

AGENDA
CITY OF ST. CHARLES
PLANNING & DEVELOPMENT COMMITTEE
ALD. STEVE WEBER– CHAIR
MONDAY, NOVEMBER 14, 2022 - 7:00 PM
CITY COUNCIL CHAMBERS
2 E. MAIN STREET

1. CALL TO ORDER

2. ROLL CALL

3. OMNIBUS VOTE

Items with an asterisk (*) are considered to be routine matters and will be enacted by one motion. There will be no separate discussion on these items unless a council member/citizen so requests, in which event the item will be removed from the consent agenda and considered in normal sequence on the agenda.

4. COMMUNITY & ECONOMIC DEVELOPMENT

- a. Plan Commission recommendation to approve a Special Use for a Recreational Cannabis Dispensing Organization for Consume Cannabis, 584 S. Randall Rd.
- b. First Street Plaza Project Update.
- *c. Consideration of a request for a 1-year extension to record a Final Plat of Subdivision for Anthony Place Phase 2.
- *d. Historic Preservation Commission recommendation to approve Historic Landmark Designation for 7 S. 2nd Ave., “Idle Hour Theatre”.
- *e. Recommendation to officially rename New Peck Road as Peck Road and N. Peck Road.
- *f. Recommendation to approve a Final Plat for 2600 E. Main St., Foxfield Commerce Center.
- *g. Recommendation to Approve and Execute an Acceptance Resolution for Public Streets for the Anthem Heights Subdivision.

5. PUBLIC COMMENT

6. ADDITIONAL ITEMS FROM MAYOR, COUNCIL OR STAFF

7. EXECUTIVE SESSION

- Personnel –5 ILCS 120/2(c)(1)

- Pending, Probable or Imminent Litigation – 5 ILCS 120/2(c)(11)
- Property Acquisition – 5 ILCS 120/2(c)(5)
- Collective Bargaining – 5 ILCS 120/2(c)(2)
- Review of Executive Session Minutes – 5 ILCS 120/2(c)(21)

8. ADJOURNMENT

ADA Compliance

Any individual with a disability requesting a reasonable accommodation in order to participate in a public meeting should contact the ADA Coordinator, Jennifer McMahon, at least 48 hours in advance of the scheduled meeting. The ADA Coordinator can be reached in person at 2 East Main Street, St. Charles, IL, via telephone at (630) 377 4446 or 800 526 0844 (TDD), or via e-mail at jmcmahon@stcharlesil.gov. Every effort will be made to allow for meeting participation. Notices of this meeting were posted consistent with the requirements of 5 ILCS 120/1 et seq. (Open Meetings Act).



AGENDA ITEM EXECUTIVE SUMMARY

Agenda Item Number: 4a

Title:

Plan Commission recommendation to approve a Special Use for Recreational Cannabis Dispensing Organization for Consume Cannabis, 584 S. Randall Rd.

Presenter:

Ellen Johnson, Planner

Meeting: Planning & Development Committee

Date: November 14, 2022

Proposed Cost: \$0

Budgeted Amount: \$0

Not Budgeted:

Executive Summary (if not budgeted please explain):

Background

In 2019, the City adopted Ord. 2019-Z-19 which added “Recreational Cannabis Dispensing Organization” as a Special Use in the BC-Community Business and BR-Regional Business zoning districts, and allowed for two recreational cannabis dispensaries in St. Charles, one on each side of the river. Several other standards were adopted, including a separation requirement from single-family zoning districts, schools, day cares, and churches, as well as a prohibition of on-site consumption.

Zen Leaf is currently operating on the east side at 3691 E. Main St. This agenda item is for Special Use approval to establish the second dispensary anticipated in St. Charles, to be located on the west side.

Special Use application

Union Group of St. Charles LLC has filed an application requesting Special Use approval to establish a Recreational Cannabis Dispensing Organization with business name “Consume Cannabis”, at 584 S. Randall Rd.

This location is within the Randall Plaza shopping center at the northeast corner of S. Randall Rd. and Prairie St. Zoning of the property is BC Community Business. The Staff Report lists the complete use standards and notes that the proposed dispensary complies with all requirements.

Proposed hours of operation are Monday-Saturday 9am-9pm; Sunday 10am-6pm. Security measures include ID check upon entrance, security guard, and camera surveillance. A floor plan of the 4,146 sf tenant space has been provided, along with photos from other Consume Cannabis locations.

Plan Commission Recommendation

Plan Commission held a public hearing on 10/18/22. One member of the public spoke in opposition. Discussion amongst the Plan Commission centered around pedestrian safety within the parking lot and traffic impacts. Plan Commission voted 6-2 to recommend approval, subject to installation of pedestrian safety elements, which may include crosswalks, speed bumps, and/or stop signs in order to enhance safety of pedestrians crossing the north-south driveway parallel to the shopping center. The Commissioners voting “no” referenced traffic circulation and pedestrian safety concerns.

Trip Generation & Traffic Assessment Memo

In response to the Plan Commission’s recommendation, the applicant provided a revised Trip Generation & Traffic Assessment memo prepared by Eriksson Engineering Associates, Ltd. The memo notes that a 3-way stop-controlled intersection already exists in front of the dispensary tenant space and recommends that pedestrian crossing signage be added as well as white cross-hatch paint to denote the pedestrian crossing. The memo also adds to the trip generation analysis summarized in the Staff Report by providing a description of site access points and a traffic assessment. The memo was reviewed by the City’s traffic consultant, HLR, Inc. HLR provided the following comments:

1. HLR recommends that trip generation data be collected from existing Consume Cannabis locations to supplement and confirm the Institute of Transportation Engineers (ITE) Trip Generation estimates; ITE data for cannabis dispensaries is limited and none of the data points are from dispensaries located in Illinois.
2. HLR does not anticipate a need for roadway improvements due to the additional trips generated by the proposed use, given existing traffic volumes on Randall Rd. and Prairie St. *Continued on the next page*

Attachments *(please list):*

Plan Commission Resolution, Eriksson Engineering Trip Generation & Traffic Assessment Memo (revised 11/8/22), HLR Review Letter (11/11/22); Staff Report, Application, Floor Plan, Photos

Recommendation/Suggested Action *(briefly explain):*

Plan Commission recommendation to approve a Special Use for Recreational Cannabis Dispensing Organization for Consume Cannabis, 584 S. Randall Rd.

City of St. Charles, Illinois
Plan Commission Resolution No. 15-2022

A Resolution Recommending Approval of a Special Use for Recreational Cannabis Dispensing Organization for Consume Cannabis, 584 S. Randall Rd

Passed by Plan Commission on October 18, 2022

WHEREAS, it is the responsibility of the St. Charles Plan Commission to hold public hearings and review requests for Special Use; and

WHEREAS, the Plan Commission held a public hearing and has reviewed the petition for Special Use for Recreational Cannabis Dispensing Organization for Consume Cannabis, 584 S. Randall Rd.; and

WHEREAS, the Plan Commission adopts the following Findings of Fact for Special Use in accordance Section 17.04.330 of the Zoning Ordinance:

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

The proposed location will be the second dispensary in St. Charles. The public convenience will be served because the proposed location is several miles from the current dispensary and the only dispensary on the west side of the Fox River. North Aurora has the next closest dispensary which is approximately a 15 minute commute. By allowing a second dispensary in St. Charles, the residents of St. Charles will have options in their hometown, and will have less travel.

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

The utilities have been researched and are sufficient for the needs of the dispensary. Because the location is part of a strip mall, there are already sufficient roads and parking. The parking lot provides for adequate drainage.

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 addition of the proposed dispensary will not have a negative impact on the surrounding businesses or properties. A significant investment will be made in remodelling the existing building to suit the needs of the dispensary. The area is a

Resolution 15-2022

commercial area with a variety of businesses in the vicinity. A dispensary will add to the variety and provide new options for local customers.

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 addition of the proposed dispensary will not impede the development of the surrounding property. If anything, it will increase customer traffic to the area making development more attractive to other businesses.

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 dispensary will install and use state-of-the-art security technology to ensure the safety of employees and customers. There will be video surveillance of the entire store, both inside and out. Security for the surrounding businesses will be supplemented by the additional cameras. Further, there will be on-site security personnel at the dispensary during all business hours. The staff of the dispensary will be trained in security, safety, and the protocols for dispensing cannabis to patrons. This includes preventing minors from accessing cannabis.

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

As the applicant for this Special Use Permit, utilizing our legal and compliance team we have reviewed the St. Charles Municipal Code and confirm that the proposed use will meet and/or exceed all applicable provisions of the St. Charles Municipal Code. Further, the Municipal Code will be constantly monitored for any changes that may be passed by the City and we will make any necessary changes to remain compliant and good stewards of the City.

NOW, THEREFORE, be it resolved by the St. Charles Plan Commission to recommend to City Council approval of a Special Use for Recreational Cannabis Dispensing Organization for Consume Cannabis, 584 S. Randall Rd., subject resolution of staff comments and subject to installation of pedestrian safety elements, which may include crosswalk, stop sign, and/or speed bump, to enhance safety of pedestrians crossing the north-south access drive parallel to the shopping center

Resolution 15-2022

Roll Call Vote:

Ayes: Moad, Wiese, Hibel, Studebaker, Gruber, Vargulich

Nays: Funke, Ewoldt

Absent: Rosenberg

Motion carried: 6-2

PASSED, this 18th day of October 2022.

Chairman
St. Charles Plan Commission



Memorandum

TO: Mr. David Flood
Consume Cannabis Company of St. Charles

FROM: Stephen B. Corcoran, P.E., PTOE
Director of Traffic Engineering

DATE: September 12, 2022 **Revised November 8, 2022**

RE: Trip Generation and Traffic Assessment
584 South Randall Road
St. Charles, Illinois

This memorandum summarizes a trip generation analysis and a traffic assessment conducted for the replacement of an existing sports bar located at 584 South Randall Road with a cannabis dispensary in St. Charles, Illinois. The purpose of the study was to estimate the change in traffic volumes generated by each use and determine the impact on the surrounding street system.

The proposed cannabis dispensary will occupy 4,146 square feet of space within an existing multi-tenant commercial center (48,148 square feet). The center is located on the northwest corner of Randall Road and Prairie Street, a signalized intersection. In 2018, Randall Road carried 40,200 vehicles per day (vpd) and Prairie Street carried 7,900 vpd.

Site Access

Access to the dispensary is provided by four driveways with two on Randall Road and two on Prairie Street.

1. **Randall Road Full Access Drive** is a four legged unsignalized intersection on Randall Road approximately 550 feet north of Prairie Street. It is shared with the Kane County Court facility and the shopping center with the dispensary. It has a southbound left-turn lane on Randall Road and a northbound shared thru/right-turn lane for turns into the site. Exiting traffic has separate right- and left-turn lanes onto Randall Road under stop sign control.
2. **Randall Road Right-in and -out Access Drive** is located 210 feet north of Prairies Street and only allows right-turn movements into or out of the shopping center. It has one inbound lane and one outbound lane under stop sign control.
3. **Prairie Street East Access Drive** is a two-lane full access driveway with one inbound and one outbound lane under stop sign control 470 feet east of Randall Road. Prairie Street has a dual-optional left-turn lane striped in front of the driveway.
4. **Prairie Street West Access Drive** is a two-lane full access driveway with one inbound and one outbound lane under stop sign control 270 east of Randall Road.

Site Trip Generation

The site traffic generated by the existing restaurant and proposed dispensary was estimated from data in the Institute of Transportation Engineer's [Trip Generation](#) 11th Ed. manual which contains trip generation surveys of similar uses. The resulting site traffic volumes for the existing or proposed uses are shown in **Table 1**. A copy of the trip generation calculations is attached.

For the morning peak-hour, all dispensary traffic would be considered new since the sports bar was not open for dinner and could add 44 hourly trips. On a weekday evening and a Saturday, the dispensary would increase the site traffic by 31 and 82 vehicles per hour respectively.

**Table 1
Site Traffic Volume Comparison**

Use (4,146 sq. ft.)	ITE LUC	Average Weekday	Morning Peak			Evening Peak			Saturday Peak		
			In	Out	Total	In	Out	Total	In	Out	Total
Sports Bar	975		-	-	-	31	16	47	20	17	37
Proposed Cannabis Dispensary	882	874	23	21	44	39	39	78	59	60	119
Change in Volume			+23	+21	+44	+8	+23	+31	+39	+43	+82

Traffic Assessment

The dispensary traffic volumes will be spread over the four access points and add approximately 8 to 20 more vehicles trips or one additional vehicle every three minutes which can be accommodated by each drive. The traffic signal on Prairie Street at Randall Road will allow protected left-turns to go south on Randall Road.

Inbound traffic from the north will turn left into the site at the shared driveway with the Kane County Court facility to avoid the double left onto Prairie Street and left into the site at either Prairied Street Drive. Traffic from the south will turn right into the site directly at either Randall Road Driveway. Inbound traffic from the east on Prairie Street will turn right into either driveway depending on the back ups from the Randall Road traffic signal.

Exiting traffic east on Prairie Street will have the option to exit left at either driveway. The East Drive can be used if the backups block the West Drive. Going north is a right-turn out at either Randall Road drive. Going south can be done at the unsignalized shared access drive or by turning right onto Prairie Street and turning left at the traffic signal.

Pedestrian Crossing

The Plan Commission recommended adding pedestrian safety measures on the north-south road in front of the dispensary for customers crossing the road from the parking areas to the east to the dispensary. A three-way stop-controlled intersection is located in front of the dispensary with stop signs on the north-south road and on the west parking lot leg. **Exhibit 1** shows the existing conditions in front of the dispensary.

The stop signs provide a protected crossing in the traffic at the intersection. With the sports bar closed, vehicles may be rolling thru the stop signs since there is no current pedestrian activity. When the dispensary opens with more pedestrian activity, drivers will stop when they see regular activity. To supplement the stop signs, it is recommended that the interior of the intersection provide white cross-hatch similar to what the St. Charles Jewel has in front of their store (**See Exhibit 2**). In addition, pedestrian crossing signs should be added on all three legs of the intersection.

Exhibit 1
North-South Circulation Road at Dispensary Entrance
(Looking North)



Exhibit 2
Example of Cross Hatched Intersection
(Jewel – St. Charles)



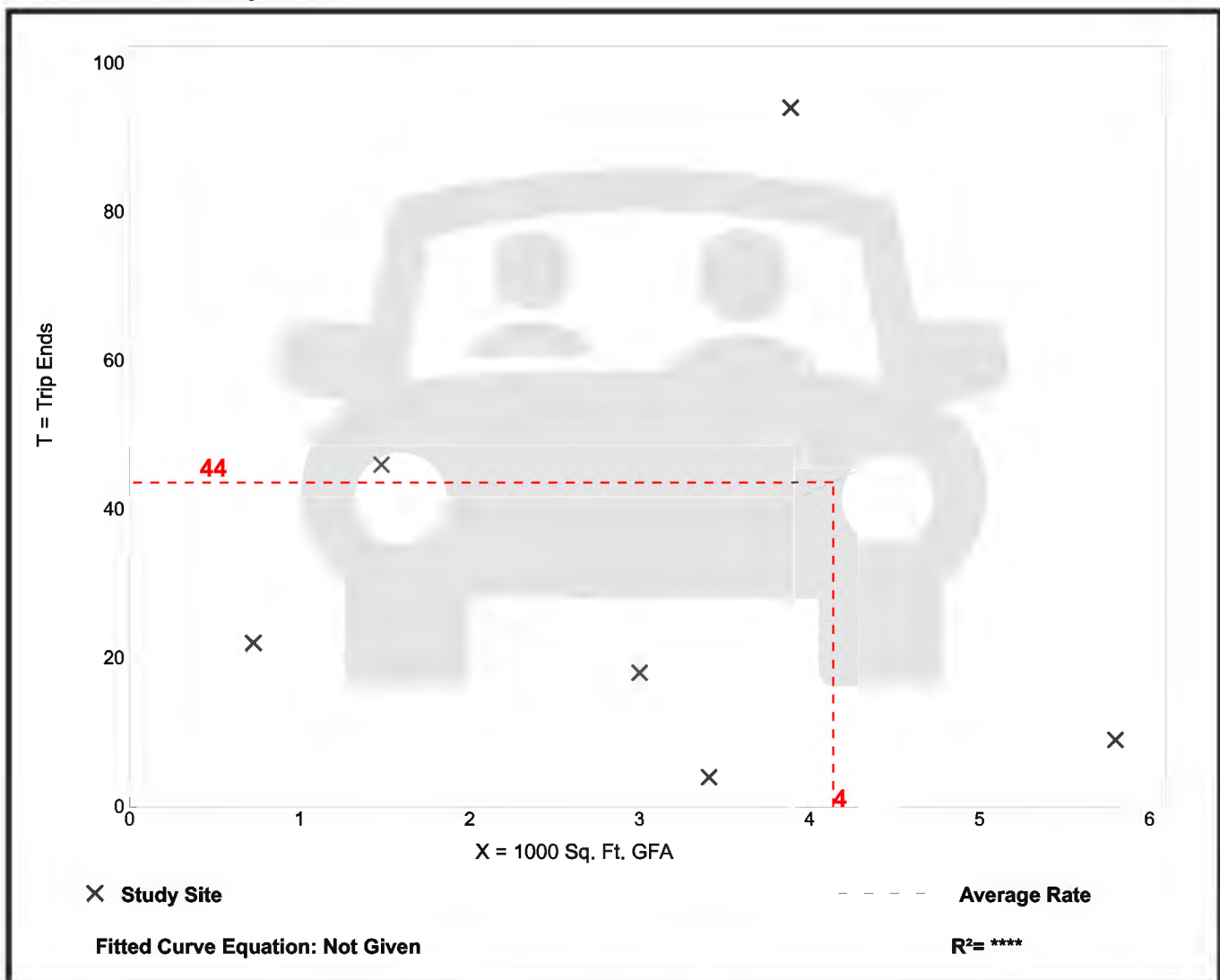
Marijuana Dispensary (882)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
 Number of Studies: 6
 Avg. 1000 Sq. Ft. GFA: 3
 Directional Distribution: 52% entering, 48% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
10.54	1.17 - 31.08	12.69

Data Plot and Equation



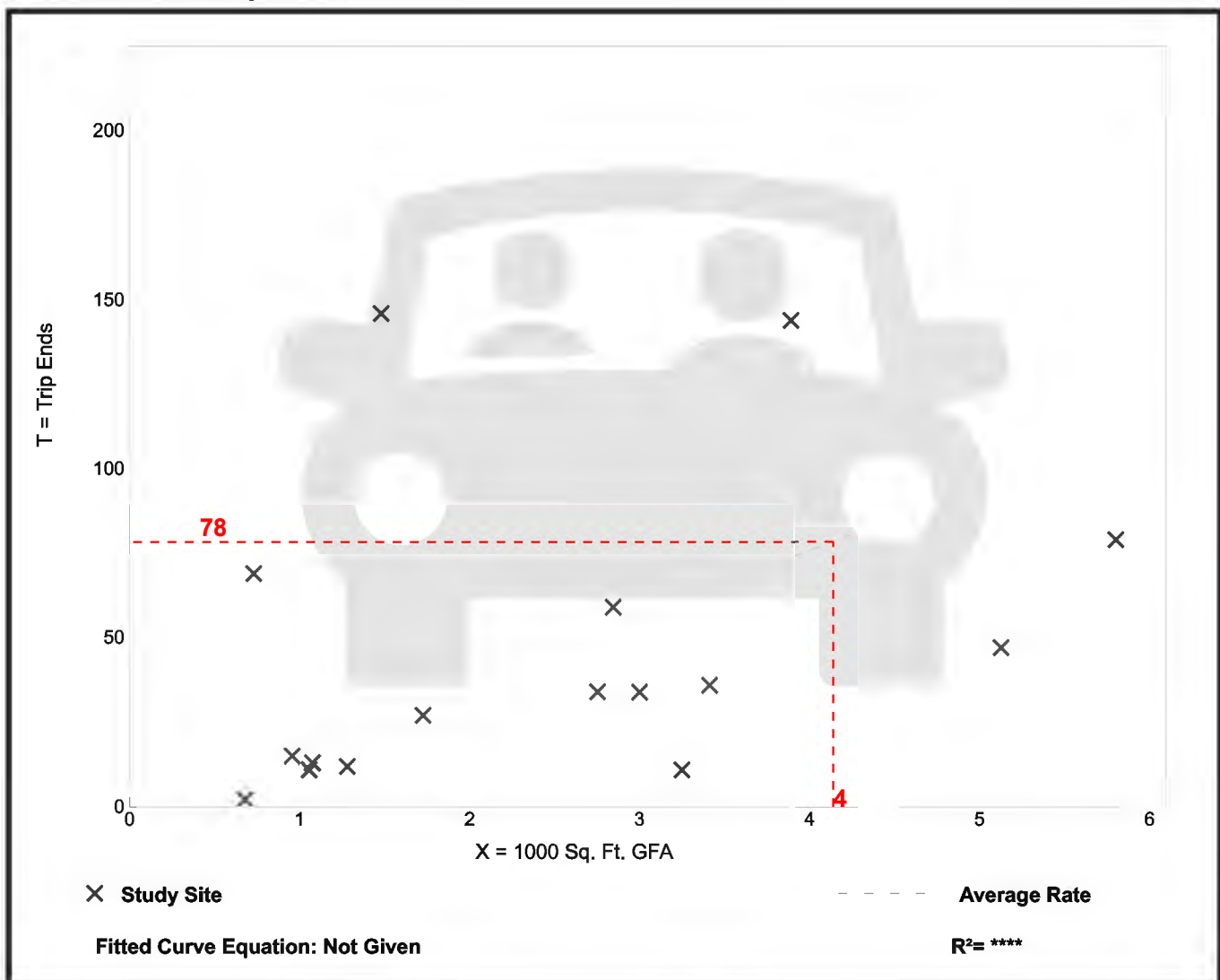
Marijuana Dispensary (882)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
 Number of Studies: 16
 Avg. 1000 Sq. Ft. GFA: 2
 Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
18.92	2.94 - 98.65	21.73

Data Plot and Equation



Marijuana Dispensary (882)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Saturday, Peak Hour of Generator

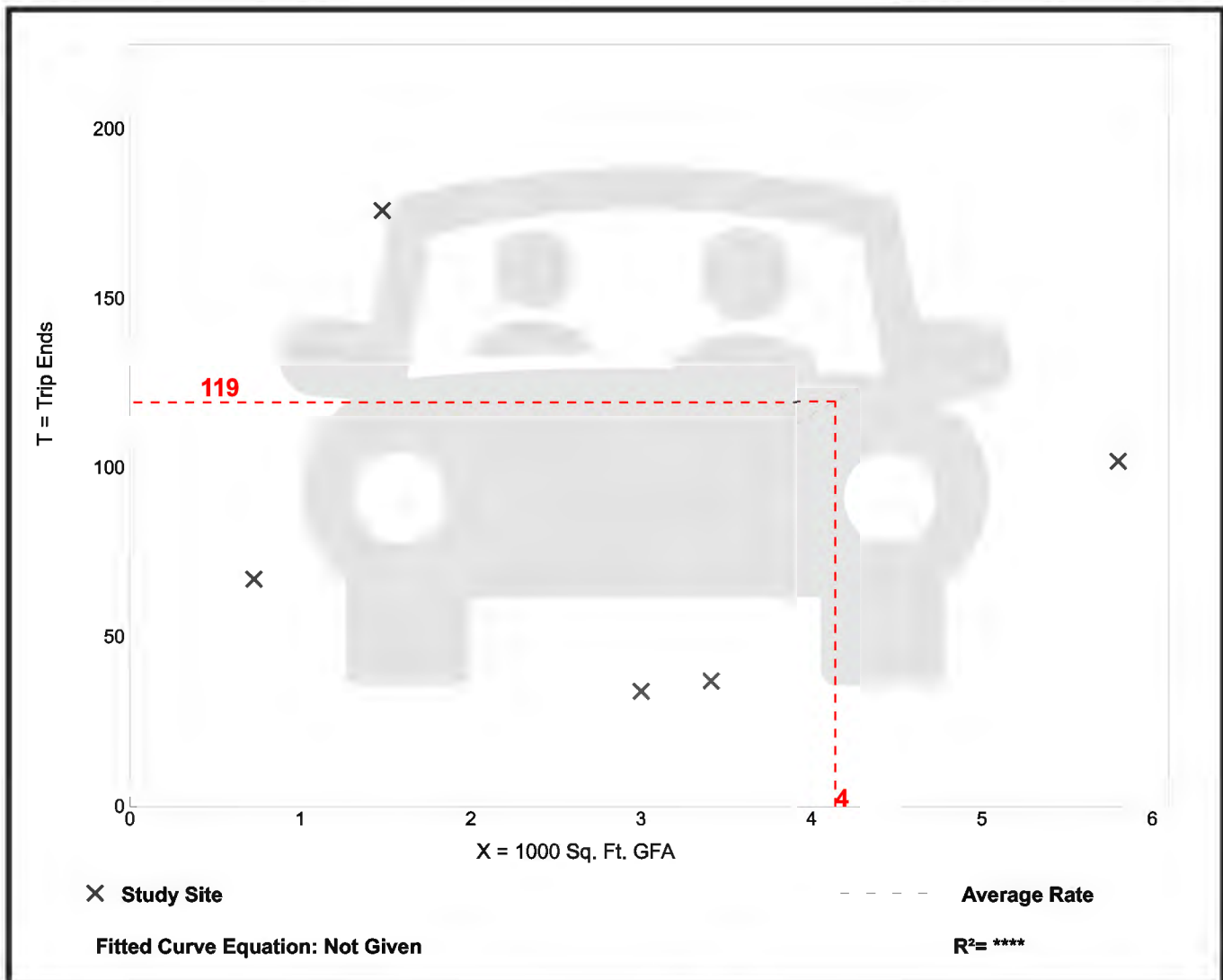
Setting/Location: General Urban/Suburban
Number of Studies: 5
Avg. 1000 Sq. Ft. GFA: 3
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
28.85	10.85 - 118.92	39.14

Data Plot and Equation

Caution – Small Sample Size



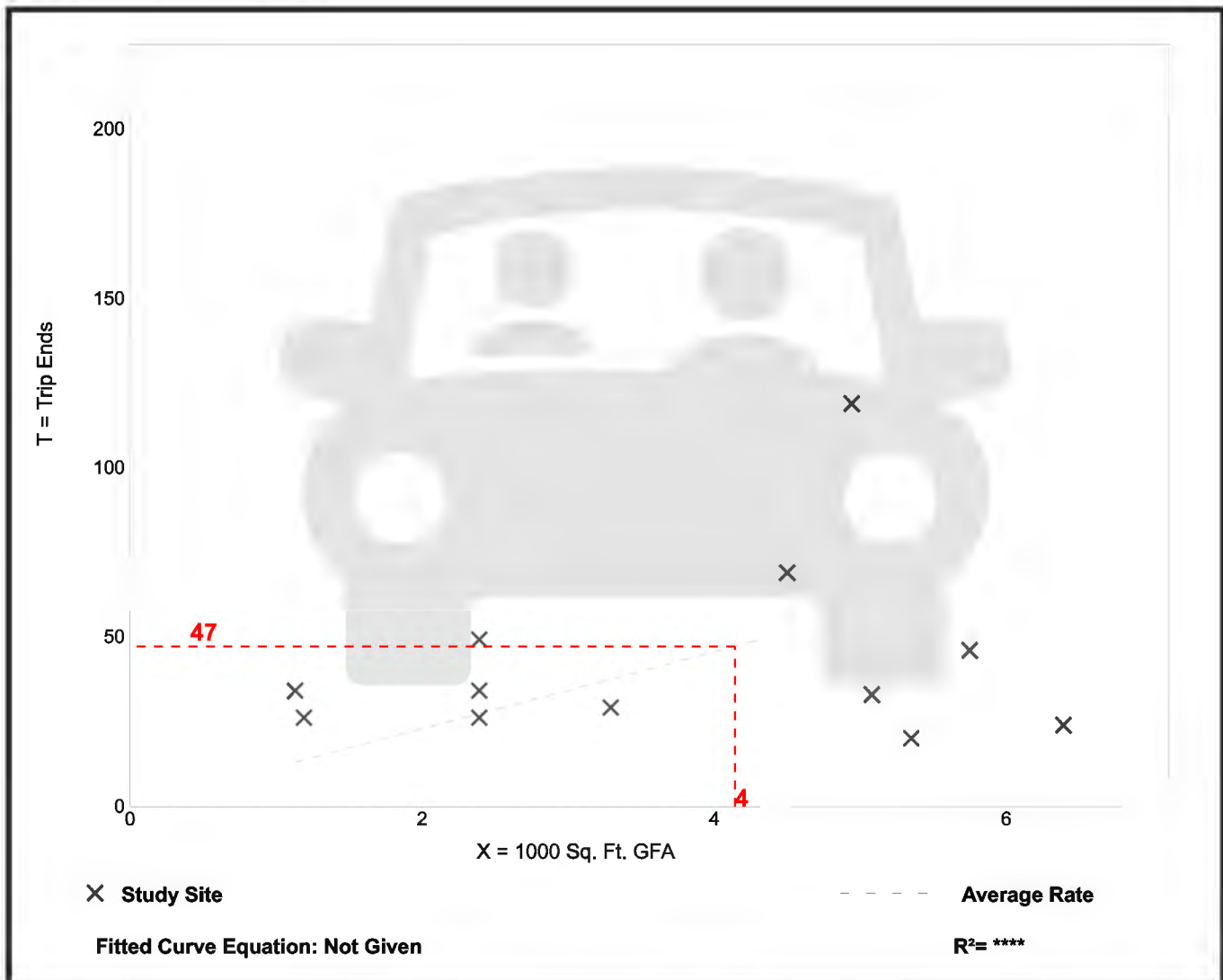
Drinking Place (975)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
 Number of Studies: 12
 Avg. 1000 Sq. Ft. GFA: 4
 Directional Distribution: 66% entering, 34% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
11.36	3.74 - 30.09	7.81

Data Plot and Equation



Drinking Place (975)

Walk+Bike+Transit Trip Ends vs: 1000 Sq. Ft. GFA
On a: Saturday, Peak Hour of Generator

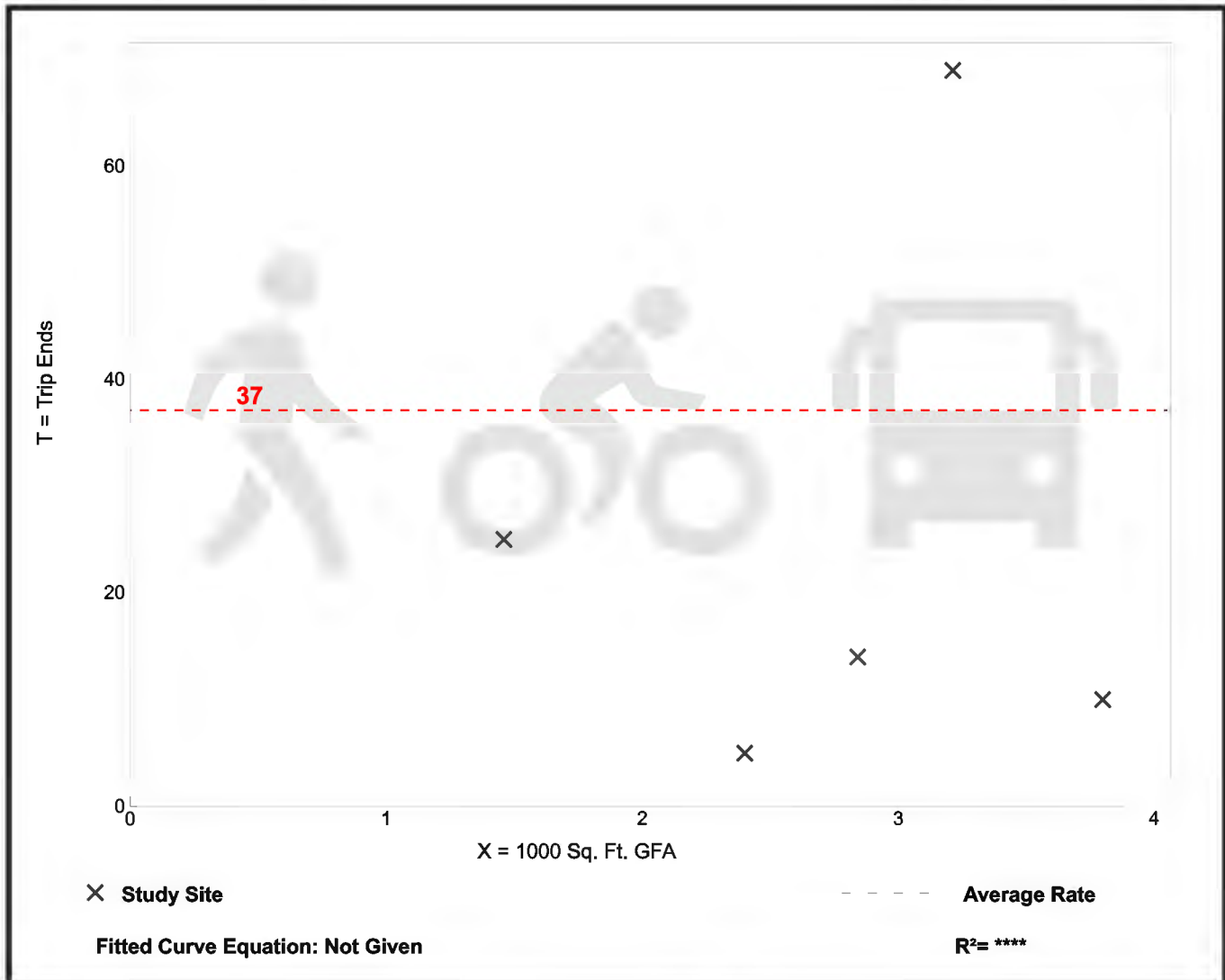
Setting/Location: General Urban/Suburban
 Number of Studies: 5
 Avg. 1000 Sq. Ft. GFA: 3
 Directional Distribution: 54% entering, 46% exiting

Walk+Bike+Transit Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
8.97	2.08 - 21.48	9.12

Data Plot and Equation

Caution – Small Sample Size





Hampton, Lenzini and Renwick, Inc.

Civil Engineers • Structural Engineers • Land Surveyors • Environmental Specialists
www.hltrengineering.com

November 11, 2022

Ms. Ellen Johnson
City Planner
City of St. Charles
2 E. Main Street
St. Charles, IL 60174

Re: Consume Cannabis Dispensary
584 South Randall Road
Trip Generation Review

Dear Ms. Johnson:

Per your request we reviewed the Trip Generation submitted by Ericksson Engineering Associates, Inc. on November 8, 2022, for the referenced project. We offer the following comments and recommendations for your consideration:

Trip Generation Comments

1. The ITE Trip Generation Manual has limited data points for the marijuana dispensaries land use; none of which are located in Illinois. We would recommend collecting data from the existing Consume Cannabis locations to supplement and confirm the ITE data.
2. It is our understanding that the previous tenant, Real Time Sports, closed in 2011 and the space has been vacant since that time. It has been 11 years since this space has generated trips onto the surrounding roadway network. The proposed dispensary therefore is not adding trips in addition to the current land use but generating all new trips. Given the existing volumes of traffic on Randall Road and Prairie Street, we do not anticipate the need for roadway improvements due to the additional trips generated by the proposed cannabis dispensary.

If you have any questions or need additional information regarding the above comments, please contact HLR at 847-697-6700.

Yours truly,

HAMPTON, LENZINI AND RENWICK, INC.

