevations)</i>	South: meets requirement West: 48% <i>(previously 30%)</i> North: 19%
Architectural Features (17.06.030.A.3)	Street-facing facades must have 2/4: change in wall plane of 2 ft.; change in wall texture/masonry patterns; transparent windows; columns/pilasters projecting 6 in. <i>(requirement applies to south, west and north elevations)</i>	South: Meets requirement West: Meets requirement North: 1 of 2
Public Entrance	Public entrance must face primary street frontage	Meets requirement
Entrance Articulation	Public entrances must be articulated from building	Meets requirement
Building Materials	A list of approved & prohibited materials is provided	Meets requirement*
Roof-Mounted Mechanical Screening	Roof-mounted mechanical equipment screened from view from public streets & residences	Meets requirement

** Material B in the exterior finishing scheduled provided by the applicant was originally a smooth face CMU with integral color but has been updated to a CMU quick-brick. There is no proposed smooth-face CMU in the revised building elevations.*

The applicant has requested a PUD Amendment in order to allow for the following zoning deviation related to building design in order to match corporate design standards and operation requirements of Tractor Supply Company:

- 1. Architectural Features - Section 17.06.030.A.1** – Building facades over 100 ft. in length must incorporate 3 ft. wall projections/recesses over at least 20% of the façade. **This standard is met on the front elevation but not on the remaining west and north elevations. The applicant provides 3’ projecting awnings, but this standard specifies wall projections, which would not count awnings towards this calculation.**
- 2. Architectural Features - Section 17.06.030.A.3** – north elevation provides a change in wall texture but does not provide a second architectural feature (2 required).
- 3. Windows and Transparency – Section 17.06.030.B** – **Windows have been added to the front and west elevations. The windows are not large enough to satisfy the requirements of 17.06.030B and a deviation is still needed.**

Retail buildings and tenant spaces with 30,000 square feet or less of gross floor area shall provide windows so that the first floor is transparent from a height of eighteen (18) inches to a minimum of seven (7) feet above the walkway grade for no less than sixty percent (60%) of the horizontal length of the façade

H. SIGNAGE

A freestanding monument sign is proposed at the southwest corner of the site. The site plan calls for one 15' free standing sign on the corner of Cardinal and Main Street (see example included in packet). There is also one wall sign shown on the front elevation. The proposed signage meets all standards of Ch. 17.28 "Signs." and these details will be confirmed by staff when permits are filed.

I. LIGHTING

A photometric plan needs to be provided to satisfy the standards of Section 17.22.040 "Site Lighting."

J. ENGINEERING REVIEW

The preliminary engineering plans are under review. Review comments are anticipated to be technical in nature and are not likely to require changes to the site plans. All staff comments will need to be addressed prior to City Council action on the PUD Preliminary Plan.

K. FIRE REVIEW

The applicant will need to demonstrate that the city's largest fire truck will be able to navigate the site.

IV. SUGGESTED ACTION

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

Staff has placed this item, along with the PUD Preliminary Plan, on the meeting portion of the agenda for a vote should the Plan Commission feel that they have enough information to make a recommendation.

Staff has found the application materials to be complete.

V. ATTACHMENTS

- Application for Special Use for PUD; received 01/28/2021
- Application for PUD Preliminary Plan; received 6/20/2020
- PUD Preliminary Plans (received 3/11/2021)
- Excerpts from Ordinance 2008-Z-18
- Letter from neighboring resident (2/23/2021)

MEMORANDUM

MARCH 3, 2021



TO: DON BONHAM, MEND ST. CHARLES, LLC

FROM: MATT GAUNTT

SUBJECT: ST. CHARLES PLAN COMMISSION RESPONSE

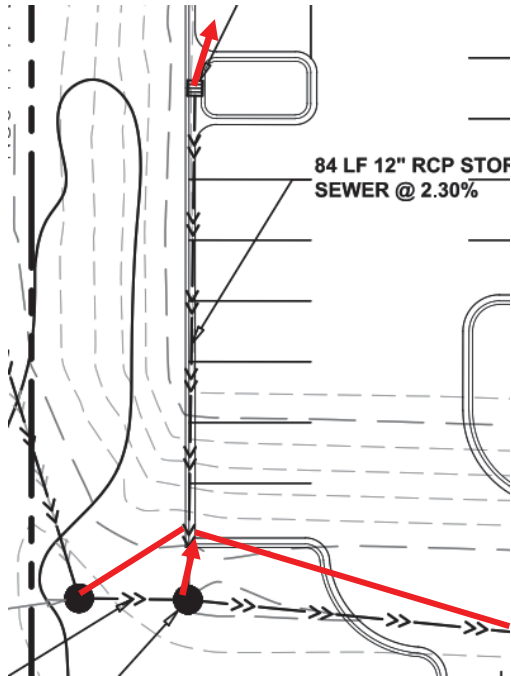
CC: CHARLES WALLACE, SAROSA ARCHITECTS
DAN OLSON, WATERMARK ENGINEERING

Don,

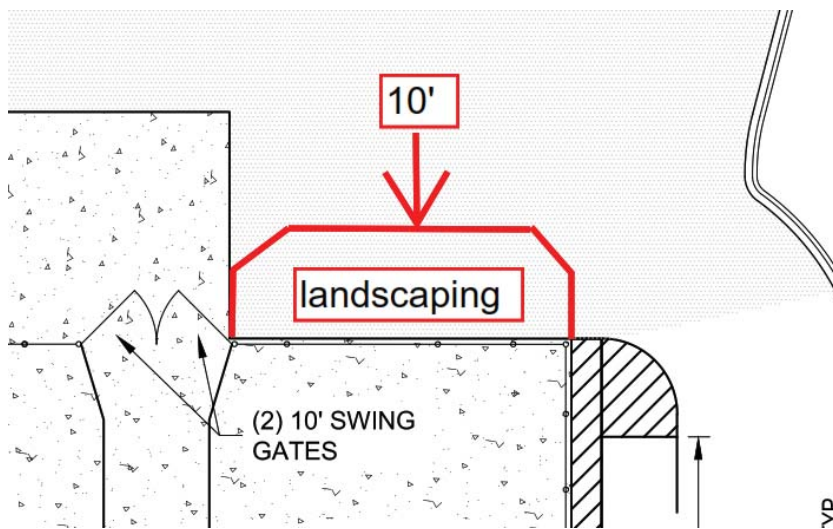
In response to the Plan Commission meeting of 3/2/2021, we would offer the following recommendations for adjustment to the plan:

- Pilaster have been added to the front elevation to break up the façade
- Windows added 8'-8" above finished floor on front and side elevations.
- Add additional landscaping and a berm along Woodward. Given the existing and proposed grades, we can achieve about a 2.5' berm between the two entrances, and about a 2' berm west of the westernmost entrance at a 4:1 grade.
- We would not recommend adding a landscape island on the SE or NE corner of the Fenced Outside Display area. In this area, we have parking for pull behind trailers, and this area was set up so they can pull straight forward for parking. Installing landscaped islands would essentially turn this into parallel parking, which is very difficult for a pull behind trailer and would cause potential accidents.
- Change the drive aisle on the south to 26' like we have on the west and make the parking spaces on the south side of the aisle 18' deep. This will provide additional open space on the south side of the parking lot and help to preserve additional existing plant material. Per Fire Department requirements, we need to provide movement for a 50' Wheelbase truck through the entire parking lot. This modification will make approximately half of the parking lot 10'x18' spaces and half 10'x20', which will provide space for both regular sized vehicles and the larger vehicles which are TSC standard customers.
- We will maintain the 27' striped area directly south of the primary entrance. This is not for handicap striping, but for moving product in and out of the store to customers and is a TSC requirement.
- Move the Trailer and Equipment Display to the east side as suggested.
- Change the fence to the Black Vinyl Coated as suggested.
- We will eliminate the 3' curb cut on the east side of the parking lot, which conflicts with the wall.
- The pipe on the SE side of the site will be extended all the way to the pond.
- We will make the aisle on the west side 24' to match the aisle on the east side. The additional room will change the 7' planter area on the west side of the building to 9'.

- On the west side of the parking lot, we will move the storm drain we have just outside of the parking lot to the corner of the parking lot and get rid of the flow-through gutter on the west. See graphic below.



- We will add a 10' wide landscape area on the north side of the Fenced Outdoor Display area. See sketch below. Most of the area in the dock area is necessary for truck maneuvering. We have to accommodate a 65' wheelbase truck for delivery. This is the maximum that we can do and still provide adequate truck movement. Area shown with straight lines, but will be designed with curved curb returns.



- Substitute Autumn Gold Ginkgo for Princeton Sentry Ginkgo
- Substitute Hackberry for Skyline Honeylocust
- Substitute Norway Spruce for White Pine
- Replace Roses with something flowering requiring less maintenance like Bobo Hydrangea.

From: Heather Neri <heather_neri@yahoo.com>
Sent: Tuesday, February 23, 2021 7:03 PM
To: CD <cd@stcharlesil.gov>
Subject: Resident near potential Tractor Supply Co. Retail Development

Tractor Supply Co. Retail Development

RE: Preliminary Plan application to develop the northeast corner of W Main St. and Cardinal Dr. with an approx. 19,000SF Tractor Supply Co. store at the Corporate Reserve of St. Charles.

To Whom it May Concern:

I am a resident with the back of my house super close to this potential development.

While I understand this is commercial land to be developed, I am also questioning why a large 19,000 SF building is being squeezed into this location.

1. I pull out of our subdivision with many close calls as people cruise down Woodward. Our subdivision entrance view for clearance is blocked by the curvature of the street. I see in the preliminary that they are looking to add traffic to Woodward, with entrance and exits from Woodward. I am asking that if this gets passed that you create some sort of 4 way stop so we can get out of our subdivision without getting t-boned with increased traffic.

2. 8' Chain link fence. Wow. If that's not an eyesore! We spend a lot of money on taxes to have that in our view! Our subdivision HOA strictly did not allow chain link fences and no fences greater than 5'. I'm hoping if this building goes up there will be discussion as to what other fencing options would be more appealing to your residents.

3. It's super close to our yards. It's a huge building set back on the plot. Let's face it, it's not appealing to residential communities. Is this the best location for this sort of building? I would say no as would my neighbors.

I know you want the land sold but I really hope you consider this as if you reside where we do. Thank you for your time.

Regards,
Heather Neri

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



COMMUNITY DEVELOPMENT DIVISION

PHONE: (630) 377-4443 EMAIL: cd@stcharlesil.gov

PUD PRELIMINARY PLAN APPLICATION

For City Use	
Project Name:	<u>Tractor Supply Store</u>
Project Number:	<u>2021</u> -PR- <u>004</u>
Cityview Project Number:	<u>PL PUD 202100009</u>



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

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

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

1. Property Information:	Location: SW corner of Cardinal Drive and Woodward Drive Lot 3 - The Corporate Reserve of St. Charles	
	Parcel Number (s): Lot 3 - The Corporate Reserve of St. Charles	
	Proposed PUD Name: Existing Corporate Reserve PUD Ordinance 2008-Z-18	
2. Applicant Information:	Name Mend St. Charles, LLC	Phone cell : 217-202-6204 217-586-1880
	Address 1204 E. Oak Building Two, Suite Four Mahomet, IL 61853	Fax 217-586-7325
		Email donrb@bonham.pro
3. Record Owner Information:	Name St. Charles, LLC	Phone 720-341-3860
	Address 270 Saint Paul Street Suite 300 Denver, CO 80206	Fax
		Email Dgryzmalaga-1chipseal.com

Please check the type of application:

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

Subdivision of land:

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

Attachment Checklist:

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

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

APPLICATION FEE: Application fee in accordance with Appendix B of the Zoning Ordinance. (\$500)

REIMBURSEMENT OF FEES AGREEMENT:

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

REIMBURSEMENT OF FEES INITIAL DEPOSIT:

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

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

PROOF OF OWNERSHIP and DISCLOSURE:

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

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

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

□ PUBLIC BENEFITS, DEPARTURES FROM CODE:

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

□ SCHEDULE: Construction schedule indicating:

- a. Phases in which the project will be built with emphasis on area, density, use and public facilities, such as open space, to be developed with each phase. Overall design of each phase shall be shown on the plat and through supporting material.
- b. Approximate dates for beginning and completion of each phase.
- c. If different land use types are to be included within the PUD, the schedule must include the mix of uses to be built in each phase.

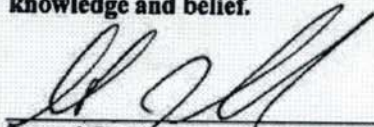
□ PARK AND SCHOOL LAND/CASH WORKSHEETS

For residential developments, Park and School land/cash worksheets in accordance with Title 16 of the St. Charles Municipal Code with population projections establishing anticipated population and student yields.

□ INCLUSIONARY HOUSING SUMMARY

For residential developments, submit information describing how the development will comply with the requirements of Title 19, "Inclusionary Housing" of the St. Charles Municipal Code.

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.