By:

Amy McSwane, PE, PTOE
Preliminary/Traffic Engineering Manager



Staff Report
Plan Commission Meeting – October 18, 2022

Applicant:	Union Group of St. Charles LLC
Property Owner:	CIMA Developers, LP
Location:	584 S. Randall Rd., Randall Plaza Shopping Center
Purpose:	Establish cannabis dispensary
Applications:	Special Use for Recreational Cannabis Dispensing Organization
Public Hearing:	Yes, required
Zoning:	BC Community Business
Current Land Use:	Commercial (vacant tenant space)
Comprehensive Plan:	Corridor/Regional Commercial

Consume Cannabis – 584 S Randall Rd.



Summary of Proposal:

Proposed is to locate Consume Cannabis, a recreational cannabis dispensary, in the Randall Plaza shopping center located at the NE corner of S. Randall Rd. and Prairie St. A vacant tenant space within the shopping center would be divided to create a 4,146 sf space for Consume Cannabis. No changes are proposed to the exterior of the site.

City approval of a Special Use is required for this type of business.

In 2019, City Council passed an ordinance allowing for up to two recreational cannabis dispensaries in St. Charles, one on each side of the Fox River. There is currently no dispensary located on the west side.

Info / Procedure on Application:

Special Use:

- Per Sec. 17.04.330, the purpose of a Special Use is as follows: “Special Uses listed within the various zoning districts include those uses that may be acceptable if established in an appropriate manner and location within a zoning district, but may not be acceptable if established in a different manner or location. Special Uses may include, but are not limited to, public and quasi-public uses affected with the public interest, and uses that may have a unique, special or unusual impact upon the use or enjoyment of neighboring property.”
- Public hearing is required, with a mailed notice to surrounding property owners.
- 6 findings of fact – ALL findings must be in the affirmative to recommend approval.

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

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

Staff Contact: Ellen Johnson, Planner

I. PROPERTY INFORMATION

A. History / Context

The Randall Plaza shopping center is located at the northeast corner of S. Randall Rd. and Prairie St. The shopping center was constructed in 1972. An addition for a dry cleaner was added to the south end of the building in 2013. The shopping center and adjacent parking lots are comprised of two parcels which are under common ownership. Parking is shared among the shopping center tenants.

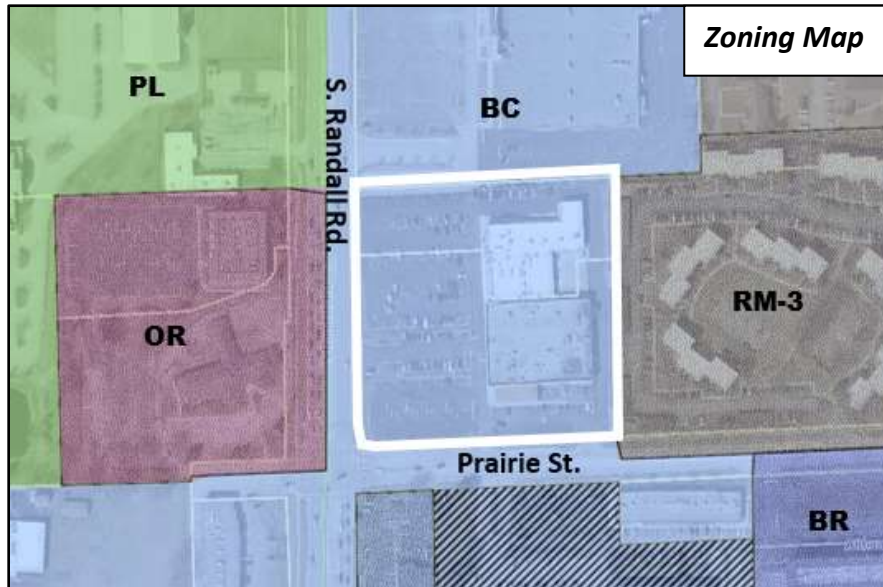
The subject property, 584 S Randall Rd., is an 8,500 sf unit within the shopping center, located between La Huerta Market and One Price Cleaners. The unit was previously home to Real Time Sports (restaurant/bar), which closed in 2011. Proposed is to divide the space into two units, creating a 4,146 sf space for Consume Cannabis.

Other businesses within the shopping center include: Global Brew; Fast Lane Laundry; Mr. Samurai; Syrup (formerly Colonial Café); Triunity Fitness; The Hair Shoppe; Annie Nails; and An Brow & Lash.

B. Zoning

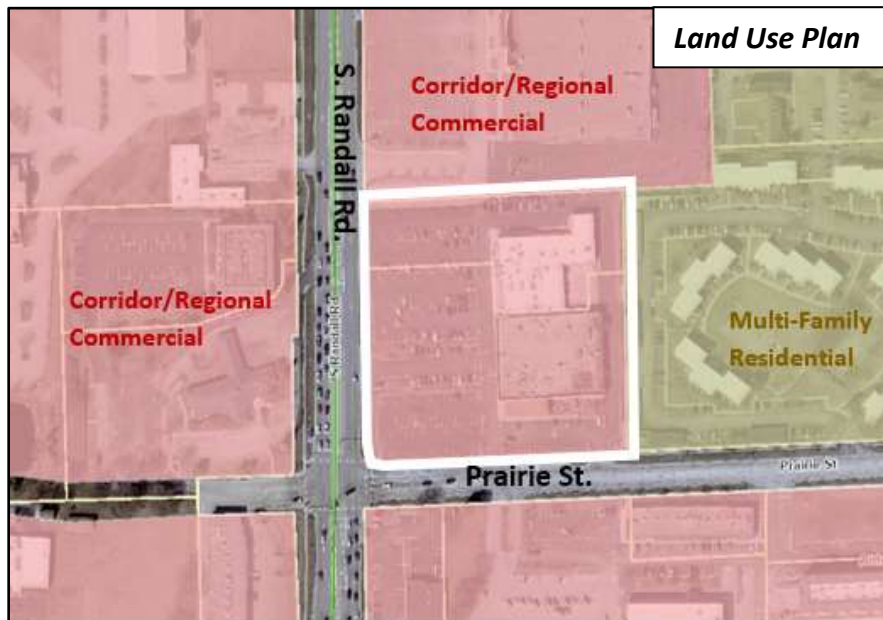
The subject property is zoned BC Community Business District. The same zoning designation exists along Randall Rd. to the north and south, with multi-family residential to the east and office to the west. Kane County Fairgrounds is across Randall Rd. to the north.

	Zoning	Land Use
Subject Property	BC Community Business	Shopping center
North	BC Community Business	Kane County Branch Court/Circuit Clerk
East	RM-3 General Residential	Prairie Pointe Apartments (formerly Wessel Court)
South	BC Community Business / PUD	Jewel Osco, multi-tenant retail building
West	OR Office/Research / PUD	Chase Bank, condo office building



C. Comprehensive Plan

The subject property is designated Corridor/Regional Commercial in the Land Use Plan adopted as part of the 2013 Comprehensive Plan. Adjacent properties along the Randall Rd. corridor have the same designation, which is intended for shopping centers and developments that have a regional draw.



The Regional/Commercial land use category is described as follows:

“Areas designated as corridor/regional commercial are intended to accommodate larger shopping centers and developments that serve a more regional function, drawing on a customer base that extends beyond the City limits. These areas often have a mix of “big box” stores, national retailers, and a “critical mass” of multiple stores and large shared parking areas. Areas designated for corridor/regional commercial are located primarily in larger consolidated areas along the City’s heavily traveled corridors and intersections. Commercial service uses can also have an appropriate place in corridor/regional

commercial areas, but must be compatible with adjacent and nearby retail and commercial shopping areas and be located as to not occupy prime retail locations.

The Land Use Plan identifies Corridor/Regional Commercial in the City’s east and west gateways, clustered around Kirk Road and Randall Road, two busy north south streets that bisect the City. Both of these areas are ideally suited for a large scale commercial/retail development capable of drawing from a larger region. At both locations, access and visibility is ideal for a more regional commercial draw, and heavy traffic volumes provide visibility desired by retailers. As development and redevelopment is considered in these areas, consideration should be given to maximizing revenue generating opportunities. It is also important to recognize the importance of promoting high-quality development in these locations as they serve as gateways into the City and are pivotal in shaping perceptions of St. Charles as visitors enter the City.

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

II. PLANNING ANALYSIS

Staff has analyzed the Special Use application for conformance with the standards established in applicable sections of the Zoning Ordinance, including:

- Ch. 17.14 Business & Mixed Use Districts
- Ch. 17.20 Use Standards
- Ch. 17.24 Off-Street Parking, Loading & Access
- Ch. 17.28 Signs

A. Proposed Use

The proposed business, Consume Cannabis, is classified in the Zoning Ordinance as a “Recreational Cannabis Dispensing Organization”. This use category was added in 2019. The use is defined as follows:

A facility operated by an organization or business that is licensed by the Illinois Department of Financial and Professional Regulation to acquire cannabis from licensed cannabis business establishments for the purpose of selling or dispensing cannabis, cannabis-infused products, cannabis seeds, paraphernalia, or related supplies to purchasers or to qualified registered medical cannabis patients and caregivers, per the Cannabis Regulation and Tax Act. A facility that only acquires and dispenses medical cannabis to registered medical cannabis patients shall be considered a Medical Cannabis Dispensing Organization, as defined herein.

Recreational Cannabis Dispensing Organization is a Special Use in the BC Community Business zoning district, requiring Plan Commission public hearing/recommendation and City Council approval.

Per Sec. 17.04.330, the purpose of a Special Use is as follows:

Special Uses listed within the various zoning districts include those uses that may be acceptable if established in an appropriate manner and location within a zoning district, but may not be acceptable if established in a different manner or location. Special Uses may include, but are not limited to, public and quasi-public uses affected with the public interest, and uses that may have a unique, special or unusual impact upon the use or enjoyment of neighboring property.

There are 6 Findings of Fact for Special Use that are to be considered when determining whether a Special Use should be granted. All findings must be in the affirmative to recommend approval. The applicant has provided responses to the Findings of Fact as part of the application materials.

The applicant has also provided information about the proposed business operations of Consume Cannabis, summarized as follows:

- Hours of operation: Monday-Saturday 9am-9pm; Sunday 10am-6pm
- Approx. 24 employees
- Employee training
- ID check upon entrance
- 6-8 point-of-sale stations
- Security guard present at all times staff is present
- Security system including camera surveillance

Build-out of the 4,146 space includes a waiting area, sales floor, vault, restrooms, breakroom, and office space. A floor plan has been provided, as well as photos from other Consume Cannabis locations.

Use Standards:

Several Use Standards per Section 17.20.030 apply to Recreational Cannabis Uses. The Use Standards are as follows, with staff comments on compliance noted below each standard:

1. The number of Recreational Cannabis Dispensing Organizations shall be limited to no more than two (2). Only one (1) Recreational Cannabis Dispensing Organization shall operate on the east side of the Fox River and only one (1) Recreational Cannabis Dispensing Organization shall operate on the west side of the Fox River. No Recreational Cannabis Dispensing Organization shall operate without written authorization from the Director of Community and Economic Development.
Zen Leaf (3691 E Main St.) is the only existing cannabis dispensary in St. Charles, located on the east side. If approved, Consume Cannabis would be the only dispensary permitted to operate on the west side.
2. One of the two Recreational Cannabis Dispensing Organizations shall have operated as a Medical Cannabis Dispensing Organization licensed by the State of Illinois within the St. Charles corporate limits for a minimum consecutive period of one (1) year. One of the two Recreational Cannabis Dispensing Organizations shall have operated as a Medical Cannabis Dispensing Organization licensed by the State of Illinois within the State of Illinois for a minimum consecutive period of one (1) year.
Zen Leaf meets the first standard, having operated as a medical cannabis dispensary in St. Charles prior to operating as a recreational dispensary. Consume Cannabis meets the second standard; the ownership has experience operating medical cannabis dispensaries in Illinois beginning in 2015. The applicant has provided a document outlining the company's experience as part of the application materials.
3. A Recreational Cannabis Dispensing Organization shall not be located on a parcel that is within 250 ft. of a parcel containing a pre-existing Primary or Secondary School, Private Boarding School, Day Care Center, Day Care Home, Church, or a parcel within a single-

family residential zoning district, specifically the RE-1, RE-2, RS-1, RS-2, RS-3, RS-4, RT-1, RT-2, RT-3, and RT-4 districts.

The proposed location, 584 S. Randall Rd., is not located within 250 ft. of the applicable land uses.

4. A Recreational Cannabis Dispensing Organization shall not be located within 1,500 ft. of the property line of another Recreational Cannabis Dispensing Organization or Medical Cannabis Dispensing Organization.

The proposed location, 584 S. Randall Rd., is not located within 1,500 ft. of another dispensary. Zen Leaf is 3.6 miles east.

5. City approval of a Special Use for Recreational Cannabis Dispensing Organization shall be conditional upon the applicant providing the City with documentation proving receipt of a valid Adult Use Dispensing Organization License, as defined in the Cannabis Regulation and Tax Act, granted from the State of Illinois Department of Financial and Professional Regulation.

This would need to be added as a condition of approval.

6. Consumption of cannabis and cannabis-infused products on the premises of any cannabis business establishment as defined in the Cannabis Regulation and Tax Act shall be prohibited.

This prohibition would apply to the operation of Consume Cannabis.

7. Recreational Cannabis Cultivation Center, Recreational Cannabis Craft Grower, Recreational Cannabis Infuser Organization or Infuser, Recreational Cannabis Processing Organization, and Recreational Cannabis Transporting Organization shall not be permitted in any zoning district.

None of these uses are proposed as part of the operations of Consume Cannabis.

B. Parking

Parking adjacent to Randall Plaza is shared among the building tenants. This includes the parking areas within the shopping center boundary shown on the aerial photo on page 1. This does not include adjacent parking on the Kane County Court property to the north.

Shopping centers are required to provide 4 parking spaces per 1,000 sf of Gross Floor Area, except that additional parking shall be provided for uses requiring more than 4 spaces per 1,000 sf of GFA (for example- a restaurant, which requires 10 spaces per 1,000 sf).

Staff has calculated the required parking for the shopping center, based on the proposed mix of businesses, the square footage they occupy, and the applicable parking requirement based on the use. This includes three restaurants (Syrup and Mr. Samurai, and the vacant unit formerly home to Subway) and a bar (Global Brew), which have higher parking requirements. Recreational Cannabis Dispensing Organizations require 4 spaces per 1,000 sf.

In total, 277 parking spaces are required for the shopping center. There are 298 parking spaces existing. This equates to 21 parking spaces in excess of the parking requirement.

Staff has also conducted a parking demand analysis based on the hours of operation of the various businesses within the shopping center, and including Consume Cannabis. Summary of findings:

- Highest parking demand is expected Wednesday/Thursday/Friday evenings: 259 spaces (39 excess spaces).
- Next highest demand is Monday-Friday afternoons: 238 parking spaces (60 excess spaces).
- Third highest demand is Monday and Tuesday evenings and Saturday afternoons: 226 parking spaces (72 excess spaces).

C. Trip Generation

The applicant has submitted a Memorandum prepared by Eriksson Engineering Associates which analyzes anticipated vehicle trip generation for the proposed cannabis dispensary.

The analysis estimates the cannabis dispensary will generate the following trips (includes in/out trips) during peak hours:

- 44 trips (22 cars) – morning weekday peak (7-9am)
- 78 trips (39 cars) – evening weekday peak (4-6pm)
- 119 trips (60 cars) – Saturday peak (hours not identified)

The analysis compares the cannabis dispensary trip generation to the trip generation of a sports bar, which was the previous use of the space (Real Time Sports), to assess the impact of the change in use. The dispensary will increase peak hour trips compared to the previous sports bar use, as follows:

- 44 more trips – morning weekday peak (7-9am)
- 13 more trips – evening weekday peak (4-6pm)
- 82 more trips – Saturday peak (hours not identified)

D. Signage

Information on proposed signage has not been submitted. Any exterior signage will require a permit and will be subject to the signage requirements of Ch. 17.28.

One wall sign will be permitted on the building, with an area no greater than 1.5 sf per linear foot of the wall (tenant space) on which it is located.

No separate freestanding sign will be permitted. A tenant panel for Consume Cannabis may be added to the existing Randall Plaza shopping center sign on Randall Rd.

III. OPTIONS FOR PLAN COMMISSION ACTION

1. Public Hearing – Close or Continue

If the Plan Commission feels they have adequate information the public hearing may be closed. The public hearing may be continued if additional information is deemed necessary to provide a recommendation.

If Public Hearing is closed-

2. Make a Recommendation to Planning & Development Committee

There are 6 Findings of Fact for Special Use Applications. The applicant has provided responses to the Findings as part of the application materials. All Findings must be made in the affirmative to recommend approval. The Findings are as follows:

1. **Public Convenience:** The Special Use will serve the public convenience at the proposed location.
2. **Sufficient Infrastructure:** That adequate utilities, access roads, drainage and/or necessary utilities have been, or are being, provided.
3. **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 purposes already permitted, nor substantially diminish or impair property values within the neighborhood.
4. **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.
5. **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.
6. **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 to a Special Use for Planned Unit Development.

a. Recommend approval of the application for Special Use.

- i. Plan Commission may add additional conditions if deemed necessary by the Plan Commission to meet the Special Use findings.

OR

b. Recommend denial of the application for Special Use.

- i. Plan Commission must substantiate how the Special Use findings are not being met in order to recommend denial.

IV. ATTACHMENTS

- Exterior Photos of Randall Plaza
- Application for Special Use; received 9/13/22
- Site/Floor Plan
- Photos from other Consume Cannabis locations
- Traffic Generation Analysis Memo; dated 9/12/22

*View from the south
(Randall/Prairie intersection)*



Consume Cannabis

*View from the north
(southbound Randall Rd)*



Consume Cannabis

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

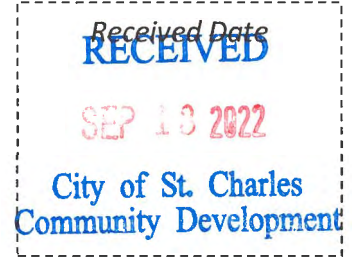


Phone: (630) 377-4443
 Email: cd@stcharlesil.gov

SPECIAL USE APPLICATION

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

For City Use	
Project Name:	<u>Consume Cannabis of St. Charles</u>
Project Number:	<u>2022</u> -PR- <u>014</u>
Cityview Project Number:	<u>PLSU202200053</u>



- File this application to request a Special Use for a property, or to request to amend an existing Special Use Ordinance for a property
- Complete the application and submit with all required attachments to the Community Development Division.
- The information you provide must be complete and accurate. If you have a question please contact the Community Development Division.
- City staff will review the submittal for completeness and for compliance with applicable requirements prior to establishing a public hearing date.

1. Property Information:	Location: Randall Plaza Shopping Center - 584 South Randall Road, St. Charles, IL 60174	
	Parcel Number (s): 0933301004000	
	Proposed Name: Consume Cannabis of St. Charles	
2. Applicant Information:	Name: Union Group of St. Charles LLC	Phone: 847-404-6687
	Address: c/o PTS Corp. 4801 Emerson Ave., Suite 112 Palatine, IL 60067	Email: mitch@ptsgrows.com
3. Record Owner Information:	Name: CIMA Developers, LP. (FKA Angel Associates, LP.)	Phone: 630.653.1700
	Address: 30W180 Butterfield Rd. Warrenville, IL 60555	Email: dsoltis@cimadevelopers.org

4. Identify the Type of Application:

- Special Use for Planned Unit Development - PUD Name:**
 - New PUD
 - Amendment to existing PUD- Ordinance #:
 - PUD Preliminary Plan filed concurrently

- Other Special Use (from list in the Zoning Ordinance): 17.20.030**
 - Newly established Special Use
 - Amendment to an existing Special Use Ordinance #:

5. Information Regarding Special Use:

Comprehensive Plan designation of the property: Corridor/Regional Commercial

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

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

What is the property currently used for? Vacant

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

Build-out of adult-use cannabis dispensary inclusive of, without limitation, a secure vault, secure facility with cameras, display cases, kiosks, and employee area.

6. For Special Use Amendments only:

Why is the proposed change necessary?

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

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.

7. Required Attachments:

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

- APPLICATION FEE:** Special Use for PUD: \$1,000
All other Special Use requests: \$750

- REIMBURSEMENT OF FEES AGREEMENT:** An original, executed Reimbursement of Fees Agreement and deposit of funds in escrow with the City, as provided by Appendix B of the Zoning Ordinance.

- REIMBURSEMENT OF FEES INITIAL DEPOSIT:** Deposit of funds in escrow with the City. Required deposit is based on review items (number of applications filed) and the size of the subject property:

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

- PROOF OF OWNERSHIP:** a) A current title policy report; or
b) A deed and a current title search

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

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

- LETTER OF AUTHORIZATION:** If the property owner is not the applicant, an original letter of authorization from the property owner permitting the applicant to file the zoning application with the City of St. Charles for the subject property.

- LEGAL DESCRIPTION:** For entire subject property, on 8 1/2 x 11 inch paper and Microsoft Word file.

- PLAT OF SURVEY:** A current plat of survey for the subject property showing all existing improvements on the property, prepared by a registered Illinois Professional Land Surveyor.

- FINDINGS OF FACT:** Fill out the attached "Criteria for Planned Unit Developments (PUDs)" form for any PUD application and the "Findings of Fact – Special Use" form for all other Special Use applications.

- LIST OF PROPERTY OWNERS WITHIN 250 FT.:** Fill out the attached form or submit on a separate sheet. The form or the list must be signed and notarized. Property ownership information may be obtained using Kane County's interactive GIS mapping tool: http://gistech.countyofkane.org/gisims/kanemap/kanegis4_AGOx.html

- SOIL AND WATER CONSERVATION DISTRICT LAND USE OPINION APPLICATION:** As required by State law, submit a Land Use Opinion application and required fee directly to the Kane-DuPage Soil and Water Conservation District. Provide a copy of completed Land Use Opinion application to the City. The Land Use Opinion application can be found on the Kane-DuPage SWCD website: <http://www.kanedupageswcd.org/>

ENDANGERED SPECIES REPORT: As required by State law, file an Endangered Species Consultation Agency Action with the Illinois Department of Natural Resources. Provide a copy of the report to the City. The online Ecological Compliance Assessment Tool (EcoCAT) should be utilized: <https://dnr2.illinois.gov/EcoPublic/>

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

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

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

Site Plan or plans shall show the following information:

1. Accurate boundary lines with dimensions
2. Streets on and adjacent to the tract: Name and right-of-way width
3. Location, size, shape, height, and use of existing and proposed structures
4. Location and description of streets, sidewalks, and fences
5. Surrounding land uses
6. Date, north point, and scale
7. Ground elevation contour lines
8. Building/use setback lines
9. Location of any significant natural features
10. Location of any 100-year recurrence interval floodplain and floodway boundaries
11. Location and classification of wetland areas as delineated in the National Wetlands Inventory
12. Existing zoning classification of property
13. Existing and proposed land use
14. Area of property in square feet and acres
15. Proposed off-street parking and loading areas
16. Number of parking spaces provided, and number required by ordinance
17. Angle of parking spaces
18. Parking space dimensions and aisle widths
19. Driveway radii at the street curb line
20. Width of driveways at sidewalk and street curb line
21. Provision of handicapped parking spaces
22. Dimensions of handicapped parking spaces
23. Depressed ramps available to handicapped parking spaces
24. Location, dimensions and elevations of freestanding signs
25. Location and elevations of trash enclosures
26. Provision for required screening, if applicable
27. Exterior lighting plans showing:
 - a. Location, height, intensity and fixture type of all proposed exterior lighting
 - b. Photometric information pertaining to locations of proposed lighting fixtures

(Note- For a Special Use for PUD, submit PUD Preliminary Plan Application In lieu of Site Plan)

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.

[Handwritten Signature]

AUTHORIZED AGENT

9/12/2022

Record Owner

Date

UNION GROUP OF ST. CHARLES ILL
By: UNION GROUP OF ILLINOIS ILL, its manager & sole member
By: PTS CORP. its manager & sole member

9/12/2022

[Handwritten Signature]
Applicant or Authorized Agent

Date

Union Group of St. Charles, LLC

4801 Emerson Ave, Palatine, IL 60067

Union Group of St. Charles LLC's ("Union Group") proposed adult-use cannabis dispensary location will be in the Randall Plaza Shopping Center at 584 Randall Road and will be the second dispensary in St. Charles. This location provides a public convenience as the proposed location is several miles from the only other dispensary located in St. Charles. Moreover, that dispensary is on the west side of the Fox River (whereas our location is on the east side). North Aurora has the next closest dispensary which is approximately a 15-to-20-minute commute. By allowing a second dispensary in St. Charles, the residents of St. Charles will have options in their hometown and will have less travel. The dispensary's hours of operation to the public will be 9:00 AM – 9:00 PM, Monday through Saturday and 10:00 AM – 6:00 PM on Sundays. Deliveries will be accepted by staff from 9:00 AM – 6:00 PM. There will be approximately 24 employees of the dispensary.

Union Group has been operating medical cannabis dispensaries in Illinois since the inception of the Compassionate Use of Medical Cannabis Pilot Program, opening our first dispensary in 2015. In 2020, we opened our first Adult-Use dispensary following passage of the Cannabis Regulation and Tax Act. This dispensary, which will be branded as "Consume Cannabis – St. Charles," will be an Adult-Use only establishment with six (6) to eight (8) point-of-sale stations, interactive educational materials, and one-on-one customer service. We have sent example photographs separately. We pride ourselves on customer service, education, and the ability to guide consumers in the appropriate and safe use of cannabis products. All our employees are required to complete our training program "Consume U." This is an immersive program designed to teach the employees about the many types of cannabis products, use of the products, safe consumption, and potential side effects to ensure a positive experience.

Safety and security are of the utmost importance to Union Group. There will be a minimum of one licensed, armed security guard in the building at all times staff is present, whether during public hours or not. The facility will utilize state-of-the-art security systems, including camera surveillance of the entire facility. All consumers will be greeted at the door by staff that will check identification, answer any questions, and provide a safe and stress-free shopping experience. Union Group believes that a knowledgeable staff and a safe shopping environment will be a benefit to the citizens of St. Charles and its visitors.

We look forward to being a positive citizen of the St. Charles community and serving not only its residents, but the many people who come to visit St. Charles.



Consume Cannabis– Operational Experience

Consume Cannabis was founded in 2019 and launched in 2020 as a rebrand of independent medical and recreational licenses operated in Illinois. However, the timeline below offers some insights in the vast operational experience Consume Cannabis has in the Illinois market.

- August 2015
 - First medical cannabis dispensary license extended to Harbory in Marion, IL
 - Founders of Consume were initially awarded this licensure under this DBA at the time
 - Founders also awarded a cultivation license in Illinois
- April 2019
 - Acquisition of an additional medical cannabis license in Chicago, IL
 - Consume operated this location under the retail brand “Zen Leaf” until 2020
 - At the time of acquisition, this location only served medical customers
- January 2020
 - Recreational sales begin in Illinois
 - The Chicago location (Zen Leaf) is rebranded to “Consume Chicago”, becoming the first location under the new retail brand
- June 2020
 - The Marion location (Harbory) rebrands to “Consume Marion”
 - Continues to serve both medical and recreational consumers
- July 2020
 - Consume opens its 3rd retail location in Carbondale, Illinois
 - This licensure was awarded through the Cannabis Regulate and Tax Act as a second site to our Marion location
 - This license only permits sales to recreational consumers
- October 2020
 - Consume opens its 4th location in Oakbrook Terrace, IL
 - This licensure was awarded as second site to our Chicago location
 - This license also is only permitted for sales to recreational consumers

Currently today, Consume Cannabis still operates these 4 locations in Illinois and has expanded its operations to multiple other states, amassing 11 operational retail facilities serving medical and recreational customers where permitted.



OWNERSHIP DISCLOSURE FORM
PARTNERSHIPS

STATE OF ILLINOIS)
) SS.
KANE COUNTY)

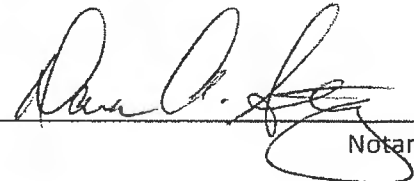
I, Peter M. SPINA, being first duly sworn on oath depose and say that I am a managing
member of Angel Associates LLC, the
General Partner of CIMA DEVELOPERS, LP, an Illinois

(General) (Limited) Partnership and that the following persons are all of the partners thereof:

- _____ (General)(Limited) Partner
- _____ (General)(Limited) Partner
- _____ (General)(Limited) Partner
- _____ (General)(Limited) Partner
- _____ (General)(Limited) Partner
- _____ (General)(Limited) Partner

By:  (General)(Limited) Partner

Subscribed and Sworn before me this 12th day of
September, 20 22.



Notary Public



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

STATE OF ILLINOIS)
) SS.
KANE COUNTY)

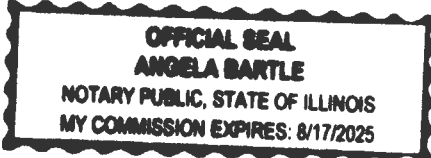
I, MITCHEL King, being first duly sworn on oath depose and say that I am
an authorized signatory
~~Manager~~ of PTS Corp, the manager of Union Group of Illinois, LLC, the, an Illinois Limited Liability
Manager of Union Group of St. Charles LLC
Company (L.L.C.), and that the following persons are all of the members of the said L.L.C.:

- Union Group of Illinois LLC _____
- _____
- _____
- _____
- _____
- _____
- _____
- _____

By: Mitchel King, **AUTHORIZED SIGNATORY**
Manager

Subscribed and Sworn before me this 12 day of
September, 20 22.

Angela Bartle
Notary Public





CIMA DEVELOPERS, LP

30W180 Butterfield Road
Warrenville, IL 60555

O: (630) 653-1700

F: (630) 791-8283

September 12, 2022

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

RE: CIMA Developers, LP -Consent Authorization for applicant to proceed with Zoning Application for Randall Plaza, Unit 584 South Randall Road, St. Charles, IL

To Whom It May Concern:

I, Peter M. Spina, authorized agent of CIMA Developers, LP., (Formally Known as Angel Associates, LP), the Owner of the subject property located at 546-584 South Randall Road, St. Charles, IL (Randall Plaza) give my consent to Union Group of St. Charles LLC. to apply and proceed with any City zoning proceedings necessary in relation to the accompanying Zoning Special Use Application.

Regards,

Peter M. Spina
Authorized Agent
CIMA Developers, LP.

FINDINGS OF FACT – SPECIAL USE

Use this form for all Special Uses, except for PUDs or PUD Amendments

The St. Charles Zoning Ordinance requires the Plan Commission to consider the factors listed below in making a recommendation to the City Council. As the applicant, the "burden of proof" is on you to show how your proposed Special Use will comply with each of the applicable standards. Therefore, you need to "make your case" by explaining specifically how your project meets each of the following standards.

Project Name or Address: Union Group of St. Charles, LLC

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

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

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

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

The proposed location will be the second dispensary in St. Charles. The public convenience will be served because the proposed location is several miles from the current dispensary and the only dispensary on the west of the Fox River. North Aurora has the next closest dispensary which is approximately a 15 minute commute. By allowing a second dispensary in St. Charles, the residents of St. Charles will have options in their hometown, and will have less travel.

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

The utilities have been researched and are sufficient for the needs of the dispensary. Because the location is part of strip mall, there are already sufficient roads and parking. The parking lot provides for adequate drainage.

- 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 addition of the proposed dispensary will not have a negative impact on the surrounding businesses or properties. A significant investment will be made in remodeling the existing building to suit the needs of the dispensary. The area is a commercial area with a variety of businesses in the vicinity. A dispensary will add to the variety and provide new options for local customers.

- 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.**

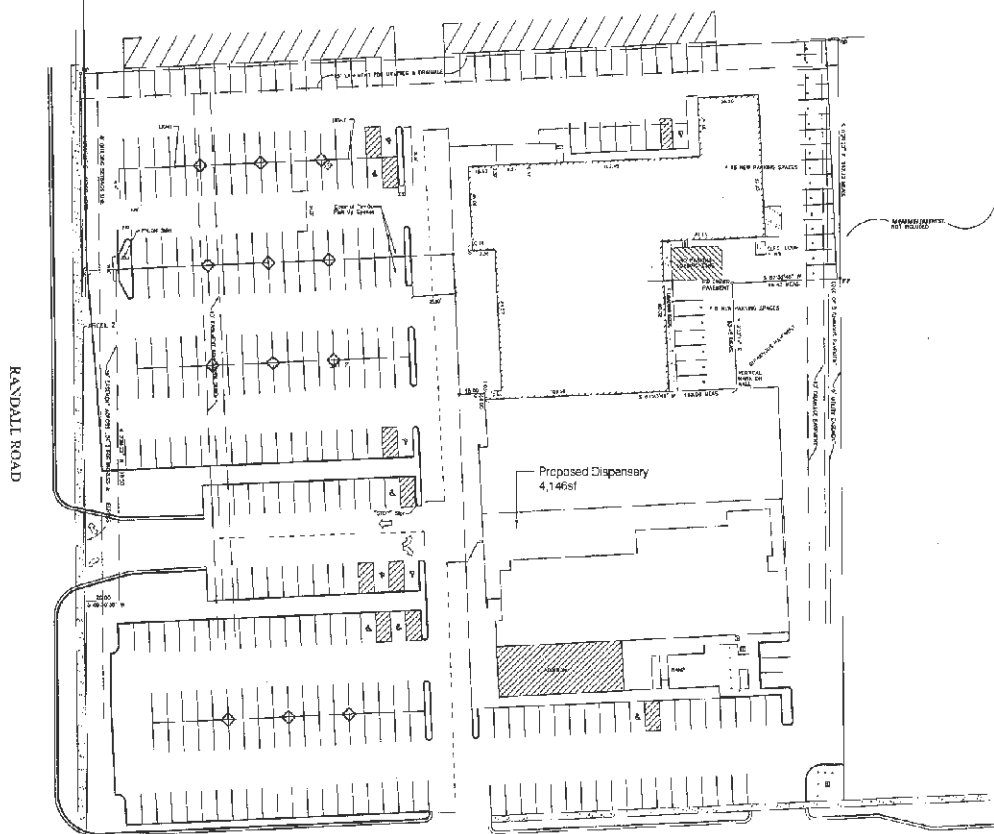
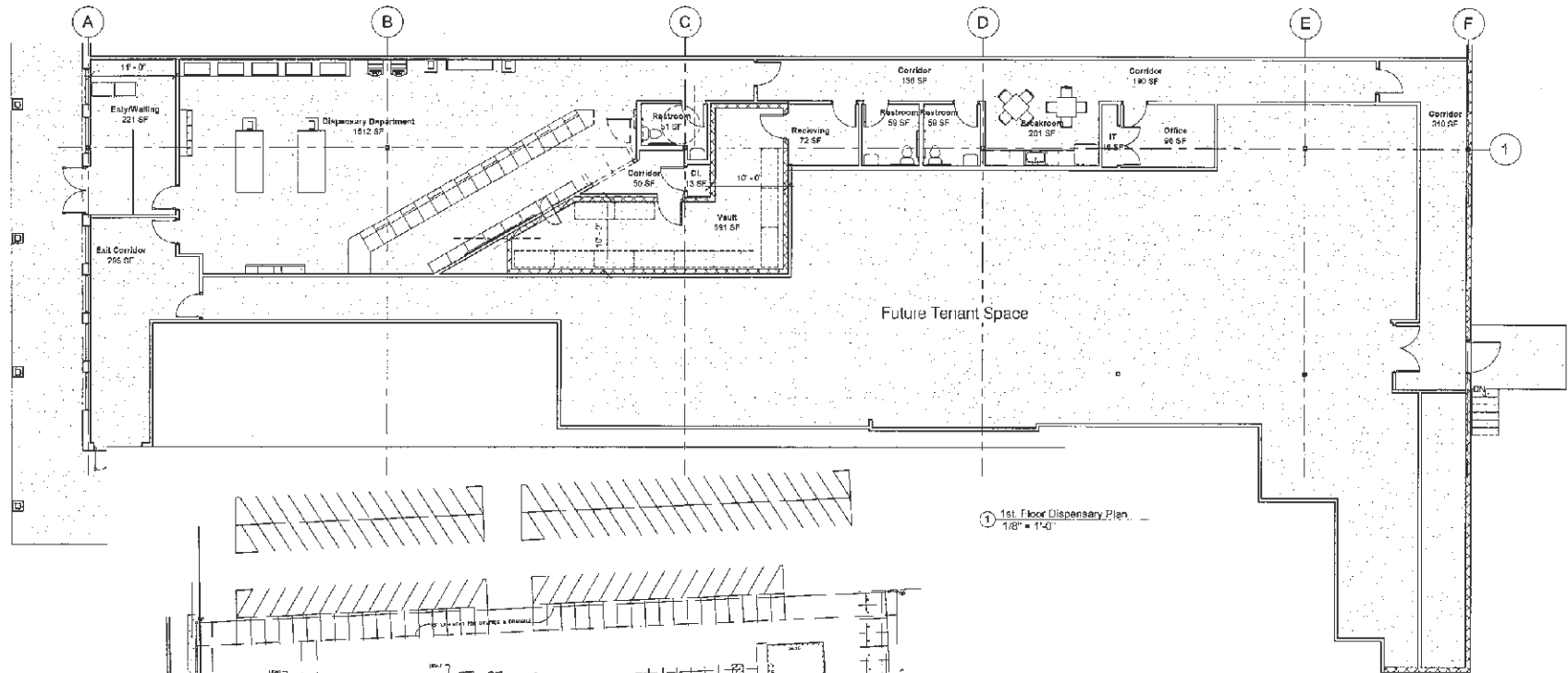
The addition of the proposed dispensary will not impede the development of the surrounding property. If anything, it will increase customer traffic to the area making development more attractive to other businesses.

- 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 dispensary will install and use state-of-the-art security technology to ensure the safety of employees and customers. There will be video surveillance of the entire store, both inside and out. Security for the surrounding businesses will be supplemented by the additional cameras. Further, there will be on-site security personal at the dispensary during all business hours. The staff of the dispensary will be trained in security, safety, and the protocols for dispensing cannabis to patrons. This includes preventing minors from accessing cannabis.

- 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.**

As the applicant for this Special Use Permit, utilizing our legal and compliance team we have reviewed the St. Charles Municipal Code and confirm that the proposed use will meet and/or exceed all applicable provisions of the St. Charles Municipal Code. Further, the Municipal Code will be constantly monitored for any changes that may be passed by the City and we will make any necessary changes to remain compliant and good stewards of the City.



*Site plan provided by 3rd ord. Originally produced by Gesson Architects, P.C. 08/27/2013

ARCHITECT
J Stanley
10 North
Westmont
Ph: 773.20
jstanley@j

Property Owner
CIMA
30W180 S
Warrenville

Cons
DATE: 08/27/2013
BY: JS

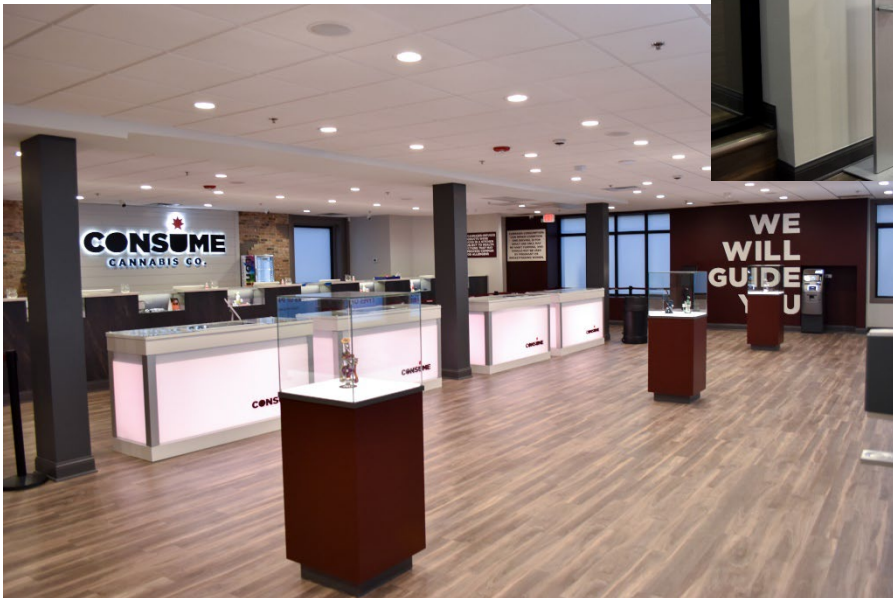
Owner:
Consumers
Charles

Project No:
584 South
St. Charles

SHEET
TITLE:
Proposed

SCALE:
SHEET:
S

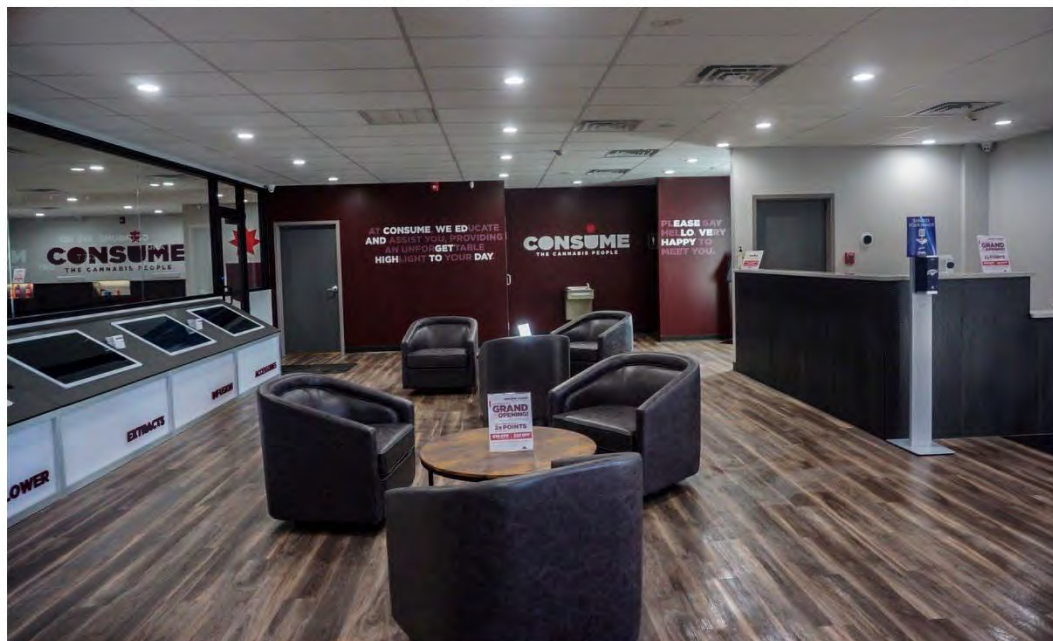
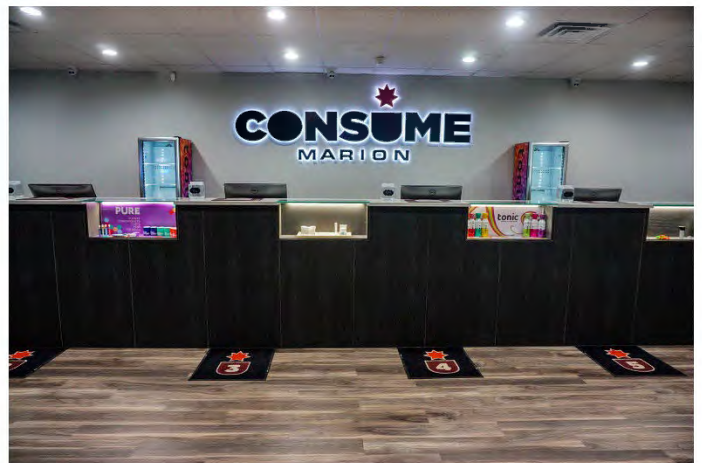
Oakbrook Terrace Location



Show Low, AZ Location



Marion, IL Location





AGENDA ITEM EXECUTIVE SUMMARY

Agenda Item number: 4b

Title: First Street Plaza Project Update

Presenter: Heather McGuire, City Administrator
Peter Suhr, Director of Public Works

Meeting: Planning & Development Committee

Date: November 14, 2022

Proposed Cost: NA

Budgeted Amount: NA

Not Budgeted:

Executive Summary *(if not budgeted please explain):*

Public Comment and Feedback -

Heather McGuire will remind you of the public comment and feedback received from the 2021 First Street Plaza Expansion Survey and review the project timeline and funding efforts to date.

First Street Plaza Project Update -

The first phase of construction for the First Street Plaza Project was completed this past Spring. Peter Suhr will provide the Committee with an update on the project including:

- Re-review of Project Design, Scope and Features
- Proposed Project Schedule for the Second (Final) Phase of Construction and PUD Approval Process
- Project Costs to Date and Projected Construction Costs for the Second Phase

No recommendations or action is needed; however, staff would appreciate questions, comments, feedback and verbal approval to continue the project as proposed.

Attachments *(please list):*

Donor List

Recommendation/Suggested Action *(briefly explain):*

For Information and Feedback Only

St Charles Initiative Contributors

as of November 11, 2022

Abinion, Emir C.
Anonymous
Anonymous
Anonymous
Bank of America Charitable Gift Fund
Carney, Michael T.
Cook, Robert
Corcoran Commercial Real Estate
Corcoran, Ryan and Sara
Delta Dental of Illinois
Discount Tire and Service Inc.
Duerr, Joy
Exchange Club of the Tri-Cities
Farley, William G.
Flood, William K. Sr. and William K Jr.
Fox Valley Volkswagen Buick GMC
Frontier Development LLC
Gibson, Stephen
GingerRootHairSalon
Gonzalez-Mendez, J.C and Deborah
GSI Family Office
Haneberg, Glenn
Hoscheit, Donald and Geraldine
Hoscheit, John
Hoscheit, John and Teri
Hunt, David L.
Joe and Rowena Salas Foundation
Judy Marzuki Endowment Fund for Nature & the Environment
Kathleen Brens Living Trust
Kelly Orthodontics
Koenen, Larry J.

Lemke, Arthur and Andrew
Maples, John
Marshall, Michael Thomas
Marth, Ed
Mason, Faith & Hoscheit DDS
Mason, John and Mrs.
McGuire, Heather M
McNally Realty Group, LLC
Mercedes-Benz of St. Charles
Miscellaneous Contribution
Morgan, Craig S. and Darlene
Murray Commercial
Northern Illinois Endodontics, Ltd.
Pacelli, Gregory
Pasavre Inc.
Pietryla, David A.
Rabchuk, John
Rogina, Raymond P. and Cullen, Diane L.
Russe, Tom
Semersky Enterprises, Inc. / Audi Exchange St. Charles
Serena, Marty
Sterling Bank
Storino, Ramello and Durkin
The Clarke Group, Inc.
UBS Donor-Advised Fund
Vanko, Martha E.
Vitek, Lora A.
Waddell, Joshua Keith
Wickman Properties
Yanni Management, Inc.

**AGENDA ITEM EXECUTIVE SUMMARY****Agenda Item Number: *4c****Title:**

Consideration of a request for a 1-year extension to record a Final Plat of Subdivision for Anthony Place Phase 2.

Presenter:

Ellen Johnson

Meeting: Planning & Development Committee**Date:** November 14, 2022

Proposed Cost: \$

Budgeted Amount: \$

Not Budgeted: **Executive Summary** *(if not budgeted please explain):*

In January 2021, the City approved a PUD Amendment and PUD Preliminary Plan under Ord. 2021-Z-1 to facilitate development of Anthony Place Phase 2, a 75-unit affordable senior independent living facility. GC Housing Development is the developer. The project is located on an undeveloped portion of the St. Charles Commercial Center, between Rt. 38 and Bricher Rd. east of Randall Rd. Approved plans include a four-story building with first level parking, surface parking, and subdivision of the parcel into 3 lots.

City Code Section 17.04.420 requires the Final Plat of Subdivision for a PUD project to be recorded no later than 2 years from the date of approval of the Special Use for PUD, or else the PUD Preliminary Plan approval shall lapse. The Final Plat recording deadline for Anthony Place Phase 2 is January 19, 2023.

City Council, at its discretion and for good cause, may extend the period for recording of the Final Plat for up to 1 year at a time.

Chealon Shears, Director of Real Estate Development for GC Housing Development, has submitted a letter requesting a 1-year extension of the Final Plat recording date, to January 19, 2024. Construction would then be required to begin within 2 years. As part of the financing for this project, GC Housing Development has applied to Illinois Housing Development Authority (IHDA) for low-income housing tax credits. Municipal zoning entitlements must be in place for IHDA to approve funding for a project. The extension is requested due to the anticipated timing of the IHDA application process.

Attachments *(please list):*

Letter from Chealon Shears, GC Housing Development, dated 9/29/2022; PUD Ord. 2021-Z-1

Recommendation/Suggested Action *(briefly explain):*

Consideration of a request for a 1-year extension to record a Final Plat of Subdivision for Anthony Place Phase 2.



GC HOUSING DEVELOPMENT LLC

343 Wainwright Drive, Suite B • Northbrook, IL 60062

P: (847) 291-3400 E: info@gchdev.com

[WWW.GCHDEV.COM](http://www.gchdev.com)

September 29, 2022

Department of Planning and Development
City of St. Charles
2 East Main Street
St. Charles IL 60174

Department of Planning and Development:

On behalf of the proposed project named Anthony Place St. Charles II Senior Apartments, GC Housing Development LLC (“GCHD”) requests, pursuant to **St. Charles Municipal Code Section 17.04.420 – PUD Timing and Revocation**, to extend the date for recording of the PUD Final Plat and commencement of construction until January 19, 2024. Previously, on January 19, 2021, the City of St. Charles adopted Ordinance No. 2021-Z-1, which approved the PUD Preliminary Plan for the project. Said Section allows the relevant two-year time period for recording of the PUD Final Plat and commencement of construction (which would otherwise lapse on January 19, 2023) to be extended by up to one year for good cause shown.

In furtherance of such request, GCHD respectfully submits that such request is necessary to accommodate the funding schedule of the Illinois Housing Development Authority (“IHDA”). Similar to GCHD’s sister project located in St. Charles, the proposed project will be financed, in part, with funding from IHDA. In many cases, funding approval may require several attempts over a period of multiple years. As such, it is not uncommon for IHDA-funded projects to need relief from provisions such as Section 17.04.420 in order to preserve land use approvals that are a mandatory component of the IHDA application process. GCHD anticipates IHDA will award that next round of funding approvals by Summer of 2023 with would accommodate a financial closing and commencement of construction by Spring 2024.

GCHD appreciates the City’s consideration of this request and looks forward to the City’s response.

Please contact me at (847) 858-0530 or cshears@gchdev.com if there are any questions and/or additional information is needed regarding this request.

Respectfully,

Chealon Shears
Director of Real Estate Development

REFER TO:

Minutes 1-19-2021

Page _____

City of St. Charles, Illinois

Ordinance No.: 2021-Z-1

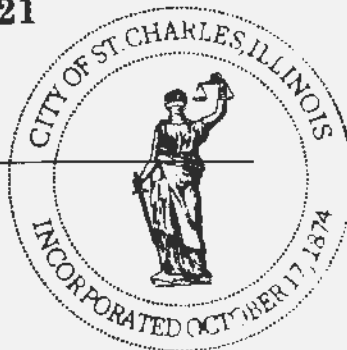
**An Ordinance Granting approval of an
Amendment to Special Use for PUD
Ordinance 1982-Z-6 to allow for an
Independent Living Facility and PUD
Preliminary Plan for Anthony Place Phase 2
(St. Charles Commercial Center).**

**Adopted by the
City Council
of the
City of St. Charles
January 19, 2021**

Published in pamphlet form by
authority of the City Council
of the City of St. Charles,
Kane and Du Page Counties,
Illinois, **January 26, 2021**



City Clerk



(SEAL)

City of St. Charles, Illinois
Ordinance No. 2021-Z-1

An Ordinance Granting Approval of an Amendment to Special Use for PUD Ordinance 1982-Z-6 to Allow for an Independent Living Facility and PUD Preliminary Plan for Anthony Place Phase 2 (St. Charles Commercial Center)

WHEREAS, on or about September 30, 2020, GC Housing Development (the "Applicant") filed petitions for Amendment to Special Use for Planned Unit Development and PUD Preliminary Plan, both for the real estate legally described on Exhibit "A" attached hereto and incorporated herein (the "Subject Property"), for the purpose of developing a 75-unit affordable Independent Living Facility; and,

WHEREAS, Notice of Public Hearing on said petition for Amendment to Special Use for Planned Unit Development was published on or about November 2, 2020 in a newspaper having general circulation within the City, to-wit, the Daily Herald newspaper, as required by the statutes of the State of Illinois and the ordinances of the City; and,

WHEREAS, pursuant to said Notice, the Plan Commission conducted a public hearing on or about November 17, 2020 on said petitions in accordance with the statutes of the State of Illinois and the ordinances of the City; and,

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

WHEREAS, the Plan Commission recommended approval of said petitions on or about November 17, 2020; and,

WHEREAS, the Planning & Development Committee of the City Council recommended approval of said petitions on or about December 14, 2020; and,

WHEREAS, the City Council of the City of St. Charles has received the recommendations of the Plan Commission and Planning & Development Committee and has considered the same.

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

1. The preambles set forth hereinabove are incorporated herein as substantive provisions of this Ordinance as though fully set out in this Section 1.
2. Pursuant to the provisions of Title 17 of the St. Charles Municipal Code, as amended, and based upon the Applicant's petitions and the evidence presented at the Public Hearing, the City Council hereby finds that the Amendment to Special Use for Planned Unit Development Ordinance is in the public interest and adopts the Criteria for Planned Unit Developments, set forth on Exhibit "B", which is attached hereto and incorporated herein.

3. Exhibit "B", "Standards and Site Design Criteria", Section I. "Permitted Uses" of Ordinance 1982-Z-6 is hereby amended to add "Independent Living Facility" as Permitted Use at the Subject Property.

4. That passage of this Ordinance shall constitute approval of the PUD Preliminary Plan, incorporated herein as Exhibit "C", such that the following documents and illustrations are hereby approved, reduced copies of which are attached hereto, subject to satisfactory resolution of all outstanding staff review comments and compliance with such conditions, corrections, and modifications as may be required by the Director of Community & Economic Development, Director of Public Works and Fire Chief to comply with the requirements of the St. Charles Municipal Code:

- Preliminary Engineering Plans; ESM Civil Solutions, LLC; Received 1/14/2021
- Landscape Plan; ESM Civil Solutions, LLC; Received 1/14/2021
- Preliminary Plat of Subdivision; ESM Civil Solutions, LLC; Received 1/14/2021
- Elevation Drawings; Hooker DeJong Inc.; dated 11/19/2020

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

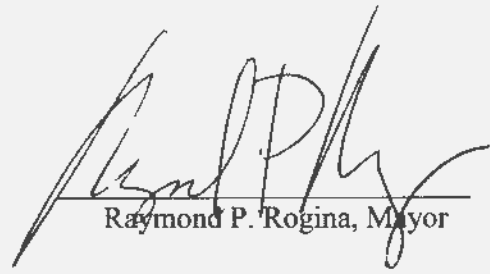
- a. Zoning: The Subject Property shall be subject to the requirements of the BR-Regional Business District, as amended, and all other applicable requirements of Title 17 of the St. Charles Municipal Code ("Zoning"), as amended, and St. Charles Commercial PUD Ordinance 1982-Z-6, as amended, except as specifically varied in "PUD Deviations" attached hereto and incorporated herein as Exhibit "D".
- b. Inclusionary Housing: All residential units within an Independent Living Facility shall meet the definition of "Affordable Housing" contained in Title 19 of the Municipal Code ("Inclusionary Housing"). Development Cost Offsets for Affordable Housing identified in Section 19.02.090 shall apply to all units that meet the definition of "Affordable Housing".

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


PRESENTED to the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois this 19th day of January 2021.

PASSED by the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois this 19th day of January 2021.

APPROVED by the Mayor of the City of St. Charles, Kane and DuPage Counties, Illinois this 19th day of January 2021.


Raymond P. Rogina, Mayor

Attest:


Charles Amenta, City Clerk

Vote:

Ayes: / 0

Nays: 0

Absent: 0

Abstain: 0

Date: _____



EXHIBIT "A"

LEGAL DESCRIPTION

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE MOST EASTERLY CORNER OF LOT 3, ST. CHARLES COMMERCIAL CENTER, UNIT NO. TWO, ST. CHARLES, KANE COUNTY, ILLINOIS; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF ILLINOIS STATE ROUTE NO. 38, 325.46 FEET; THENCE SOUTHWESTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 121.00 FEET FOR A POINT OF BEGINNING; THENCE NORTHEASTERLY ALONG THE LAST DESCRIBED COURSE 121.00 FEET TO SAID SOUTHWESTERLY LINE; THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY LINE 26.67 FEET; THENCE SOUTHWESTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 50.00 FEET; THENCE SOUTHERLY ALONG A LINE FORMING AN ANGLE OF 156 DEGREES 53 MINUTES 54 SECONDS WITH THE LAST DESCRIBED COURSE (MEASURED CLOCKWISE THEREFROM) 54.36 FEET; THENCE SOUTHWESTERLY PARALLEL WITH THE PENULTIMATE DESCRIBED COURSE 369.00 FEET; THENCE NORTHWESTERLY PARALLEL WITH SAID SOUTHWESTERLY LINE 63.00 FEET; THENCE SOUTHWESTERLY ALONG A LINE FORMING AN ANGLE OF 135 DEGREES 00 MINUTES 00 SECONDS WITH THE LAST DESCRIBED COURSE (MEASURED CLOCKWISE THEREFROM) 73.54' THENCE NORTHWESTERLY PARALLEL WITH SAID SOUTHWESTERLY LINE 129.00 FEET; THENCE SOUTHWESTERLY ALONG A LINE FORMING AN ANGLE OF 135 DEGREES 00 MINUTES 00 SECONDS WITH THE LAST DESCRIBED COURSE (MEASURED CLOCKWISE THEREFROM) 22.63 FEET; THENCE SOUTHWESTERLY AT RIGHT ANGLES TO THE PENULTIMATE DESCRIBED COURSE 114.00 FEET TO A LINE DRAWN PARALLEL WITH SAID SOUTHWESTERLY LINE FROM THE MOST SOUTHERLY CORNER OF SAID LOT 3; THENCE NORTHWESTERLY PARALLEL WITH SAID SOUTHWESTERLY LINE 220.50 FEET TO SAID MOST SOUTHERLY CORNER; THENCE NORTHEASTERLY ALONG A SOUTHEASTERLY LINE OF SAID LOT 189.50 FEET TO AN ANGLE IN SAID SOUTHEASTERLY LINE; THENCE SOUTHEASTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE ALONG A SOUTHWESTERLY LINE OF SAID LOT 74.50 FEET TO AN ANGLE IN SAID SOUTHWESTERLY LINE; THENCE NORTHEASTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE ALONG A SOUTHEASTERLY LINE OF SAID LOT 105.50 FEET TO AN ANGLE IN SAID SOUTHEASTERLY LINE; THENCE SOUTHEASTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE ALONG A SOUTHWESTERLY LINE OF SAID LOT 32.54 FEET TO AN ANGLE IN SAID SOUTHWESTERLY LINE; THENCE NORTHEASTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE ALONG A SOUTHEASTERLY LINE OF SAID LOT 235.00 FEET TO A LINE DRAWN PARALLEL WITH THE SOUTHWESTERLY LINE OF SAID STATE ROUTE FROM THE POINT OF BEGINNING; THENCE SOUTHEASTERLY ALONG SAID PARALLEL LINE 325.46 FEET TO THE POINT OF BEGINNING, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.
PIN: 09-33-351-025

EXHIBIT "B"

CRITERIA FOR PLANNED UNIT DEVELOPMENTS (PUDs)

- 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**

Anthony Place St. Charles Phase 2 Senior Apartments, an Independent Living Facility as the proposed Special Use, meets #1, #3, #5, #6 in the following manner: Criteria #1 - The proposed project will result in a new, 4- story residential senior community with outdoor parking and green space in which the proposed architectural design will fit into the physical context of adjacent retail uses and the residential uses south of Bricher Road. Criteria #3 - The proposed Special Use project is located in West Neighborhood Center in the West Gateway Subarea identified in the 2013 Comprehensive Plan as ideal for mixed uses. The Special Use project will be an independent senior community in which 100% of the units will be affordable housing supporting the mixed-use initiative the Comprehensive Plan recommends. Criteria #5 - The proposed Special Use project will add new residential units which may result in increased customer activity for surrounding businesses and stimulated economic growth in the surrounding area. The proposed Special Use will utilize existing sewer and water connections that were designed for future development of the Site. Additionally, existing storm water detention volume was also provided for future development of the Site. Criteria# 6 – The proposed project will result in the redevelopment of a vacant lot as infill development, which is an appropriate mixed use to support the adjacent uses.

- ii. **The proposed PUD and PUD Preliminary Plans conform to the requirements of the underlying zoning district or districts in which the PUD is located and to the applicable Design Review Standards contained in Chapter 17.06, except where:**
- A. **Conforming to the requirements would inhibit creative design that serves community goals, or**
 - B. **Conforming to the requirements would be impractical and the proposed PUD will provide benefits that outweigh those that would have been realized by conforming to the applicable requirements.**

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

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

The proposed Special Use will be a 100% affordable development in which seventy-five (75) of the units will be affordable units, exceeding the minimum affordable housing provision requirements outlined in Title 19 – Inclusionary Housing of the Municipal Code. The proposed Special Use will be in conformance with the existing PUD requirements in that it will feature new landscaping and outdoor recreational space for residents that will be superior to the existing vegetation on site, and will be a new construction residential building of high-quality architectural design which will feature many energy efficiency elements within the design,

WHEREAS, the Plan Commission adopts the following Findings of Fact for Special Use in accordance Section 17.04.330.C of the Zoning Ordinance:

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

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

Anthony Place St. Charles Phase 2 Senior Apartments, an Independent Living Facility, as the proposed Special Use, will be a private, independent living, affordable housing development for seniors. This proposed use will provide interior common and exterior common area for residents but will not serve as a public convenience to the surrounding community. However, the proposed Special Use will allow older residents in the Fox Valley area the opportunity to remain in St. Charles, as a housing option.

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

The existing road network, utilities (gas, water, electrical, sewer), and stormwater detention facility have been preliminarily assessed to provide adequate capacity and service to the proposed Special Use.

- 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 Independent Living Facility, as the proposed Special Use, aligns with the residential and mixed-use land use policies detailed in the 2013 Comprehensive Plan in that this multi-family housing project will add to residential density in the area that will continue to support the economic base with increased consumer activity. The senior population that will occupy this development will not have impact on surrounding school populations. The senior population will consist of smaller households so increased traffic activity will be nominal and increased usage of physical infrastructure will not overwhelm the current networks in place.

- 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 Independent Living Facility, as the proposed Special Use, will not impede the development and improvement of surrounding uses in the following manner: 1) the allowed road and pedestrian crosswalk ingress/egress points and amount of parking spaces for a development with a senior population will be provided in a manner that will not obstruct or prohibit existing auto traffic volume or circulation activity from the surrounding uses, and 2) the Independent Living Facility will be designed to align with physical infrastructure requirements to prevent existing systems from operating over capacity.

- 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 Independent Living Facility, as a Special Use, will involve the new construction of quality, affordable housing in which the construction approach, building design, and ongoing maintenance will not be an environmental detriment to the surrounding area, particularly in not disrupting or overwhelming the detention pond south of the proposed Special Use project site or impacting retail activity in the adjacent retail shopping area to the west.

- 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 Independent Living Facility, as the proposed Special Use, conforms with Title 19 - Inclusionary Housing requirements by providing affordable housing in a new residential development. In the case of this proposed project, the 75 affordable units will exceed the eight (8) units that would be required as the minimum amount of affordable units for the total units, 75, that will make up this development.

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

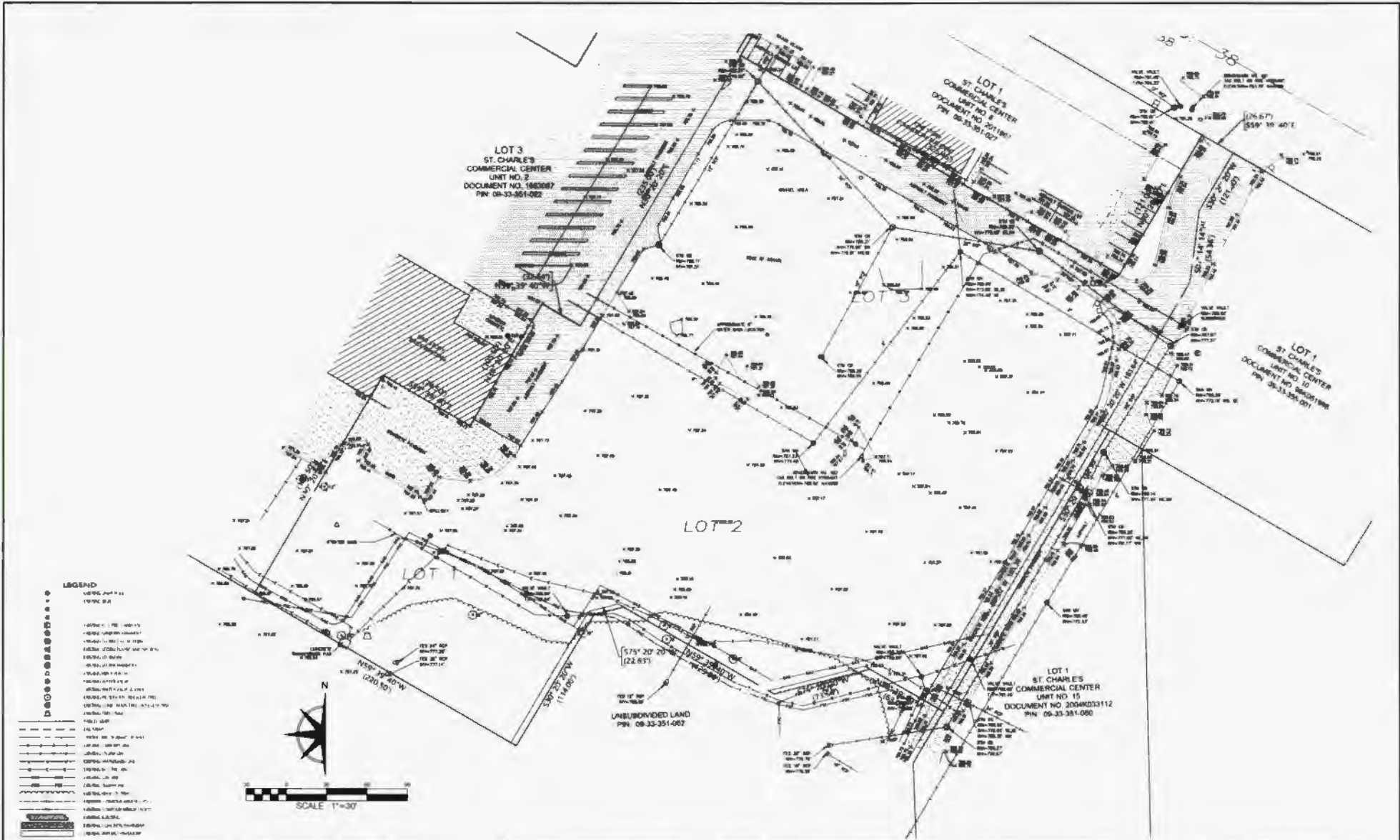
The proposed Special Use will be beneficial to the City through the addition of new, quality affordable rental housing stock for seniors (age 55 and older) in an area in which additional residential units may boost retail activity and be a catalyst for long term economic growth by attracting other uses that fit into the within the mixed-use framework of the Comprehensive Plan.

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

The proposed Special Use conforms with the 2013 Comprehensive Plan by the following: 1) instrumental in redeveloping a portion of the St. Charles Mall site (identified in the West Neighborhood Center in the West Gateway Subarea Plan section of the Comprehensive Plan) in a manner that will complement Randall Road and maintains the character of the surrounding neighborhood, 2) potential customer base for adjacent businesses, 3) will not require site assembly or participation from surrounding property owners., 4) new landscaping, attractive building design and material, and appropriate signage that will enhance the character of the proposed development, and 5) addition of sidewalks and crosswalks in an efficient manner to promote more pedestrian traffic.