Record Owner

6-9-2020

Date



Applicant or Authorized Agent

6-9-2020

Date

EXHIBIT "A"
Legal Description

Lot 3 in the Corporate Reserve of St. Charles, being a Subdivision of part of the Southwest Quarter and the Northwest Quarter of Section 29, Township 40 North, Range 8, East of the Third Principal Meridian, according to the Plat thereof recorded January 28, 2009 as document number 2009K005931, in Kane County, Illinois.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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ALTA Commitment for Title Insurance (08/01/2016)



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



COMMUNITY DEVELOPMENT DIVISION

PHONE: (630) 377-4443 EMAIL: cd@stcharlesil.gov

SPECIAL USE APPLICATION

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

For City Use	
Project Name:	<u>Tractor Supply Store</u>
Project Number:	<u>2021 -PR- 004</u>
Cityview Project Number:	<u>PLSU202100008</u>

Received Date
RECEIVED

JAN 28 2021

City of St. Charles
Community Development

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

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

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

1. Property Information:	Location:	
	NE Corner of Main Street (IL-64) and Cardinal Drive	
	Parcel Number (s): 09-29-384-001	
2. Applicant Information:	Proposed Name: Tractor Supply Store	
	Name Mend St. Charles, LLC	Phone 217-586-1880
	Address 1204 E. Oak Street Building Two, Suite Four Mahomet, IL 61853	Fax N/A Email donrb@bonham.pro
3. Record Owner Information:	Name Daniel Gryzmala	
	Address 270 Saint Paul Street, Denver, CO 80206	
	Phone 720-341-3860 Fax NA Email dgryzmala@a-1chipseal.com	

Please check the type of application:

- Special Use for Planned Unit Development - PUD Name:** Corporate Reserve of St. Charles
- New PUD
- Amendment to existing PUD- Ordinance #: 2008Z18
- PUD Preliminary Plan filed concurrently
- Other Special Use (from list in the Zoning Ordinance):** _____
- Newly established Special Use
- Amendment to an existing Special Use Ordinance #: _____

Information Regarding Special Use:

Comprehensive Plan designation of the property: Industrial / Business Park

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

What is the property's current zoning? BC-Community Business

What is the property currently used for? Vacant Lot

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

Construction of a Tractor Supply Store with associated parking, fenced outdoor display and sidewalk display for retail sales

For Special Use Amendments only:

Why is the proposed change necessary?

To match the corporate design standards and operation of Tractor Supply Company.

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

Elimination of the window transparency requirement, and reduced foundation planting and landscape intensity, design standards for building articulation and architectural features

Note for existing buildings:

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

CRITERIA FOR PLANNED UNIT DEVELOPMENTS (PUDS)



For Special Use for PUD or PUD Amendment applications.

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

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

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

Corporate Reserve of St. Charles

PUD Name

1-26-2021
Date

From the St. Charles Zoning Ordinance, Section 17.04.410.3:

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

i. The proposed PUD advances one or more of the purposes of the Planned Unit Development procedure stated in Section 17.04.400.A:

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

The proposed Tractor Supply Store will bring a much needed variety of retail opportunities to the west side of Town. Tractor Supply stores generally pull customers from a 10-20 mile radius, which will help to provide customers for other retailers on the west side of town. The site has been vacant for the last decade, so the development will meet purpose number 6 above. Due to the proximity to the Kane County Fairgrounds, the University of Illinois Extension, the Farm Bureau, and the U of I Department of Crop Sciences facility, the development of a Tractor Supply Store meets purpose 7 and 3 above. Tractor Supply Company's

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

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

Tractor Supply Company is the largest rural lifestyle retailer in America. The store will bring needed supplies and services to the area and add significant tax dollars to the City.

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

The site is adjacent to State Highway 64. To the east of the site is a detention pond sized for the project. Water, sewer, electric and telephone have been extended to the site.

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.

Tractor Supply is a quality retailer, and their establishment will increase property values to the adjacent properties. Because of their use, Tractor Supply stores generally have a much lower traffic volume generation than other retailers, so the impacts to adjacent properties will be lessened.

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 development of the store will not impede the normal and orderly development of surrounding property. The placement of the Tractor Supply Store will provide incentive for adjacent development and bring jobs to the City, which will help to further residential development in the area.

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.

There will be no products or operations within the store that will create a significant hazard to the public and will not endanger the public health, safety or general welfare.

- F. Conformance with Codes: That the proposed Special Use conforms to all applicable provisions of the St. Charles Municipal Code 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 project will comply with the Municipal Code, but seek variance from Section 17.06.030 for the articulation and the Windows and Transparency. We are also asking for a variance from Section 17.26.080 for the building foundation landscaping and the intensity.

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

The proposed store will provide services and goods that are generally not readily available in the community. Tractor Supply stores offer a range of products that are necessities for the farmer, hobby farmer, horse owners, and general residential uses. Tractor Supply Company is generally an active member of the community supporting organizations such as Future Farmers of America. It is anticipated that the store will have annual sales of at least several million dollars.

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

The property is listed in the Comprehensive Plan as "Industrial/ Business Park". Goal 1 for Commercial and Office Areas in the Comprehensive Plan discusses highly functional retail and commercial areas that create a diverse tax base. TSC is the largest rural lifestyle retailer in America. Goal 1 also discusses serving a larger regional market. TSC typically pulls customers from a 10-20 mile radius because of it's unique offering. Goal 2 discusses the viability of the City's Commercial Corridors. The subject property has been vacant since it's development over ten years ago. The project will increase the landscaping on the property and add an attractive building to the corridor.

GENERAL CONSTRUCTION NOTES

- 1. ALL SITE WORK SHALL BE PERFORMED UTILIZING MATERIAL AND METHODS IN STRICT ACCORDANCE WITH APPLICABLE SECTIONS OF THE ILLINOIS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS...
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR EXAMINING THE AREAS AND CONDITIONS UNDER WHICH THE PROJECT IS TO BE CONSTRUCTED...
3. CUT SHEETS FOR ALL UNDERGROUND UTILITIES SHALL BE SUBMITTED TOGETHER IN ONE SUBMITTAL PRIOR TO ORDERING ANY UNDERGROUND MATERIALS OR APPURTENANCES...
4. ALL PRESUMED ERRORS OR DEFICIENCIES IN THE ENGINEERING DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER AS A PART OF THE OVERALL BID SUBMITTAL...
5. ALL PROPOSED SUBSTITUTIONS AND DEVIATIONS FROM THIS PLAN SET AND SPECIFICATIONS HAVE TO BE BROUGHT TO THE ATTENTION OF THE OWNER AS A PART OF THE BID SUBMITTAL...
6. ANY DAMAGE TO EXISTING MANHOLES, STRUCTURES, UTILITIES, FENCES, TILES, TRENCHES, PAVEMENTS, AND NOT CALLED OUT SPECIFICALLY IN THE PLANS SHALL BE REPAIRED OR REPLACED WITH EQUALS WITHOUT COST TO THE OWNER...
7. ALL PHASES OF THE PROPOSED IMPROVEMENTS ARE SUBJECT TO TESTING BY THE OWNER AND MUNICIPALITY...
8. THE PROPOSED IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH THE ENGINEERING PLANS...
9. ALL RESTORATION OF EXISTING ROADWAYS, RIGHT-OF-WAYS OR PRIVATE PROPERTY ARE CONSIDERED INCIDENTAL TO THIS PROJECT...
10. DURING CONSTRUCTION OPERATIONS, THE CONTRACTOR SHALL ENSURE POSITIVE SITE DRAINAGE AT THE CONCLUSION OF EACH DAY...
11. WHENEVER DURING CONSTRUCTION OPERATIONS, ANY LOOSE MATERIAL IS DEPOSITED IN THE FLOW LINE OF GUTTERS, DRAINAGE STRUCTURES, DITCHES, ETC...
12. TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE APPLICABLE ARTICLES OF THE ILLINOIS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS...
13. AS PART OF THE BIDDING PROCEDURE, THE CONTRACTOR SHALL VERIFY THAT THE QUANTITIES FOR PAY ITEMS AS PRESENTED IN THESE PLAN DOCUMENTS ARE SUBSTANTIALLY CORRECT...

GRADING NOTES

- 1. BEFORE EXCAVATION, ALL UNDERGROUND UTILITIES, INCLUDING PIPELINES, SHALL BE LOCATED IN THE FIELD BY THE PROPER AUTHORITIES...
2. ALL EXISTING STRUCTURES, UNLESS OTHERWISE NOTED TO REMAIN, FENCING, TREES, ETC. WITHIN CONSTRUCTION AREA SHALL BE REMOVED & DISPOSED OF OFF SITE...
3. SITE GRADING SHALL NOT PROCEED UNTIL EROSION CONTROL MEASURES ARE IN PLACE...
4. ALL EARTHWORK OPERATIONS SHALL BE IN STRICT CONFORMANCE WITH THE GEOTECHNICAL INVESTIGATION REPORT...
5. A MINIMUM OF 6 INCHES OF TOPSOIL IS TO BE PLACED IN ALL DISTURBED AREAS WHICH WILL REMAIN UNPAVED...
6. THE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF ENTRANCES, VESTIBULES, STAIRS, RETAINING WALLS, RAMPS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING ENTRANCE LOCATIONS...
7. SLOPES SHALL BE 4:1 (HORIZONTAL:VERTICAL) MAXIMUM UNLESS NOTED OTHERWISE...
8. PAVEMENT SLOPES ACROSS HANDICAP PARKING STALLS AND ADJOINING ACCESS AISLES SHALL BE A MAXIMUM OF 2% IN ALL DIRECTIONS...
9. ALL AREAS NOT PAVED SHALL BE LANDSCAPED IN ACCORDANCE WITH THE LANDSCAPING NOTES ON ARCHITECTURAL PLAN SHEET AS-1...
10. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AT ALL TIMES THROUGH THE GRADING PROCESS...
11. ALL SURPLUS EXCAVATED MATERIAL FROM THE EARTHWORK, UTILITY TRENCHES, FOUNDATION EXCAVATION, ETC... IS TO BE SPREAD OVER THE SITE IN LOCATIONS AS DIRECTED BY THE OWNER...
12. EARTHWORK QUANTITIES AND ASSUMPTIONS ARE SHOWN IN THESE PLANS FOR COMPARISON PURPOSES ONLY...
13. CONTRACTOR TO INSTALL THE TEMPORARY CONSTRUCTION ENTRANCE AS SHOWN ON THE EROSION & SEDIMENT CONTROL SHEET AND RELATED DETAILS...

UTILITY NOTES

- 1. SEE CITY OF SAINT CHARLES DETAIL 'RCP & DIP TRINCH DETAIL' AND 'PVC PIPE TRENCH DETAIL' FOR BACKFILLING REQUIREMENTS...
2. IF PIPES ARE INSTALLED PRIOR TO MASS GRADING, RESULTING IN THE PLACEMENT OF SOL ABOVE THE PREVIOUSLY CONSTRUCTED TRENCH...
3. THERMOPLASTIC PIPE FOR SANITARY AND STORM SEWERS SHALL BE INSTALLED AND TESTED PER ALL SECTIONS OF AWWA C205...
4. SANITARY SEWER SHALL BE PVC SDR-26 PIPE CONFORMING TO ASTM D-3034 WITH ELASTOMERIC JOINTS PER ASTM D-3212...
5. WATER MAINS SHALL BE DUCTILE IRON CLASS 52, CONFORMING TO AWWA STANDARD C-151...
6. STORM SEWER SHALL BE HDPE EXCEPT WHERE NOTED OTHERWISE...
7. RCP STORM SEWER SHALL CONFORM TO ASTM C 76 WITH RUBBER GASKET JOINTS CONFORMING TO ASTM C-443...
8. THE PVC STORM SEWER ADJACENT TO THE BUILDING FOR DOWNSPOUT COLLECTION AND PVC STORM SEWER CALLED OUT AS 'WATERMAIN QUALITY' SHALL BE DR-25 AND CONFORM TO AWWA C200...
9. CONTRACTOR SHALL COORDINATE THE INSTALLATION OF ALL PRIVATE UTILITIES...
10. IF FIRE PROTECTION LINE IS ASSUMED FOR BIDDING PURPOSES...
11. ALL WATER FITTINGS (INCLUDING BENDS OR ELBOWS 1/4" AND GREATER), VALVES AND FIRE HYDRANTS SHALL INCLUDE RESTRAINED JOINTS OR CONCRETE THROUST BLOCKS...
12. WHENEVER POSSIBLE, A WATER MAIN SHOULD BE LAID AT LEAST TEN FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED DRAIN OR SEWER LINE...
13. SHOULD LOCAL CONDITIONS PREVAIL WHICH WOULD PREVENT A LATERAL SEPARATION OF TEN FEET...
14. WHENEVER WATER MAINS OR SERVICES MUST CROSS STORM DRAINS OR SANITARY SEWERS...
15. WHERE CONDITIONS EXIST THAT THE MINIMUM VERTICAL SEPARATION DESCRIBED ABOVE CANNOT BE MAINTAINED...
16. ANY EXISTING UTILITY STRUCTURES REQUIRING ADJUSTMENT ARE TO BE ADJUSTED UP TO IF TOTAL ADJUSTMENT OR RECONSTRUCTED BY THE CONTRACTOR...
17. ALL EXISTING FIELD DRAINAGE TILES ENCOUNTERED OR DAMAGED DURING CONSTRUCTION ARE TO BE RESTORED TO THEIR ORIGINAL CONDITION...

PREPARED BY:
SEG
15110 N. DALLAS PARKWAY
SUITE 370
DALLAS, TX 75248
(214) 676-9988
REGISTRATION NO.

PREPARED FOR:
MEND ST. CHARLES, LLC
1204 E. OAK ST. BUILDING TWO,
SUITE FOUR
MAHOMET, IL 61853
(217) 586-1880

PROJECT NOTES:

REFERENCE FILES

Table with 4 columns: No., DATE, BY, DESCRIPTION. Contains multiple empty rows for reference file entries.