EXHIBIT "C"

PUD PRELIMINARY PLAN



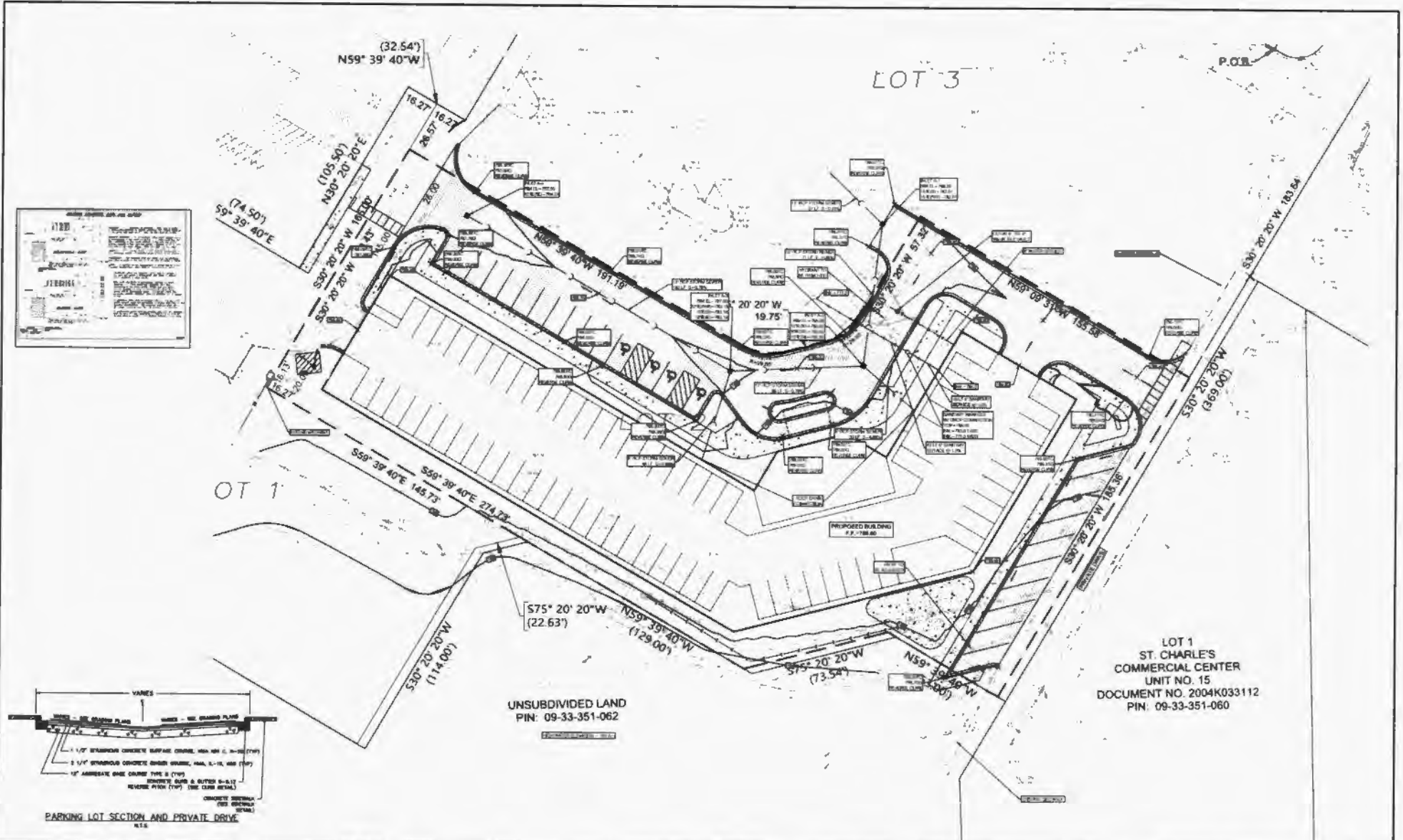
PREPARED FOR
ANTHONY PLACE, ST. CHARLES, LP
 343 WAINWRIGHT DRIVE
 NORTHBROOK, IL 60062

PREPARED BY
ESM CIVIL SOLUTIONS, LLC
 Civil Engineering - Land Establishment - Project Feasibility
 6320 Winfield Drive - Suite 200 Winnetka, Illinois 60090
 P: 630-996-0233 F: 630-924-0320

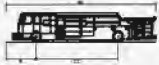
NO.	DATE	DESCRIPTION	REVISIONS	NO.	DATE	DESCRIPTION

EXISTING CONDITIONS PLAN					
ANTHONY PLACE PHASE 2					
FILE NAME	DRAWN BY	ESM	DATE	SCALE	SHEET NO.
PRELIM	ESM	TWA	09-22-20	1"=30'	C2 of C4

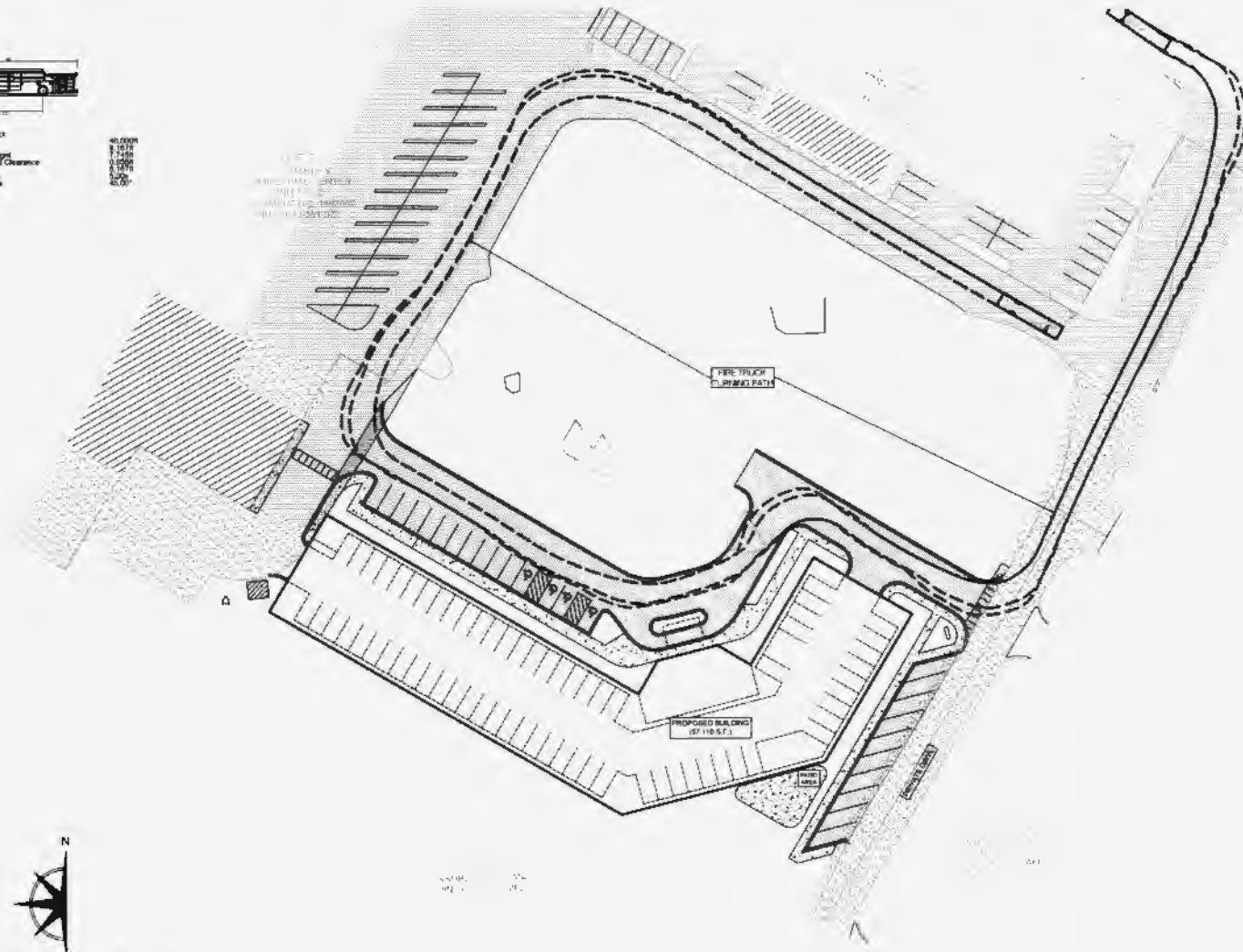
Received 1/14/2021



Received 1/14/2021



Pumper Fire Truck
 Overall Length 30.000
 Overall Width 8.500
 Overall Body Height 12.000
 Max. Body Ground Clearance 6.500
 Track Width 6.000
 Lock-to-lock time 1.000
 Max. Wheel Angle 45.000



PREPARED FOR:
ANTHONY PLACE, ST. CHARLES, LP
 343 WAINWRIGHT DRIVE
 NORTHBROOK, IL 60062



PREPARED BY:
ESM CIVIL SOLUTIONS, LLC
 Civil Engineering - Land Entitlement - Project Feasibility
 4520 Winfield Drive - Suite 200 Winnetka, Illinois 60093
 Tel: 847-399-0300 Fax: 847-424-6100

NO.	DATE	DESCRIPTION	REVISIONS	
			NO.	DATE

FIRE TRUCK TURNING RADIUS EXHIBIT

ANTHONY PLACE PHASE 2

FILE NAME: PRELIM	DRAWN BY: ESM	JOB NO:	PLD. NO.:	SHEET NO.:
DISC NAME:	DRN BY: TWA	DATE: 09-24-20	SCALE: 1"=30'	T1 of T1

Received 1/14/2021



HDJ
Hooker DeJong Inc
ARCHITECTS • ENGINEERS • PLANNERS




GC HOUSING DEVELOPMENT LLC

EXTERIOR CONCEPT | PR-3.1

ANTHONY PLACE - PHASE 2
ST CHARLES, IL

11/19/2020



7 TYP SIDE ELEVATION
PR-3.2
1/8" = 1'-0"



5 EAST ELEVATION
PR-3.2
1/8" = 1'-0"



6 SOUTHWEST ELEVATION
PR-3.2
1/8" = 1'-0"



4 SOUTH ELEVATION
PR-3.2
1/8" = 1'-0"



3 WEST ELEVATION
PR-3.2
1/8" = 1'-0"



2 NORTHWEST ELEVATION
PR-3.2
1/8" = 1'-0"



1 NORTH ELEVATION
PR-3.2
1/8" = 1'-0"

EXHIBIT "D"

PUD DEVIATIONS

For an Independent Living Facility use on the Subject Property

Table 17.14-2 Business and Mixed-Use Districts Bulk Requirements – BR District	
Maximum Building Coverage	62%
Maximum Building Height	60ft. or 4 stories, whichever is greater
Minimum Interior Side Yard	10ft.
Minimum Rear Yard	10ft.

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

Certificate

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

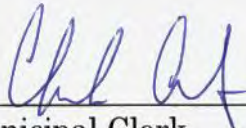
I further certify that on **January 19, 2021**, the Corporate Authorities of such municipality passed and approved Ordinance No. **2021-Z-1** entitled:

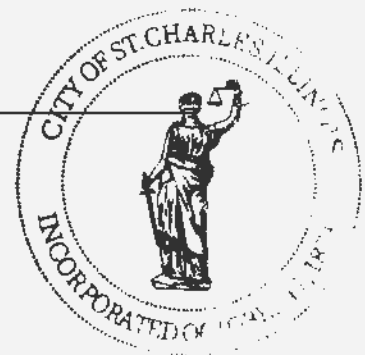
An Ordinance Granting approval of an Amendment to Special Use for PUD Ordinance 1982-Z-6 to allow for an Independent Living Facility and PUD Preliminary Plan for Anthony Place Phase 2 (St. Charles Commercial Center).

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

The pamphlet form of Ordinance No. **2021-Z-1**, including the Ordinance and a cover sheet thereof was prepared, and a copy of such Ordinance was posted in the municipal building, commencing on **January 26, 2021**, and continuing for at least ten days thereafter. Copies of such Ordinance were also available for public inspection upon request in the office of the municipal clerk.

DATED at St. Charles, Illinois, this **19th** day of **January 2021**.


Municipal Clerk



(S E A L)

**AGENDA ITEM EXECUTIVE SUMMARY**

Agenda Item number: *4d

Title:

Historic Preservation Commission recommendation to approve Historic Landmark Designation for 7 S. 2nd Ave., “Idle Hour Theatre”

Presenter:

Rachel Hitzemann

Meeting: Planning & Development Committee

Date: November 14, 2022

Proposed Cost: N/A

Budgeted Amount: N/A

Not Budgeted: **Executive Summary** *(if not budgeted please explain):*

Curtis Hurst has nominated his property at 7 S 2nd Ave. for Landmark status.

In accordance with the Zoning Ordinance, the Historic Preservation Commission held a public hearing on the landmark nomination on 9/7/2022. The Commission recommended approval of the nomination by a vote of 5-0, based on the criteria listed in the attached resolution.

The structure was built in the commercial vernacular style between 1904 and 1908. In 1914, Idle Hour Theatre moved in and occupied the space until 1926. The Theater was a venue for many well-known vaudeville acts, first run silent movie shows and other popular events.

If the Landmark designation is approved by City Council, a Certificate of Appropriateness from the Historic Preservation Commission will be required prior to issuance of a permit for construction, alteration, repair, demolition, relocation, or other material change that affects the exterior architectural appearance of the structure.

Attachments *(please list):*

Historic Commission Resolution, Landmark Nomination

Recommendation/Suggested Action *(briefly explain):*

Historic Preservation Commission recommendation to approve a Historic Landmark Designation for 7 S 2nd Ave., “Idle Hour Theatre”.

City of St. Charles, Illinois

Historic Preservation Commission Resolution No. 4-2022

A Resolution Recommending Approval for Landmark Designation (7 S. 2nd Ave. – Idle Hour Theatre)

WHEREAS, per Section 17.32.060 of the St. Charles Zoning Ordinance, it is the responsibility of the St. Charles Historic Preservation Commission to evaluate applications for Landmark Designation and to make recommendations to the City Council regarding them; and

WHEREAS, the Historic Preservation Commission has reviewed the application for designation of 7 S. 2nd Ave. and hereby finds that the Landmark nomination meets one or more of the criteria for Landmark Designation listed in Section 17.32.060.C of the St. Charles Zoning Ordinance based on the historical and architectural significance as described in the following findings:

1. The property has character, interest or value which is part of the development, heritage or cultural character of the community.

Became home to Idle Hour Theatre after Minard Hall, located across the street, was destroyed by fire. The theatre was a noted venue for known actors, vaudeville acts and premier movies.

2. The property is identified with a person who significantly contributed to the development of the community.

Dr. Charles Potter (eventually the first head of medical staff of the future Delnor Hospital) took over the property in 1912. He retained ownership until 1924 when he sold the Theatre to Lester J. Norris. Mr. Norris closed the Theatre in 1926 to eliminate competition to the Arcada.

3. The property is suitable for preservation or restoration.

The front exterior was redesigned in 1968. That elevation has been preserved and is visible today. The current owner has secured a new theatre for the space and intends to maintain the architecture of the building.

NOW THEREFORE, be it resolved by the St. Charles Historic Preservation Commission to recommend to the City Council that the property known as 7 S. 2nd Ave. as legally described in Exhibit “A”, be designated as a Landmark, and that it be referred to as the

“Idle Hour Theatre”, with a construction date of circa 1906.

Roll Call Vote:

Ayes: Malay, Kramer, Pretz, Kessler, Smunt

Nays: None

Absent: Rice, Dickerson

Abstain: None

Motion Carried.

PASSED, this 7th day of September, 2022.

Chairman

Exhibit "A"
Legal Description

THE SOUTHERLY 37.5 FEET OF LOT 1; THE SOUTHERLY 37.5 FEET OF THE EASTERLY 25 FEET OF LOT 2; THE NORTHERLY 10 FEET OF THE EASTERLY 25 FEET OF LOT 7; AND THE NORTHERLY 10 FEET OF LOT 8, IN BLOCK 2 OF THE ORIGINAL TOWN OF ST. CHARLES, ON THE EAST SIDE OF FOX RIVER, IN THE CITY OF ST. CHARLES, KANE COUNTY ILLINOIS

PIN #09-27-389-007

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



COMMUNITY DEVELOPMENT/PLANNING DIVISION

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

HISTORIC LANDMARK NOMINATION

Instructions:

To nominate a property for Historic Landmark Designation, complete this application and submit all required documentation to the Planning Division. Based on a review of the application by City staff and the Historic Preservation Commission, additional detailed information to support this application may be required.

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.

Received Date
RECEIVED
AUG 26 2022
City of St. Charles
Community Development

1. Property Information:	Parcel Number(s): <p align="center">09-27-389-007</p>	
	Property Name (Historic or common name of the property): <p align="center">IDLE HOUR THEATRE</p>	
	Property Site Address <p align="center">7. SOUTH SECOND AVENUE</p>	
2. Record Owner:	Name <p align="center">STC IDLE HOUR LLC</p>	Phone
	Address <p align="center">1 E. MAIN STREET ST. CHARLES, IL 60174</p>	Email
3. Applicant (if different from record owner):	Name <p align="center">CURTIS HURST</p>	Phone <p align="center">630-330-7215</p>
	Address	Email <p align="center">CURT@FREEDOMDEVELOPMENTGROUP.COM</p>

4. Legal Description of Property: The legal description should be obtained from the deed, mortgage, title insurance, or other recorded document (attach sheets if necessary).

SEE ATTACHED

I. Classification of Property (Check all that apply):

a) Ownership:

- private
 public-local
 public-state

b) Category:

- building
 district
 site

c) Integrity:

- original site
 moved: date _____
 unaltered

d) Function or Use:

Historic/Current

- / agriculture
 / commercial
 / educational
 / government
 / entertainment

Historic/Current

- / industrial
 / military
 / museum
 / private residence
 / park

Historic/Current

- / religious
 / scientific
 / transportation
 / other(specify

e) Architecture: (Based on "A Field Guide to American Houses")

National Folk Style
circa 1850-1930

Romantic Styles: circa 1820-1880

 Greek Revival
 Gothic Revival
 Italianate
 Exotic Revival

Victorian Styles: circa 1860-1910

 Second Empire
 Stick
 Queen Anne
 Shingle
 Richardsonian Romanesque
 Folk Victorian

Eclectic Styles: 1880-1940

 Colonial Revival
 Neoclassical, Classical Revival
 Tudor Revival
 Chateausque
 Beaux Arts
 French Eclectic
 Italian Renaissance
 Mission
 Spanish Revival
 Monterey
 Pueblo Revival

Modern Styles: circa 1900- present

 Prairie
 Craftsman
 Modernistic
 Minimal Traditional
 Ranch
 Split-Level
 International
 Contemporary
 Shed
 Other 20th Century Modern
 21st Century Modern

^{STRUCTURES}
 Styled Houses since 1935:

 Mansard
 Styled Ranch
 Millenium Mansion
 New Traditional
 American Vernacular **COMMERCIAL**

Other Architecture: *A Building*
DONE OUTSIDE ANY
ACADEMIC TRADITION.
 The building has American Vernacular but the arch typifies Romanesque, the horizontal band of second floor windows typifies Prairie and the multi light windows are influenced by Arts and Crafts movement.

II. Building Materials:

Please mark the appropriate boxes listing the materials that exist on the building. Possible options are provided below.

Inventory of Original Architectural Elements

Item:	Original (yes only)	Material	Location if Required
Chimney	DOES NOT EXIST		
Door(s)	ADDED LATE 1960'S	WOOD	EAST ELEVATION
Exterior Walls	ADDED LATE 1960'S	BRICK / LIMESTONE / CEMENT	EAST & SOUTH ELEVATIONS
Foundation	UNKNOWN	CEMENT	SOUTH ELEVATION
Roof	UNKNOWN	VARIOUS	
Trim	ADDED LATE 1960'S	LIMESTONE + WOOD	SOUTH + EAST ELEVATION
Window (s)	ADDED LATE 1960'S	WOOD	EAST & SOUTH ELEVATION

Materials List

Adobe	Aluminum	Asbestos	Asphalt	Brick	Bronze
Canvas	Cast Iron	Ceramic	Clapboard	Cloth	Concrete
Concrete Board	Copper	Dryvit	EIFS	Engineered	Fiberglass
Glass	Granite	Iron	Lead	Limestone	Log
Marble	Metal	Nickel	Plastic	Plywood	Rubber
Sandstone	Shake	Shingle	Slate	Steel	Stone
Stucco	Synthetics	Terra Cotta	Tin	Vinyl	Weatherboard
Wood	Other:				

III. Significance of Property:

Please indicate source of documentation, if available.

- a) Original Owner: ALEX T. ROCHE
- b) Architect/ Builder: UNKNOWN
- c) Significant Person(s): DR. CHARLES A. POTTER (IDLE HOUR THEATRE) + LESTER J. NORRIS
- d) Significant Dates (i.e., construction dates): BUILT BETWEEN 1904-1908;
EAST ELEVATION RENOVATION 1968

e) Criteria for Designation:

Please indicate which of the following criteria apply to the property and attach supporting documentation for each criteria. (check all that apply)

1. Property has character, interest, or value which is part of the development, heritage, or cultural character of the community, county, or nation.
Notes: BECAME HOME TO IDLE HOUR theatre AFTER MINARD HALL LOCATED ACROSS THE STREET DESTROYED BY FIRE. Noted venue for known actors, vaudeville acts, and premier movies.
2. Property is the site of a significant local, county, state, or national event.
Notes:
3. Property is identified with a person who significantly contributed to the development of the community, county, state, or nation.
Notes: LESTER J. NORRIS
DR. C. A. POTTER - FIRST MEDICAL PRESIDENT DEAN HOSP.
4. Structure embodies distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials.
Notes:
5. Property is identified with the work of a master builder, designer, architect, or landscape architect whose work has influenced the development of the area, the county, the state, or the nation.
Notes:

6. ___ Structure embodies elements of design, detailing, materials, or craftsmanship that are of architectural significance.
Notes:
7. ___ Structure embodies design elements that make it structurally or architecturally innovative.
Notes:
8. ___ Property has a unique location or physical characteristics that make it a familiar visual feature.
Notes:
9. ___ Structure is a particularly fine or unique example of a utilitarian structure with a high level of historical or architectural significance.
Notes:
10. Property is suitable for preservation or restoration.
Notes:
11. ___ Property is included on the ___ Illinois and/or ___ National Register of Historic Places.
Notes:
12. ___ Property has yielded, or is likely to yield information important to prehistory, history, or other areas of archaeological significance.
Notes:

IV. Attachments

1. Descriptive Statement: Attach a narrative statement describing the property and its historical architectural significance as indicated in Sections I, II, and III above. Describe structural changes, additions, and decorative modifications or material changes and dates of such work if known. State the reasons it should be designated as a Historic property. *SEE ATTACHED*.
2. Plat of Survey: Attach a plat of survey showing the boundaries and location of the property. This may be obtained from the County Recorder (630-232-5935) at the Government Center. You may also have one from your house closing. *SEE LEGAL DESCRIPTION*
3. Photographs: Attach photographs showing the important structures or features of the property and a photograph as viewed from the public way. Black and white or color prints. A minimum of one photograph of the structure as viewed from the public way is required.

SEE ATTACHED

4.) *CHRONOLOGICAL LIST OF HISTORICAL OWNERS. SEE ATTACH*

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.



Curtis Hurst

06/17/2021

Record Owner

Date

Applicant or Authorized Agent

Date



ST. CHARLES HISTORIC PRESERVATION COMMISSION

ARCHITECTURAL SURVEY ST. CHARLES CENTRAL DISTRICT ST. CHARLES, ILLINOIS

DIXON ASSOCIATES / ARCHITECTS

ARCHITECTURAL INTEGRITY

	1	2	3
<input checked="" type="checkbox"/> Unaltered	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Minor Alteration	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Major Alteration	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Additions	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sensitive to original	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Insensitive to original	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

1: first floor; 2: upper floors; 3: roof/cornice

ARCHITECTURAL SIGNIFICANCE

- Significant
- Contributing
- Non-Contributing

BUILDING CONDITION

- Excellent: Well-maintained
- Good: Minor maintenance needed
- Fair: Major repairs needed
- Poor: Deteriorated

ARCHITECTURAL DESCRIPTION

Style: Commercial Vernacular

Date of Construction: 1910-1930

Source: A Field Guide to American Architecture

Features:

Former Idle Hour Theater building. Two story brick with large curved top entry and band of windows at second floor.



Address:

7 South 2nd Avenue

Representation in Existing Surveys:

- Federal
- State
- County
- Local

Block No. 47

Building No. 2

SURVEY DATE:

MAY 1994

ROLL NO. 6

NEGATIVE NO. 7

Description – 7 South Second Avenue

Built between 1904-08 this current commercial vernacular architectural design (a building done outside any academic tradition) housed the Idle Hour Theatre which located there in 1914 remaining there until 1926. The great fire of Minard Hall which was located across the street forced that theatre to find both a new location and name. The building was built by then owner Alex Roche who eventually lost control and title in 1912 to the Stewart State Bank. Dr. Charles Potter (eventually the first head of medical staff of the future Delnor Hospital) took control from Stewart State Bank until 1924 when Lester J. Norris purchased this property with his closing of the theatre in 1926. That was the time Mr. Norris and the Arcada Theatre began operation thus eliminating any competition. The Idle Hour Theatre was a venue for many well-known vaudeville acts, first run silent movie shows, and other popular events.

The current entrance on the east elevation was the rear exit door until 1968 when the architectural firm Selleg, Stevens, Peterson, and Flock took ownership and renovated the use of the building. During the time of use by the Idle Hour Theatre the entrance was located through a hallway that currently houses the Berry Barbershop. Today we view the 1968 redesign of the east elevation which has been preserved.

The Idle Hour Theatre housed 325 patrons and the current building owner has secured another theatre company to begin operation. The exterior is original to the 1968 renovation.



PREPARED BY AND
RECORDING REQUESTED BY
Inland Bank and Trust
2805 Butterfield Rd., Ste 200
Oak Brook IL 60523

2013K058924
SANDY WEGMAN
RECORDER - KANE COUNTY, IL

RECORDED: 8/9/2013 11:20 AM
REC FEE: 34.00 RHSPS FEE: 9.00
PAGES: 1

AND WHEN RECORDED MAIL TO
Wendell W. Clancy
Kay E. Clancy
PO Box 1247
Wayne, IL 60184

PC

Space above line is for the Recorder's use only

SATISFACTION AND RELEASE OF MORTGAGE AND ASSIGNMENT OF RENTS

Inland Bank and Trust, as successor in interest to First Choice Bank, for and in consideration of the payment of the indebtedness secured by the Mortgage and Assignment of Rents hereinafter mentioned, and the cancellation of all the notes thereby secured, and of the sum of one dollar, the receipt whereof is hereby acknowledged, does REMISE, RELEASE, CONVEY and QUIT CLAIM unto Wendell W. Clancy, Trustee of Wendell W. Clancy Revocable Trust under the provisions of a trust agreement dated April 15, 1995 to an undivided one-half interest; and Kay E. Clancy, Trustee of Kay E. Clancy Revocable Trust under provisions of a trust agreement dated February 15, 2002, to an undivided one-half interest, of the County of Kane and State of Illinois all the right, title, interest, claim or demand whatsoever it may have acquired in, through or by a certain Mortgage and Assignment of Rents bearing the 24th day of September, 2004 and recorded in the Recorder's Office of Kane County, in the State of Illinois, as Document Number(s) 2004K127567 and 2004K127566 to the premises therein described, situated in the County of Kane, State of Illinois as follows to wit:

LEGAL DESCRIPTION

THE SOUTHERLY 37.5 FEET OF LOT 1; THE SOUTHERLY 37.5 FEET OF THE EASTERLY 25 FEET OF LOT 2; THE NORTHERLY 10 FEET OF THE EASTERLY 25 FEET OF LOT 7; AND THE NORTHERLY 10 FEET OF LOT 8, IN BLOCK 2 OF THE ORIGINAL TOWN OF ST. CHARLES, ON THE EAST SIDE OF FOX RIVER, IN THE CITY OF ST. CHARLES, KANE COUNTY ILLINOIS

PIN# 09-27-389-007-0000, common address is known as: 7 S. Second Avenue, St. Charles, IL 60174

Situated in the City of St. Charles, County of Kane, and the State of Illinois, together with all the appurtenances and privileges thereunto belonging or appertaining.

IN TESTIMONY WHEREOF, the said corporation has caused its name to be signed to these presents by its Vice President and attested by its Senior Vice President this 27th day of June, 2013.

By: Carla J. Salerno

Attest: TSU SUP

State of Illinois, County of Dupage

I, the undersigned, a notary public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Carla J. Salerno personally known to me to be the Vice President of Inland Bank and Trust, an Illinois Corporation, and Thomas E. Lux personally known to me to be the Senior Vice President of said corporation, and personally known to me to be the same person (s) whose name(s) is / are subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that such Vice President and Senior Vice President, they signed and delivered the said instrument, pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act of said corporation, for the uses and purposes therein set forth.

Given under my hand and seal this 27th day of June, 2013.

[Signature]



Commission expires: 11/19/14

43

7 Second Avenue

09-27-389-007

STCHAS/2E/1

- 1849 WD Ira and Sarah Minard to...
...vacant land with several ownership changes...
- 1901 QCD ...to T.E. Ryan
- 1901 WD Terrence E. and Emily M. Ryan to Alex T. Roche
- 1901 QCD Sarah Maude Webster family to Alex T. Roche
- 1903 QCD Thompson P. and Flora Adams to Alex T. Roche
- 1904 MTG Alex T. Roche to St. Charles Bldg & Loan Co.
Building built between 1904 and 1908
- 1907 MTG Alex T. Roche to St. Charles Bldg & Loan Co.
- 1908 MTG Alex T. Roche to St. Charles Bldg & Loan Co.
- 1909 QCD Helean M. Barbour & Geo. W. & Lizzie Minard to Alex T. Roche
- 1912 Court order John S. Sears appointed to Stewart State Bank
- 1913 Deed John S. Sears appointed to Stewart State Bank
- 1914 WD Stewart State Bank ILL Corp to Frank C. Hunt & Chas A. Potter
- 1924 WD Charles A. and Althen Potter to Lester J. and Dellora A. Norris
- 1968 WD Lester J. and Dellora A. Norris to Selleg, Stevens, Peterson and Flock,
Inc.
...several changes to today.

E. J. Chas. pt

Lot 1
Block 2

Sec.
Tp.
Rg.

R. O.
Bk. 414
Pg. 526

Terrence E Rayn &
Emily M Ryan h w

to
Alex T Roche

Doc 53912

being the W 32 ft of sd Lt 1 & the S 20 ft in reare of
the 18 by 80 ft abv excepted. This D is givn subj to
all incumbrance now on the ppty as shown by abstract
to date

Warranty Deed dated Nov 15 01 and recorded
Nov 25 01 in Book page

Consideration \$ 2700

C & W t f d r e t - w :

Lt 1 of B 2 of the Orig Tn now Cy
of St Chas ex the pt of sd lt on
N & E si 80 ft on 2nd St & 18 ft
on Main St the pt of sd. lt hby evyd

e St Chas

pt Lot 1
Block 2

Sec.
Tp.
Rg.

R. O.
Bk. 409
Pg. 196

Sarah Maude Webster
firmly Sarah Maude
Minard & William E
Webster h h of Batav-
ia Ills & Abbie M
Minard & Charles I
Minard h h

to
Alex T Roche

Doc 53913

Quit Claim Deed dated **Nov 23 01** and recorded **7**
Nov 25 01 in Book **9**
page
Consideration \$ **1.00**
Cvy & q-c all int. in t f d r e t-w:
**All of Lt 1 in B 3 of the Orig Tn
now Cty of St Charles except a strip
on N E cor of sd Lt b a f; Comg at a
pnt on the S li of Main St 18 ft Wly
from N E cor of sd Lt th Sly // wi
W li of Second St 80 ft th Ely //
wi the S li of Main St 18 ft to Sec
ond St th Nly on the W li of Second
St 80 ft t t p o b Meaning & intg to
cvy all of sd Lt 1 except the last
dabd strip (eighteen X eighty ft)
sit in the Cty of St Charles**

7 1 0 0

E 2

Lot 2	Sec.	R. O.
Lot 1	Sec.	R. O.
	Tp.	Bk. 422
Block 2	Rg.	Pg. 405

of J. G. Chen. pt

Thompson P. Adams
& Flora h w

Quit Claim Deed dated **Mar 11 03** and recorded

Oct 28 03 in Book page

Consideration \$ **1**

Cvy & q-c all int. in t f d r e t-w:

to

Alex T Roche

Dec 65702

Pt of L 1 in B 2 of the Orig Tn now
 Cy of St Chas b a f t w comg at the N
 E cor of sd Lt 1 th Sly alg E li of
 sd Lt 80 ft th Wly // with S li of
 Main St in sd Cy 18 ft th Nly // with E li of sd Lt 80
 ft to S li of Main St th Ely on sd S li of Main St 18 ft
 p o b

Edw Chas

Lot	1	Sec.	R. O.
		Tp.	Bk. 323
Block	2	Rg.	Pg. 429

**Alex T Roche an
unmarried man**
of the City of St. Charles, K. C. I.
to
St. Charles Bldg. & Loan Co.
of St. Charles, K. C. I.

Doc **73849**

tsfrd by sd **Alex T Roche**
Mtg & War

Mortgage dated **Oct 18 04**
and recorded **Dec 30 04** in Book _____ page _____
To secure note for **\$2400.00** b e d h p t sd Co.,
tog w i thon at 7 p c p a, accdg t t tenor & effect of sd note; also
to secure premium note for **One Dollar**
~~ments~~ b e d h p t sd Co on or bef the 10th of ea mo hereafter in
advance until the princ note hinbef named is fully pd or until
the **24** shares of the **55th** series of stk of sd Co this day
to it as col secy shall have reached par value of \$100.00 per share.

**All of L 1 of B 2 of the 0 Tn now
Cty of St Charles**

Grantor covenants to pay all taxes and assessments and to keep all buildings insured.

H. R. W.

Ack _____ bef _____

N. P. K. C. I.

St Charles

Lot 1

Try Organ C St Charles

Lot	1	Sec.	R. O.
		Tp.	Bk. 323
Block	2	Rg.	Pg. 474

**Alex T Roche a
batchelor**

of the City of St. Charles, K. C. I.

to

St. Charles Bldg. & Loan Co.

of St. Charles, K. C. I.

Doc **87747**

tsfrd by sd **Alex T Roche**

Mtg & War

Mortgage dated **Feb 21 07**
 and recorded **Feb 26 07** in Book _____ page _____
 To secure note for \$ **2400** b e d h p t s d Co.,
 tog w i thon at 7 p c p a, accdg t t tenor & effect of sd note; also
 to secure premium note for **One Dollar**
 wents b e d h p t s d Co on or bef the 10th of ea mo hereafter in
 advance until the princ note hinbef named is fully pd or until
 the **34** shares of the **64th** series of stk of sd Co this day
 to it as col secy shall have reached par value of \$100.00 per share.

**All of L 1 of the O T now Cty of
St Charles.**

422

405

Grantor covenants to pay all taxes and assessments and to keep all buildings insured.

H. R. W.

N. P. K. C. I.

bef

Ack

E. St. Charles

Lot	1	Sec.	R. O.
		Tp.	Bk. 323
Block	2	Rg.	Pg. 527

Alex T Roche a bachelor

of the City of St. Charles, K. C. I.
to
St. Charles Bldg. & Loan Co.
of St. Charles, K. C. I.

Doc 99031

Witnessed by **Alex T Roche**
M g & War

Mortgage dated **Oct 30 08**
and recorded **Nov 4 08** in Book _____ page _____

To secure note for \$ **2600.00** b e d h p t sd Co.,
together with at 7 p c p a, accdg t t tenor & effect of sd note; also
to secure premium note for **One & 08/100**
cents b e d h p t sd Co on or bef the 1st th of ea mo he after in
advance until the princ note hi bef am d is fully p r ntil
th **26** shares of the **70th** se s of s k f sd thi day
to it as col secy shall hav eac ed par value \$1 0.00 per share.

L 1 of B 2 of the O T now Cty of St Charles.

Grantor covenants to pay all taxes and assessments and to keep all buildings insured.

H. R. W.

Ack _____ bef _____

N. P. K. C. I.

Charles

Fla

Exch

02 Lot 2

E. J. Chas.

Lot 1	Sec.	R. O.
	Tp.	Bk. 506
Block 2	Rg.	Pg. 534

Quit Claim

Helean M Barbour,
 a widow of Chicago
 C C I &
 Geo W Minard &
 Lizzie h w

Warranty Deed dated **May 29 09**
June 18 09 in Book
 Consideration \$ **1.**
 C & **CC** t f d r e t - w :

and recorded
 . page

to
 Alex T Roche

Lt 1 in Blk 2 of the Orig Tn , now
 City of St Charles in K C I

Doc 103221

Gre
 I.
 ck
 RM

E. S. Sears

Lot 1	Sec.	R. O.
	Tp.	Bk. 543
Block 2	Rg.	Pg. 374

R. C
62
48

John S Sears,
M. i. C. of the Cir. Ct. of K. C. I.

Ctf of Sale dated **Jul 23, 12** and recorded
Jul 26, 12 in Book _____ page _____

Ctfs that in pur of a decree entd on **May 28, 12** by sd Ct
in a Chy cause therein entitled **C E Morrill & Stew-**

to
Stewart State Bank

art State Bank, vs Alex T Roche, et
al, he duly advtsd accdg to law the

Doc. **125641**

prems hinaf dscd to be sold at pub vend t t h & b b f c, at **10** o'c
A M. on Jul 20, 12 at **E dr of the Ct**
House at Geneva, in K. C. I.