REVISIONS / ISSUANCES

TRACTOR SUPPLY COMPANY
ST. CHARLES, ILLINOIS

GENERAL NOTES & SPECIFICATIONS

Table with 2 columns: PROJECT NUMBER, DATE, SCALE, SHEET NO. Contains project details: PROJECT NUMBER: 03_207_004, DATE: 3/10/2021, SCALE: NONE, SHEET NO: C-2 of 16 SHEETS.

WALL LEGEND

- NEW EXTERIOR MASONRY WALL - 8" CHU WITH FOAM FILLED INSULATION (CORE FILL 900 OR EQUAL) UNITS STRUCK INTERIOR AND EXTERIOR. SEE STRUCTURAL FOR REINFORCING TYP.
- NEW INTERIOR PARTITION - 3/8" METAL STUDS AT 16" O.C. 12'-0" HIGH (UNLESS NOTED OTHERWISE. SEE DETAIL ON SHEET A-5.2 FOR MORE INFORMATION).
- NEW INTERIOR PARTITION - 6" METAL STUDS @ 16" O.C. TO DECK, UNLESS NOTED OTHERWISE.
- NEW INTERIOR PARTITION - 3/8" METAL STUDS AT 16" O.C. TO DECK, UNLESS NOTED OTHERWISE.

NOTE: 1) NOT ALL PARTITIONS MAY BE USED.
2) ALL METAL STUD PARTITIONS TO BE 20 GA. MINIMUM UNLESS NOTED OTHERWISE.

WAREHOUSE FIXTURE INSTALLATION GUIDELINES:

- CONTRACTOR IS TO VERIFY WITH THE STORE MANAGER THAT ALL BACKS ARE PROPERLY BUILT AND PORTED.
- DRILL HOLES FOR ANCHORING RACKS. GENERALLY, THE HOLE IN THE FOOT OF THE RACK IS 8" IN DIAMETER. HOLE SIZE PER FOOT IS GOVERNED BY RACKING MANUFACTURER'S (R) ONE.
- RACKS ARE TO BE SECURELY ANCHORED WITH ANCHOR BOLTS PER MANUFACTURE SPECIFICATIONS.
- FOLLOWING INSTALLATION REMOVE ANY RESIDUAL DEBRIS AND CLEAN AREA.
- IF SETTING ANCHORS IS REQUIRED THE FIXTURE INSTALLER WILL COMPLETE ALL DRILLING/ANCHORS PER THE SETTING PLANS.

WALL FINISH NOTES:

- ALL NEW WALLS TO RECEIVE 1/2" GYPSUM BOARD ON BOTH SIDES AND EXPOSED 1/2" ABOVE CEILING OR TO DECK AT OPEN CEILING. (UNLESS NOTED OTHERWISE)
- ALL PLUMBING WALLS TO RECEIVE WATER RESISTANT GYPSUM BOARD ON FINISH SIDE TO ABOVE CEILING.
- ALL INTERIOR WALLS AT FET HALLS TO RECEIVE 5/8" CONCRETE BOARD TO 48" AFF AND MOISTURE RESISTANT GYPSUM BOARD ABOVE.
- ALL WALLS AT STOCKROOM TO RECEIVE 1/2" FIRE TREATED PLYWOOD TO 12'-0" AFF WITH 1/2" GYPSUM BOARD ABOVE. SEE DETAILS (A) & (J) FOR MORE INFORMATION ON STOCKROOM WALLS AT FET HALLS.
- ALL GYPSUM BOARD WALLS AT ALCOVE III TO BE SEALED TO DECK TYP.
- GYPSUM BOARD AT NEW WALLS TO BE HELD UP 1/2" ABOVE CONCRETE FLOOR UNLESS NOTED OTHERWISE.
- 1/2" HOLD TO BE USED AT ALL INTERSECTIONS OF GYPSUM BOARD WITH OTHER NON GYPSUM MATERIALS.
- CORNER BRANDED TO BE USED AT ALL INTERIOR "OUTSIDE" CORNER CONDITIONS.

GENERAL NOTES:

- CONTRACTOR TO PROVIDE AND INSTALL SOUND INSULATION ABOVE CEILING AND IN ALL PARTITIONS AROUND HANGERS LOCATIONS AND HANGERS LOCATIONS. SEE DETAIL (A) FOR CEILING HALLS AND FLOOR FINISHES AND NOTES.
- CONTRACTOR TO COORDINATE ENGINEERING OF SPRINKLER CONDUIT AND HANGERS WITH FET FOR MORE INFORMATION.
- CONTRACTOR TO PROVIDE FIRE PARTITION REQUIRED BY LOCAL AUTHORITIES.
- INTERIOR PARTITION AT DOOR SHALL BE FLUSH WITH EXTERIOR PAVEMENT. GROUND FLOOR SHALL NOT EXCEED 100 P.S.F. UNLESS OTHERWISE NOTED.
- CONTRACTOR TO RECEIVE STORE AND INSTALL OWNER'S CHECK OUT COUNTER SERVICE COUNTER AND INSTALL WITH LOCAL TABLE. COORDINATE WITH FINAL TSG FIXTURE PLAN AND TSG PROJECT MANAGER.
- PAINT ALL EXPOSED COLUMNS IN RETAIL SALES AREA (P) & (S). CONTRACTOR TO FILL IN ALL JAW-CUT CONTROL JOINTS WITH EPOXY GROUT FILLER. INSTALL PER MANUFACTURER'S INSTALLATION. CLEAN UP JOINTS FROM TOOLS AND MATERIALS.
- CONTRACTOR TO PROVIDE 1/2" DEEP BRICK MORTAR AT ANY REQUIRED CURB RAMP. 1/2" DEEP STOPS AT ALL PARKING SPACES AROUND THE BUILDING AND FOOT THAT ARE FLUSH WITH THE ADJACENT SIDEWALK TYP.

KEYED NOTES:

- FIXTURE BOARD LOCATION. SEE DETAIL (A) & (J) FOR ADDITIONAL INFORMATION.
- CONTRACTOR TO INSTALL NEW BALER AND SERVICE DISCONNECT (EQUIPPED LINE OVERHEAD). VERIFY & COORDINATE LOCATION WITH TSG PROJECT MANAGER. CONTRACTOR TO PROVIDE AND INSTALL 1/4" PIPING 8'-0" LONG BEING BALER AT 8'-0" AFF FOR BALER.
- NEW ELECTRICAL PANELS AND SERVICE. SEE ELECTRICAL DRAWINGS FOR MORE INFORMATION.
- CONTRACTOR TO BOLT DOWN SAFE IN MANAGERS OFFICE. VERIFY LOCATION WITH TSG PROJECT MANAGER.
- CONTRACTOR TO PROVIDE AND INSTALL NEW RESTROOM SHOWER. SEE DETAIL (A) & (J) FOR ADDITIONAL INFORMATION.
- EXTENT OF VINYL PLANK FLOORING FOR EXPANDED CLOTHING AREA. USE ONE SIZED BEVEL FLANK AT POINT OF TRANSITION TO EXISTING FLOOR. EXTENT OF PLANK FLOORING WITH TSG PROJECT MANAGER. CONTRACTOR TO INSTALL AND INSTALL WITH TSG AND INSTALLED BY G.C. AREA NOT TO EXCEED 3000 SQ. FT.
- DRESSING ROOMS ARE STOCK-BUILT AND INSTALLED BY CONTRACTOR. CONTRACTOR TO ASSEMBLE AND ANCHOR DRESSING ROOM ANCHOR TO HALL AND/OR FLOOR. CONTRACTOR TO PROVIDE AND INSTALL 24" X 48" (1/2" THICK) PLATE 6L ASS GROUND BENCHES TO EXTERIOR SIDE OF ROOM HALL PERPENDICULAR TO EXTERIOR REAR HALL AND ONE ON THE INTERIOR SIDE OF THE REFLECTOR SERVICE IS AT 10' AFF. AND (4) FOUR HOOKS ON DRESSING ROOM WALL. MOUNT (2) TWO TO BE ACCESSIBILITY ACCESS (MAX. AFF. 48" MAX. AFF. IF MOUNTED OVER THE BENCH) AND (2) TWO AT 80" AFF. VERIFY LOCATION WITH FINAL FIXTURE PLAN AND TSG PROJECT MANAGER. SEE DETAILS (A) AND (H) ON A-6.1.
- NEW 1/4" CONCRETE FILLED PIPE BOLLARDS TYPICAL AT EACH SIDE OF OVERHEAD OPENING. SEE DETAIL (A) & (J) FOR ADDITIONAL INFORMATION.
- G.C. TO SUPPLY AND INSTALL NEW DURABLE DOORS IN NEW AND EXISTING WALLS AND PREPARE. VERIFY LOCATION WITH FINAL FIXTURE PLAN AND INSTALL AFTER FIXTURES HAVE BEEN INSTALLED.
- CONTRACTOR TO INSTALL NEW TSG PROJECTS GOUNTER AND SINK IN EMPLOYEE LOUNGE (L). SEE DETAIL (A) & (J) AND PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION.
- DOOR BELL LOCATION.
- NEW CONCRETE PAD PER PLAN. CONCRETE TO BE A MINIMUM OF 4" THICK. 8000 P.S.F. WITH 6" X 6" - 1.4 X 1.4 X 8' H.E. REIF. ON 6" DRAINAGE BASE AND COMPACTED FILL. SEE DETAIL (A) ON SHEET A-5.2 FOR MORE INFORMATION.
- NEW WATER SERVICE ENTRANCE. BACKFLOW PREVENTER AND FIRE RISER. SEE PLUMBING DRAWINGS FOR MORE INFORMATION.
- BULK PROPANE TANK AND CONCRETE SLAB. SEE DETAIL (A) ON SHEET A-5.2 FOR MORE INFORMATION.
- NEW HCP SINK AND TABLES WITH WATER HEATER. SEE ELECTRICAL AND PLUMBING DRAWINGS FOR MORE INFORMATION.
- PRE-MANUFACTURED ALUMINUM OR STEEL LADDER WITH SECURITY GATE AND RAILINGS (AS REQUIRED BY LOCAL CODES). INSTALL PER MANUFACTURER'S REQUIREMENTS AND SPECIFICATIONS. CENTER IN DAMPSTER ENCLOSURE.
- CONTRACTOR TO PROVIDE AND INSTALL ANCHOR BOLTS FOR FIXTURE WALLS PER MANUFACTURER'S SPECIFICATIONS. TSG TO PROVIDE ANCHOR BOLTS.
- GALVANIZED CORRUGATED METAL ANNING ABOVE TYP.
- NEW PIPE BOLLARD TO PROTECT CORNER. PLACE 12" OFF EACH WAY. SEE DETAIL (A) ON SHEET A-5.2 FOR MORE INFORMATION.
- CONTRACTOR TO PROVIDE AND INSTALL NEW HEDGE ACCESSIBLE SIGN PER DETAIL (A) ON SHEET A-5.2. SEE CIVIL DRAWINGS FOR EXACT PLACEMENT.
- CONTRACTOR TO PROVIDE AND INSTALL NEW HEDGE VETERANS SIGN PER DETAIL (A) ON SHEET A-5.2.
- GALVANIZED CORRUGATED METAL PIPE ANCHORED TO STEEL COLUMN TYP.
- 4" SWING GATE WITH SPRING HARDWARE AND 12"x5"x2" GALVANIZED IRON POSTING HARDWARE. CENTER OF PLATE TO BE MOUNTED AT 40" AFF. SEE DETAIL (A) ON SHEET A-5.2.
- (2) 12" SWINGING GATES AT EACH END OF DRIVE AISLE TYP.
- CONTRACTOR TO PROVIDE AND MOUNT FIRE EXTINGUISHER CABINET ADJACENT TO ANCHOR BOX.
- 4" PAINTED YELLOW STRIPES INDICATING EXTENT OF SPRINKLER RISER TYP.
- AREA WHERE WATER LINE AND/OR CONDUIT MAY BE LOCATED ON CHU. COORDINATE WITH FINAL FIXTURE PLAN TYP.
- 8'-0" GAIN LINE FENCE. SEE CIVIL DRAWINGS FOR SPECIFICATIONS TYP.
- DOWNSTOP AND CONTROL JOINT SPACING AT REAR TYP.
- SEE LIGHTING BASE LOCATED 30" MIN FROM INSIDE FACE OF FENCE PARING TYP.
- STEEL DOCK RAMP SET ON CONCRETE. SEE DISTRIBUTOR DRAWING ON (J) & (K) DETAIL (A) ON SHEET (A) & (J). VERIFY FINAL LOCATION WITH TSG PROJECT MANAGER.
- DAMPSTER LOCATION SEE DETAIL (A) ON SHEET A-5.2.
- RAMPED PLANTERS. SEE CIVIL DRAWINGS FOR MORE INFORMATION.

SYMBOLS LEGEND:

- ANCHOR DESIGNATION. SEE SHEET A-11 FOR MORE INFORMATION.
- DOOR DESIGNATION. SEE SHEET A-11 FOR MORE INFORMATION.

SAORSA ARCHITECTURE
 P.O. BOX 1080 BRENTWOOD, TN 37016
 PHONE: 615-440-4200

SAORSA ARCHITECTURE

01/16/21

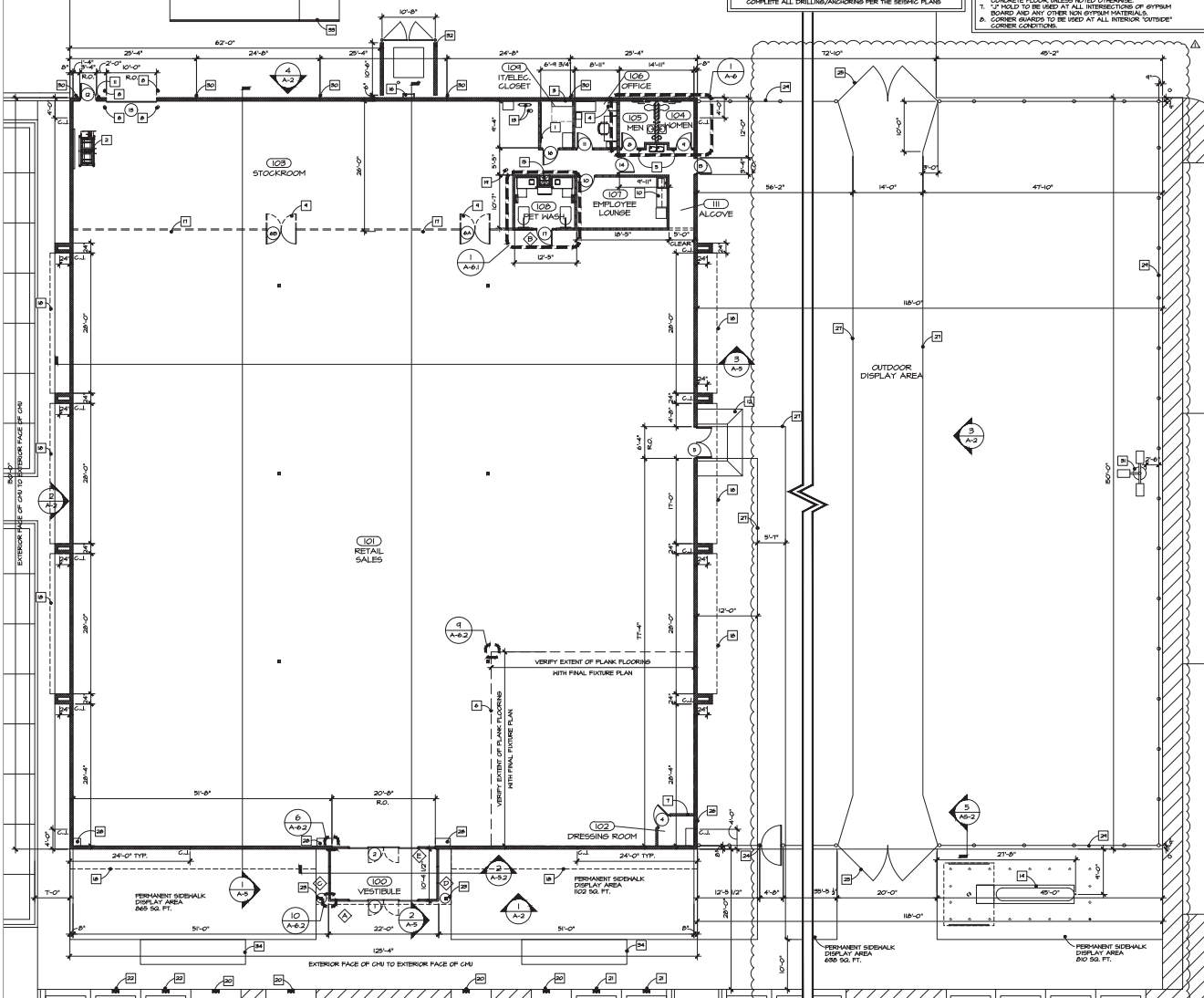
5401 VIRGINIA WAY
 BRENTWOOD, TN 37027
 PHONE: (615) 440-4200

TSC TRACTOR SUPPLY CO.

PROPOSED PROTOTYPE:
 ST. CHARLES II.

JOB NUMBER:
 20-05
 REVISIONS:
 (A) - SITE UPDATE

JUNE 19, 2020
A-1
 DEPICTIVE & DIMENSION FLOOR PLAN



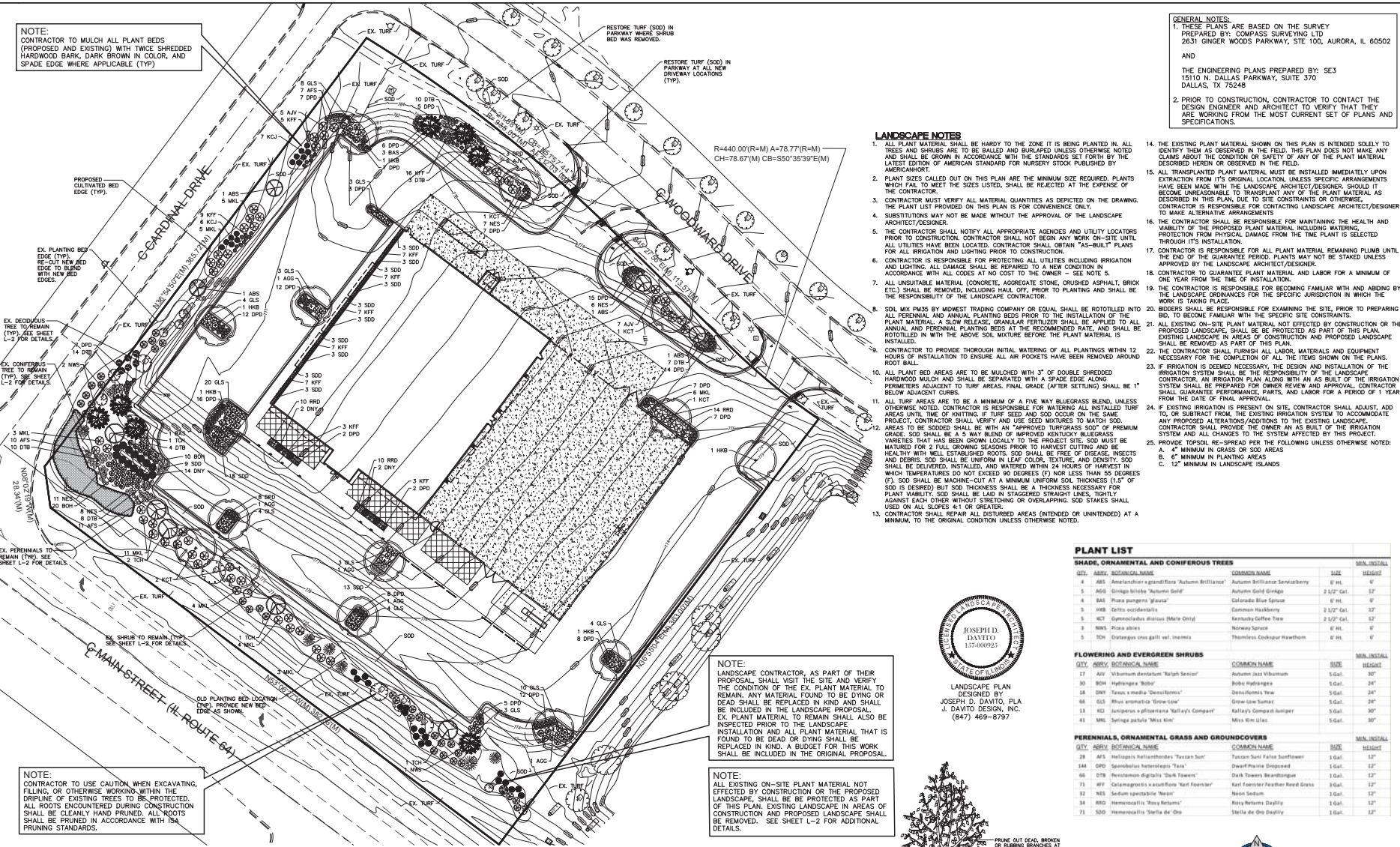
DEPICTIVE AND DIMENSION FLOOR PLAN

SCALE 1/8" = 1'-0"

NOT TO SCALE. DIMENSIONS AND LOCATIONS ARE APPROXIMATE. SEE SHEET A-1 FOR MORE INFORMATION.

Landscape Plan -Tractor Supply Co St Charles

NOTE:
CONTRACTOR TO MULCH ALL PLANT BEDS
(PROPOSED AND EXISTING) WITH TWICE SHREDDED
HARDWOOD BARK, DARK BROWN IN COLOR, AND
GRADE EDGE WHERE APPLICABLE (TYP)



NOTE:
CONTRACTOR TO USE CAUTION WHEN EXCAVATING,
FILLING, OR OTHERWISE WORKING WITHIN THE
DRIPLINE OF EXISTING TREES TO BE PROTECTED.
ALL ROOTS ENCOUNTERED DURING CONSTRUCTION
SHALL BE CLEANLY HAND PRUNED. ALL ROOTS
SHALL BE PRUNED IN ACCORDANCE WITH ISA
PRUNING STANDARDS.

NOTE:
LANDSCAPE CONTRACTOR, AS PART OF THEIR
PROPOSAL, SHALL VISIT THE SITE AND VERIFY
THE CONDITION OF THE EX. PLANT MATERIAL TO
REMAIN. ANY MATERIAL FOUND TO BE DYING OR
DEAD SHALL BE REPLACED IN KIND AND SHALL
BE INCLUDED IN THE LANDSCAPE PROPOSAL.
EX. PLANT MATERIAL TO REMAIN SHALL ALSO BE
INSPECTED PRIOR TO THE LANDSCAPE
INSTALLATION AND ALL PLANT MATERIAL THAT IS
FOUND TO BE DEAD OR DYING SHALL BE
REPLACED IN KIND. A BUDGET FOR THIS WORK
SHALL BE INCLUDED IN THE ORIGINAL PROPOSAL.

NOTE:
ALL EXISTING ON-SITE PLANT MATERIAL NOT
EFFECTED BY CONSTRUCTION OR THE PROPOSED
LANDSCAPE, SHALL BE PROTECTED AS PART
OF THIS PLAN. EXISTING LANDSCAPE IN AREAS OF
CONSTRUCTION AND PROPOSED LANDSCAPE SHALL
BE REMOVED. SEE SHEET L-2 FOR ADDITIONAL
DETAILS.

GENERAL NOTES:
1. THESE PLANS ARE BASED ON THE SURVEY
PREPARED BY: COMPASS SURVEYING LTD
2831 GINGER WOODS PARKWAY, STE 100, AURORA, IL 60502

AND
THE ENGINEERING PLANS PREPARED BY: SE3
15110 N. DALLAS PARKWAY, SUITE 370
DALLAS, TX 75248

2. PRIOR TO CONSTRUCTION, CONTRACTOR TO CONTACT THE
DESIGN ENGINEER AND ARCHITECT TO VERIFY THAT THEY
ARE WORKING FROM THE MOST CURRENT SET OF PLANS AND
SPECIFICATIONS.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE HEALTH AND
VIABILITY OF THE PROPOSED PLANT MATERIAL INCLUDING WATERING,
PROTECTION FROM PHYSICAL DAMAGE FROM THE PLANT IS SELECTED
THROUGH ITS INSTALLATION.

4. THE EXISTING PLANT MATERIAL SHOWN ON THIS PLAN IS INTENDED SOLELY TO
IDENTIFY THEM AS OBSERVED IN THE FIELD. THIS PLAN DOES NOT MAKE ANY
CLAIMS ABOUT THE CONDITION OR SAFETY OF ANY OF THE PLANT MATERIAL
DESCRIBED HEREIN OR OTHERWISE IN THE FIELD.

5. ALL TRANSPLANTED PLANT MATERIAL MUST BE INSTALLED IMMEDIATELY UPON
EXTRACTION FROM ITS ORIGINAL LOCATION, UNLESS SPECIFIC ARRANGEMENTS
HAVE BEEN MADE WITH THE LANDSCAPE ARCHITECT/DESIGNER. SHOULD IT
BECOME UNREASONABLE TO TRANSPORT ANY OF THE PLANT MATERIAL
AS DESCRIBED IN THIS PLAN, DUE TO SITE CONSTRAINTS OR OTHERWISE,
CONTRACTOR IS RESPONSIBLE FOR CONTACTING LANDSCAPE ARCHITECT/DESIGNER
TO MAKE ALTERNATIVE ARRANGEMENTS.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE HEALTH AND
VIABILITY OF THE PROPOSED PLANT MATERIAL INCLUDING WATERING,
PROTECTION FROM PHYSICAL DAMAGE FROM THE PLANT IS SELECTED
THROUGH ITS INSTALLATION.

7. CONTRACTOR IS RESPONSIBLE FOR ALL PLANT MATERIAL REMAINING PLUMB UNTIL
THE END OF THE GUARANTEED PERIOD. PLANTS MAY NOT BE STAKED UNLESS
APPROVED BY THE LANDSCAPE ARCHITECT/DESIGNER.

8. CONTRACTOR TO GUARANTEE PLANT MATERIAL AND LABOR FOR A MINIMUM OF
ONE YEAR FROM THE TIME OF INSTALLATION.

9. THE CONTRACTOR IS RESPONSIBLE FOR BECOMING FAMILIAR WITH AND ABIDING BY
THE LANDSCAPE ORDINANCES FOR THE SPECIFIC JURISDICTION IN WHICH THE
WORK IS TAKING PLACE.

10. BIDDERS SHALL BE RESPONSIBLE FOR EXAMINING THE SITE, PRIOR TO PREPARING
BID, TO BECOME FAMILIAR WITH THE SPECIFIC SITE CONSTRAINTS.