That at the ti & pl so aptd for sd sale he offered sd prems for sale at pub vend t t h & b b f c, whereupon
Stewart State Bank bid thfr \$ **5173.58** &, that being t h & b b offered thfr, he accdgly
stk off & sold to sd bidder, for sd sum, the sd prems, which are sit in

K. C. I. & are d a f t-w: **Lot 1 Blk 3 Orig tn now city of St**
Charles, K C I.

<i>E. St. Char</i>	Lot /	Sec.	R. O
		Tp.	Bk. 556
	Block 2	Rg.	Pg. 6

John S Sears

M. i. C. of Cir. Ct. of K. C. I.

to

Stewart State Bank

Deed dated **Oct 27 13** and recorded
Oct 30 13 in Book _____ page _____

Set fth that in pur of a decree entd on **May 28 13**
by sd Ct in Chy case then pdg thin wherein **C E Morrill**

**& Stewart State Bankwete oplts
& Alex T Roche et al were**

Doc **135234**

defts, sd M duly advtsd accdg to law the prems hinaf desc'd for sale at

pub auc t t h and b b f c at **10** o'ck **A** M. on **Jul 20 13** at **the E door**
of the Court House

That at the time and place so apptd for sd sale sd M offered sd prems for sale at pub auc t t h and b b f c
and thereupon **The Stewart State Bank** bid thfr \$ **5173.58** and that being t h and b b offered
he accdgly stk off and sold to sd bidder for sd sum the sd prems and deld to sd purchaser the usual M's ctf thfr,
that sd prems have not been redeemed from sd sale; Now thfre, in consid of the prems 1st pty cvys to 2nd pty

their and as, the sd prem which are sit in **the** _____ K. C. I. and d a f t-w:

L 1 B 2 Orig Tn now City of St Chas K C I sitd in the Cy o
St Chas K C I

E. St Chas.

Lot <u>1</u>	Sec.	R. O.
	Tp.	Bk. <u>579</u>
Block <u>2</u>	Rg.	Pg. <u>148</u>

**Stewart State Bank
Ill corp,**

Warranty Deed dated **Apr 25, 14** and recorded
Apr 29, 14 in Book page

Consideration \$ **1.** and other
C & W t f d r e t - w : **L 1 Blk 2 orig tn**

**to
Frank C Hunt &
Chas A Potter**

**now city of St Chas, sitd in the Cy
of St Chas, in K C I.**

Doc 139131

**Subj to taxes for 1914 & all unpd
installmts of speci asmts for sewer
and water works which grantees
assume and agree to pay.**

15202

1924
WD

~~Charles A. Potter and Althea Potter, his wife, Frank C. Hunt and Carolyn J. Hunt, his wife,~~
the Grantors, Charles A. Potter and Althea Potter, his wife, Frank C. Hunt and Carolyn J. Hunt, his wife,

of the City of St. Charles in the County of Kane and State of Illinois
for and in consideration of ~~the sum of~~ Other good and valuable considerations and ten DOLLARS
in hand paid CONVEY and WARRANT to Lester J. Norris and Dellora A. Norris, his wife

of the City of St. Charles County of Kane and State of Illinois
as Joint Tenants, but not as tenants in common,
the following described Real Estate, to-wit:

The southerly thirty seven and one half (37½) feet of lot one (1) and the southerly thirty seven and one half (37½) feet of the Easterly twenty five (25) feet of lot two (2) all in Block two (2) Original Town, now City of St. Charles, Illinois, including therein all of the theatre building now on said premises, and the premises on which same is now located. Together with the rights of the grantors under party wall agreement between Aurora Brewing Company of the one part, and John Christiansen, C.A. Potter and F.C. Hunt of the other part, dated October 27th, 1914, and recorded in the Recorder's office of Kane County in Book 577 on page 329, document No. 143132, and all rights under warranty deed from John Christiansen and wife to F.C. Hunt and Annie M. Potter, dated March 20th, 1924 and recorded in the Recorder's office of Kane County, Illinois, in Book 741 on page 419, and under deed from said Annie M. Potter to Charles A. Potter, recorded in the Recorder's office of Kane County in Book 721 page 457, in so far as the said deeds and agreement pertain to the party wall between the theatre building on the premises herein described, and the building next westerly, now owned by G.A. Norton.

Revenue \$13.00

UNOFFICIAL

Situated in the County of Kane in the State of Illinois, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Law of the State of Illinois. This conveyance made subject to installments of special assessments for sewers and for special assessments for paving Second Avenue, becoming due subsequent to January 2, 1925, which grantees assume.

Dated this 5th day of December A. D. 1924.

Frank C. Hunt (SEAL)
Charles A. Potter (SEAL)
Althea Potter (SEAL)
Carolyn J. Hunt (SEAL)

STATE OF ILLINOIS }
County of Kane }

I, Harry G. Hempstead, a Notary Public

and residing in
in and for said County, in the State aforesaid, DO HEREBY CERTIFY That Charles A. Potter and Althea Potter his wife, Frank C. Hunt, and Carolyn J. Hunt, his wife, personally known to me to be the same persons whose names are subscribed

(Harry G. Hempstead
Notary Public
Kane Co. Ill.)

to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the right of Homestead.

Given under my hand and Notarial seal this Eighth day of December A. D. 1924.
My commission expires Mch. 16th, 1926. Harry G. Hempstead, Notary Public.

No. 246627 Filed for Record this 10th day of Dec. A. D. 1924, at 8 o'clock A. M.

Book 762

Charles Doetschman,

Recorder

E&H

SEP - 4 1968

1968
WD

THE GRANTORS, LESTER J. NORRIS and DELLORA A. NORRIS, individually and as husband and wife,

of the City of St. Charles County of Kane State of Illinois
for and in consideration of the sum of Ten Dollars and other valuable consideration in hand paid Convey and Warrant
to SELLEG, STEVENS, PETERSON AND FLOCK, INC., an Illinois Corporation,

of the City of St. Charles County of Kane State of Illinois
the following described Real Estate, to-wit:

The Southerly 37.5 feet of Lot 1; the Southerly 37.5 feet of the Easterly 25 feet of Lot 2; the Northerly 10 feet of the Easterly 25 feet of Lot 7 and the Northerly 10 feet of Lot 8, in Block 2 of the Original Town of St. Charles on the East side of Fox River, in the City of St. Charles, Kane County, Illinois.



situated in the City of St. Charles County of Kane in the State of Illinois, hereby releasing and waiving rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

This conveyance subject to: (1) Party wall agreement recorded November 16, 1914 as Document 143132; (2) Party wall along the Northerly line of premises in question as disclosed by Warranty Deed recorded July 7, 1926 as Document 276598; (3) Other party wall and party wall rights, if any; and (4) Taxes for the year 1967 and subsequent years.

Dated this 30th day of July A. D. 19 68.

(SEAL) Lester J. Norris (SEAL)
(SEAL) Lester J. Norris (SEAL)
(SEAL) Dellora A. Norris (SEAL)
Dellora A. Norris

State of Illinois }
Kane County } ss. I, the undersigned, a Notary Public in, and for said County and State aforesaid, DO HEREBY CERTIFY that
Lester J. Norris and Dellora A. Norris, individually and as
husband and wife,

personally known to me to be the persons whose names are subscribed to the foregoing instrument, appeared before me and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the exercise of the right of homestead.

Given under my hand and Notarial seal this 21st day of August A. D. 19 68.
Norman J. Peterson (SEAL)
Notary Public

Document No. 1122321 Filed for record in Recorder's Office of Kane County, Illinois.
MAIL TAX BILL TO: Selleg, Stevens, Peterson and Flock, Inc.
NAME: Selleg, Stevens, Peterson and Flock, Inc.
Address: Idle Hour Building St. Charles, Illinois
at 2 o'clock P. M. SEP - 4 1968
Eric E. Markson
Recorder of Deeds

SCC
4-164

F-4-5

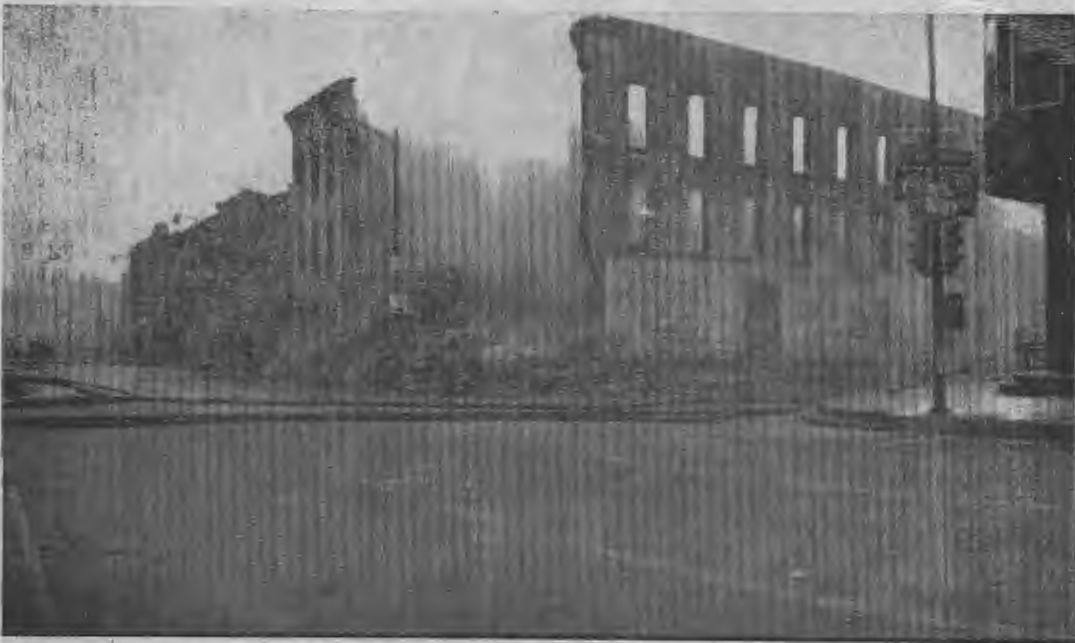
A)

St. Charles Opera Houses Flourished In Early Days of Home Town Society



STREET OF YESTERDAY—A reprint of an old post card shows the Irwin building at right of picture. The post

card was dated only by the streetcar and garb of the pedestrians—knickerbockers and ankle-length dresses.



LANDMARK DESTROYED—A fire which started in a rubbish heap at the back of the Irwin building July 29

left only the stone walls. What started out to be an opera house ended as a burned-out grocery

LANDMARK DESTROYED — A fire which started in a rubbish heap at the back of the Irwin building, July 29, 1958, destroyed the 90-year-old struc-

ture, leaving only the stone walls. What started out to be an opera house ended as a turned-out grocery store, and is now a parking lot.

"Ten Nights in Barroom", "Uncle Tom" Among Plays

About 74 years ago, when the population of St. Charles was only 1600, the town boasted two opera houses, one on the east and one on the west side of the river.

Minard's hall, located on the southeast corner of Second avenue and Main, was built by the first Ira Minard, one of the early settlers of St. Charles, and was then the center of social activities in the town.

The Negro Baptists held their services at Minard's hall, baptizing their new recruits in the Fox river. Small companies of actors played out their dramatic offerings there; and sometimes minstrel shows or political speeches was the fare.

In 1840, William C. Irwin, age 26, came to St. Charles from New York and started construction on a building which was to take him 50 years to complete. Irwin's hall, as this second opera house was called, was on the third floor of the Irwin building, and by 1890, had begun to draw a healthy following from the clientele of Minard's hall.

Some of the older townspeople of today remember attending plays there, some presented by hometown talent and some by professional traveling theatrical groups. Miss Alice Davis recalls being allowed to attend "Little Women" and "Uncle Tom's Cabin," but was forbidden to see "Ten Nights in a Barroom." The hall was also used for dances, and many residents remember their first experience at indoor roller skating as having happened there.

Though Irwin's hall with its expansive stage was considered the "mecca" of St. Charles social life in the early '80's, according to historical records, its builder William Irwin was anything but social. Reportedly, the construction of Irwin's hall was purely a business matter, with money the sole object. Irwin himself was many things, including cooper, mason, carpenter, undertaker and atheist.

Since the hey-day of Irwin's hall, a legend about its underground tunnel has grown. The

tunnel runs from Second street, under the Irwin building and down to the river, and according to the local myth, was used to harbor run-away slaves. It was supposed to be part of the underground route for slaves on their way to Canada. The truth is, the tunnel was nothing more than a large sewer meant to drain water to the river after heavy rains.

In those early days, the streets were dirt roads, the few scattered street lamps were powered by oil, and there were no sewers. Rainfall turned the

powdered dust of the streets into a veritable quagmire, and heavy rainfall caused near-flood conditions. Therefore, when some of those old buildings were constructed, it was necessary to provide some kind of drainage to prevent flooding in the cellars of those buildings.

In the more recent history of Irwin's hall, the building was host for many years to Fritz Carlson's haberdashery, and was finally sold to P. S. Nichol, a St. Charles lumber dealer.

The Irwin building was 50 years in the making — Irwin adding to it until he died — but it was destroyed in a few hours by fire six years ago.

Where the old opera house once stood, is now a blacktopped parking lot.

B

ST. CHARLES BOYS WHO HAVE ENLISTED

- CARL BARRS, coast artillery. HARRY BAILY, engineer. QUS BLOOMBAERT, infantry. WILFRED BOGART, navy. A. E. BRADLEY. WALTER BRYANT, artillery. DAVID BUSHNELL, 4th reg. BURTON CAMPBELL. BERT CARLSON, light artillery. FRED CARLSON, engineer corps. GRANT CARLSON, engineer corps. CHARLES CHERRY, infantry. HAROLD COLSON, officers' reserve corps. BOB COLSON, officers' reserve corps. HARRY COOK, engineer corps. JULIUS COVNE, infantry. HAROLD CRAMER, artillery. EDSON DAILY, cavalry. CHESTER DAVIS, officers' reserve corps. ALLEN DAVEY, Red Cross unit 11. JULIUS DEBAIR, navy. EMIL DEBAIR, navy. GUST DEVEYER, infantry. FELIX DISCROW, navy. LESLIE DUERR. CLINT ECKSTROM, 17th cavalry. DR. D. E. EGAN, medical corps. LEWELLYN FELLOWS, engineer corps. WESLEY FORB, Co. L, 4th infantry. LIEUT. DAVID Y. FRIEDMAN, officers' reserve corps, The Presidio, San Francisco, Cal. ANDREW GARTNER, heavy artillery. EVERT HAMMOND. HAROLD HICKEY, heavy artillery. HARRY HOWE, engineer corps. RALPH JOHANSON, ambulance corps. ED. JOHNSON. HJALMER JOHNSON, artillery. HAROLD KINGSBURY, engineer corps. HENRY KINIST, 8th field artillery. CARL KNUDSEN, cavalry. PAUL KOLLAUF, engineer corps. DODD L. KRONQUIST, 23rd ill. artillery. HAROLD KRONQUIST, navy. JULIUS LEVEVE, infantry. FRED LUKESH, navy. WILLIAM LUKEBH, navy. CHESTER LUTTON, engineer corps. WILFRED OAKES, 2nd ill. inf. VL. JOE PETROSKY, Ft. Ethan Allen. LOU ROCKWELL, engineer corps. RUDOLPH ROSS, navy. ANTON SCHULSKI, infantry. WM. SHELLEY, 2nd ill. inf. CELEST APRETT, automobile corps. ROY SMITH, U. S. Navy. CLYDE SWANSON, 8th field artillery. GUST TEBELL, light artillery. GEORGE THIM, 7th cavalry. DEE THATCHER, engineer corps. JACK THORNTON, navy. HAROLD WILCOX, 16th cavalry. HENRY WILLIAMS, artillery. GERALD WHITNEY, machine gun corps.

When Lohas Dared Death. In 1876 the granite obelisk that stood scattered before the palace of Ramses III, at Luxor, for more than thirty years, was the scene of a terrible eruption in the Plaza de la Concordia was marked by a fine example of civic courage. It had been brought from Egypt by the engineer Lohas in a cable car. It was the first time that a cable car had been used to navigate the Nile and the Seine. This boat was towed through the sea by a warship. When the cables used in raising the obelisk broke together the Paris were strained almost to breaking. Lohas placed himself at once under the enormous stone as it began to move. If a single cable had broken all would have been over with the engineer. Explaining his hardihood, Lohas said that he was sure of his calculations. A single error and the obelisk would have crashed, and he preferred a tragic end to dishonor. "This," said Le Cri de Paris, "was before our day of intervention, and Lohas occupied only a few hours in the construction, no more, no less than the periodical adventures of the sea serpent."

BRAINY REPORTER "COVERS" ST. CHARLES

St. Charles is 37 miles from Chicago, near enough to be of some interest to the city. To a city reporter, any place outside of the loop is a "rube" town. It is amazing what material some newspaper use as copy. That same type of reporting seems to be popular, however, and just last week along came a blue-jacketed reporter, a regular Rube reporter, to St. Charles by the Chicago, Rock and Pacific, for a write-up of the town. He squandered down to watch the crowd come out of the Baptist church, and hangs out at East Indiana and First avenue to soak his hide full of ideas concerning the business activities of St. Charles. He just gave the "rube" his own whittling up all the "rube" lore to speak his and forthwith begins to blather like he writes up St. Charles and Bismarck, but completely ignores Geneva, a Fox River valley city. Just why this snub none know, but if Geneva ever finds it out there is going to be hard feelings. He writes under the initials of B. W. W. which stands for Belch-Whistle. He wears spats, and has a chin strap on his hat to hold his nose up to keep him from drooping. Half of these free reporters believe the world ends with the top of their district. Let them leave that district and they are afraid to go home in the dark, but they bolster up their confidence, hand out their patronizing airs, and just have the same old story to tell. They get away as a jump upon. Why, this here "feller" that "writes up" St. Charles just seems to cut loose and do some-er-painting. But wait, let Belch-whistle Wiggle Worms tell it. About 6:30 p. m. on Saturdays the population of St. Charles, Ill., reaches a focus in front of the St. Charles Billiard Hall, where the more punctual part of it also does on the upper step and gaze at the Idle Hour. The street across the street. Before 6:45 the ballance on the community commences at the lower step, on which it "sits" and helps the group always to look at the Idle Hour. "No other location affords them the advantage of being opposite the Idle Hour and next door to the Star. The farther they move from it the more privation they feel, and if they go more than a block and a half east-west they are out of town. Business at the Idle Hour is a shade inferior to that at the Star, because the latter is unable to reach it without crossing the street, whereas it can enter the Star by turning round once and falling over. "The night I leaned up against the facade of the Idle Hour I saw a man sitting the only Theda (soil pervert or unfaithful), and the Idle Hour man Dan "Krasel" (blonde of super-sneezes). The one man in St. Charles who can paint a mummy twelve-twelve does his impartial utmost for both houses. The evening's disposition had already started, and some of the earlier celebrants were even now bringing their perverted souls out of the Star. "I had just got in from the Oak Ridge camp, where I had hoped to spend the night, but found that week-enders were numbers to the camp. The place is divided planned in the woods by the Fox River, but is composed of checks not much larger than a watchman's box, and families live here close to nature for a week or more. They were courteous, but firm, and recommended certain St. Charles hotels. "As I rammed the sticks in the two high seats, the man, who has a grudge against the government, but not this one. It is either Cleveland's or Harrison's. He stood by the ledge with a scribe in his hand and said he had seen no approach and leave the camp. "What did they tell you?" he asked. "They said that they had been and bathed," I told him. "Also danced to a piano on a pitch-pine floor. And thank."

They're carp tritters and bap an cap. Ask for pie and they'll offer an apple, peach or hard blueberry or carp. I found out in St. Charles that Mr. Lambert had overheard the measure of the devastation for it was that they are serious. I've never to climb St. Charles carp tritters. So I heard in Mr. Frelsen's bar. Mr. Frelsen is a pie-traitor, and has placed placards all over his bar to tell you where you are at. One of them says that if your language is vulgar you must go out. And another that if you are a snob you must not even enter in, while the most tragic one of a names the was for an advance in the price of an article. "I took in Potomac Park in the 'rube'ing again." I comment of Mr. Sheldeneine. "I'd me break-f-t. There's a ruber's doin'," he told me. "Boatin' and fishin' and all. Nuthin' else. And dancin' when the band plays. You don't want to go there." "It will take but a few minutes to recall her to her big-brother, but Potomac's status is really the only thing for which they really need apology. He stands in bronze on a fountain, and seems to be trying to sell you his bow and arrow, while four metal-iron expectorator water at him. Yet his park is a delight. It runs along the east bank of the river, and judgment has been shown in leaving nature almost unimproved."

ADMINISTRATOR'S NOTICE. Estate of Frances DeWitt, deceased. Notice is hereby given that the undersigned, administrator of the estate of Frances DeWitt, late of the county of Kane and state of Illinois, deceased, will appear before the probate court of said county on the first Monday (being the first day) of October, 1917, at the probate court room in Geneva, Ill. said county, when and where all persons having claims or demands against said estate are notified to attend and present the same in writing for adjustment. All persons indebted to said estate are requested to make immediate payment to the undersigned. Dated this 17th day of July, A. D. 1917. Elmer E. Dewitt, Administrator. Frank E. Shopen and Arthur L. Paulson, Attorneys. 613

ADMINISTRATOR'S NOTICE. Estate of George W. Osgood, deceased. Notice is hereby given that the undersigned, administrator with will annexed of the estate of George W. Osgood, late of the county of Kane and state of Illinois, deceased, will appear before the probate court of said county on the first Monday (being the first day) of October, 1917, at the probate court room in Geneva, Ill. said county, when and where all persons having claims or demands against said estate are notified to attend and present the same in writing for adjustment. All persons indebted to said estate are requested to make immediate payment to the undersigned. Dated this 17th day of July, A. D. 1917. Charlotte P. Osgood, Gov. Charlotte P. Ingram. Administratrix. With Will Annexed. Frank E. Shopen and Arthur L. Paulson, Attorneys. 613

THAT DULL ACHING. Don't worry and complain about it. Don't work. Get rid of it! For weak kidneys, lame and aching back, your neighbors recommend Doan's Kidney Pills. Read this statement: Mrs. Lucy A. Blanchard, 98 E. Walnut St., St. Charles, says: "I sometimes get a dull ache in the small of my back, so that it is painful for me to stoop over or straighten. Doan's Kidney Pills always help me when one of these attacks comes on. I have found them a fine kidney medicine and have no hesitation in recommending them to others." Price 50c at all dealers. Don't simply ask for a kidney remedy get Doan's Kidney Pills—the name that the St. Charles, N. Y. 613

Dr. T. S. McCall. Osteopathic Physician. Office over Stewart State Bank in St. Charles TUESDAY, THURSDAY and Saturday forenoons. Graduate under Dr. A. T. STILL founder of the science. Has been practicing successfully for the Fox River area for ten years.

B. F. RICEBARGER. VETERINARY SURGEON. St. Charles, Illinois. Telephone 147. Residence cor. West 7th and Main.

Mother's Cook Book

The shortest and surest way to live with a mother is to be sure to be ready to do what she wants to be; all suitable virtues increase all appetites and are gained by the practice and persistence of them.—Grosvenor. Baked Blood Ham. Take a slice of ham cut a half inch thick, remove the fat nearby to the bone and chop it fine. Mince enough onion to fill two teaspoons and the same amount of parsley, mix with the fat and spread over the ham which should be placed in a dripping pan. Add enough rich milk to cover the bottom of the pan and bake in a moderate oven for 20 to 30 minutes. Baked Potatoes. Wash and core a half dozen apples, fill the centers with finely cut marshmallows, sprinkle with sugar, add bits of butter and water to just moisten, then bake in a moderate oven. Pan Roasted Potatoes. Use a half dozen even sized potatoes, peel and remove a small piece with an apple corer, in the cavity place a small potato to cover the bottom of the pan and bake in a moderate oven for 20 to 30 minutes. Savory Potatoes. Boil potatoes as usual, drain and turn into a hot vegetable can when they have already received a tablespoonful of finely chopped celery, a tablespoonful of scraped onion, three tablespoonfuls of butter, a half teaspoonful of salt and a few dashes of red pepper. Use a silver knife and turn the potatoes over when well mixed and add a half cup of boiling water and a half cup of bread. This makes two loaves of bread, especially good for people who have little appetites. Bran Bread. Mix one beaten egg, two table-spoonfuls of sugar and a teaspoonful of salt, add a half cupful of molasses, two cupfuls of sour milk, a teaspoonful of soda dissolved in water, two cupfuls of flour, two cupfuls of Graham flour. When well mixed add a half teaspoonful of baking powder and a half cupful of raisins just before it goes into the oven. This makes two loaves of bread, especially good for people who have little appetites. Ham and Corn Patties. Use a cupful and a half of finely minced ham and a quarter of a cupful of cooked corn, a well beaten egg and a dash of pepper. Make into patties and fry brown in a little hot fat. Nellie Maxwell. A Ready Tongue. Customer at butcher's shop—The joint that I bought here was trifling, fully tough! Butcher—Do you know, ma'am, one reason why there are so many poor teeth nowadays is because they do not have enough exercise. Customer—But that joint couldn't be cut with a knife! Butcher—Yes, there is some very poor cutting in the market now. Did you say six pounds, ma'am? Read the ads in this paper.

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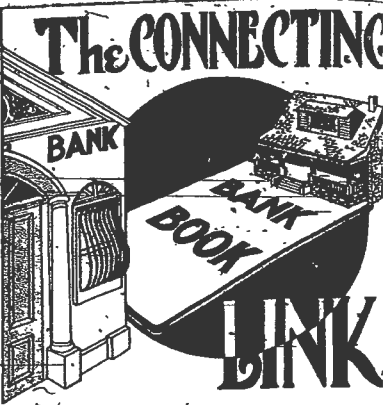
Carl H. Olson. Insurance. Accident. Fire. Life. Junk Dealer. Rugs, 50c and a half cents a pound. Papers, half a cent a copy. Magazines, 50 cents a hundred. Rubber shoes, 75 cents a pound. Old boxes, 10 cents a pound. Old copper, 10 cents a pound. Any cooking or heating stove, \$1.50.

A. Zimmerman. Phone 285. West Second St. St. Charles, Illinois.

Arthur A. Johnson. Teacher of the Violin. Graduate of the Senior Diploma class at Chicago Musical College. New or old violins can be secured at bargain prices. Studio at 81 East Cedar St. St. Charles, Ill.

Dr. R. R. Kirkpatrick. Physician and Surgeon. Office and Laboratory. 109 West Main Street. Residence: Linn Game Building. Telephone 62.

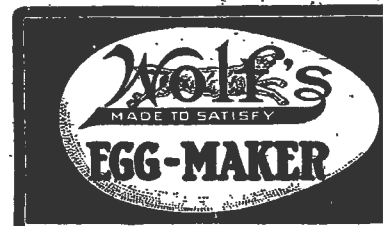
T. E. RYAN. Attorney at Law. Notary Public. Money to loan on approved security. Confidential Business. Office in Ryan's Block 44 West Main.



Proper business methods will enable you to finance a home. ST. CHARLES NATIONAL BANK.

BIG VALUES. In Men's, Women's and Children's SHOES.

LANDBORG & COLLINS. 32 Grove Avenue, Elgin, Ill.



Will Help Chicks Grow Up Fast. To Make Your WOLF'S EGG MAKER.



STAUDT & BAGGE, Druggists.

Undertaking. Established since 1862 at the Irwin Block. NEW EQUIPMENT. Auto Livery and Hearse.

Charles L. Blanchard. Funeral Director. Office Phone 204-M. Residence Phone 59.

H. G. HEMPSTEAD. Attorney. ALL KINDS OF INDEMNITY BONDS FURNISHED ON SHORT NOTICE. 6 E. Main St. St. Charles, Ill.

Brown's Day or Night Studio. Printing, Developing and Etching for Amateurs. Framed of All Styles. 37 E. Main St. St. Charles. Telephone 243-J.

C. P. Swans. Contractor and Builder. ESTIMATES ON ANY K. BUILDING REPAIR WORK. CITY OR COUNTRY. Tel. 188-0.

Sundberg & Shi. Undertakers & Embroiderers. Prompt and Intelligent Service Day or Night. 65 E. Main St. St. Charles, Ill.

HENRY T. ROGKY. Insurance Agent. FIRE AND LIFE INSURANCE. EFFECTED IN THE BEST COMPANIES. Office in the Maines 1 West Main Street, St. Charles.

How's This? We offer one Hundred Dollars Reward for any case of Catarrh that cannot be cured by Catarrh Medicine. This medicine has been taken by thousands of sufferers for the past thirty years, and has become known as the most reliable remedy for Catarrh. It is a Catarrh Medicine that acts on the mucous surfaces, expelling the Catarrh from the blood, and healing the diseased portions. Any one who has Catarrh of the Bladder, or any other part of the urinary system, will find a great improvement in their general health, and a permanent cure, by using this medicine. It is sold by all druggists. F. J. CHERRY & CO., Toledo, Ohio. Sold by all Druggists.

Hempstead's Penicillin. According to the biographers of Napoleon, his breeches were always of white cambric. It often happened that two hours after leaving his chamber the breeches were spotted with ink by reason of the Corsican's habit of wiping his pen on them and of shaking his all around him. It was a favorite trick of his to write his pen against the edge of a table, and of course the breeches suffered. Further more, it appears that, however the great man dressed in the morning, this was his dress for the whole day, since he would not change his boots until midnight. The inside of his boots was lined with white muslin.

Keeley Institute. For the Treatment of Liquor and Drug Addiction. Successful for years in difficult cases of both sexes. Patient's improvement begins immediately on withdrawal from use of intoxicating liquors or drugs. Treatment administered only by skilled, licensed physicians. Please send name and address to Keeley Institute, 123 North Dearborn Street, Chicago, Ill. Keeley Institute, 123 North Dearborn Street, Chicago, Ill.

The Graham Bread Myth. Most people suppose they are getting more nutrition in Graham or whole wheat bread than they get in white bread. Another mistake, says the Kansas City Star. This is a matter of guesswork, for there are elaborate tables worked out after the most thorough experimentation in laboratories and published for the use of ordinary people in the Constitution, no more, no less than the periodical adventures of the sea serpent. The Graham Bread Myth. Most people suppose they are getting more nutrition in Graham or whole wheat bread than they get in white bread. Another mistake, says the Kansas City Star. This is a matter of guesswork, for there are elaborate tables worked out after the most thorough experimentation in laboratories and published for the use of ordinary people in the Constitution, no more, no less than the periodical adventures of the sea serpent.

Five Art in Candle Making. The making of candles is not ordinarily considered a fine art, but the Italians have made it one. The distinctive Italian votive taper is made by hand. The materials are pure-beeswax, tallow and a mixture of ordinary and mixed with a secret ingredient to retard combustion and which has special Egyptian cotton for wicks. The candle is made by dipping the wick into a mold of tallow and a pound of ordinary white bread 1.5 lbs. The white bread had more nourishment to the pound than any other kind. The notice that nothing deprives it of its nutrient is fiction.

Dishes and Diversions. If an omelette waffles every, most divorces start over the breakfast table how very important is the selection of one's china. For, despite the time and cost required to wash and clean, a plate that goes to a man's heart is through his stomach, it is quite certain that beauty of the eyes goes as far as beauty of the heart, and when it leaves their hands it is a work of art.

The Chestnut Blight. The chestnut blight has already done damage estimated as close to \$20,000,000. The disease attacks both American and European species, but does little damage to those from Japan and China. It is caused by a fungus, JAPANESE CHESTNUT BLIGHT, which has produced resistant trees. Some of the Chinese chestnuts are said to grow 100 feet high in their home forests.—Tree Talk.

Mighty Acturens. Acturus is one of the most brilliant stars that we can see in the heavens. Its distance is 62,000,000 miles. The light that comes to us from it is 200 years old when it enters our eyes. The sun is distant 93,000,000 miles. Just compare the light of the sun with a star it takes for the sun's light to reach us with 200 years.

His Opportunity. "Helectus says that blonds will do appear in a few years. This gave the golden haired girl her opportunity. "Well, you want one," said she sweetly, "you'd better wait a while."—Louisville Courier-Journal.

Looked That Way. She—Do you really think I married you for your money? He—Well, the way my money has been going it looks suspicious.—Boston Transcript.

Misunderstood. Mirella—Did I understand you to say Gerry O'Connell won't take you seriously? Waverly—No, exactly. I said seriously, she won't take me at all.—Youngstown Telegram.



HAVE MONEY!

Prosperity brings happiness and happiness brings greater prosperity.

The one way to prosper is to BANK and SAVE a part of your income REGULARLY.

Do without luxuries until you can AFFORD them; this is the ONLY way you can get ahead financially and make a life success.

We invite YOUR Banking Business.

Start Saving Regularly NOW

Stewart State Bank
The Bank With The Clock

LOCAL HAPPENINGS

Mrs. Grace Judd Potter is expected to be able to return from a Chicago hospital Saturday, to her home here after a successful surgical operation.

Miss Mary Stewart of Minnesota, graduate nurse of the Rochester hospital training school, is employed at the Community hospital Geneva, on their nursing staff. Miss Stewart is a granddaughter of Mr. and Mrs. George Welch. Her parents are Mr. and Mrs. James Stewart.

See The Whippert.

Everyone who has seen it says the picture "The Cohens and Kellys" is a scream. It is compared to "Abie's Irish Rose" with everything in favor of "The Cohens and Kellys." It is a sure howl. Don't fail to see this one and make a fool of yourself laughing. Idle Hour Thursday and Friday, today and tomorrow.

See The Whippert.

Overland Sales Co., 609 West Third St., Saturday, June 25th at 3 P. M.

Mrs. R. M. Boreus and infant daughter, Marion Jane left the city hospital, Monday, June 21.

James Welch of Kansas City stopped off here this week to visit his parents Mr. and Mrs. George Welch while enroute to the National Green's convention in New York City.

Mr. and Mrs. Gunner Henningson of Elgin are parents of a son, Gerald LeRoy born June 18 at the city hospital.

See The Whippert.

Mrs. Clarence Dooley and infant daughter Lois May have gone home from the city hospital.

Another great treat in store this week at the Idle Hour, "The Palm Beach Girl." It is Bebe Daniels' newest photoplay. See it at the Idle Hour, Saturday. A giant sea-pigeon, in a smash-up.

Dr. and Mrs. P. C. Miller with the Kiwanis national convention party, stayed over in Washington and found it an interesting city to visit. They met President Coolidge, through the courtesy of Congressman Frank B. Reid, and had many other courtesies extended from the same source.

See The Whippert.

Mr. and Mrs. A. C. Austin of Wasco are parents of a daughter, Virginia born at the city hospital.

Mr. and Mrs. Paul H. Scott are parents of a son born at the city hospital, June 18.

Mrs. Eva Hunt Lacy spent the week and with relatives in Prospect.

Mr. and Mrs. Horace E. Drew and son of Jayneville Wis. were week end guests of Mr. and Mrs. H. A. Curtis the latter being a sister of Mrs. Drew. Mrs. Curtis and daughter Charlotte Marie returned with the Drews and will spend a week with the women's parents. Mr. and Mrs. Lee at Milton Wis. Mr. Drew is associate editor of the Jayneville Gazette.

Mr. and Mrs. Vincent Tucker of Crystal Springs farm, in McHenry Co. drove to St. Charles Sunday and visited their son John and family.

Mr. and Mrs. Dena Wheeler are in St. Charles. Mr. Wheeler is a son of H. M. Wheeler.

See The Whippert.

W. R. Lacy is taking his annual fishing trip to the northern lakes.

See The Whippert.

Overland Sales Co., 609 West Third St., Saturday, June 25th at 3 P. M.