11. ALL EXISTING ON-SITE PLANT MATERIAL NOT EFFECTED BY CONSTRUCTION OR THE
PROPOSED LANDSCAPE, SHALL BE PROTECTED AS PART OF THIS PLAN.

12. THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS AND EQUIPMENT
NECESSARY FOR THE COMPLETION OF ALL THE ITEMS SHOWN ON THE PLANS.

13. IF IRRIGATION IS DEEMED NECESSARY, THE DESIGN AND INSTALLATION OF THE
IRRIGATION SYSTEM SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE
ARCHITECT/DESIGNER. CONTRACTOR SHALL PROVIDE THE OWNER AN AS BUILT OF THE IRRIGATION
SYSTEM SHALL BE PREPARED FOR OWNER REVIEW AND APPROVAL. CONTRACTOR
SHALL GUARANTEE PERFORMANCE, PARTS, AND LABOR FOR A PERIOD OF 1 YEAR
FROM THE DATE OF FINAL APPROVAL.

14. IF EXISTING IRRIGATION IS PRESENT ON SITE, CONTRACTOR SHALL ADJUST, ADD,
OR SUBTRACT FROM THE EXISTING IRRIGATION SYSTEM TO ACCOMMODATE
ANY PROPOSED ALTERATIONS/ADDITIONS TO THE EXISTING LANDSCAPE.
CONTRACTOR SHALL PROVIDE THE OWNER AN AS BUILT OF THE IRRIGATION
SYSTEM AND ALL CHANGES TO THE SYSTEM AFFECTED BY THIS PROJECT.

15. PROVIDE TOPSOIL RE-Spread PER THE FOLLOWING UNLESS OTHERWISE NOTED:
A. 4" MINIMUM IN GRASS OR SOO AREAS
B. 6" MINIMUM IN PLANTING AREAS
C. 12" MINIMUM IN LANDSCAPE ISLANDS

LANDSCAPE NOTES
1. ALL PLANT MATERIAL SHALL BE HARDY TO THE ZONE IT IS BEING PLANTED IN. ALL
TREES AND SHRUBS ARE TO BE BALLED AND BURLAPPED UNLESS OTHERWISE NOTED
AND SHALL BE GROWN IN ACCORDANCE WITH THE STANDARDS SET FORTH BY THE
LATEST EDITION OF AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY
AMERICANHORT.
2. PLANT SIZES CALLED OUT ON THIS PLAN ARE THE MINIMUM SIZE REQUIRED. PLANTS
WHICH FAIL TO MEET THE SIZES LISTED, SHALL BE REJECTED AT THE EXPENSE OF
THE CONTRACTOR.
3. CONTRACTOR MUST VERIFY ALL MATERIAL QUANTITIES AS DEPICTED ON THE DRAWING.
THE PLANT LIST PROVIDED ON THIS PLAN IS FOR CONVENIENCE ONLY.
4. SUBSTITUTIONS MAY NOT BE MADE WITHOUT THE APPROVAL OF THE LANDSCAPE
ARCHITECT/DESIGNER.
5. THE CONTRACTOR SHALL NOTIFY ALL APPROPRIATE AGENCIES AND UTILITY LOCATORS
PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOT BEGIN ANY WORK ON-SITE UNTIL
ALL UTILITIES HAVE BEEN LOCATED. CONTRACTOR SHALL OBTAIN "AS-BUILT" PLANS
FOR ALL IRRIGATION AND LIGHTING PRIOR TO CONSTRUCTION.
6. CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL UTILITIES INCLUDING IRRIGATION
AND LIGHTING. ALL DAMAGE SHALL BE REPAIRED TO A NEW CONDITION IN
ACCORDANCE WITH ALL CODES AT NO COST TO THE OWNER - SEE NOTE 5.
7. ALL UNSUITABLE MATERIAL (CONCRETE, AGGREGATE STONE, CRUSHED ASPHALT, BRICK
ETC.) SHALL BE REMOVED, INCLUDING HAUL OFF, PRIOR TO PLANTING AND SHALL BE
THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
8. SOIL MIX PM305 BY MIDWEST TRADING COMPANY OR EQUAL SHALL BE ROTOTILLED INTO
ALL PERSONAL AND ANNUAL PLANTING BEDS PRIOR TO THE INSTALLATION OF THE
PLANT MATERIAL. A SLOW RELEASE, GRANULAR FERTILIZER SHALL BE APPLIED TO ALL
ANNUAL AND PERSONAL PLANTING BEDS AT THE RECOMMENDED RATE, AND SHALL BE
ROTOTILLED IN WITH THE ABOVE SOIL MIXTURE BEFORE THE PLANT MATERIAL IS
INSTALLED.
9. CONTRACTOR TO PROVIDE THOROUGH INITIAL WATERING OF ALL PLANTINGS WITHIN 12
HOURS OF INSTALLATION TO ENSURE ALL AIR POCKETS HAVE BEEN REMOVED AROUND
ROOT BALL.
10. ALL PLANT BED AREAS ARE TO BE MULCHED WITH 3" OF DOUBLE SHREDDED
PINEWOOD MULCH AND SHALL BE SEPARATED WITH A SPACE EDGE ALONG
PERIMETERS ADJACENT TO TURF AREAS. FINAL GRADE (AFTER SETTING) SHALL BE 1"
BELOW ADJACENT CURBS.
11. ALL TURF AREAS ARE TO BE A MINIMUM OF A FIVE WAY BLUEGRASS BLEND, UNLESS
OTHERWISE NOTED. CONTRACTOR IS RESPONSIBLE FOR WATERING ALL INSTALLED TURF
AREAS UNTIL THE END OF WINTERING IF TURF SEED AND SOO OCCUR ON THE SAME
PROJECT. CONTRACTOR SHALL VERIFY AND USE SEED MIXTURES TO MATCH SOO.
AREAS TO BE SOOED SHALL BE WITH AN APPROVED TURFGRASS GRAFT OF PREMIUM
GRADE. SOO SHALL BE A 50/50 BLEND OF IMPROVED KENTUCKY BLUEGRASS
VARIETIES THAT HAS BEEN GROWN LOCALLY TO THE PROJECT SITE. SOO MUST BE
MATURED FOR 2 FULL GROWING SEASONS PRIOR TO HARVEST CUTTING AND BE
HEALTHY WITH WELL ESTABLISHED ROOTS. SOO SHALL BE FREE OF DISEASE, INSECTS
AND WEEDS. SOO SHALL UNIFORM IN LEAF COLOR, TEXTURE, AND DENSITY. SOO
SHALL BE DELIVERED, INSTALLED, AND WATERED WITHIN 24 HOURS OF HARVEST IN
WHICH TEMPERATURES DO NOT EXCEED 90 DEGREES (F) NOR LESS THAN 50 DEGREES
(F). SOO SHALL BE MACHINE-CUT AT A MINIMUM UNIFORM SOO THICKNESS (1.5" OF
SOO IS DESIRED) BUT SOO THICKNESS SHALL BE A THICKNESS NECESSARY FOR
PLANT VIABILITY. SOO SHALL BE LAD IN STAGGERED STRAIGHT LINES, TIGHTLY
AGAINST EACH OTHER WITHOUT STRETCHING OR OVERLAPPING. SOO STAKES SHALL
BE USED ON ALL SLOPES 4:1 OR GREATER.
12. CONTRACTOR SHALL REPAIR ALL DISTURBED AREAS (INTENDED OR UNINTENDED) AT A
MINIMUM TO THE ORIGINAL CONDITION UNLESS OTHERWISE NOTED.

PLANT LIST
SHADE, ORNAMENTAL AND CONIFEROUS TREES

QTY.	ABREV.	BOTANICAL NAME	COMMON NAME	SIZE	MIN. INSTALL HEIGHT
4	AB	<i>Abies balsamea</i>	Common Spruce	12' 0" x 6"	6'
3	AG	<i>Thuja occidentalis</i>	Common Arborvitae	2 1/2" Cal. 12"	12"
4	BA	<i>Buxus sempervirens</i>	Common Boxwood	6" W. 6"	6"
5	HB	<i>Hamamelis virginica</i>	Witch Hazel	2 1/2" Cal. 12"	12"
1	KT	<i>Keteleeria davidiana</i>	Chinese Fir	2 1/2" Cal. 12"	12"
3	NO	<i>Novaeboracensis</i>	Common Norway Spruce	6" W. 6"	6"
3	SO	<i>Sorbus domestica</i>	Common Hawthorn	2 1/2" Cal. 12"	12"
1	CT	<i>Coniopsis aceris</i>	Common Juniper	2 1/2" Cal. 12"	12"
1	NO	<i>Novaeboracensis</i>	Common Norway Spruce	6" W. 6"	6"
3	SO	<i>Sorbus domestica</i>	Common Hawthorn	2 1/2" Cal. 12"	12"

FLORERING AND EVERGREEN SHRUBS

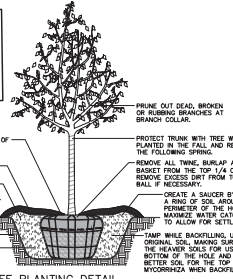
QTY.	ABREV.	BOTANICAL NAME	COMMON NAME	SIZE	MIN. INSTALL HEIGHT
17	AV	<i>Abies balsamea</i>	Common Spruce	5.5 Gal.	30"
30	BO	<i>Buxus sempervirens</i>	Common Boxwood	5.5 Gal.	24"
18	SH	<i>Shorea robusta</i>	Common Shorea	5.5 Gal.	24"
48	AB	<i>Abies balsamea</i>	Common Spruce	5.5 Gal.	24"
13	KT	<i>Keteleeria davidiana</i>	Chinese Fir	5.5 Gal.	30"
41	ML	<i>Malva sylvestris</i>	Common Mallow	5.5 Gal.	30"

PERENNIALS, ORNAMENTAL GRASS AND GROUNDCOVERS

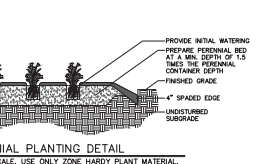
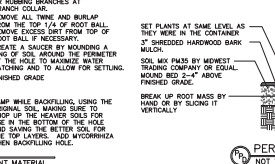
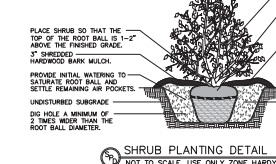
QTY.	ABREV.	BOTANICAL NAME	COMMON NAME	SIZE	MIN. INSTALL HEIGHT
28	AF	<i>Aster multiflorus</i>	Common Aster	1.5 Gal.	12"
184	DP	<i>Dianthus barbatus</i>	Common Dianthus	1.5 Gal.	12"
48	STB	<i>Stachys germanica</i>	Common Stachys	1.5 Gal.	12"
72	GF	<i>Galium aparine</i>	Common Galium	1.5 Gal.	12"
32	MS	<i>Malva sylvestris</i>	Common Mallow	1.5 Gal.	12"
34	RD	<i>Rudbeckia hirta</i>	Common Black-eyed Susan	1.5 Gal.	12"
73	SD	<i>Sedum spectabile</i>	Common Sedum	1.5 Gal.	12"



LANDSCAPE PLAN
DESIGNED BY
JOSEPH D. DAVITO, PLA
J. DAVITO DESIGN, INC.
(847) 469-8797



Know what's Below.
Call before you dig.



LANDSCAPE PLAN

DATE: 05/15/2020
REVISIONS:
NO. 1: 05/15/2020
NO. 2: 05/15/2020
NO. 3: 05/15/2020
NO. 4: 05/15/2020
NO. 5: 05/15/2020
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NO. 99: 05/15/2020
NO. 100: 05/15/2020

Prepared For:
15110 N. Dallas Parkway Suite 370
Dallas, TX 75248
TRACTOR SUPPLY COMPANY - ST. CHARLES, IL
St. Charles, Illinois

Prepared By:
W&E Engineering Resources
www.wandeng.com | 2831 Ginger Woods Pkwy | Aurora, IL 60502 | (800) 375-1800

CHECKED BY: D. GILSON
DESIGNED BY: J. DAVITO
DRAWN BY: J. DAVITO
DATE: MAY 6, 2020
SCALE: 1" = 30'
PROJECT NO.: 19-044

LANDSCAPE PLAN
L-1

Building Elevations for Tractor Supply Co. St Charles

COLOR SCHEDULE

PAINTING SPECIFICATIONS

PIPE BOLLARDS AND LIGHTING POLE BASES

GLOSS FINISH - COLOR TO BE SH404 SAFETY YELLOW
 1ST COAT: S-H KEM KROZIK UNIVERSAL METAL PRIMER, B502 SERIES
 2ND COAT: S-H POLY-LON HQ0, B61525 PART A / B61525 PART B
 3RD COAT: S-H POLY-LON HQ0, B61525 PART A / B61525 PART B
 (APPLY AS NEEDED FOR COMPLETE COVERAGE)
 PRODUCT IS PACKAGE SAFETY YELLOW COLOR. ACCEPTANCE SHOULD BE APPROVED BY TRACTOR SUPPLY.