People just cut up Zane Grey's romances. This latest novel is "Born To The West" and is a picture to be seen at the Idle Hour, Sunday and Monday. All of Zane Grey's great stories are romantic westerns. It speaks of the great spaces and wild life that bristles with action.

See The Whippert.

Lina S. Paschal, editor of the Chronicle, left last evening for a few days' visit with her sister, Mrs. Louise Paschal Allison in Iowa.

Mrs. Isabelle Buck of Salida Colo. is here on a visit to her parents, Bert and Mrs. McFerran. Mr. Buck, athletic director in the school at Salida is taking a six week's summer course at Ann Arbor, Mich.

See The Whippert.

Several members of the Eastern Star order attended Worthy Matron night at Lily Lane Wednesday of last week. Among those attending were Worthy Matron Myra Cooper who filled an office at the meeting, and Mr. and Mrs. R. E. Hoffman, Miss Ella Bore, Mrs. Alfred Borman and Mrs. Lulu Schreck.

Don't fail to get a look in at "The Cohens and Kellys" at the Idle Hour this week. It will run any three hours to get a Cohen-Kelly laugh. It will tie your system in a knot, but you can come out of it happy as a clam. Idle Hour, Thursday and Friday.

See The Whippert.

See The Whippert.

Overland Sales Co., 609 West Third St., Saturday, June 25th at 3 P. M.

You could never believe so many things could happen as to do "The Cohens and Kellys." Fighting mad and cool, they do the Cohens and Kellys do but a pair of them fall in love. Wow! but it starts things. See them at the Idle Hour this Thursday evening and Friday.

After four weeks in the city hospital Earl Seton left last Saturday.

J. R. Winzey attended the convention of the Overland Sales Co. at the Drake Hotel Chicago June 18, which was called the largest ever held by any motor car company. 1011 cars, Overland and Willys-Knights were delivered to dealers in this section. Great secrecy has surrounded a new European type car being built by the Toledo Motor Co. which will not be disclosed until Saturday afternoon at 3 o'clock. Mr. Winzey will welcome his friends and all interested to view this car. You have seen the picture of a greynosed pose for a bound. Well that typifies the ability and ease of this new "Mid" See J. R. Winzey, of the Overland Sales Co.

See The Whippert.

George Fellows returned to Ft. Dodge a after a week at home here.

The opening of the St. Charles National Bank Saturday will be attended with music, and each person will receive a souvenir.

The St. Charles city hospital gratefully acknowledges the gift of strawberries from E. K. Anderson who raises them at Sunset Lodge.

The city hospital is proud of its grounds which the A. W. Pike seed-men have planted with 600 cannaes.

Miss Nellie Moore, daughter of Mr. and Mrs. John Moore of St. Charles is taking a vacation trip to California, going over the northern route and will return via the southern way. She is a teacher in the Gary school.

Twenty-five couples from Wheaton college came out to spend two evenings the last part of last week on the river here. They rented Emil Hallburg's canoes.

See The Whippert.

H. E. Nichol, secretary and buyer for the Y. M. C. A. of 19 South LeSalle St., Chicago, came out to arrange for the annual Y. camp here on Jones' beach. They will bring their own equipment and be here as soon as the weather warms up. They also will patronize Hallburg's canoe.

The Purty and Eight club of the American Legion held a dancing party at Memorial hall last Friday evening.

The DeKalb Rebeccas will entertain the past president and past noble grand at their hall Friday evening, June 25. All who can do so are asked to attend.

Mr. and Mrs. Louis Anderson were surprised by a group of friends last Thursday evening who went to help celebrate their wedding anniversary. Cards were the evening diversion. High score was won by Mrs. Anderson and Lee Irwin, while low went to Roy Swanson and Mrs. Eleanor Bolcum. A delicious two course luncheon was served.

The Kansas County Woodman picnic will be held at Pittsbottom park, July 10. Evergreen invited.

O. E. S. regular meeting next Monday night.

The O. E. S. will entertain Mrs. Eva Holland Hamilton, worthy grand mistress of Illinois, who makes her visit to the local chapter Wednesday evening June 23. Dinner will be served in the M. E. church dining room at 6 P. M., the meeting at Masonic hall commencing at 7:30. This is one of the important and interesting meetings of the year for this order.

See The Whippert.

Dance every Saturday at Rainbo Springs. Opening Saturday, June 25. Babcock's orchestra of Elgin, 110.

Mrs. J. E. Bowie, exhibiting blossoms at the South Bend Penny Flower show, took first premium. Mrs. Bowie is a very successful gardener, and later a grower, with a liberal acreage on which to raise her products. She owns the former C. A. Miller place on West Seventh street. She exhibited in the novice show. The meeting was the National Penny club.

Miss Harriet Wing, who with her sister Miss Hartman at Rochester, Minn. will probably remain there several days.

Miss Mary Corny was operated on for appendicitis at St. Charles hospital Aurora where she took her training and graduated as a professional nurse. She is recovering nicely.

Mr. and Mrs. Ed. Vinterbrook are parents of a son. The mother was Miss Mary DeShazo.

Miss Lona DeBryans is visiting relatives in Melina.

Mr. and Mrs. E. M. Wright of Los Angeles Calif. have been visiting the latter's sister, Mrs. Walker Fisher. The guests are on their way to New York City.

See The Whippert.

Overland Sales Co., 609 West Third St., Saturday, June 25th at 3 P. M.

The Ladies Aid of St. Mark's Lutheran church will hold a food sale Saturday, June 26 at Frank's Meat Market on East Main Street.

Mr. and Mrs. Morton Culver and daughter Dorothy of Glenora spent the week end at the summer home here the house adjoining the S. W. Clark place on the north on Fifth avenue.

See The Whippert.

Overland Sales Co., 609 West Third St., Saturday, June 25th at 3 P. M.

ARTISTIC PERMANENT WAVING

That brings out your beauty most effectively

She who prizes her loveliness demands the best methods of Beauty Culture, administered only by the most skillful artists.

She is not lured by the cheapness of inferior work, she is glad to pay a little more for really distinctive work. She is delighted with the chic and beauty of the waves of Miss Wikonick.

An experienced Barber will be at your service to give you the latest in shingling.

ARCADA BEAUTY SHOPPE

Arcade Bldg. For appointments call 257-W

A Real "OLD BEN PURITY" Since it Has to be

Good Coal
Why not buy coal NOW?
You save money—
You insure warmth for the first chilly days—
You get delivery when and as you want it—
And you have the job done, too.

C. P. DAVIS
PHONE 84

A. J. Bartelma, former St. Charles resident, now living in Lake Park, Minn., is here on a visit.

Dance every Saturday at Rainbo Springs. Opening, Saturday, June 25. Babcock's orchestra of Elgin, 110.

Mrs. Doris Slaight, a sister of Mrs. Sadie C. Hill has been visiting here for a few days with her children, Noble, Nellie and Mary.

Mr. and Mrs. S. W. Clark and Mr. and Mrs. Harry Meyers and their daughter Lola were week end guests of Rockford relatives.

Miss Addie Marshall, appointed at the Business and Professional Woman's club meeting last Thursday to schedule the swimming event at the Memorial building, reports that beginning tonight, Thursday, June 24, exclusive use of the pool will be granted the club every other Thursday evening from 7:30 to 8:30, and as many as would like to take advantage of this opportunity will be on hand to enjoy the sport and learn to swim.

NOTICE
All weeds and grass over 6 inches high within the city limits must be cut. All violators subject to arrest.
H. E. Ober.

Equipment for the Tourist and Camper at Theo. I. Swan's

We invite you to visit our great second floor store and see the very interesting display of the newest ideas in equipment for the motor tourist and camper. Cots, tables, chairs, stoves, vacuum bottles, and lug, flashlight, etc. Other things necessary to the enjoyment of your summer outing are shown in the latest improved designs. Our display of fishing tackle, too, is very complete and will prove keenly interesting to every follower of Isaac Walton.

THEO. I. SWAN,
"Elgin's Most Popular Store"

WANTED
WANTED—Few good boarders. Neat home. Price reasonable. Also high school girl wants work. Assist at housekeep. Or children. Mrs. D. E. Vandever, Dean Ave. 812.

WANTED—Teacher for banjo-able, or someone with enough knowledge necessary to the enjoyment of your summer outing are shown in the latest improved designs. Our display of fishing tackle, too, is very complete and will prove keenly interesting to every follower of Isaac Walton.

FOR SALE—Buffet. Tel. 464. 116

JOLLY SIXTEENS GIVE PARTY FOR MEMBER

Mrs. Roy Swanson entertained the jolly Sixteens at her home Saturday night in honor of Mrs. Ida Gaffney who has left for a vacation in California. Esther Swanson of Ravenna and Andrew Anderson of Geneva were guests.

The Swanson home was bright with garden flowers. After cards a delicious luncheon was served.

Mrs. Gaffney was presented a basket of fruit.

High score was won by Louis Anderson and Mrs. Walter Cox, while consolation went to Chester Bolcum and Mrs. Gaffney.

W. H. Thurrow, Big Rock, to the entire cattle trade at Chicago June 11 with the sale of a lot of prize steers of his own feed—twenty-one head averaged 910.35 per hundred weight and brought considerable more than any other shipment of day's run of 3,000 head. The were western branded Herefords which were bought in the same lot last fall at \$7.80 per hundred weight and in the 225 days on feed gained 480 pounds.

Read the Chronicle!

Personality of a Room

A delicately chased piece of silver, a soft toned vase, a magnificent clock, or a beautiful toilet set—these are the things that give personality to your home—that express culture and good taste.

We shall be pleased to show you the many treasures in our display.

Come in and "shop". You can examine at your leisure.

C. L. FURNALD
Jeweler
OPPOSITE POST OFFICE PHONE 62

IDLE HOUR THEATER

THURSDAY AND FRIDAY TODAY & TOMORROW
1000 HEARTY LAUGHS! AN UPGRADING KNOCKOUT!

"THE COHENS and KELLYS"
WITH
George Sidney, Chas. Murray, Vera Gordon

Well, you've got the treat of your life in store for you when you see what's happened to the Cohens and Kellys in motion pictures. You'll giggle with glee—you'll hip-hip with happiness—you'll moan with excitement. It's the biggest laugh bit of the season.

International News
Saturday, June 25
Gipsland Riser's Spotlight

Bebe Daniels
IN HER NEWEST PHOTOPLAY
"THE PALM BEACH GIRL"

FOR THRILLS IT HAS—
A Sensational smash of a giant sea-plate! An amazing race between a speed boat and the Havana Express. A breath-taking race in fashionable Miami between the fastest speed boats in the world.

PATHE REVIEW
Sunday & Monday
AESOP'S FABLES
JUNE 27-28

ZANE GREY'S LATEST AND GREATEST NOVEL "BORN TO THE WEST"
WITH
Jack Holt, Margaret Morris, Raymond Hatton

A gripping Zane Grey thriller bristling with hair trigger action and warm romance, produced amid the wild natural beauty of the Western crags and canyons. A Paramount Picture you don't want to miss.

And Just For Good Measure We've Added

"Our Gang" Comedy
HAL ROACH presents His Rascals in **ONE WILD RIDE**

SOUND!

IT HAS BEEN demonstrated time and again that strong banks are essential to the success of farming and business. Illinois enjoys one of the best banking systems in the country and we are proud to be a part of it.

This institution is soundly and conservatively managed. We want to serve the people of this community with a bank that means something to their success.

ST. CHARLES NATIONAL BANK
The Bank of Friendly Service
Strength Security Service

Historical Landmark Remodeled For St. Charles Architect Group

Preserve Features Of Old Theatre

By Dorothy DeWitte Staff Writer

Something new is being held forth at the old Idle Hour theater building on South Second avenue. And it isn't five red silent flickers, high class vaudeville acts, or lusty and flowery melodias from Joe Donstock on piano and Rex Godon on drums. It's four young architects and what they have done with one of our historical landmarks.

What was the Idle Hour theater from its opening on Saturday, November 23, 1914, until its closing in 1926 is now the new office of Selig, Stevens, Peterson and Flock, architects and land planners.

The building has been completely rejuvenated, but still retains its greater atmosphere. The 16 by 60 foot stage still dominates the west end of the building. It holds ping-pong tables, speed with huge sheets of drawing paper. And there are no more dark corners in what used to be the balcony. Now its glassed in and brightly lighted with archesmen working at their drawing boards.

The building that housed the Idle Hour theater was erected at the corner of East Main street by F. C. Hunt, Dr. C. A. Pitzer, and John Christensen. The building the theater to two men from Joliet named Kelley and Nelson.

At first, the theater was called The New Theater. It opened for business in 1914 with a showing of "A Wonderful Night" billed then as a "sensational five-act drama." Adult admission was less than 10 cents. Kids could get in for a nickel.

Patrons had a chance to cash in on their theater-going when the following news item appeared in the November 28, 1914 issue of the St. Charles Chronicle:

"Get on your thinking cap and pull it clear down over your eyes. There is money in a bright 'think.' The New Theater is to be named. The patrons are going to name it. You will be asked to contribute a name and the names will be voted on. The one giving the accepted name will be given a \$10 bill."

The January 7, 1915 issue of the Chronicle announced that "Idle Hour" was the "pretty

and romantic" name of the new theater. "Of the many names sent in, this one was chosen as the most original and fitting." The news item failed to announce, however, whose originality had merited the \$10 prize. Later that year, Joe Donstock and Rex Godon were hired to appear nightly and provide music to dramatize the silent action shown on the screen.

"It may have been more economical to tear this all down and build a new building," architect Paul Stevens explained. "But, the building was workable, suited our purposes, and we wanted to retain the historical value of the place."

Three downstairs dressing rooms have been converted into private offices. The foyer houses an antiques and gift shop owned by Frances Green, Oak Park. An old outdoor stairway to the balcony has been replaced by an interior stairway to the balcony drafting area.

When the theater opened, the lessee announced the building had a 325 seating capacity. Kelley, who directed the opening arrangements, called it, in his opinion, "the best ventilated and safest theater he ever saw."

The entrance was through a wide lobby from Main street with the exit on South Second avenue. The entrance on Main street, disappeared years ago, and the Second avenue exit has been remodeled into an entrance to the architectural offices.

Selig, Stevens, Peterson and Flock have had offices in St. Charles since 1964. The four all live within the township. Selig and Stevens are both members of the City Plan Commission. The group was also instrumental in initiating the downtown beautification program and they have taken part in historical society programs and festivals.

They plan to make the stage and auditorium available to private groups. This Saturday night, October 19, the Preparators will present for their membership only a performance of "The Sand Box", by Edward Albee.

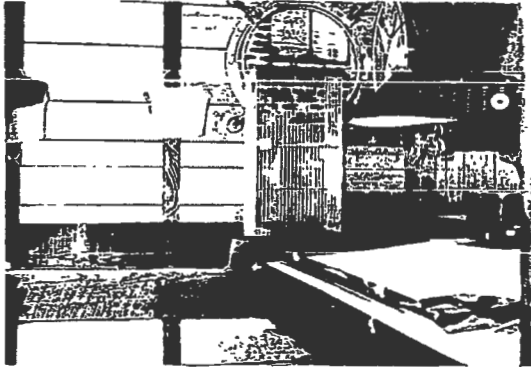
A Tree Grows in Idle Hour

Page 20 ST. CHARLES CHRONICLE Wednesday, October 14, 1968



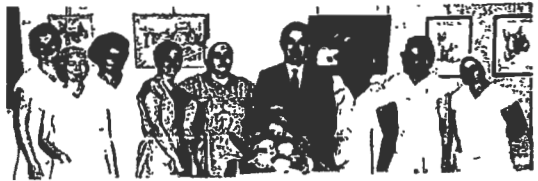
There never was an interior stairway to the theater balcony until the new owners of the Idle Hour building began their reconstruction. At the top of the stairs are well-lighted drafting offices. Yes, that's a real live tree in the planter. A generous skylight provides plenty of sunshine.

A Nautical Nook



Private offices located beneath the stage were once dressing rooms for vaudeville performers who played the Idle Hour. This nautical nook is the office of Donald E. Flock, a member of the firm of Selig, Stevens, Peterson and Flock, new owners of the theater building that has been used as a storage area since its closing in 1926.

Zak Comes Out of Surgery



DELNOR HONORS ZAK - Alfred Zak, R.N., (center) Delnor Hospital operating room supervisor, was honored at an informal reception in the Delnor dining room on Friday, October 11, his last day of hospital service, Cora Gasco, R.N., of Batavia (third from right) who has served as operating room head nurse since 1962, has been named the new operating room supervisor. Mr. Zak, who is leaving the nursing profession for the business world, had been on the Delnor staff for more than 15 years. Among those of the operating room team who wished him well in his new career were: (from left) Marjorie Elberg, R.N., Lenore Arnold, technician, Barbara Hoffman, technician, Marjory Stanley, technician, Faye Driesson, R.N., Mrs. Gasco, R.N., Jane Dellenberg, R.N. and Georgianna Hayes, R.N.

Hawley's Honors Employees At Annual Dinner, St. Andrews

Industry Products Company, a subsidiary of HITCO, held its annual service awards dinner at the St. Andrews Country Club on Tuesday, October 8, 1968.

The speaker, Mr. Don W. Hawley, President, reviewed the progress of the Company covering the first year of acquisition by HITCO. Included in this overview was the increased efficiency and profitability of the Company; the construction of approximately 30,000 square feet of manufacturing area to replace the obsolete Plant 1 and the construction and installation of necessary equipment for the waste water clarification facility. He stated that the second year with HITCO commences with the formation of a planning and research group whose objectives will be to expand the application of present materials and the adoption of new materials to supplement and expand present product lines. The present boiler systems will also be converted resulting in a mechanical plant operation.

John F. Snyder, Jr., Executive Vice President, presented D. W. Hawley with his twenty year service award. Mr. Hawley, in turn, presented the service awards to the

honored employees. Joining the 39 other Hawley employees with twenty-five or more years of service with the Company were Pauline Sylkiss and Edna McGhee. They were presented with diamond service pins and Lady Elgin watches.

Misses George Turmawen, Ed Langreth and Janice Palserowicz received twenty years of service awards, an emerald service pin.

Fifteen years of service pins with a ruby, were presented to Marvin Steets, Eva Garcia, Maude Louise, Carrie Lippold, Marguerite Harley, Robert Noid, Leann Akhn, Hubert Noid, Pilar Rodriguez, Pauline Walker, Marie Rutledge, Hazel Johnson, Florence Oates, Benjamin Franklin, Valde

Shige and Emma Oakes. Employees with ten years of service who received sapphires plus were Edward Kosency, Juanita Lespmanne, Joyce Burkholder, Frances Anstett and Clara Barlow.

Five year service awards were presented to Barbara Kramer, Loretta Swanson, Beatrice Wilz, James W. Goode, James Hiedi, Earl A. Hurt, Wendell McIntyre, Thomas Procter, Arthur Kay, Karl H. Wound, Eddie Wilson, Evelyn Thompson, Frank Peetz, and Patricia Muehler.

Entertainment for the evening was provided by "The New Variety", a radio-comedy group from West Chicago.

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THURSTON BURGER

St. Charles Rotary Sponsors Explorer Gun Clinic, Trap Shoot

Two Rivers Council Explorers from seven communities met Sunday afternoon for the fifth annual Explorer Safe Gun Clinic and Trap Shoot. The event is sponsored by the St. Charles Rotary Club and hosted by Frank Boutell at Pine Ridge Farm near Elburn.

Following a presentation by Boutell on safe gun handling and trap shooting technique, a shooting demonstration was presented by Champion Trap Shot Judy Allison of Elgin. Mrs. Allison also answered questions from the group of Explorers about competitive shooting and the many state national trap shooting events she has won.

Members of the St. Charles Rotary Club served as judges and officials for the competitive shooting. Following three eliminations shoots, ten Explorers were qualified for the final red and blue team shoot off.

Trophy winning members of the red team were Explorers Frank Duerie, Post 416 Sandwich, Kurt Nelson, Post 329 Batavia, Bill Jones, Post 325 St. Charles, Bruce Jacky, Post 349 Sycamore, and Ralph Hens, Post 437 Geneva.

Top scores for the afternoon were shot by Explorers of Post 333 Batavia. Out of twenty-five targets, Bob Madine shot a 20, and Kurt Nelson a 21. In a high gun shoot off, Nelson won the top gun trophy with a 14 out of 15, to Madine's 12 out of 18 targets.

St. Charles Rotarians conducting the event were club president Dr. Richard Baginski, Frank Boutell, Kelly Nelson, Dr. John Nyquist, Dave Gill, Stan Martin, Dave Ford, Don Bennett, Jim Watkins, Frank Burger, Dan Nachtsheim, and Bob MacNelle, Jr. The annual event is conducted in co-operation with the Two Rivers Council, B. S. A.

Dr. Irwin Ross Speaks Saturday At Unity Lodge

Dr. Irwin Ross, psychologist, TV celebrity and well known after dinner speaker will appear before the St. Charles Unity Lodge No. 48, A.F.A.M. at the annual Past Masters Dinner, Saturday, October 19. He will speak on "Hypnosis."

Dinner will be served at the Lodge rooms in Aranda Building at 7 p.m. Tickets are available through George Divit, 684-4735.

A Conference in the Round



Mrs. Dolores Ticknor, St. Charles, secretary to Selig, Stevens, Peterson and Flock, architects and land planners, relaxes for a moment in the open conference area that projects into space that once provided seating for 325 patrons at the Idle Hour theater. The orchestra pit had been floored over and the entire area carpeted. The stage and lighting are visible in the background.

To The Victors - Rotary Trophies



High gun and runner up trophies are awarded to Explorers Kurt Nelson and Bob Madine by Frank Boutell and Retiree (Club President) Dr. R. J. Baginski.



Winning Explorer trap shooting team show their trophies (l to r) Bruce Jacky, Bill Jones, Frank Duerie, Kurt Nelson, and Ralph Herds.

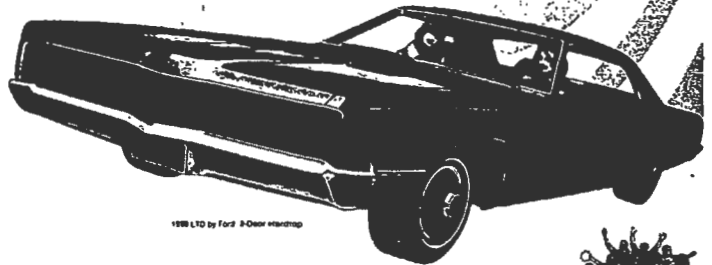
If you haven't driven a Ford lately, you're one of the reasons we built this one!

The '68 Ford is the car that's creating all the talk. And when a car packs crowds into our showrooms and sets sales records, this fact - you might be slow to know the reasons.

The '68 Ford hugs the road with a track as wide as Cadillac. . . smooths your ride with a longer wheelbase than Chevrolet. This '68 LTD is designed to ride quieter than the LTD that once quieted them. Mustang. The 1968 Ford has more front headroom, legroom and trunk

space than cars costing hundreds of dollars more. With a completely redesigned front passenger compartment on spacious, comfortable seats in the Front Room, you come with a longer wheelbase, the 1968 Ford is easier to handle, easier to park.

This is a new luxury-size Ford at a very popular price. Big. Strong. Quiet. A great road car. It would change the way you think about a lot of cars. Drive one of your Ford Dealer's now.



The place you've got to go to see what's going on - your Ford Dealer!

ZIMMERMAN FORD, INC.

2525 EAST MAIN ST. - (RT. 64 AT DUNHAM RD.)

ST. CHARLES

Theater,
J. J. Loh

A.)

Still quietly reminiscent of a more glamorous past, yet very 1968

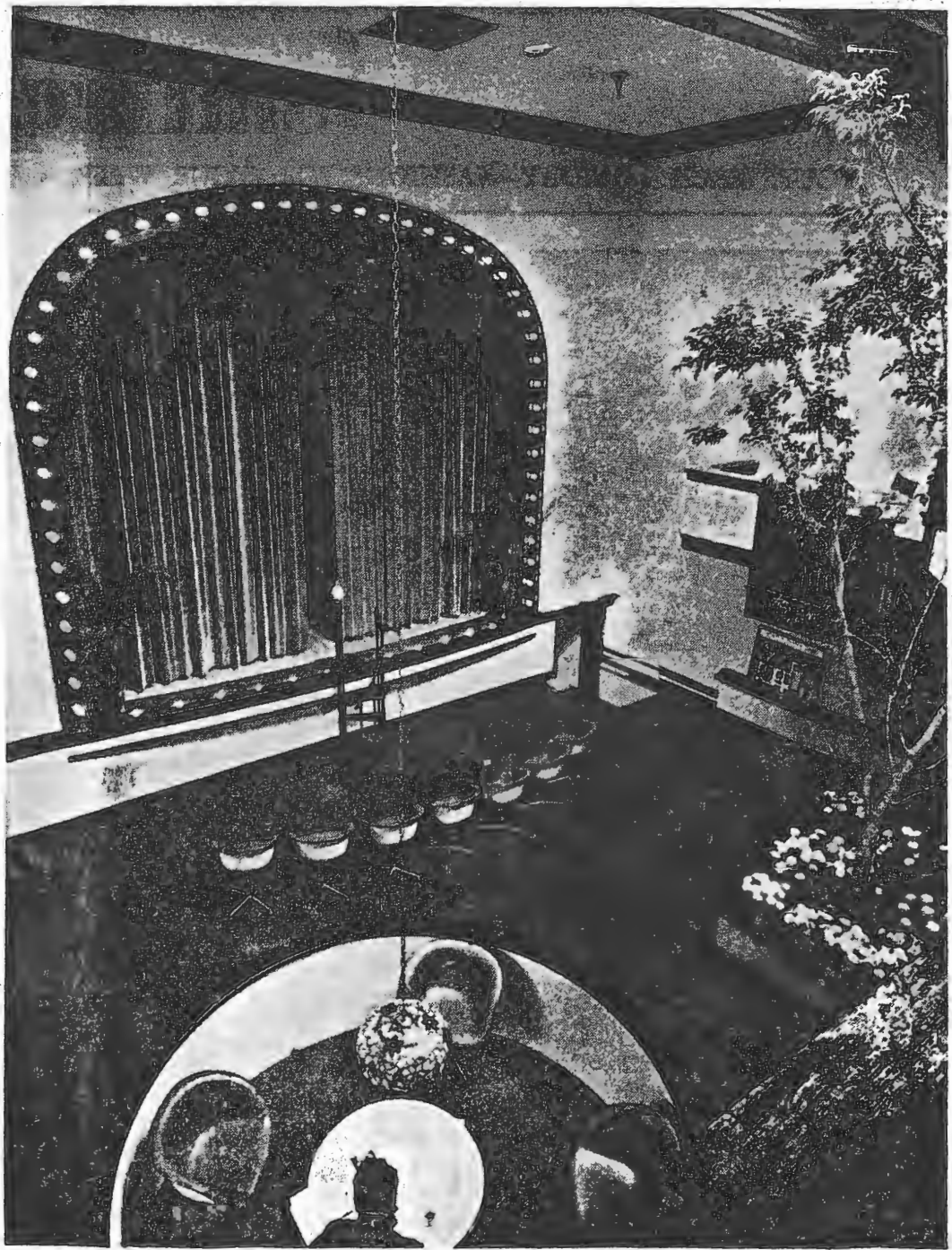
contemporary is the old
Idlehour theatre at 7 S. 2d st., St. Charles, which a quartet of St. Charles architects have converted into their own offices.

The compromise between old and new helped solve their first problem — of persuading the building's owner to a conversion. He had refused offers to buy the building for razing. The architects, whose firm name, Selleg Stevens Peterson & Flock, Inc., is etched on a small brass plaque to the right of the entrance, give equal billing to tradition. A matching plaque on the left reads "The Idlehour Theatre est. 1900." [It will be changed to 1913, which they have learned is more accurate.]

A SCALLOPED semi-circle of white canvas awning, flanked by large black wrought iron gaslights further distinguishes the entrance. Black doors project handsome brass hardware. On the sidewalk, at either side of the entrance, is an old cart, tipped on end and filled with fresh flowers. The flowers are for sale at the Idle Hour Ltd. shop that occupies an inside corner.

The theater offered vaudeville to Fox River valley audiences in its heyday. Meredith Willson appeared there with John Philip Sousa's band in 1921, according to architect Paul Stevens. An unconfirmed report says Gertrude Lawrence played Idlehour's stage, too.

THAT STAGE IS now the architects' planning department. Except at the noon hour, when the large table converts for Pingpong. The men intend to add basketball nets and a trampoline for midday recreation. Otherwise, concealed behind grass green velvet curtains, the stage is an



The Idlehour theatre, now billed as an office building, has a work-recreation area onstage. The orchestra, brightened by cream walls, a skylight and proscenium lights, is incorporated into the design.

B)

The orchestra is carpeted in Astroturf, almost the color of the curtain. Two structures are installed in the orchestra; they are level—not accommodating to the normal slant of the floor. One is a conversation circle into which drops a Tiffany lamp on a 20-foot chain. The other is a big square planter that sprouts a tall tree similar to a rubber tree and pots of chrysanthemums. Daylight pours in generously from a large greenhouse, ceiling center. Its floor was removed and it was installed in the roof as a skylight. Bare proscenium light bulbs and footlights provide additional light.

BACKSTAGE FEATURES the architects' private offices. Converted from performers' dressing rooms, they measure a spare 7 by 9 feet. Here the professionals demonstrate what can be accomplished in nearly no space at all.

Donald Flock, an inveterate sailor, has converted his tiny quarters into a captain's cabin. It is all wooden, with high step-in hatchway, seaweed poking up behind the brass porthole, three kegs full of drawings, and a caged green parrot. The "deck" creaks and gives away a little to the step. Issues of Yachting magazine and American Builder magazine vie for space on the bunk. On the wall is a picture and legend entitled "Elements and Practice of Rigging Seamanship 1794." A lantern hangs from a brass chain over Flock's desk. A wooden gallery on the shelf above protects his pipe rack against turbulence. His office has the ceiling trap door that leads to the stage.

THE SEAWEED at his porthole emanates from a real greenhouse that opens off Richard Selleg's office. Selleg, city planner and landscape architect, has Astroturf on the floor, a white brick wall and a cedar board wall as foil for his live plants. The greenhouse is a rotational home for fresh flowers and plants used at the base of the rubber tree in the orchestra. In winter the architects plan to use it as a solarium for conferences.

Next is Paul Stevens' office, which resembles a monk's windowless cell. He sawed in two a handsomely-carved wooden door. Each half drops from the wall on a leather strap to create a double desk top for him. [He uses a square of glass over the carving to give a smooth writing surface.] A wall wine rack holds rolls of blueprints and an occasional bottle of wine.

A **RAW BRICK** wall of the erstwhile dressing room he painted brown, to match a snugly inserted

sofa. A black fake fur covers the patch of floor. A plaster lath ceiling, a wooden bookcase, and a spiral wood scone are accented by a brass desk stool. The only other accent is an earth-tone pot crammed with brilliant orange strawflowers.

The production department is ensconced in the balcony. Eventually partner Guy Peterson will take the projection room, now a storage area, as his private nook. The upper balcony now houses three draftsmen and Peterson—all separated from one another by opaque curtains. The lower balcony is growing space for the drafting department.

A conference room has been fashioned out of a portion of the orchestra. It is furnished with rockers and a slate table. One wall is a chalk board.

To the right of the entrance is the receptionist-secretary area. To the left is The Idle Hour Ltd. shop—fulfillment of a longtime ambition of interior designer Frank Caruso.

EVENTUALLY CARUSO will be interior consultant for the architects' model houses. In the shop he has assembled the work of several midwestern artists and craftsmen, along with choice antiques and gifts.

Nola Colbert of Oak Park does custom wood carving for him. She also addresses Christmas cards in elegant script for \$20 per 100.

Barbara Fiedler creates paintings on wood for \$1.25 to \$15. Kathy Sundstrom drives from Iowa twice monthly to bring her pottery to the shop. Rita Dahlberg and Jam Sullivan of Oak Park collaborate on Christmas ornaments. Mrs. Sullivan also makes children's clothes, tagged "Original Mollies," and linen aprons. Paintings are provided by Mary Amberg of Beverly Shores, Ind., and Ethel Scott of Hoffman Estates. Sena Green of St. Charles hooks rugs and hall runners to order. A 54-inch by 27-inch rug costs \$7.95.

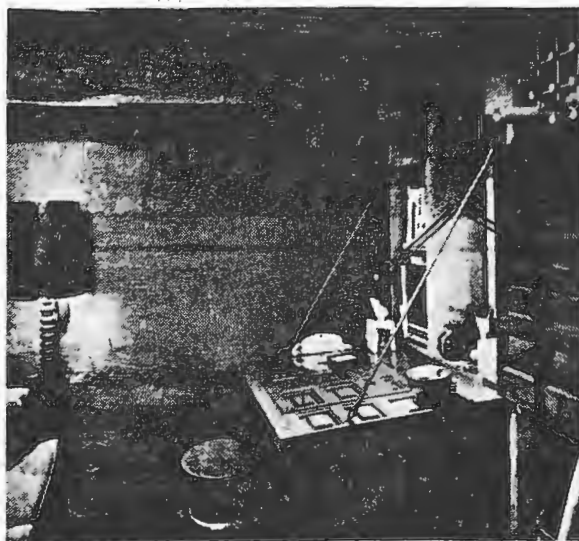
TOYS, CARNIVAL GLASS, and hand puppets are displayed on old stage stairs and inside the ornate glass candy counter from the former theater lobby. Velvet-encased ropes that used to hold back theater crowds when the feature changed, now serve to block off the shop except during its business hours: 10 to 6 Monday, Tuesday, Thursday, Friday, Saturday; Sunday, 1 to 5.

The scene at the Idlehour these days is relaxed. Attired in sweaters, sneakers, open collars, and slacks, the architects enjoy the backstage embellishments of sink, refrigerator, stove, and shower. [The shower is in "Gents." "Ladies" has no such embellishment.] As Stevens says, clients find the Idlehour a nice place to visit. Actually, you could live there.

Betty Taylor



The Idle Hour Ltd. shop, in a corner of the theater, offers antiques and gifts hand-crafted by midwestern artists. In the background is the ornate candy counter from the theater's lobby.



One of the architects' offices is a windowless cubicle—all black and brown except for a pot of orange strawflowers. That's half of a drop-down desk made from a carved door, covered with glass for a smooth writing surface.



Another office is a vignette of a captain's quarters—wooden overhead, hatchway, and bunk, and even a porthole. This, as the other offices, is backstage, in a one-time dressing room.

St. Charles was mecca for celebrities Movies and vaudeville through the years

Story by Phyllis Warner

During the past century, much of St. Charles entertainment has centered, in particular around three theaters—the Star, Idle Hour and Arcada. In the past decade a fourth can be added, Pheasant Run Playhouse.

However, there were others—a small movie house operated by Isaac Zimmerman is well remembered by his son, William Zimmerman present owner of the Ford, Lincoln and Mercury garage. The house was in operation in about 1922. It was located on 3rd Street, in back of the present Quiller clothes shop on Main," Mr. Zimmerman said. "It featured both vaudeville acts and silent movies. Johnnie Olson was the projectionist. He was the uncle of Bob Olson who operates the Arco gas station on Route 64. It wasn't very successful and didn't last too long.

Karl Gartner seemed to remember a movie house called the Bijou but couldn't recall where it was located. According to a history compiled by Alice L. Davis there were two other "halls"—Minard's and Irwin—which were also used for the presentation of various forms of entertainment.

Minard's hall, according to Miss Davis, who sets the date at about 1890, was located on the Southeast corner of 2nd Avenue and Main Street and was used for plays, concerts and religious gatherings. Activities went from the sublime to the ridiculous. The hall was the entertainment center where Charlotte Powers put on her home talent plays, where Negro minstrels were held; where politicians thundered out their orations, where small theatrical companies gave tragedies and comedies and where the Negro people, who had their own Baptist Church, held services and did their immersing in the nearby Fox River.

Bill Irwin, Miss Davis records, was a cooper, mason, carpenter, atheist and undertaker. He kept adding to his building on the Southeast corner of 2nd Street and Main because at this time, Irwin's hall was beginning to draw from the fame of Minard's. It had an underground tunnel to the river.

History records show that at one time or another each house has provided St. Charles residents with some outstanding piece of memorabilia—some definite presentation or personality—which has been an unforgettable experience—a treasured memory.

For the Star and Idle Hour it would be the golden age of the silent movies; for the Arcada the exciting, and at the same time, painful era of the "talkies" and the tragic demise of vaudeville.

Norris was realized when the finest vaudeville acts on the Palace circuit played the Arcada, so the dreams of Carl Stone Jr. are today being fulfilled at Pheasant Run Playhouse by bringing the best of the Broadway plays and actors to St. Charles.

Although there is considerable information available on both the Idle Hour and Arcada theaters, there seems to be very little, save a few exterior snapshots, of the Star.

Located on Main Street, about where Eddie's Pizza now is, the Star had an impressive entrance and for the most part was considered a "nickelodeon." According to Mrs. Althea Potter a man by the name of Pete Alleman was manager of the Star and every Saturday she and her friends would come into town to meet at the theater.

"We never missed a single Saturday," Mrs. Potter recalled, "because if we did we missed one whole showing of a favorite serial. How well I remember Pearl White and a matinee idol by the name of Crane Wilbur!" I don't remember who played the music that went along with the old one reelers but I do remember we worked up a lot of excitement and a good appetite, too.

"After the show, the place to meet all of your friends was at Bandacati's Ice-Cream parlor. That was located about where Fisher's Gifts or Burger's drug store now is. Going to the movies and getting an ice cream sundae or soda afterwards was about the only recreation we had when I was a child. We lived for Saturday!" Mrs. Potter said.

According to the plaque in the Idle Hour building—now the unique offices of the architectural firm of Selleg, Stevens, Peterson and Flock—the theater was erected in 1900 on the corner of East Main Street and 2nd Avenue. F. C. Hunt, Dr. C. A. Potter and John Christiansen were the owners and the ones who first leased the theater to two men from Joliet by the name of Kelley and Nelson.

There is an unexplained lapse of 14 years between the time the plaque states the theater was built and the time records show the theater was opened for business in 1914 with a five reel movie called "A Wonderful Night." Admission was 10 cents for adults and kids got in for a nickel.

It is possible that between 1900 and 1914 the theater was used to present traveling shows, minstrel shows and even locally produced shows together with early one reel "peep-shows" Kinetoscopes which went on public display on April 14, 1894 in New York and quickly caught on in America, Paris and London.

Mrs. Potter tells that there were also many local shows put on at the

Idle Hour and the one in particular participated—"A P

On November St. Charles Chron news item calling Theater patrons to name the theater \$10 was offered. 1915, the Chronicle "Idle Hour" was romantic" name to the many which has The item did not, I winner.

Earling Hol enthusiastic in his asked if he had a r Idle Hour Theater. the place to go 'youngster—it was 'kicks' with a bag peanuts. You could clap your hands or you wanted when take off on heroine—but you c Joe Durstock at the the movie charac faster Joe Durstock over the keys.

"The entrance I was on Main Street Barber Shop is no where the entrance architects offices. led into the theater and once loaded popcorn or peanut for the balcony and

"The views on the Hour were in direct at the Arcada which opened in 1926. It trying to sneak in a bag of popcorn I taken away from you ushers. You w cautioned about loudly and disturbingly and it was a rowdy to whisper with y Now, of course laughed, "it's like beginning, theaters on the sale of p employment of ush the past."

Opening in September with the motion "Brother" with Ha 1000 seat Arcada prestigious house Spanish design. The family had careful construction so the elegance would achieved. One of the Marr and Coult and provided the be outside the Chicago was not until two years famous Chicago Theater same equipment. I was the first organi

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Idle Hour Theater Not So Idle

By BETTY FORKINS

ST. CHARLES — The old Idle Hour Theater which has been idle for more than 40 years is now a go-go-going place.

Four young architects took over this white elephant in June and with lots of imagination, hard work and ingenuity have come up with not only offices but an avante-garde theater.

Opening night for the architects was Friday night and the old stage will be used tonight by the Playmakers for a production of "The Sandbox" an avante-garde play.

Richard Selleg, Paul Stevens, Guy Peterson and Don Flock have combined their various talents to make a show place in St. Charles.

The Idle Hour Theater first opened in 1914 as the New Theater and was built by the late Dr. C. A. Potter, F. C. Hunt and John Christensen, who leased it to the firm of Kelly and Nelson of Joliet and Le-mont.

The brick building seated 325 and had a large foyer on with the entrance on East Main Street, where a barbershop is today. The present entrance is on South Second Avenue about half way down the block.

The theater had one and two reel movies and stage performances. Names such as the Otte and Oliver juggling act and comics headed the vaudeville bill for such pictures as "Mother's Influence," "Out of Deputy Hands," and "Hello Mable," a Keystone comedy. Prices were five and 10 cents and two shows were given on Sundays.

The theater kept going until 1926 when the Arcada Theater, done in Spanish elegance, was opened by Lester Norris and was described by the press as the "show place of the middle-west." Norris had purchased the Idle Hour during the three years of building the Arcada. The very last bill of the Idle Hour advertised was Lon Chaney in the "Road to Mandalay," Aug. 26, 1926. The Arcada Theater opened that September.

During the years that followed the building was used for storage for Delnor Hospital equipment, furniture from the Baker Hotel and the Community House.

During the 1950s a summer stock company pushed the debris aside to paint scenery for the Arcada productions.

Paul Stevens stated that when they purchased the old theater in June of this year, there was barely any plaster left on the walls, no lights, plumbing or water, and the place was in a mess.

Now one enters the red brick building under a white canopy and passes through black doors with brass plating. One still sees the structure of the theater, its slanting floor, its balcony, the stage and dressing rooms. But that's where the similarity between theater and its present business ends.

The theater floor is covered with artificial grass. A sky light has been added, and a 20 foot tropical tree is placed just off center on the slanting auditorium floor.

A stairway has been added

to the north side of the auditorium leading to the balcony that has the most graceful steps to descend.

It seems ideal for style shows, where models would come off the balcony, down the wide steps, in a swoop of chiffon on to the green grass and tree below.

The balcony has been changed into carols where three other architects do their drawings, behind that is the projection booth which will be the office of Guy Peterson.

On the south side of the auditorium section is a platform where conferences can be held. A larger conference room lies to the left of the new foyer.

The stage floors have been sanded, a boom of lights added and footlights added. To dramatize the stage, the proscenium arch has an arc of white light bulbs outlining it. Soft green velour drapes now close off the stage which is used as a work room.

The bare brick walls of the stage have models of cities and parks that look like art forms, hung from them.

The original news stories describing the building in 1914 stated there were three large dressing rooms in the basement. Actors and actresses got to these by trap doors at the back of the stage.

The architects have each selected an area as "his very own."

Flock took his seven by seven foot dressing room and made it into the turn-of-the-century ship's cabin. One even has to

step up into it and it is complete with a porthole and a dwarf live parrot named T.H.E. Client. It doesn't speak yet, but Block is working to get it to say "architect" or "the price is right."

Selleg has created his little room in Early American antique, complete with a desk over 100 years old. He also has a greenhouse with a tropical plant blooming in it.

Stevens, has gone in for the dark comfort of old Spain, complete with a black rug on the floor.

Peterson who will be in the projection booth for his meditative processes is expected to have a Victorian decor.

There is a hustle and bustle in the theater now, getting the finishing touches completed before open house this weekend. There is a great combination in the building of the new and modern and the old and revered. It is a place of atmosphere.

The four partners are in the business of landscape architect, building architecture, city planning, land planning and park planning.

Selleg, Stevens and Peterson are all graduates of the University of Illinois with degrees in land planning and architecture. Flock holds his degree in architecture from Notre Dame.

They incorporated in 1964 and aided Mayor George Neumark on his city beautification program, and to all appearances these boys are practicing what they are preaching.

Memories of vaudeville play on

BY MARY CLAIRE HARRIS
Contributing Writer

What did young people do for entertainment in St. Charles in the 1920s and '30s?

Earling "Ike" Holmstrom remembers well. Theaters and dance pavilions.

Holmstrom, 76, has spent a good portion of his life here in St. Charles. He came here from Chicago with his parents and brother in 1925 at the age of 13 when his family relocated its

Have you met? ... 'Ike' Holmstrom

book binding business, Universal Press, in the Fox Valley.

The first theater Holmstrom remembers was the Star, located on the north side of East Main St.

The star was replaced by the Idle Hour Theater. It was located across the street from the Star, behind the present Arcada building. The building was L-shaped and entered through a long hallway on Main Street.

The building, marked with a historical plaque, is now occupied by the law offices of Rosensteel and Cooke on Illinois. It still has the original stage.

The Idle Hour would play silent films and short serials that were like our soap operas today, Holmstrom recalled.

Joe Durstock, who was a friend of Holmstrom's family, played the appropriate music on a piano to accompany the scenes in the movies.

"The Idle Hour would play the serials that would end in so called cliff hangers and you would have to come back the next Saturday to



see the continuation," Holmstrom said.

On Sept. 6, 1926 the Arcada Theatre opened. "It was a gala event held over Labor Day weekend. People came from all over to see the Arcada in its grandeur," Holmstrom said.

"The interior was very plush and elegant, with draping curtains, chandeliers and expensive art work exhibited," Holmstrom continued.

Opening weekend offered the movie film "The Last Frontier" and the Our Gang Comedy Group.

The vaudeville lineup was the Ross and Louise dance troupe and the Jordans (Fibber McGee and Molly).

The program also featured the Arcada's own orchestra recital and a newsreel.

Lester Norris, who built and owned the Arcada, did the illustration for the cover of the premier program, Holmstrom said. Holmstrom's father's company put the

programs together. "We had to keep running back and forth between the theater and the shop to make more and more programs. We even put our visiting Chicago relatives to work. The people just kept flocking to the opening," Holmstrom said. (An original copy of the opening weekend program which can be seen in the St. Charles Historical Museum.)

The Arcada booked vaudeville acts and became a mecca to the vaudeville circuit. It became known as the Showplace of the Fox Valley, Holmstrom said.

The Arcada booked such big names as John Phillip Sousa, Edgar Bergen, George Burns and Gracie Allen, Maria Von Trapp, opera star Marie McDonald and Donald O'Connor, a movie star and dancer.

O'Connor was six years old when he performed here on stage dancing with his family known as the O'Connor Family Act.

"Under the Arcada's stage and where Scotland Yard's kitchen now is, used to be dressing rooms. I remember being down there and seeing the stars on the entertainer's doors," Holmstrom said.

The Arcada along with the Rialto in Joliet and the Chicago Theatre were some of the only theaters in the country that hadn't closed because of the depression. In fact according to Variety Magazine printed in the 1930s, during that period the Arcada was one of the last theaters still showing vaudeville acts in the country. It had a reputation as the Darling of Theaters, Holmstrom recalled.

PLEASE SEE PAGE 4

Arcada brings back memories

FROM PAGE 2

Holmstrom went to see "Crocodile Dundee II" at the Arcada recently. He sat up in the balcony. "In the early days the front row balcony chairs called loge seats were the expensive seats, larger and more comfortable with a better view of stage and screen," Holmstrom said. "I looked around and felt a bit melancholy. The grandeur of the theater is all but gone! My one hope is that the Arcada will never be cut up into shoe box size cinemas."

Another of Holmstrom's memories is Venetian Night, which was held on the Fox River during the pre-depression days.

"Every Labor Day weekend they had a parade up and down the river, north of Main St. bridge. There were boats and canoes, floats and wonderful, colorful Japanese lanterns everywhere," Holmstrom said.

"The Pottowattomi Park pavilion was beautifully decorated. It was used for dancing and picnicking. The spectators came by the hundreds to the park with their blankets and picnics in tow. Hundreds more gathered on the other side of the river."

According to Holmstrom, they all watched with delight from the banks of the river the beautiful sight on the water. The fireworks continually illuminated the sky overhead.

Holmstrom owned a boat which he called the "Foxy Queen." He kept it in a community boathouse along the river.

In the late 1920s a typical Saturday night in the summer months was for Holmstrom to take his date up the river in his canoe to the dances. There were two places that were quite well known. The Pinelands and Oakridge, located just west of Little Woods school.

The Pinelands building still stands today and has been converted into apartments.

"They were two competing dance halls with marvelous wooden floors. They were very outstanding and attracted big name bands," Holmstrom said. "The bands would play at the Trianon and at the Aragon ballrooms in Chicago and then they would come out to the Fox River for the summer.

"Many of the wealthier families from Chicago had summer cottages along the Fox. Such names as Fred Waring and the 'Pennsylvanians,' Guy Lombardo and his 'Royal Canadians,' Ted Fiorato, Paul Whiteman and others entertained there," Holmstrom said. "It usually cost \$4 a couple which was expensive back then, so sometimes instead of going in my friends and our dates would dance outside in the gravel. They never seemed to mind." Holmstrom said he and his friends had many memorable nights dancing to the melodies of the big bands at the river dance halls.

During the many years he has lived in St. Charles, Holmstrom has seen a lot of changes take place. He believes most of the changes are for the better. But he cherishes the memories of St. Charles when it was a quieter, slower-paced town.

Most people will never know what those days were like, but Holmstrom does. And his own wonderful memories bring it all back to life.

Holmstrom says he was proud of his hometown of St. Charles back then, and he's still proud of it today.

Editors note: The Holmstrom interview and additional information in this article is courtesy of the St. Charles Historical Society and is part of the society's oral history series in celebration of the 55th anniversary celebration of St. Charles.

Honor Dr. C. A. Potter at Delnor; Original Head of Medical Staff



By Lois O'Mella
Delnor Hospital recently honored four area residents who were key participants in the early history of the hospital. Among these was Dr. C. A. Potter, first president of the medical staff, whose active interest continued from the day Delnor opened its doors, Thanksgiving Day, 1940, until the day of his death in February, 1966.

Dr. Potter was a lifetime resident of this area, and the story of his career, recounted by Mrs. C. A. Potter as she learned of the honor to be paid her late husband, extends from an era when the practice of medicine was conducted by horse and buggy to the era of the space age physician.

Mrs. Potter and Dr. Potter's niece, Mildred Washburn of Geneva, traced Dr. Potter's life back to the day he was born to Lemuel and Anna Potter on March 27, 1878 in LaFox, Illinois. His father owned a grocery store in LaFox, and the Potter homestead has been in the family for 106 years. The Potters came to this area from the East, and Lemuel M. Potter was the captain of a whaling ship which sailed out of New Bedford, Mass.

However, it was not the sea which challenged the young Charles Arthur Potter as he attended grammar school in LaFox and Geneva High School—the medical profession was always his goal.

Dr. Potter enrolled at the University of Illinois College of Physicians and Surgeons in Chicago, and was awarded his medical degree on Tuesday, May 20, 1902. His first post was on the staff of Alma Sanitarium of Michigan, and soon entered private practice in Cornell, Illinois.

"I can remember that he told me of riding in a horse and buggy on his rounds in Cornell with the mud so deep that he had to get off, unlifted and ride on horseback the rest of the way," Mrs. Potter reminisced. She told of his close friendship with Claude Ercanbreck, D.D.S. of Elburn. The two had attended school together, and when Dr. Ercanbreck accepted a position in Laramie, Wyo., he persuaded his young friend Dr. Potter to leave Illinois and join him. "Then, after Dr. Potter got settled in Laramie—which was far from family and friends—Dr. Ercanbreck decided to give up practice there and come back to Elburn," Mrs. Potter continued. After a few months of loneliness, young Dr. Potter suddenly asked himself what he was doing so far from home and followed his friend back to the Fox River Valley and St. Charles.

Dr. Potter started practice in St. Charles with Dr. Louis Van Patten in the old State Bank building overlooking the Fox River. Around 1910 the partners moved to East Main Street in an office adjoining Harry G. Hempstead's law office with an entrance in the area between what is now Nelson's Restaurant, corner of Main and First Avenues and Fisher's News Agency.

The name Harry Hempstead was going to become very familiar to Dr. Potter, for the Potter residence at 620 North

however, when Dr. Potter was working to establish his practice in St. Charles. Subsequent expansions of his own private practice led him to establish offices at the corner of Main and Second Avenue, above what is now Berry's Barber Shop, and (around 1955) at 105 South Second Avenue.

Meanwhile, the future Mrs. Potter was born Althen Whitney, raised in Wasco, and attended St. Charles High School. Dr. and Mrs. Potter were married in 1924 and had four children, Charles A. Potter, Jr. is the president of the First American Trust Company of Santa Ana, California, and the father of Charles A. Potter III. Ann Potter Lee (Mrs. Stanley) lives in St. Charles at 407 Eighth Court and is the mother of Stanley D. Lee, Jr., Debra Ann Lee and Joan Althea Lee. Priscilla Potter Bergland and husband, George reside on the former Potter residence at 620 North Third Avenue, St. Charles. Their children are Jeffrey E., David Whitney, Robert George and Kimberly. And Nancy Potter Lockwood (Mrs. Wayne) of Oklahoma City, Oklahoma has four children Elizabeth Wing Lockwood, William W. Lockwood, Kathryn Lockwood and Christopher.

"All his life, Dr. Potter was very active in community affairs," Mrs. Potter continued. She remembers that St. Charles Day was celebrated then much as Founder's Day is celebrated now. One of the highlights was a King Neptune float on the river and residents would bet on how fast the float would travel from Jones Woods to the St. Charles dam. Dr. Potter always enthusiastically participated in the planning of events like these. He was active on the St. Charles school board and in the Rotary Club and Masonic Order and served in World War I as a captain in the Army reserve.

"He loved all children and his special interest was in the Boy Scouts of America. He organized the doctors who were in attendance at Camp Rotary McQueen," Mrs. Potter recalls. The Executive Board of the Shabbona Council of the Boy Scouts of America honored his service in 1956 with a citation for an "extraordinary contribution to the youth of DeKalb and Kane Counties."

In October of 1953 Dr. Potter was recognized for his 50-years of membership in the Illinois State Medical Society

He had served as president of the Kane County Medical Society and was a charter member and past president of the Rotary Club.

For 26 years, Dr. Potter served as a member of the Delnor Hospital medical staff and long before Delnor was built, he was on the staff of the first hospital in St. Charles, the building which is now the Moose Lodge on West Main Street. He was among those who later advocated the move to larger quarters on North Second Avenue and asked the American Legion to organize a campaign to establish the Miller mansion as the old City Hospital of St. Charles.

It was not surprising that his life-long area resident and community minded Doctor should be chosen to head the first medical staff at Delnor Hospital.

In May of 1962, St. Charles paid tribute to Dr. Potter with a festive Rotary Club sponsored celebration which included an afternoon at Wrigley Field where he and 60 friends watched the Cubs play the Braves followed by a testimonial dinner attended by 275 at the Baker Hotel, during which he was cited as "Humanitarian, philanthropist, and family man." Although he retired from active practice after 60 years as a practicing physician, he never retired from his interest in the hospital, and Dr. Potter remained an honorary member of the medical staff until his death in February, 1966.

A Dr. Potter Memorial Fund was established at Delnor and several Dr. Potter nursing scholarships were given and with the unveiling of the new Donor Standard, his name is permanently recorded in bronze in a place of honor in the hospital he served so long and so well.

Boy's School Graduates 31 On Thursday

Graduation ceremonies were held Thursday for 31 students at the Illinois State Training School for Boys at St. Charles, operated by the Illinois Youth Commission, according to IYC executive director, Joseph S. Coughlin.

Three of the students received high school General Equivalency Diplomas, recognized by all accredited high schools and colleges throughout the country, and the remaining graduates received eight grade diplomas.

Coughlin, recently appointed executive director of the Youth Commission, spoke to the graduates and their parents. He is the former deputy commissioner of the Iowa Department of Social Services, and has previously served 17 years in the field of probation, parole, and corrections for the state of Wisconsin.

The ceremony, which took place in the training school's All Faiths Chapel, and was followed by a reception for the graduates, their parents and guests.

Donald H. Johnson Dies in Florida Services Held Miami

Word has been received in St. Charles of the death of Donald H. Johnson, 36, the son of Lloyd A. Johnson of 121 South 6th Street. Mr. Johnson died on Saturday in Miami, Florida.

Mr. Johnson attended St. Patrick's School and was a graduate of St. Charles High School in the class of 1951. He enlisted in the Marines after graduation and served in Korea.

Surviving are his wife, Lois; a daughter, Jennifer; his father, Lloyd Johnson of St. Charles; two sisters, Sharon Sanders of Batavia and Barbara Anderson of Carpentersville as well as nieces and nephews. He was preceded in death by his mother, Margaret, and two brothers.

Services and interment were held in Miami.

A memorial to his tribute has been established with the Heart Fund.

IN MEMORIAM
In loving memory of Harry Satterwaite, who passed away 8 years ago, June 12.

I often sit and think of you
When I am all alone,
For memory is the only thing
That grief can call its own.
As long as life and memory lasts
I will remember you
Wife, Minnie

IN MEMORIAM
In loving memory of Laverne (Swede) Anderson who passed away 4 years ago June 12th.

Precious thoughts of one so dear,
Often brings a silent tear,
Only those who have lost can tell,
The pain of parting without farewell,
But deep in our hearts a Memory is kept,
Of one we loved and will never forget.

Wife, Gladys
Daughter, Jean
Son, G. Keith



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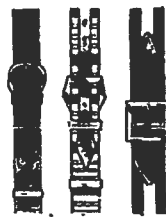
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FATHERS DAY - JUNE 15
DOUBLE BREASTED SPORTS COAT

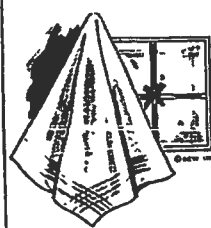
55.00

A gift he will always remember Wool and dacron polyester hopsack



MEN'S SPORT BELTS
to complement his summer suits and sport shirts. Solids and patterns

2.50 to 6.00



Boxed **Handkerchiefs**
Initial, hand rolled & colored!

1.15
OR
3 for \$2.50



Pajama

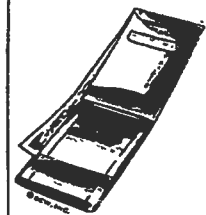
Feather weight jama's in solid sleeve, knee permanent press
A. B.
5.00



Men's Short Sleeve SPORT SHIRTS

With no iron and self release, in stripes, solids, plaids. S, M, L, XL

5.00 - 7.00



LEATHER WALLETS

All leather billfold in assorted colors. A most needed item

4.00 to 10.00



Orlon an STRETCH

Stretch ho assortment go with an

1.25 -



JOCKEY UNDERWEAR

T Shirts in combed cotton, S, M, L, XL. Cotton briefs Sizes 30 to 44

1.25 & 1.50



100% Nylon **WIND BREAKER**

In assorted colors, with and without hood. S, M, L, XL

7.00 - 15.00



ARROW

The Famous that ne Ironing Glen

5.







CITY OF
ST. CHARLES
ILLINOIS • 1834

AGENDA ITEM EXECUTIVE SUMMARY

Agenda Item Number: *4e

Title:

Recommendation to officially rename New Peck Road as Peck Road and N. Peck Road

Presenter:

Russell Colby

Meeting: Planning & Development Committee

Date: November 14, 2022

Proposed Cost: \$

Budgeted Amount: \$

Not Budgeted:

Executive Summary *(if not budgeted please explain):*

Certain subdivision plat documents identify segments of what is commonly known as a Peck Road as having an officially designated name of “New Peck Road”. The name is shown on plats for the section of the road north of Campton Hills Rd. This portion was realigned when the Renaux Manor development was constructed.

“New” Peck Road appears on plats from that time period, likely because there was an “old” Peck Road that remained for a brief period. However, the City has never used “New” Peck Road for any addressing.

Tri-Com Dispatch brought the discrepancy to the City’s attention. To clear up this discrepancy, staff recommends officially changing the name to “Peck Rd.” and “N. Peck Rd.” for consistency. There are three properties that will be impacted by the name change. All three properties are used as detention ponds for surrounding subdivisions.

Once approved by City Council, the approval ordinance will be recorded, and then all official record keeping used in County mapping information will updated.

Attachments *(please list):*

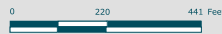
Map showing New Peck Rd. sections

Recommendation/Suggested Action *(briefly explain):*

Recommendation to officially rename New Peck Road as Peck Road and N. Peck Road, respectively.




Data Source:
City of St. Charles, Illinois
Kane County, Illinois
DuPage County, Illinois
Coordinate System: Illinois State Plane East
Projection: Transverse Mercator
North American Datum 1983
Printed on: November 8, 2022 12:37 PM



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Powered by Precision GIS

Portions of New Peck Rd changed to Peck Rd. shown in blue
Portions of New Peck Rd. changed to N. Peck Rd. shown in red

 <p>CITY OF ST. CHARLES ILLINOIS • 1834</p>	AGENDA ITEM EXECUTIVE SUMMARY		Agenda Item Number: *4f
	Title:	Recommendation to approve a Final Plat for 2600 E. Main St., Foxfield Commerce Center	
	Presenter:	Rachel Hitzemann	
Meeting: Planning & Development Committee		Date: November 14, 2022	
Proposed Cost:		Budgeted Amount:	Not Budgeted: <input type="checkbox"/>
Executive Summary <i>(if not budgeted please explain):</i>			
<p>The 2600 E Main St., Foxfield Commerce Center PUD Preliminary Plan was approved by the City in October 2022. The project includes development of an Andy’s Custard and WellNow Immediate Care Center at the NE Corner of Main St./ RT. 64 and Fieldgate Dr.</p> <p>The project is currently under building permit and Final Engineering review by staff.</p> <p>The Final Plat of Subdivision has been submitted for approval. Because the Final Plat was filed within 60 days of Preliminary Plat of Subdivision approval, Plan Commission review is not required.</p> <p>Staff has reviewed the plat and found it to be in substantial conformance with the approved Preliminary Plat and Title 16 “Subdivision and Land Improvement”. Staff recommends approval of the Final Plat, subject to resolution of any minor revisions that occur as a part of the Final Engineering review.</p>			
Attachments <i>(please list):</i>			
Application, Final Plat, PUD Ordinance			
Recommendation/Suggested Action <i>(briefly explain):</i>			
Recommendation to approve a Final Plat for 2600 E Main St., Foxfield Commerce Center			

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



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

FINAL PLAT OF SUBDIVISION APPLICATION

For City Use	
Project Name:	2600 E. main St.
Project Number:	2022 -PR- 009
Cityview Project Number:	PLFP202200061

Received Date
RECEIVED
NOV 08 2022
 City of St. Charles
 Community Development

- File this application to request approval of a Final Plat of Subdivision.
- Complete the application and submit with all required attachments to the Community Development Division.
- The information you provide must be complete and accurate. If you have any questions please contact the Community Development Division.
- City staff will review the submittal for completeness and for compliance with applicable requirements. Staff will distribute the plans to other City departments for review when the application is complete.
- The Final Plat of Subdivision will be scheduled for Plan Commission review when staff has determined the plans are ready.

1. Property Information:	Location:	2600 E Main St., St. Charles, IL 60174	
	Parcel Number (s):	09-25-151-001, 09-25-151-002, 09-25-100-020	
	Proposed Subdivision Name:	Foxfield Commons (Existing PUD)	
2. Applicant Information:	Name:	Eric G. Dams (Troutman & Dams)	Phone:
	Address:	2211 N. Elston, Suite 400 Chicago, IL 60614	Email: eric@troutman-dams.com
3. Record Owner Information:	Name:	GW St. Charles LLC	Phone: 312-441-0343
	Address:	2211 N. Elston, Suite 400, Chicago, IL 60614	Email: eric@troutman-dams.com

4. Identify the Type of Application:

- Subdivision:**
 - Preliminary Subdivision Plat was previously approved by the City
 - Combined Preliminary-Final Review Process (Preliminary Plat Application filed concurrently)
- Planned Unit Development (PUD):**
 - PUD Preliminary Plan was previously approved by the City
 - Combined Preliminary-Final Review Process (PUD Preliminary Plan Application filed concurrently)
 - PUD Final Plat Application filed concurrently

**Note- This application is not required for a Minor Subdivision. File only a Minor Subdivision-Final Plat application for a subdivision which qualifies as a Minor Subdivision per City Code Section 16.04.040.*

5. Required Attachments:

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

- APPLICATION FEE:** \$300
- REIMBURSEMENT OF FEES AGREEMENT:** An original, executed Reimbursement of Fees Agreement and deposit of funds in escrow with the City, as provided by Appendix B of the Zoning Ordinance.
- REIMBURSEMENT OF FEES INITIAL DEPOSIT:** Deposit of funds in escrow with the City. Required deposit is based on review items (number of applications filed) and the size of the subject property:

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

- FEE FOR INSTALLATION OF CITY BENCHMARKS:** Payment for installation of City benchmarks in accordance with Appendix F of the Subdivision Code (City Code Title 16). Required payment is based on the size of the subdivision:

Subdivision Acreage	Number of Benchmarks	Fee at \$2500 per Benchmark
20+	2	\$5000
10 to 20	1	\$2500
5 to 10	0.5	\$1250
1 to 5	0.25	\$625
Less than 1	0.10	\$250

- PROOF OF OWNERSHIP:** a) A current title policy report; or
b) A deed and a current title search

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

- OWNERSHIP DISCLOSURE:** Use the appropriate disclosure form (attached), if the owner or applicant is a Partnership, Corporation, Trust, or LLC.
- LETTER OF AUTHORIZATION:** If the property owner is not the applicant, an original letter of authorization from the property owner permitting the applicant to file the zoning application with the City of St. Charles for the subject property.
- STORMWATER MANAGEMENT PERMIT APPLICATION:** If application is not already filed.
- STORMWATER REPORT**
- ENGINEER'S COST ESTIMATE SPREADSHEET:** Use the attached form.
- FINANCIAL GUARANTEE & LAND IMPROVEMENT AGREEMENT:** With this application, provide a draft or description of the proposed guarantee for the payment and completion of Land Improvements. Include the proposed form, amount, and provider of completion guarantee collateral – bond, cash, or letter of credit. These items must be provided prior to the City signing the Final Plat of Subdivision and recording the plat.
 - Letter of Credit form – see City Code Title 16, Appendix C
 - Land Improvement Agreement – see City Code Title 16, Appendix D
- PARK AND SCHOOL LAND/CASH WORKSHEETS:** *For residential developments only.* Use the attached worksheet to calculate the estimated population and student yields and resulting land/cash contributions in accordance with Title 16 of the St. Charles Municipal Code.
- INCLUSIONARY HOUSING WORKSHEET:** *For residential developments only.* Use the attached worksheet to calculate the affordable unit requirement and indicate how the development will comply with Title 19 of the St. Charles Municipal Code.
- COPIES OF THIRD PARTY PERMIT/APPROVALS:** Provide the applicable required items which may include:
 - Illinois EPA Water Pollution Control Permit for sanitary sewer extension
 - Illinois EPA Division of Public Works Supplies Permit for water mains
 - Notice of Intent (NOI) letter/permit for NPDES Stormwater Discharge for sites 5 acres and larger
 - IDNR Office of Water Resources Permit (for work in floodplain)
 - Wetlands Permit from Army Corps of Engineers
 - Kane County DOT and/or IDOT signature on Final Plat (if applicable)
 - Offsite easements and right-of-way necessary to construct the required Land Improvements

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

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

- FINAL PLAT OF SUBDIVISION / DRAWING REQUIREMENTS CHECKLIST:** A Final Plat of Subdivision that includes the information listed on the Subdivision Plat Drawing Requirements Checklist. Also submit a completed Checklist (attached).
- FINAL ENGINEERING PLANS / DRAWING REQUIREMENTS CHECKLIST:** Final Engineering plans that include the information listed on the Drawing Requirements Checklist-Final Engineering Plans. Also submit a completed Checklist (attached).

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.

 10/25/22
Record Owner GW TD St Charles LLC Date

Applicant or Authorized Agent Date

CITY OF ST. CHARLES
REIMBURSEMENT OF FEES AGREEMENT

I. Owner:

Owner of Property: GW St. Charles LLC

Date: 10/19/2022

Owner's Address: 2211 N. Elston, Suite 400, Chicago, IL 60614

Owner's Phone Number: 312-441-0343

If Owner is a Land Trust, the names and addresses of the beneficiaries of the Trust:

II. Person Making Request (Petitioner/Applicant):

Name of Petitioner/Applicant: Eric G. Dams (Troutman & Dams)

Petitioner's/Applicant's Address: 2211 N. Elston, Suite 400, Chicago, IL 60614

Petitioner's /Applicant's Phone Number: 312-441-0343

III. Location of Property:

General Location of Property: NEC E Main St (IL-64) & Fieldgate Drive

Acreage of Parcel: 2.35

Permanent Index Number(s): 09-25-151-001, 09-25-151-002, 09-25-100-020

Legal Description (attach as Exhibit A)

IV. Reimbursement of Fees:

If the City determines, in its sole and exclusive discretion, that it is necessary to obtain professional services, including, but not limited to, attorneys; engineers; planners; architects; surveyors; court reporters; traffic, drainage or other consultants, and/or to incur costs related to any required notices or recordations, in connection with any Petition or Application filed by the Petitioner/Applicant, then the Petitioner/Applicant and Owner shall be jointly and severally liable for the payment of such professional fees and costs, as shall actually be incurred by the City.

The City Administrator is hereby authorized to assign the above described services to the City staff or to consultants, as they deem appropriate. When the City staff renders any services contemplated by this agreement, then in such case the City shall be reimbursed for its cost per productive work hour for each staff person providing said services.

At the time the Petitioner/Applicant requests action from the City, he shall deposit the following amounts with the City as an initial deposit to collateralize the obligation for payment of such fees and expenses:

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

As the review proceeds, the City shall deduct incurred expenditures and costs from the funds deposited. If the remaining deposit balance falls below \$500.00, the petitioner/applicant, upon notice by the City, shall be required to replenish the deposit to its original amount. The Petitioner/ Applicant shall replenish the deposit amount within fifteen (15) days of receipt of an invoice directing the replenishment of said deposit. Failure to remit payment within fifteen (15) days will cause all reviews to cease.

A petitioner/applicant who withdraws his petition or application may apply in writing to the Director of Community Development for a refund of his initial deposit. The City Administrator may, in his sole discretion, approve such refund less any actual fees and costs, which the City has already paid or incurred relative to the Petition or Application.

Upon the failure to the Petitioner/Applicant or Owner to reimburse the City in accordance with this Agreement, no further action shall be undertaken on any Petition or Application by the Mayor and City Council, or by any other official or quasi-deliberations, the granting of any relief or approvals, and the execution or recording of any documents, until all such outstanding fees are paid in full and/or the initial deposit is restored to its full amount. Further, the City may deny any application for a grading, building or other permit if such amounts have not been paid in full.

Upon any failure to reimburse the City in accordance with this section, the City may in its discretion, apply any or all of the initial deposit to the outstanding balance due and/or elect to place a lien against any real property associated with the Petitioner/Applicant's Petition or Application. In the event such amounts are not paid in full within sixty (60) days after the date when the statement of such amounts due is delivered or deposited in the U.S. mail by the City, such amounts due shall be deemed delinquent and finance charges in accordance the City's policy for accounts receivable shall be added to the amount due until such amount due, including all delinquency charges, is received by the City. Said lien shall be in an amount equal to the outstanding amount owed to the City.