LOADING DOCK, GUARDRAILS AND HOLLOW METAL DOOR FRAMES

GLOSS FINISH - COLOR TO MATCH SH402 POWER GREY
 1ST COAT: S-H KEM KROZIK UNIVERSAL METAL PRIMER, B502 SERIES (6.0 - 8.0 MILS NET / 3.0 - 4.0 MILS DRY PER COAT)
 2ND COAT: S-H INDUSTRIAL ENAMEL HS, B542400 SERIES
 3RD COAT: S-H INDUSTRIAL ENAMEL HS, B542400 SERIES (2.0 - 4.0 MILS DRY PER COAT)
 (APPLY AS NEEDED FOR COMPLETE COVERAGE)

NOTES:
 1) NOT ALL COLORS / PAINTS MAY BE USED
 2) SEE TSC CRITERIA PLANS FOR ALTERNATE PRG PAINT SPECIFICATIONS
 3) GENERAL CONTRACTOR OR THE OWNER'S TESTING COMPANY SHALL PROVIDE MOISTURE TESTING OF ALL CMU AND CONCRETE EXTERIOR WALL PER ASTM D4263 PRIOR TO APPLICATION OF PAINT. TSC PROJECT MANAGERS MUST APPROVE THE APPLICATION OF PAINT IN WRITING, IF THE MOISTURE CONTENT IS ABOVE 15%.

GENERAL NOTES:

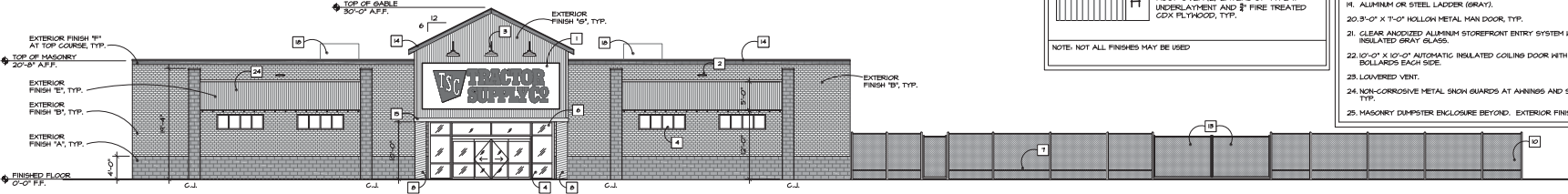
- ALL PAINTING APPLICATIONS MAY UTILIZE BRUSH ROLLER OR AIRLESS SPRAYER, HOWEVER, ALL COATS MUST BE BACK-ROLLED. SEE SHEVIN WILLIAMS DATA SHEET APPLICATION RECOMMENDATIONS.
- COORDINATE WITH MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR ALL PENETRATIONS IN THE EXTERIOR FACADES.

EXTERIOR FINISH SCHEDULE

	A	6" SPLIT FACE CMU WITH INTEGRAL COLOR TO MATCH PAINT SHTS-D SANDERLING, TYP. BELOW 4'-0" A.F.F. TYP.
	B	ECHOLON QUICKERIG CMU - FOUNDER FINISH COLOR - BONE (OR APPROVED EQUAL), ABOVE 4'-0" A.F.F. TYP.
	C	NOT USED
	D	NOT USED
	E	22 GA, GALVANIZED CORRUGATED STEEL METAL SHEETING (3'-11" DEEP) WITH MATTE FINISH ATTACHED TO STEEL PAINTED SAFETY RED, TYP.
	F	8" SPLIT FACE CMU WITH INTEGRAL COLOR TO MATCH PAINT SAFETY RED, TYP.
	G	22 GA, GALVANIZED STEEL PANEL WITH MATTE FINISH OVER TYVEK COMMERCIAL WRAP AND 3 FIRE TREATED APA RATED SHEATHING, TYP.
	H	GALVANIZED STANDING SEAM METAL ROOF OVER (2) LAYERS OF TYPE II UNDERLAYMENT AND 3 FIRE TREATED CDX PLYWOOD, TYP.

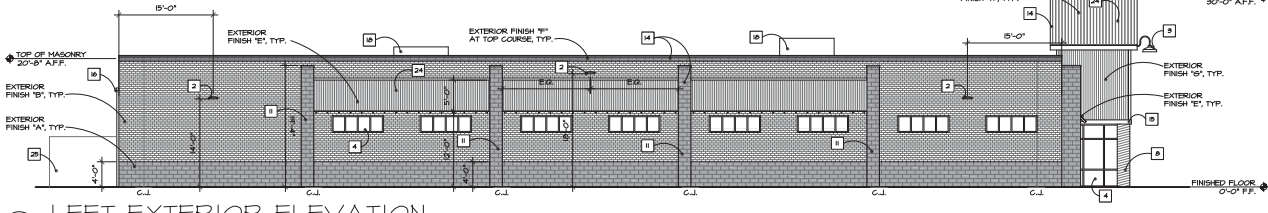
NOTE: NOT ALL FINISHES MAY BE USED

- KEYED NOTES:**
- NEW SIGNAGE PROVIDED AND INSTALLED BY OTHERS. O.C. TO PROVIDE AND INSTALL JUNCTION BOX AND CIRCUIT TO PANEL.
 - EXTERIOR WALL PACK FIXTURE, TYP.
 - THREE (3) RED BUSHNECK FIXTURES MOUNTED AT 2'-6" AFF, TO BOTTOM OF FIXTURE, TYP.
 - ALUMINUM STOREFRONT WITH GRAY TINTED GLASS. SEE DOOR/WINDOW SCHEDULE ON SHEET A-1) FOR ADDITIONAL INFORMATION.
 - 4'-0" SWING GATE WITH EXIT DEVICE. DH PACE TO PROVIDE EGRESS HARDWARE AS NECESSARY.
 - PROVIDE 4" TALL BLOCK STYLE NUMBERS FOR ADDRESS IN CONTRASTING COLOR. COORDINATE WITH LOCAL FIRE MARSHAL.
 - BOTTOM RAIL AT 18" ABOVE GRADE, TYP.
 - 24" DIAMETER CORRUGATED GALVANIZED PIPE ANCHORED TO STRUCTURAL PIPE COLUMN, TYP.
 - DOOR BELL LOCATION.
 - 8'-0" HIGH BLACK VINYL COATED CHAIN LINK FENCE, TYP.
 - 24"x24" COLUMN WITH EXTERIOR FINISH 'A', TYP.
 - 36" X 36" ACCESS DOOR TO BE FIELD LOCATED WHERE THERE IS NOT INTERRUPTION OF TRUSS FRAMING.
 - THO (2) 10'-0" ROLLING SWING GATES, TYP.
 - ALL PRE-FINISHED FASCIA AND COPING AT FRONT FACADE TO MATCH SAFETY RED FINISH, TYP.
 - POP SOLUTIONS RED STRIPE FROM 10'-0" TO 10'-8" A.F.F. AT FRONT TOWER, TYP.
 - PRE-FINISHED METAL GUTTERS AND 6" DOWNSPOUTS TO MATCH UNGLAZ ALUMINUM, TYP. CORNER DOWNSPOUT TO STORM SEWER WITH 6" SCHEDULE 40 PVC PIPE STUB OUTS WITH FITTINGS. SEE CIVIL DRAWINGS FOR MORE INFORMATION, TYP.
 - BARRYGRAFF B25A DOWNSPOUT BOOT OR APPROVED EQUAL, TYP.
 - ROOFTOP MECHANICAL UNITS TO BE SCREENED WITH CITYSCAPE ENVISOR SCREENS TO MATCH EXTERIOR FINISH 'B' BLOCK, SEE STRUCTURAL AND MECHANICAL PLANS FOR MORE INFORMATION, TYP.
 - ALUMINUM OR STEEL LADDER (GRAY).
 - 3'-0" X 1'-0" HOLLOW METAL HAN DOOR, TYP.
 - CLEAR ANODIZED ALUMINUM STOREFRONT ENTRY SYSTEM WITH TEMP. INSULATED GRAY GLASS.
 - 10'-0" X 10'-0" AUTOMATIC INSULATED COILING DOOR WITH THO (2) BOLLARDS EACH SIDE.
 - LOUVERED VENT.
 - NON-CORROSIVE METAL SNOW GUARDS AT ANNINGS AND SLOPES ROOF, TYP.
 - MASONRY DUMPSTER ENCLOSURE BEYOND. EXTERIOR FINISH 'A', TYP.



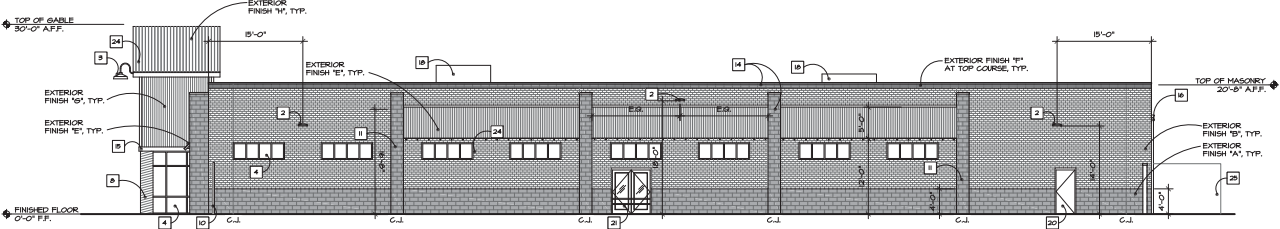
FRONT EXTERIOR ELEVATION

SCALE 1/8" = 1'-0"



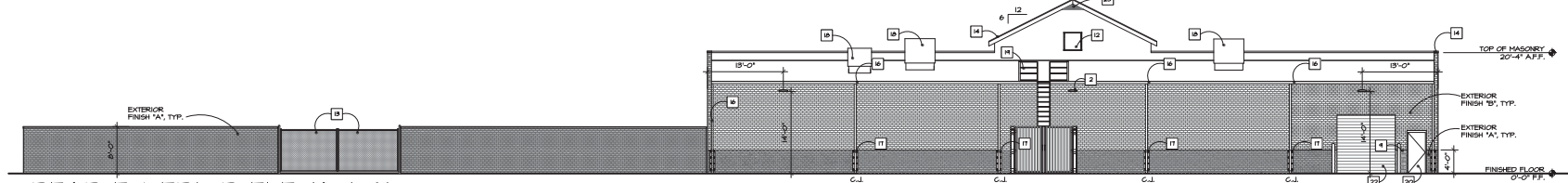
LEFT EXTERIOR ELEVATION

SCALE 1/8" = 1'-0"



RIGHT EXTERIOR ELEVATION

SCALE 1/8" = 1'-0"



REAR EXTERIOR ELEVATION

SCALE 1/8" = 1'-0"



17551 17TH SPRING HILL TR 33714
 PHONE: (615) 441-1010

5401 VIRGINIA WAY
 BRENTWOOD, TN 37027
 PHONE: (615) 440-4200



PROPOSED PROTOTYPE:
 ST. CHARLES IL

JPB NUMBER:
 20-05
 REVISIONS:
 01/08/21 - SITE UPDATE
 02/02/21 - PLANNING COMMISSION

JUNE 19, 2020
A-2
 EXTERIOR ELEVATIONS

Excerpts of PUD Ordinance 2008-Z-18

City of St. Charles, Illinois

Ordinance No. 2008-Z-18

**Ordinance Rezoning Property and Granting a Special
Use as a Planned Unit Development for Corporate
Reserve of St. Charles PUD (A Portion of the West
Gateway PUD)**

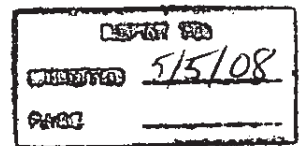
**Adopted by the
City Council
of the
City of St. Charles
May 5, 2008**

**Published in pamphlet form by
authority of the City Council
of the City of St. Charles,
Kane and Du Page Counties,
Illinois, May 9, 2008**

Nancy Garrison

City Clerk





ORDINANCE NO. 2008-Z-18

AN ORDINANCE REZONING PROPERTY AND GRANTING A SPECIAL USE AS A PLANNED UNIT DEVELOPMENT FOR CORPORATE RESERVE OF ST. CHARLES PUD (A PORTION OF THE WEST GATEWAY PUD)

WHEREAS, a petition for rezoning from the BC Community Business District to the O-R Office-Research District for the real estate described in Exhibit I-C attached hereto and made a part hereof (hereinafter sometimes referred to as "O-R Parcel") and retaining the BC Community Business District zoning of the real estate described in Exhibit I-B attached hereto and made a part hereof (sometimes referred to as "BC Parcel") has been filed by SR&J Real Estate, LLC, an Illinois limited liability company as contract purchaser of the real estate described in Exhibit "I-A" attached hereto and made a part hereof (hereinafter sometimes referred to as "Subject Property"); and

WHEREAS, a petition for granting a Special Use as a Planned Unit Development for the Subject Property has been filed by SR&J Real Estate, LLC, as contract purchaser of the Subject Property; and

WHEREAS, St. Charles Fairgrounds Office Park Investors, LLC, an Illinois Limited Liability Company ("DEVELOPER") is successor in interest to SR&J Real Estate, LLC as contract purchaser ; and

WHEREAS, the Plan Commission has held a public hearing on said petitions in accordance with law;

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

WHEREAS, the City Council of the City of St. Charles hereby makes the following findings of fact:

FINDINGS OF FACT FOR REZONING:

1. The existing uses and zoning of nearby property.

Immediately north is the Chicago Great Western Railroad right-of-way and Kane County Forest Preserve land. East of the property is more Kane County Forest Preserve land, a townhouse development zoned RM-1 - Mixed Medium Density and a large commercial development zoned BC -Community Business. South of the property, across Main Street, is commercial land zoned BL - Local Business and residential land zoned RM-2 - Medium Density Multi-Family. West of the property is the NICOR right-of-way then several parcels

zoned BC - Community Business and a townhouse development zoned RM-1 - Mixed Medium Density.

The current industrial/manufacturing use of the property is inconsistent with the surrounding uses and the Comprehensive Plan. The proposed corporate campus consisting of high-quality office buildings and retail uses follows surrounding uses and planned developments in the immediate vicinity and is consistent with the Comprehensive Plan.

The proposed use will benefit adjacent commercial properties by stimulating more demand as the office market becomes increasingly established along North Avenue. This location will provide a high quality office product not currently available in the market which will, in turn, allow surrounding properties to also capture tenants that are currently exiting the market in search of quality space.

The proposed use is also a benefit to surrounding residential uses because the uses are quiet when residents are typically home. At night and on the weekends, the Subject Property will offer professionally landscaped, quiet campus for neighbors to use (bike/walking paths, open space, ponds, etc.).

2. The extent to which property values are diminished by the existing zoning restrictions. (Compare the value of the Subject Property and near by properties under the current zoning to their potential value under the proposed zoning.)

The value of the subject and nearby properties will increase under the proposed zoning because of the consistency of the proposed use with the surrounding uses and the quality of the proposed development. Nearby properties will benefit from their proximity to the active and commerce that will be based on the subject site.

3. The extent to which the reduction of the property's value under the existing zoning restrictions promotes the health, safety, morals or general welfare of the public. (If the existing zoning decreases the value of the subject realty, does it also produce any perceptible public benefits?)

There are no perceptible public benefits to keeping the current zoning. Without rezoning the property, the current industrial/manufacturing use will remain, thereby suppressing the value of the surrounding properties due to the inconsistency with adjacent uses.

4. The suitability of the property for the purposes for which it is presently zoned, i.e. the feasibility of developing the property for one or more of the uses permitted under the existing zoning classification.

The proposed zoning will allow the property to be developed into an institutional quality corporate campus that will capture the existing demand in the market. The current zoning will not allow the critical mass necessary for a development of this caliber to succeed. The surrounding properties will benefit from the synergies created by the commerce generated by the development of the Subject Property. Demand for and the value of nearby properties will increase as this location becomes increasingly established as the commercial center of the west side of St. Charles.

5. The length of time that the property has been vacant, as presently zoned, considered in the context of the land development in the area where the property is located.

The property is currently used by an industrial/manufacturing operation. The current use is inconsistent with both the Comprehensive Plan and the commercial and residential uses in the area. The portion of the property that is vacant has remained so since its annexation in 1990, while most of the surrounding property has been or is being developed.

6. The evidence or lack of evidence, of the community's need for the uses permitted under the proposed district. (Development trends, market forces, and the Comprehensive Plan may be considered.)

The development trends in the Randall Road/Route 64 market continue to capture demand for office and retail space in the marketplace. Recent office developments on Dean Street north of the Subject Property have enjoyed success as evidenced by their high occupancy rates. Strong presales of the medical office condominiums west of the Subject Property also demonstrate office demand. The Business Enterprise designation of the subject in the Comprehensive Plan further evidences the City's desire to continue the commercial development in this section of Route 64.

7. The consistency of the proposed amendment with the City's Comprehensive Plan.

The proposed amendment is consistent with the Business Enterprise designation in the Comprehensive Plan.

8. Whether the proposed amendment corrects an error or omission in the Zoning Map.

There are currently no errors or omissions in the Zoning Map relative to the Subject Property.

9. The extent to which the proposed amendment creates nonconformities. (Generally it is not appropriate to rezone a property unless it can comply with the requirements of the new zoning.)

The proposed amendment will create no nonconformities.

10. The trend of development, if any, in the general area of the property in question.

Development on Route 64 west of Randall Road has been predominantly commercial in nature. The Zylstra development at the southwest corner of Randall Road and Route 64 is retail oriented around a Harley-Davidson motorcycle dealership. Immediately east of the Subject Property is a mix of retail and office uses including a new Aldi grocery store. Immediately west of the adjacent NICOR right-of-way is a vacant parcel that is planned for an office building. To the west of that property is new commercial development including a new medical office condominium and bank branch.

Development along Randall Road has been primarily retail uses. Past and recent development along the Randall Road corridor has solidified this stretch as the principal area of commercial and economic growth in St. Charles.

The proposed development of the Subject Property is consistent with past and recent development trends in the general area.

FINDINGS OF FACT FOR SPECIAL USE FOR A PUD:

Section A: Determination as to whether the proposed PUD is in the public interest:

1. How the proposed PUD advances the purposes of the Planned Unit Development procedure (Section 17.04.400 A through G):

A. To promote a creative approach to site improvements and building design that result in a distinctive, attractive development that has a strong sense of place, yet becomes an integral part of the community.

The proposed PUD will create a premier office campus to host the business activities of the community. The size of the property allows for the creation of a modern, integrated office park that offers a range of office products from single-story to multi-story designs. The location on Main Street, proximate to the growing Randall Road corridor and the Kane County Courthouse, make the PUD and the use appropriate for this site.

B. 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 property will feature a walking/bike path which will connect the existing termini on Woodward Drive and will connect to the Great Western Trail. Park areas will be located along the path to encourage office tenants to use and enjoy the amenity before, during and after their workday. The path will be located to emphasize the ponds and open areas of the site.

C. To encourage a harmonious mix of land uses and a variety of housing types and prices. The PUD blends office and retail uses along the heavily traveled Main Street with the office uses north of Woodward Drive. This allows retail and restaurant uses to capitalize on the frontage on Main Street while providing an effective transitional use to the office on the north side of the site.

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

The PUD incorporates the potential sensitive wetlands and their buffer areas as undisturbed open space. This will allow these areas to continue to benefit the natural environment.

The site plan follows the current rolling topography with grading to satisfy engineering requirements. A retaining wall in the eastern setback helps reduce the required changes to the topography. Working with the natural contours of the site will provide a more visually interesting setting where the first floor elevations vary throughout the campus.

The PUD includes tree preservation in those areas where quality species and specimens exist that are not impacted by roadways, ponds, infrastructure, building and parking lot locations. Existing

trees located in the setback along the east property line were evaluated for their health and survivability and it was determined that recent grading in the area compromised the viability of the remaining trees. Attention will be paid to preserving additional trees on the site as sitework is underway and field assessments identify further opportunities to save trees.

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

The proposed development includes improvements to address traffic congestion in this area of Main Street. In addition, Woodward Drive, which parallels Main Street and currently terminates at the east and west property lines of the subject, will be completed within the Subject Property to provide an alternative to Main Street.

The PUD also will link storm sewer, sanitary sewer, water and electric infrastructure that currently terminates on either side of the property. This will complete improvements that have been designed into adjacent developments in anticipation of the development of the subject site.

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

The current manufacturing/industrial use of the property is inconsistent with recent development surrounding the site. The obsolete manufacturing buildings no longer meet the needs of industrial users. The proposed retail and office uses are consistent with recent development in the area and represent a dramatic improvement over the current manufacturing use.

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

The proposed site plan is the result of numerous meetings with the City, public hearings with governmental leaders and meetings with surrounding property owners. This iterative process has incorporated the feedback from all stakeholders associated with the PUD.

2. How the proposed PUD conforms with the standards applicable to Special Uses (Section 17.04.330):

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

The proposed Special Use will allow for the development of a modern, high quality environment for the conduct of commerce in St. Charles. The site will allow a concentration of business activity for members of the community.

The development will generate significant real estate and sales tax revenue without adding a material burden to City services.

The development will improve traffic and utility infrastructure. Main Street, an IDOT SRA route, will be expanded to improve traffic flow in the area. Woodward Drive, a secondary road paralleling Main Street, will be connected to provide an alternative to travel on Main Street.

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

Roadway improvements will be completed as part of the development to further enhance traffic flow on SRA Route 64. Further, Woodward Drive will be connected from its current termini on the east and west of the site which will provide an alternative to travel on Main Street. Sanitary sewer, storm sewer, water and electric capacities have all been designed in anticipation of the development of this site. Connection points to all utilities have been provided in proximity to the subject site. The storm water management systems have been designed to provide adequate capacity for the site and all existing flow from adjacent sites.

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 Special Use will enhance the surrounding properties by improving the roadways and infrastructure while providing a high quality office campus to the community. The proposed development will complement the existing office properties by further solidifying the Main Street commercial corridor as a growing and vibrant office market. The subject site will contribute to the existing retail uses by increasing the daytime population of shoppers and restaurant patrons. The development will also enhance the surrounding residential uses by providing bike/walking paths and abundant open space for public use and limited disruption on nights and weekends when neighboring residents are typically home.

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 commercial developments in the vicinity along Main Street will benefit from the additional concentration of office and retail uses proposed for the site. The proposed development will create additional critical mass for continuing commercial development of surrounding properties. The high quality of the development will support the adjoining residential developments by creating attractive daytime uses which are generally quiet at night and on the weekends. The proposed development represents a dramatic improvement for all property types over the existing industrial/manufacturing use of the property.

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 Special Use is consistent with the St. Charles Comprehensive Plan and will not be detrimental to or endanger the public health, safety, comfort or general welfare of the citizens of St. Charles. The Special Use will allow the property to serve as an asset to the business community and will generate substantial revenue for the City.

F. Design Review: That the proposed Special Use meets or exceeds the applicable Design Review Standards of Chapter 17.06 and other applicable provisions of this Title.

The Special Use exceeds the applicable Design Review Standards by incorporating substantial

open space and natural features into the site plan to create an environment for the aesthetically pleasing architecture of the buildings. Particular attention has been paid to outdoor features such as bike/walking paths, picnic areas, ponds, water features and open space. Abundant landscaping will further enhance the natural environment. Buildings will be designed and constructed to Class A standards and will feature interesting and varied architecture with common design elements and harmonious materials and colors. The deviations from the Design Review standards are minor and are consistent with quality architecture and design for an office campus development.

3. Explain how the proposed PUD will be beneficial to the physical development, diversity, tax base and economic well being of the City.

The proposed PUD will be beneficial to the physical development of St. Charles by creating a high quality office campus offering abundant open space, superior architectural design and modern amenities not currently available in the market. This office development will contribute to the diversity of the City by offering prospective office tenants the quality of office space that will keep citizens from commuting outside of St. Charles and will attract new users from the surrounding area. The establishment of this location as a business center for St. Charles will also enhance the development of surrounding commercial properties.

The real estate taxes generated by the proposed office space plus the real estate and sales taxes from the retail areas will directly contribute to the tax base without adding a material burden to municipal services. In addition, the City will benefit from increased daytime population and the attendant spending at local restaurants and businesses.

4. Explain how the proposed PUD conforms to the intent of the Comprehensive Plan.

The property is designated as Business Enterprise in the current St. Charles Comprehensive Plan. The proposed underlying zoning of BC - Community Business District and OR -Office Research District is consistent with the intent of the Comprehensive Plan.

5. Indicate whether the proposed PUD conforms to all existing Federal, State and local legislation and regulation.

The proposed PUD conforms to all existing Federal, State and local legislation and regulation. All design elements meet or exceed the requirements of the proposed underlying zoning per the St. Charles zoning code and will also satisfy all Federal and State legislation and regulation.

Section B: Justification for the proposed relief from ordinance requirements:

A. The PUD will provide community amenities beyond those required by ordinance, such as recreational facilities, public plazas, gardens, public area, pedestrian and transit facilities.

The abundant open space, lush landscape and low building density exceed the standards required by ordinance. The walking biking path will connect Woodward Drive to the Great Western Trail on the northwest side of the property, allowing the public to not only enjoy the natural setting created by the PUD but also to better access and utilize existing public improvements.

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

The PUD is designed to blend with the existing topography and natural setting of the site. Open green space is well above requirements while building density is well below the current -40 FAR allowed.

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

Setbacks will be heavily landscaped to buffer the property from adjacent uses. The buildings have been situated away from property lines to further buffer adjoining properties and to reduce any visual impact on existing uses.

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

The building design is intended to set a new standard for architecture in the marketplace. The quality of the design, combined with the modern, natural materials, will create an office product that will attract tenants to the market who are interested in establishing their business in St. Charles but currently do not have a Class A office campus available.

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

The buildings feature a high percentage of thermal glass allowing a large amount of sunlight to enter the buildings while still providing efficient insulating qualities. The increased sunlight entering the office space will allow tenants to reduce the need for artificial lighting. The landscaping is designed to require minimal irrigation which will reduce the amount of water consumed on site. The large open green areas will help absorb rainwater, improve air quality and provide habitat for birds and animals.

F. The PUD provides for the use of innovative storm water management techniques.

The storm water system has been integrated into the site to provide focal points to the entrances to the property and natural settings for the walking/bike path. The wet-bottom ponds will allow for on-site detention of water and will allow for settling of sediment prior to release to adjacent downstream properties.

G. The PUD provides accessible dwelling units in numbers or with features beyond what is required.

Not Applicable.

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

SECTION 1. That Section 17.10.020 of Title 17 of the St. Charles Municipal Code, as amended, and as set forth in the Zoning District Map as described therein and on file in the Office

of the City Clerk, is hereby amended by: a) rezoning the O-R Parcel to the O-R Office Research District, and b) the granting of a Special Use as a Planned Unit Development for the entire Subject Property, pursuant to the provisions of Title 17 of the St. Charles Municipal Code, as amended, all of the Subject Property being subject to the additional conditions, variations and restrictions hereinafter set forth.

SECTION 2. That the Subject Property may be developed only in accordance with the St. Charles Municipal Code as now in effect or as hereafter amended (except as specifically varied herein), the requirements of the BC or O-R zoning district, as appropriate, (except as specifically varied herein), and in accordance with the additional procedures, definitions, uses, and standards restrictions contained herein and set forth in Exhibits "IV-A", "IV-B", "V", "VI-A", "VI-B", "VI-C", "VI-D", "VI-E", and "VI-F", all as attached hereto and made a part hereof..

A. Zoning Requirements and Standards

1. Permitted and Special Uses: Exhibit "IV-A" as to the BC Parcel and Exhibit "IV-B" as to the O-R Parcel shall govern with respect to the uses to be allowed as permitted and special uses within those respective portions of the Subject Property, as set forth therein.
2. Bulk Requirements: The Bulk Requirements set forth in Exhibit "IV-A" as to the BC Parcel and Exhibit "IV-B" as to the O-R Parcel shall govern with respect to the development of the Subject Property.
3. Signs: Signs shall be permitted as set forth in the provisions of Title 17 of the St. Charles Municipal Code and of Exhibits "IV-A", "IV-B", and "VI-E".
4. Maximum Total Floor Area: The maximum total floor area of all buildings on the Subject Property shall be as set forth in Exhibits "IV-A" and "IV-B"..
5. Design Review Standards: Sites improvements, buildings and structures constructed from time to time within the O-R Parcel shall conform with the Design Review standards and guidelines contained in Exhibit "IV-B" attached hereto and made a part hereof.

- B. Approval of Plans:** The following plans, reduced size copies of which are

attached hereto as Exhibits “VI-A”, “VI-B”, “VI-C”, “VI-D”, “VI-E”, and “VI-F”, are hereby approved:

1. Aerial Photograph with Phasing Lines prepared by Mackie Consultants, LLC dated March 18, 2008 (Exhibit VI-A)
2. PUD Preliminary Plan - Phase I prepared by Mackie Consultants, LLC consisting of sheets 1 through 9, dated April 29, 2008 (includes Preliminary Plat of Subdivision and Sketch Plan (Exhibit VI-B)
3. PUD Preliminary Landscape Plans – Phase I prepared by Kinsella Landscape, Inc. consisting of sheets L-0 through L-7, dated April 28, 2008 (Exhibit VI-C)
4. PUD Preliminary Electrical Plans – Phase I prepared by Kornacki and Associates, Inc. consisting of sheets E1, E1A, E2, E2A, E3, E3A, E4, and E5, dated April 4, 2008. (VI-D)
5. Architectural Site Plan dated April 21, 2008 and Freestanding Sign Details dated March 18, 2008 prepared by Wright Heerema Architects (Exhibit VI-E)
6. PUD Preliminary Building Elevations – Phase I prepared by Wright Heerema Architects consisting of a One Story Building Elevation, Three Story Building Elevation, One Story Exterior Rendering, and Three Story Exterior Rendering, dated December 27, 2007 (Exhibit VI-F)

These plans constitute a PUD Preliminary Plan for Phase I, a PUD Sketch Plan for the remainder of the Subject Property, and a Preliminary Subdivision Plat for the Subject Property. .

C. Miscellaneous

Provisions of the Annexation Agreement set forth in Exhibit “V” are incorporated herein by reference as if fully set forth herein.

SECTION 3. HOLD HARMLESS AND INDEMNIFICATION

In the event a claim is made against the CITY, its officers, other officials, agents and employees or any of them, or if the CITY is made a party-defendant in any proceeding arising out of or in connection with the approval and issuance of a Special Use Permit for a Planned Unit

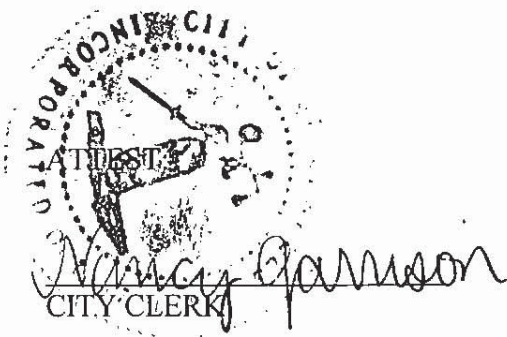
Development for the Subject Property, or the development of the Subject Property, the DEVELOPER shall defend and hold the CITY and such officers, other officials, agents and employees harmless from all claims, liabilities, losses, taxes, judgments, costs and fees, including expenses and reasonable attorney's fees, in connection therewith. The CITY and such officers, other officials, agents and employees shall reasonably cooperate in the defense of such proceedings.

SECTION 4. That this Ordinance shall become effective from and after its passage and approval in accordance with law.

PRESENTED to the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois this 5th day of May, 2008.

PASSED by the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois this 5th day of May, 2008.

APPROVED by the Mayor of the City of St. Charles, Kane and DuPage Counties, Illinois this 5th day of May, 2008.




MAYOR

COUNCIL VOTE:

AYES: 9

NAYS: 0

ABSENT: 1

EXHIBIT "IV-A"

Development Standards and Design Review Criteria - BC Parcel

The requirements applicable to the BC Community Business District shall apply to the BC Parcel except that the following provisions shall apply in lieu of any conflicting provisions:

1. Permitted and Special Uses

- P=Permitted Use
- S=Special Use
- A=Permitted Accessory Use
- SA=Special Use, Accessory Only

Use		Specific Use Standards
Assisted Living Facility	S	
Art Gallery/Studio	P	
Carnival (as temporary use)	P	Section 17.20.040, 050
Cultural Facility	P	
Indoor Recreation and Amusement	P	
Live Entertainment	P	
Lodge or Private Club	P	
Outdoor Entertainment, Temporary	P	
Outdoor Recreation	P	
Place of Worship	P	
Public Plaza	A	
Temporary Outdoor Entertainment	A	Section 17.20.030
Theater	P	
College/University	P	
Office, Government	P	
Post Office	P	
Public Service Facility	P	
School, Specialized Instructional	P	
Bank	P	
Car wash	S	
Currency Exchange	P	
Day Care Center	P	
Drive-Through Facility	S	Section 17.24.100
Financial Institution	P	
Gas Station	P	
Heavy Retail and Service	P	
Home Improvement Center	P	
Hotel/Motel	P	
Kennel	S	Section 17.20.030
Medical/Dental Clinic	P	
Motor Vehicle Rental	P	
Motor Vehicle Service and Repair, Minor	P	Section 17.20.030
Motor Vehicle Sales and Leasing	P	Section 17.20.030
Office, Business and Professional	P	
Outdoor Sales, Permanent	SA	Section 17.20.030

Outdoor Sales, Temporary	A	Section 17.20.040, 050
Personal Services	P	
Coffee or Tea Room	P	
Restaurant	P	
Retail Sales	P	
Tavern/Bar	P	
Veterinary Office/Animal Hospital	P	
Mini-Warehouse	P	
Accessory Uses	A	Chapter 17.20, 17.22
Parking Lot, Surface	A	Chapter 17.24
Planned Unit Development	S	Chapter 17.04, 17.06
Transportation Operations Facility	S	
Communication Tower	S	Section 17.22.020
Communication Antenna	P	Section 17.22.020
Utility, Community/Regional	S	
Utility, Local	P	

2. Bulk Regulations:

- a. Minimum Lot Area: One (1) acre
- b. Minimum Lot Width: None
- c. Maximum Building Coverage: 40%
- d. Maximum gross floor area per building: 75,000 s.f.
- e. Maximum building height: 40 ft.
- f. Minimum front yard: 25 ft.
- g. Minimum interior side yard: 10 ft.
- h. Minimum exterior side yard: 25 ft.
- i. Minimum rear yard: 30 ft.
- j. Minimum for yards adjoining Main Street/IL 64: 50 ft.

Compliance with these Bulk Regulations for Lots 2 and 3 shall be determined as follows:

- a. Lot 2 (as shown on the Preliminary Plat of Subdivision) shall be considered as one lot. A front yard setback shall be provided along Woodward Drive; the required yard adjoining Main Street/IL 64 shall be considered as a front yard for purposes of establishing minimum setbacks for buildings, parking and accessory structures.
- b. Lot 3 (as shown on the Preliminary Plat of Subdivision) shall be considered as one lot. A front yard setback shall be provided along Woodward Drive; the required yard adjoining Main Street/IL 64 shall be considered as a front yard for purposes of establishing minimum setbacks for buildings, parking and accessory structures.
- c. These boundaries shall apply regardless of any resubdivision of Lots 2 and/or 3, or any part thereof.
- d. The provisions of the Zoning Ordinance pertaining to more than one building on a lot (Section 17.22 A (2)) shall govern with respect to spacing between buildings regardless of internal lot

lines, but all other Bulk Requirements shall apply only to Lots 2 as a whole, and to Lot 3 as a whole.

3. Maximum Floor Area:

The maximum gross floor area to be developed within the BC Parcel shall be 135,000 square feet.

4. Parking:

For purposes of determining parking requirements, Lot 2 as shown on the Preliminary Plat of Subdivision shall be considered as one lot regardless of any resubdivision, and Lot 3 as shown on the Preliminary Plat of Subdivision shall be considered as one lot regardless of any resubdivision. Therefore, parking may be located anywhere within Lot 2 for any use on Lot 2 and parking may be located anywhere within Lot 3 for any use on Lot 3.

5. Signs:

Signs shall be permitted in accordance with the provisions of Chapter 17.28 of the St. Charles Zoning Ordinance applicable to the BC Community Business District.

6. Design Review Criteria

The Design Review Standards and Guidelines of Sections 17.06.020 and 17.26.030 shall apply.

DEVELOPER, and its successors and assigns, shall cooperate with the CITY in the formation of, and shall not object to the establishment of, or any amendment to, the SSA or SSAS. The purposes of the SSA or SSAS shall be to make financial provision for the maintenance, repair, reconstruction or replacement of the non-dedicated Storm Water Management Facilities in the event that DEVELOPER or the Owners' Association, as the case may be, fails to properly perform these functions. Each SSA or SSAS shall be for a perpetual duration with a maximum rate of 1.00 percent per annum (\$1.00 per \$100 of equalized assessed valuation) on all of the taxable property within the territory of the SSA. If and when DEVELOPER, or its successors and assigns, records the REA against a Development Phase and/or other portion of the Subject Property, the REA shall include provisions implementing this covenant which shall be binding upon the future owners of record of the Subject Property, or any portion thereof.

8. ROAD IMPROVEMENTS.

A. RIGHT-OF-WAY DEDICATIONS: The Preliminary Subdivision Plat identifies those portions of the Subject Property to be dedicated as a part of the First Development Phase for public street right-of-way to the CITY, as to internal public streets, and the Illinois Department of Transportation ("IDOT"), as to Main Street (IL Route 64). The Initial Final Plat, which shall be recorded in conjunction with the approval and commencement of the First Development Phase, shall effectuate said dedications in conformity with the applicable standards of the CITY and IDOT. Any additional public streets to be dedicated to the CITY as a part of future Development Phases approved by the CITY shall be effectuated pursuant to a recorded final plat of subdivision or a plat of dedication, in form and content approved by the CITY. The CITY shall cooperate with DEVELOPER in seeking and obtaining an easement ("**NIGAS Easement**") from the Northern Illinois Gas Company ("**NIGAS**") to permit the extension of Woodward Drive across the NIGAS property west of the Subject Property ("**NIGAS Property**") to connect with the easterly terminus of Woodward Drive in the Foxwood PUD. All dedications of public street right-of-way together with any accompanying easements granted for utilities, traffic control equipment, sidewalks and bicycle paths, shall be provided at no cost to the CITY in accordance

with Section 16.12.210 of the St. Charles Municipal Code.

B. ROADWAY CONSTRUCTION STANDARDS AND ACCESS: The improvements for public streets shall be designed and constructed by DEVELOPER in conformity with the applicable standards for the type of street as uniformly applied under the applicable ordinances of the CITY, as to internal streets, and the regulations of IDOT, as to Main Street. The design standards for Woodward Drive shall be in accordance with the design standards for said street utilized for the Foxwood PUD. The extension of Woodward Drive across the Subject Property in the manner identified in the PUD Preliminary Plan shall be constructed as a part of the Phase 1 Land Improvements.

Access to Lot 2 shall be limited to not more than two full access points from Woodward Drive, and access to Lot 3 shall be limited to not more than one full access point from Woodward Drive, unless otherwise approved by the CITY at the time of Preliminary PUD Plan approval for Lots 2 and/or 3. The centerline of all access drives within the Subject Property shall be located in accordance with good engineering practice, but not less than 150 feet from the centerline of any intersection of two public streets.

C. INTERSECTION IMPROVEMENTS - IL ROUTE 64 (Main Street): Access to the Subject Property from Illinois Route 64 shall be limited to one (1) full movement intersection and one (1) right-in and right-out only intersection in the general locations identified in the PUD Preliminary Plan, except such additional locations as the City Council in its sole discretion may determine (individually a "**Route 64 Intersection**" and collectively the "**Route 64 Intersections**"). The CITY and DEVELOPER acknowledge that all access to Illinois Route 64 is subject to the approval of the Illinois Department of Transportation. The CITY shall cooperate with DEVELOPER with respect to DEVELOPER'S efforts to obtain permits from IDOT for the Route 64 Intersections. DEVELOPER shall improve the Route 64 Intersections at its expense in conformity with the design standards therefore approved by IDOT. Provided permits for both Route 64 Intersections have been approved and issued by IDOT, both of the Route 64 Intersections shall be constructed as a part of the Phase 1 Improvements. DEVELOPER is