The remedies available to the City as set forth hereinabove are non-exclusive and nothing herein shall be deemed to limit or waive the City's right to seek relief of such fees against any or all are responsible parties in a court of competent jurisdiction.

Any remaining balance of funds deposited pursuant to this Agreement shall be refunded upon the later occurring of the following events: completion of City deliberation on the petition or application, recordation of all necessary documents associated with the petition or application, or issuance of a building permit upon the real property in question.

BY SIGNING BELOW, THE PETITIONER/APPLICANT AND OWNER ACKNOWLEDGE THAT EACH OF THEM HAS READ THE FOREGOING PARAGRAPHS AND EACH OF THEM FULLY UNDERSTANDS AND AGREES TO COMPLY WITH THE TERMS SET FORTH HEREIN. FURTHER, BY SIGNING BELOW, EACH SIGNATORY WARRANTS THAT HE/SHE/IT POSSESSES FULL AUTHORITY TO SO SIGN.

THE PETITIONER/APPLICANT AND OWNER AGREE THAT PETITIONER/APPLICANT AND OWNER SHALL BE JOINTLY AND SEVERALLY LIABLE FOR PAYMENT OF FEES REFERRED TO IN APPLICABLE SECTIONS OF THE ORDINANCES OF THE CITY OF ST. CHARLES, AND AS SET FORTH HEREIN.

City of St. Charles

Petitioner/Applicant



Owner

10/25/22
Date:

By: _____
City Administrator

Attest

Date:

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

STATE OF ILLINOIS)
) SS.
KANE COUNTY)

I, James R. Troutman, being first duly sworn on oath depose and say that I am
Manager of GW St. Charles LLC, an Illinois Limited Liability
Company (L.L.C.), and that the following persons are all of the members of the said L.L.C.:

Eric G. Dams

James R. Troutman


Shai Wolkowicki

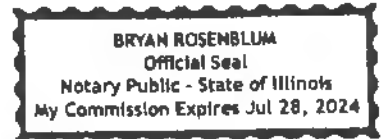
Mitchell Goltz

By: , Manager

Subscribed and Sworn before me this 11 day of

April, 20 22.


Notary Public



SUBDIVISION PLAT - DRAWING REQUIREMENTS/CHECKLIST

Name of Proposed Subdivision:

INSTRUCTIONS: To properly execute this checklist:

1. Indicate compliance with applicable requirements by initialing in all spaces where applicable.
2. Indicate those items that the subdivider considers "not applicable" with abbreviation "N.A."

Include the following on Preliminary Plats and Final Plats:

- 1. Name of proposed subdivision
- 2. Location given by town, range, section, or other legal description
- 3. Scale (minimum one inch equals 100 ft.)
- 4. Name and address of owner, trust, corporation or subdivider having control of project
- 5. Name and address of the designer of the plan
- 6. North direction
- 7. Date of preparation and date of revision, if any
- 8. Location map
- 9. Total approximate acreage and square footage of the subdivision and each proposed lot
- 10. Boundary lines of proposed subdivision including all section and corporate lines
- 11. Proposed Conditions:
 - a. Block layout
 - b. Proposed lots, including dimensions and area
 - c. Rights-of-way
 - d. Proposed easements, numbered and dimensioned.
 - i. Minimum 10 ft. wide perimeter utility and drainage easement around each lot. Where the side lot line of a single-family residential lot abuts the side lot line of another single-family residential lot, the minimum easement width may be reduced to 5 ft. on each side, provided no utilities exist or are planned along the side lot line.
 - ii. Easements over all existing and proposed overhead or underground utility services or water drainage.
 - iii. Drainage easements over detention/retention basins, watercourse, drainage way, channel, or stream that traverses the subdivision or where a wetland exists. The easement shall include an additional area of at least 15 ft. wide adjoining both edges of the area that has been affected by floodwaters or containing wetland conditions.

Additional Requirements for Final Plats:

General Requirements for Final Plats

1. All plats shall be prepared by a professional land surveyor licensed by the State of Illinois, and shall bear the surveyor's signature and seal.
 2. All plans shall describe an adequate number of benchmarks, with elevations referenced to mean sea level and the City's Geodetic Control Station Network so that elevations may be checked at any point without more than one setup of a surveyor's level.
-
- 1. Section corners and section lines accurately tied into subdivision by distances and angles
 - 2. Official survey monuments shown and dimensioned
 - 3. An accurate legal description of the entire area receiving Final Plat of Subdivision approval

- 4. An open space easement on the common area assuring that the open space shall remain open for perpetuity
- 5. Street names
- 6. Areas to be dedicated or reserved for public use shown and described with the purpose designated
- 7. Protective covenants lettered on the plat or appropriately referenced
- 8. Chart identifying the easement area (in square feet) within each lot. Different easements must be listed separately.
- 9. Easement provision language including utility, drainage, stormwater, and access, as specified in Appendix B of Title 16, "Subdivisions and Land Improvements".
- 10. Certificates as provided in Appendix B of Title 16, "Subdivisions and Land Improvements":
 - a. Surveyor's certificates (including signature and seal)
 - b. Owner's certificate (including signature)
 - c. Notary certificate (including signature and seal)
 - d. County Clerk certificate (including signature)
 - e. Certificate as to special assessments (including signature)
 - f. Certificate of County Engineer, if applicable (including signature)
 - g. Plan Commission certificate (including signature)
 - h. Director of Community Development or designee certificate (including signature)
 - i. City Council certificate (including signature)
 - j. Special Flood Hazard Area certificate (including signature)
 - k. Mortgagee certificate, as required
 - l. IDOT certificate, if applicable (including signature)
- Accurate angular and lineal dimensions for all lines, angles, and curvatures with functions used to describe all boundaries including perimeter survey of tract, streets, easements, areas to be reserved for public use, and other important features. Error of closure of boundary line surveys shall not exceed one in ten thousand (one foot for each ten thousand feet of perimeter survey). Lot lines to show dimensions in feet and hundredths, and when an angle occurs in any lot line between lot corners the measurement of the angle shall be shown.
- An identification system for all lots and blocks.
- True angles and distances to the nearest established street lines and official monuments (not less than two), which shall be accurately described in the plat by location, size and elevation.
- Municipal, township, county, or section lines and section corners accurately tied to lines of the subdivision by distances and angles, if the section lines or corners lie within the subdivision.
- Accurate locations of permanent monuments:
 - a. Pipes of three-fourths-inch diameter or steel rods one-half-inch diameter, by eighteen-inch lengths, placed at the corners of each lot and block, at angle points, and at the ends and suitable intervals along curves.
 - b. All U.S., state, county, City, or other official benchmarks, monuments, or triangulation stations in or adjacent to the property are preserved in precise position.



 Signature – Applicant

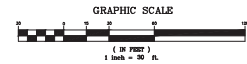
10/25/22

 Date

FINAL PLAT OF SUBDIVISION UNIT NO. 1 FOXFIELD SQUARE RESUBDIVISION NO. 1

THAT PART OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 8
EAST OF THE THIRD PRINCIPAL MERIDIAN, IN ST. CHARLES, KANE COUNTY, IL

P.L.N. 09-25-151-001
P.L.N. 09-25-151-002
P.L.N. 09-25-100-020



PUBLIC UTILITY AND DRAINAGE EASEMENT PROVISIONS

A PERMANENT NON-EXCLUSIVE EASEMENT IS HEREBY GRANTED TO THE CITY OF ST. CHARLES AND TO ALL PUBLIC UTILITY COMPANIES OF ANY KIND OPERATING UNDER FRANCHISE GRANTING THEM EASEMENT RIGHTS FROM SAID CITY OF ST. CHARLES, INCLUDING BUT NOT LIMITED TO AMERICAN WATER AND TO THEIR SUCCESSORS AND ASSIGNS (HEREIN COLLECTIVELY REFERRED TO AS "GRANTEES"), IN, UPON, ACROSS, OVER, UNDER, AND THROUGH THE AREAS SHOWN BY DASHED LINES AND LABELED "PUBLIC UTILITY AND DRAINAGE EASEMENT" ON THE PLAT OF SUBDIVISION HEREIN DRAWN FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, INSPECTING, OPERATING, REPLACING, REPAIRING, ALTERING, ENLARGING, REMOVING, REPAIRING, CLEARING, AND MAINTAINING ABOVE GROUND AND UNDERGROUND ELECTRICAL SYSTEMS, CABLE TELEVISION, COMMUNICATION, GAS, TELEPHONE OR OTHER UTILITY LINES OR APPURTENANCES, SANITARY AND STORM SEWERS, DRAINAGE WAYS, STORM WATER DETENTION AND RETENTION, WATER MAINS AND ANY AND ALL MANHOLES, HYDRANTS, PIPES, CONNECTIONS, CATCH BASINS, BUFFALO BOXES AND WITHOUT LIMITATION, SUCH OTHER INSTALLATIONS AS MAY BE REQUIRED TO FURNISH PUBLIC UTILITY SERVICE TO ADJACENT AREAS TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE REAL ESTATE PLATED HEREON FOR THE NECESSARY PERSONNEL AND EQUIPMENT TO MAKE ANY OR ALL OF THE ABOVE WORK. THE PERMANENT NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ST. CHARLES AND THE RESPECTIVE SUCCESSORS AND ASSIGNS FOR MAINTAINING THE UNINTERRUPTED AND UNIMPEDED CONVEYANCE, FLOW AND RUNOFF OF SURFACE STORM WATER ACROSS AND UPON THE AREAS DESIGNATED ON THIS PLAT AS DRAINAGE EASEMENT. THE RIGHT IS HEREBY GRANTED TO SAID GRANTEE TO CUT DOWN, TRIM, OR REMOVE ANY TREES, SHRUBS, OR OTHER PLANTS THAT INTERFERE WITH THE DRAINAGE WAYS AND OPERATION OF OR ACCESS TO SAID UTILITY INSTALLATIONS WITHOUT LIMITATION, IN, ON, UPON OR ACROSS, UNDER, OR THROUGH SAID EASEMENTS.

NO PERMANENT BUILDINGS, TREES, GARDENS, SHRUBS, OR BERMS SHALL BE PLACED ON OR IN SAID EASEMENTS, BUT THE EASEMENT AREAS MAY BE USED FOR FENCING, FENCES, SIDEWALKS, AND OTHER PURPOSES THAT DO NOT INTERFERE WITH THE AFORESAID USES AND RIGHTS. WHERE AN EASEMENT IS USED FOR STORM OR SANITARY SEWERS, OTHER UTILITY INSTALLATIONS SHALL BE SUBJECT TO THE PRIOR APPROVAL OF SAID CITY OF ST. CHARLES SO AS NOT TO INTERFERE WITH THE GRAVITY FLOW IN SAID SEWER OR SEWERS. UTILITY INSTALLATIONS, OTHER THAN THOSE MANAGED BY THE CITY OF ST. CHARLES, SHALL BE SUBJECT TO THE APPROVAL OF THE CITY OF ST. CHARLES, AS TO DESIGN AND LOCATION, AND ALL OTHER INSTALLATIONS ARE SUBJECT TO THE ORDINANCES OF THE CITY OF ST. CHARLES.

FOLLOWING ANY WORK TO BE PERFORMED BY THE GRANTEE IN THE EXERCISE OF ITS EASEMENT RIGHTS GRANTED HEREIN, THE GRANTEE SHALL HAVE NO OBLIGATION WITH RESPECT TO SURFACE RESTORATION INCLUDING, BUT NOT LIMITED TO, THE RESTORATION, REPAIR, OR REPLACEMENT OF ANY LANDSCAPING PROVIDED; HOWEVER, THE GRANTEE SHALL BE OBLIGATED FOLLOWING ANY SUCH WORK TO BROTTLE AND MOUND SO AS TO RETAIN SUITABLE DRAINAGE, REMOVE DEBRIS, AND LEAVE THE AREA IN GENERALLY CLEAN AND WORKMANLIKE CONDITION.

BASIS OF BEARING

ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE ILLINOIS STATE PLANE COORDINATE SYSTEM, NAD83 (2011 ADJUSTMENT), EAST ZONE.

AREA SUMMARY

GROSS AREA 102,226 SQUARE FEET OR 2.347 ACRES
LESS R.O.W. IDOT DEDICATION 3,000 SQUARE FEET OR 0.069 ACRES
NET AREA 99,226 SQUARE FEET OR 2.278 ACRES
(TO HEAVY LINES)
(BASED ON MEASURED VALUES)

LEGEND

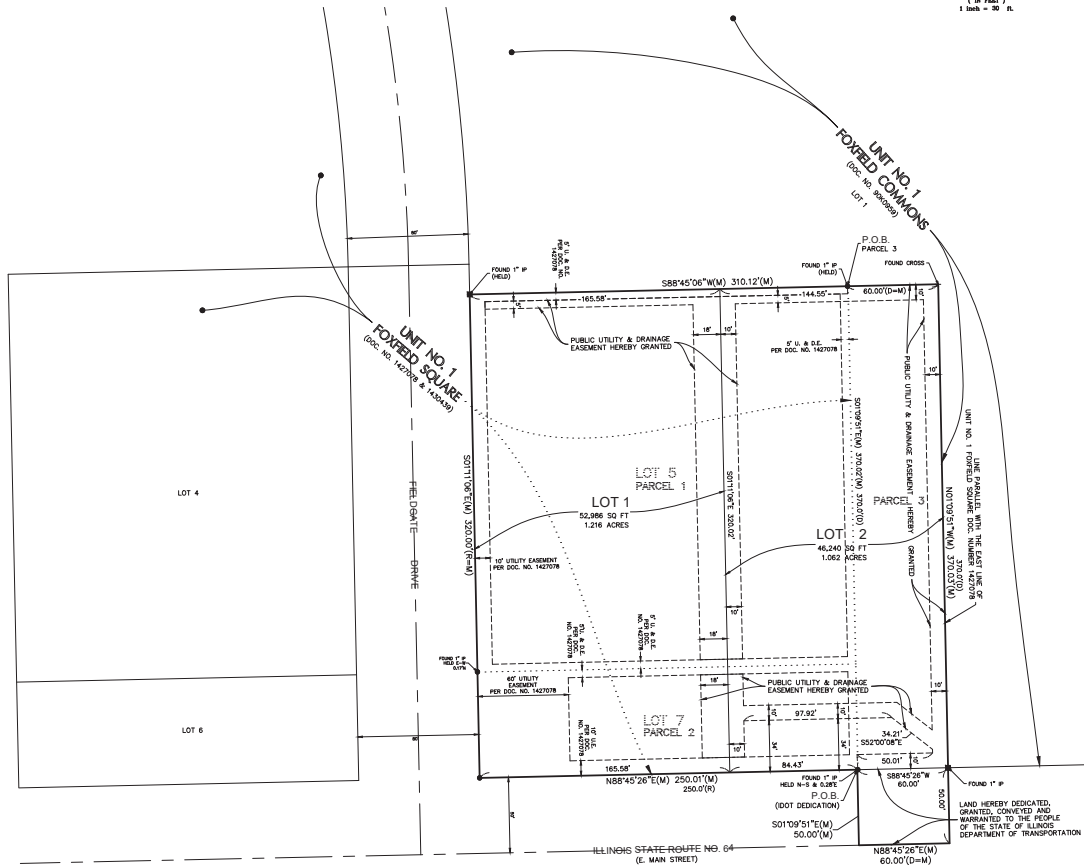
- SET 7/8" O.D.I.P. UNLESS OTHERWISE NOTED
- SET CONCRETE MONUMENT UNLESS OTHERWISE NOTED
- ◆ SET CROSS IN CONCRETE UNLESS OTHERWISE NOTED

ABBREVIATIONS

O.D.I.P. = OUTSIDE DIAMETER IRON PIPE
N.E.A. = NON-EASEMENT AREA
(R) = RECORD BEARING OR DISTANCE
(M) = MEASURED BEARING OR DISTANCE
(C) = CALCULATED BEARING OR DISTANCE
(D) = DEED BEARING OR DISTANCE
B.L.L. = BUILDING SETBACK LINE
U.E. = UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
P.U.E. = PUBLIC UTILITY EASEMENT
P.O.B. = POINT OF BEGINNING
P.L.C. & D.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT

LINE LEGEND

- SUBDIVISION BOUNDARY LINE
- ADJACENT LAND PARCEL LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- BUILDING SETBACK LINE
- SECTION LINE



<p>OWNER/REVIEWER GW ST. CHARLES LLC ATTN: JEFFREY W. HARRIS CHICAGO, IL 60641</p>	<p>DATE: 09/25/22 PROJECT: 22.0132 SCALE: 1" = 30' P.L.N. 22.0132</p>
<p>Kimley-Horn INCORPORATED 100 N. WASHINGTON ST., SUITE 200 CHICAGO, IL 60610 TEL: 312.427.1000 WWW.KIMLEY-HORN.COM</p>	
<p>COMPASS SURVEYING & CONSULTING, INC. 2811 LINCOLN AVENUE, SUITE 100 CHICAGO, IL 60614 TEL: 312.467.1000 WWW.COMPASS-SURVEYING.COM</p>	

REFER TO:

Minutes 10-17-2022

Page _____

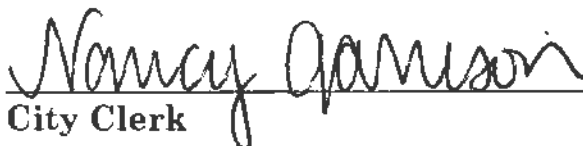
City of St. Charles, Illinois

Ordinance No.: 2022-Z-21

**An Ordinance Granting Approval of a PUD Preliminary
Plan and Special Use for a Drive-Through Facility at
2600 E Main St. (WellNow Immediate Care Center &
Andy's Frozen Custard)**

**Adopted by the
City Council
of the
City of St. Charles
October 17, 2022**

Published in pamphlet form by
authority of the City Council
of the City of St. Charles,
Kane and Du Page Counties,
Illinois, October 24, 2022


City Clerk



(SEAL)

City of St. Charles, Illinois
Ordinance No. 2022-Z-21

**An Ordinance Granting Approval of a PUD Preliminary Plan and Special Use
for a Drive Through Facility for 2600 E Main St., Foxfield Commerce Center
PUD
(WellNow Immediate Care Center & Andy's Frozen Custard)**

WHEREAS, on or about May 6, 2022, Eric G. Dams on behalf of GW St. Charles LLC (the "Applicant") filed petitions for: 1) PUD Preliminary Plan; 2) Special Use for a Drive Through Facility, both for the real estate legally described on Exhibit "A" attached hereto and incorporated herein (the "Subject Property"), for the purpose of developing a WellNow Immediate Care Center and an Andy's Frozen Custard with a Drive Through Facility; and,

WHEREAS, Notice of Public Hearing on said petition for Special Use for Drive Through Facility was published on or about March 20, 2022 in a newspaper having general circulation within the City, to-wit, the Daily Herald newspaper, as required by the statutes of the State of Illinois and the ordinances of the City; and,

WHEREAS, pursuant to said Notice, the Plan Commission conducted a public hearing on or about April 5, 2022 on said petition in accordance with the statutes of the State of Illinois and the ordinances of the City; and,

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

WHEREAS, the Plan Commission recommended approval of said petitions for PUD Preliminary Plan and Special Use for Drive Through Facility on or about June 7, 2022; and,

WHEREAS, the Planning & Development Committee of the City Council recommended approval of said petitions on or about June 13, 2022; and,

WHEREAS, the City Council of the City of St. Charles has received the recommendations of the Plan Commission and Planning & Development Committee and has considered the same.

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

1. The preambles set forth hereinabove are incorporated herein as substantive provisions of this Ordinance as though fully set out in this Section 1.

2. That passage of this Ordinance shall constitute approval of a Special Use for a Drive Through Facility pursuant to the provisions of Title 17 of the St. Charles Municipal Code, as amended, and based upon the Applicant's petitions and the evidence presented at the Public Hearing, the City Council hereby finds that the Special Use for a Drive Through Facility is in the

public interest and adopts the Findings of Fact for Special Use, set forth on Exhibit "B", which is attached hereto and incorporated herein.

3. That passage of this Ordinance shall constitute approval of the PUD Preliminary Plan, incorporated herein as Exhibit "C", such that the following documents and illustrations are hereby approved, reduced copies of which are attached hereto, subject to satisfactory resolution of all outstanding staff review comments and compliance with such conditions, corrections, and modifications as may be required by the Director of Community Development, Director of Public Works and Fire Chief to comply with the requirements of the St. Charles Municipal Code:

- Plat of Subdivision; Compass Surveying Ltd.; revisions dated 10-10-22
- Engineering, Landscape and Photometric Plans; Kimley Horn; revisions dated 7-25-22
- WellNow Architectural Drawings; Design Studio 24, LLC.; revisions dated 9-26-22
- Andy's Custard Architectural Drawings; Design Studio
- Andy's Custard Sign Package Drawings; Pinnacle Design Group; revisions dated 8-3-22
- WellNow Sign Package Drawings; Chandler Signs; dated 9-01-22

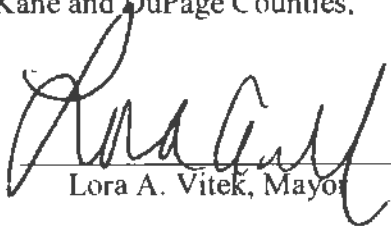
4. The Subject Property shall be developed only in accordance with all ordinances of the City as now in effect and as hereafter amended and;

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

PRESENTED to the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois this 17th day of October 2022.

PASSED by the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois this 17th day of October 2022.

APPROVED by the Mayor of the City of St. Charles, Kane and DuPage Counties, Illinois this 17th day of October 2022.


Lora A. Vitek, Mayor

Attest:


Nancy Garrison, City Clerk



Ordinance No. 2022-Z-21

Page 3

Vote:

Ayes: 8

Nays: 0

Absent: 2

Abstain: 0

Date: _____

EXHIBIT "A"

SUBJECT PROPERTY

PARCEL 1:

LOT 5 IN UNIT NO. 1 OF FOXFIELD SQUARE, ST. CHARLES, KANE COUNTY, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

PIN:09-25-151-001

PARCEL 2:

LOT 7 OF UNIT 1, FOXFIELD SQUARE ST. CHARLES, KANE COUNTY, ILLINOIS, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

PIN: 09-25-151-002

PARCEL 3:

BEGINNING AT THE NORTHEAST CORNER OF LOT 5, UNIT #1, FOXFIELD SQUARE, ST. CHARLES, KANE COUNTY, ILLINOIS; THENCE SOUTHERLY ALONG AN EAST LINE OF SAID UNIT #1, 370.0 FEET TO THE CENTER LINE OF ILLINOIS STATE ROUTE #64; THENCE EASTERLY ALONG SAID CENTER LINE 60.0 FEET; THENCE NORTHERLY PARALLEL WITH SAID EAST LINE 370.0 FEET TO THE NORTH LINE EXTENDED EASTERLY OF SAID LOT 5; THENCE WESTERLY ALONG SAID NORTH LINE EXTENDED 60.0 FEET TO THE POINT OF BEGINNING, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS AND CONTAINING 0.510 ACRES MORE OR LESS IN THAT PART OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN.

PIN: 09-25-100-020

EXHIBIT "B"

FINDINGS OF FACT FOR SPECIAL USE

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

Our proposed drive through for Andy's Frozen Custard will serve the public convenience.

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

The property is currently serviced with sufficient infrastructure which will be revised for the proposed use.

- 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 special use will not be injurious to the use and enjoyment of other property in the immediate vicinity nor diminish or impair property values within the neighborhood.

- 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 special use for the drive through will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district. Rather, I believe it will help facilitate surrounding development.

- 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 drive through for Andy's Frozen Custard will not be detrimental to or endanger the public health, safety, comfort or general welfare.

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

The proposed development will meet or exceed all applicable municipal codes.

EXHIBIT "C"

**PUD PRELIMINARY PLAN
(60 pages)**

FINAL PLAT OF SUBDIVISION UNIT NO. 1 FOXFIELD SQUARE RESUBDIVISION NO. 1

THAT PART OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 8
EAST OF THE THIRD PRINCIPAL MERIDIAN, IN ST. CHARLES, KANE COUNTY, IL.

P.I.N. 09-25-151-001
P.I.N. 09-25-151-002
P.I.N. 09-25-100-020



PUBLIC UTILITY AND DRAINAGE EASEMENT PROVISIONS

A PERMANENT NON-EXCLUSIVE EASEMENT IS HEREBY GRANTED TO THE CITY OF ST. CHARLES AND TO ALL PUBLIC UTILITY COMPANIES OF ANY KIND OPERATING UNDER FRANCHISE GRANTING THEIR EASEMENT RIGHTS FROM SAID CITY OF ST. CHARLES, INCLUDING BUT NOT LIMITED TO, WATER, GAS AND SEWER AND TO THEIR SUCCESSORS AND ASSIGNS HEREIN COLLECTIVELY REFERRED TO AS "UTILITIES", IN, UPON, ACROSS, OVER, UNDER, AND THROUGH THE AREAS SHOWN BY DASHED LINES AND LABELED PUBLIC UTILITY AND DRAINAGE EASEMENT ON THE PLAT OF SUBDIVISION HEREIN. REASON FOR THE PROVISION OF INSTALLING, MAINTAINING, IMPROVING, OPERATING, REPAIRING, REPLACING, ALTERING, ABANDONING, REMOVING, REPAIRING, CLEANING, AND MAINTAINING ABOVE-GROUND AND UNDERGROUND ELECTRICAL SYSTEMS, CABLE TELEVISION, COMMUNICATION CABLE TELEVISION OR OTHER UTILITY LINES OR APPURTENANCES, SANITARY AND STORM SEWERS, DRAINAGE WAYS, STORM WATER DETENTION AND RETENTION, WATER MAINS AND ANY AND ALL UNDESIRABLE HYDRAULIC, PIPES, CONNECTIONS, CATCH BASINS, BUFFALO BOXES AND WITHOUT LIMITATION, SUCH OTHER INSTALLATIONS AS MAY BE REQUIRED TO FURNISH PUBLIC UTILITY SERVICE TO ADJACENT AREAS TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE REAL ESTATE PLATS HEREON FOR THE NECESSARY REPAIRS AND EQUIPMENT TO MAKE ANY OF ALL OF THE ABOVE WORK. THE PERMANENT NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ST. CHARLES AND THE RESPECTIVE SUCCESSORS AND ASSIGNS FOR SURFACE AND UNINTERRUPTED AND UNIMPEDED CONVEYANCE, FLOW AND RUNOFF OF SURFACE STORM WATER SEWERS AND UPON THE AREAS DESIGNATED ON THIS PLAT AS DRAINAGE EASEMENT THE RIGHT IS HEREBY GRANTED TO SAID GRANTEEES TO CUT, COVER, TRAIL, OR REMOVE ANY TREES, SHRUBS, OR OTHER PLANTS THAT INTERFERE WITH THE DRAINAGE WAYS AND OPERATION OF OR ACCESS TO SAID UTILITY INSTALLATIONS, WITHOUT LIMITATION, IN, ON, UPON OR ACROSS, UNDER, OR THROUGH SAID EASEMENTS.

NO PERMANENT BUILDINGS, TREES, GARAGES, DRIVEWAYS OR BARNYARDS SHALL BE PLACED IN OR IN SAID EASEMENTS, BUT THE EASEMENT HEREIN MAY BE USED FOR PARKING, FENCES, SIGNAGE, AND OTHER PURPOSES THAT DO NOT INTERFERE WITH THE FOREGOING USES AND RIGHTS. WHERE AN EASEMENT IS USED FOR STORM OR SANITARY SEWERS, OTHER UTILITY INSTALLATIONS SHALL BE SUBJECT TO THE PRIOR APPROVAL OF SAID CITY OF ST. CHARLES, SO AS NOT TO INTERFERE WITH THE GRAVITY FLOW IN SAID SEWER OR SEWERS. UTILITY INSTALLATIONS OTHER THAN THOSE MAINTAINED BY THE CITY OF ST. CHARLES SHALL BE SUBJECT TO THE APPROVAL OF THE CITY OF ST. CHARLES AS TO DESIGN AND LOCATION, AND ALL OTHER INSTALLATIONS ARE SUBJECT TO THE DISCRETION OF THE CITY OF ST. CHARLES.

FOLLOWING MAY NOW BE PERFORMED BY THE GRANTEEES IN THE EXERCISE OF ITS EASEMENT RIGHTS GRANTED HEREIN: THE GRANTEEES SHALL HAVE NO OBLIGATION WITH RESPECT TO SURFACE RESTORATION INCLUDING, BUT NOT LIMITED TO, THE RESTORATION, REPAIR OR REPLACEMENT OF ANY LANDSCAPING PROVIDED, HOWEVER, THE GRANTEEES SHALL BE OBLIGATED FOLLOWING ANY SUCH WORK TO BACKFILL AND SOUND SO AS TO RETAIN SUITABLE DRAINAGE, REMOVE DEBRIS, AND LEAVE THE AREA IN GENERALLY CLEAN AND MAINTAINABLE CONDITION.

BASIS OF BEARING

ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE SUNDRIED STATE PLANE COORDINATE SYSTEM, NAD83 (2011 ADJUSTMENT), EAST ZONE.

AREA SUMMARY	
GROSS AREA	102,228 SQUARE FEET OR 2.347 ACRES
LESS R.O.W. DEDICATION	3,000 SQUARE FEET OR 0.068 ACRES
NET AREA	99,228 SQUARE FEET OR 2.278 ACRES (70 HEAVY LINES)
BASED ON MEASURED VALUES	

LEGEND

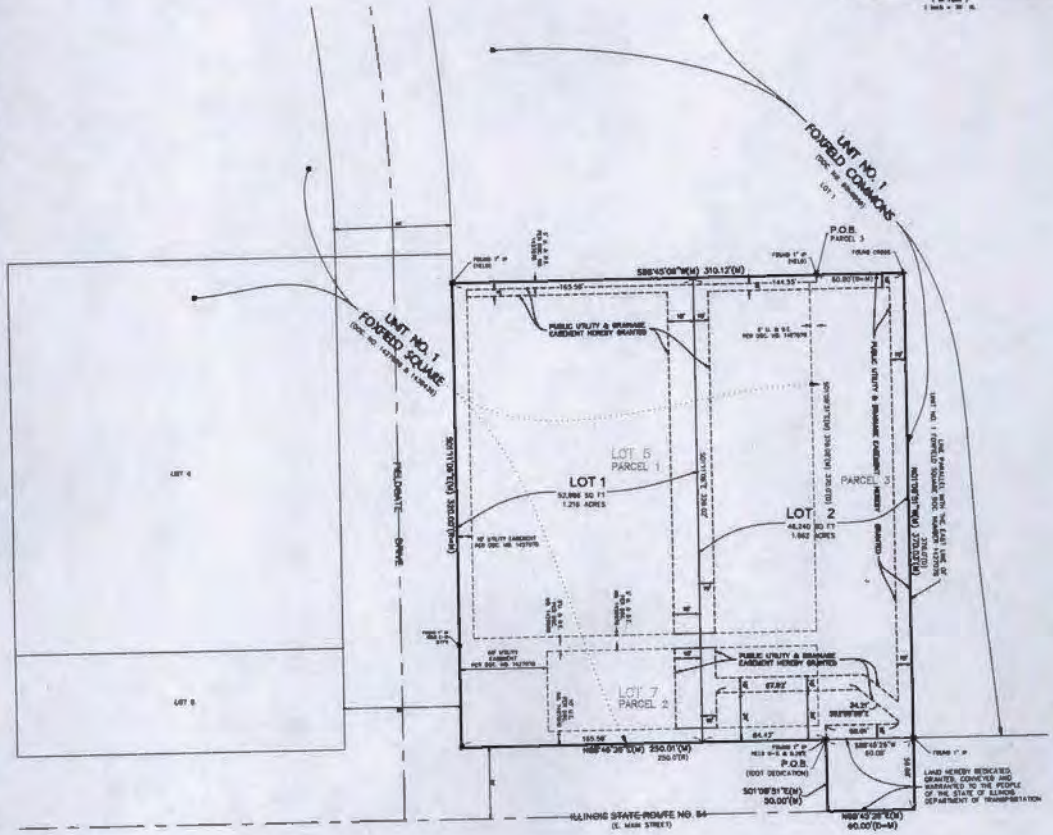
- SET 7/8" O.D.P. UNLESS OTHERWISE NOTED
- SET CONCRETE MONUMENT UNLESS OTHERWISE NOTED
- ▲ SET CROSS IN CONCRETE UNLESS OTHERWISE NOTED

ABBREVIATIONS

- O.D.P. = OUTSIDE DRAINAGE PIPES WITH P.T.C.
- N.E.A. = NON EASEMENT AREA
- D.O. = DISTANCE BEARING OR DISTANCE
- C.A. = CALCULATED BEARING OR DISTANCE
- S.D. = SLOPE DISTANCE
- S.L. = SLOPE BEARING LINE
- T.P. = TRIP POINT
- D.E. = DRAINAGE EASEMENT
- P.U.E. = PUBLIC UTILITY EASEMENT
- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- P.L. = PLAIN UTILITY AND DRAINAGE EASEMENT

LINE LEGEND

- SUBDIVISION BOUNDARY LINE
- ADJACENT LAND PARCEL LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- BEARING STRAIGHT LINE
- SECTION LINE



GW ST. CHARLES LLC
2011 N. HASTON, SUITE 400
CHICAGO, IL 60641

Kimley-Horn
INCORPORATED
1000 N. HASTON, SUITE 400
CHICAGO, IL 60641
TEL: 312.467.1000
WWW.KIMLEY-HORN.COM

COMPASS
INCORPORATED
2011 N. HASTON, SUITE 400
CHICAGO, IL 60641
TEL: 312.467.1000
WWW.COMPASSINC.COM

SCALE: 1" = 100'
1 OF 2
DATE: 22.01.12

FINAL PLAT OF SUBDIVISION UNIT NO. 1 FOXFIELD SQUARE RESUBDIVISION NO. 1

THAT PART OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 8
EAST OF THE THIRD PRINCIPAL MERIDIAN, IN ST. CHARLES, KANE COUNTY, IL.

OWNER'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF _____ } SS
THIS IS TO CERTIFY THAT _____, ILL. A LIMITED LIABILITY COMPANY, IS THE OWNER OF THE PROPERTY DESCRIBED AND SHOWN HEREON AND AS SUCH OWNER HAS CAUSED THE PROPERTY TO BE SURVEYED AND SUBDIVIDED AS SHOWN HEREON FOR THE USES AND PURPOSES HEREIN SET FORTH AND AS ALLOWED AND PROVIDED BY STATUTES, AND SAID LIMITED LIABILITY COMPANY DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE ABOVE SAID.

ALSO, THIS IS TO CERTIFY THAT THE PROPERTY BEING SUBDIVIDED AFORESAID AND TO THE BEST OF OWNER'S KNOWLEDGE AND BELIEF, SAID SUBDIVISION LIES ENTIRELY WITHIN THE LIMITS OF ST. CHARLES COMMUNITY UNIT SCHOOL DISTRICT 303.

DATED AT _____ THIS _____ DAY OF _____ A.D. 2008

BY: _____
BY: _____
BY: _____
(PRINT NAME)

NOTARY PUBLIC CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF _____ } SS
I, _____, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____, LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBMITTED TO THE FOREGOING INSTRUMENT AS SAID GRANTEE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY CAUSED AND CAULDERED THE SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID LIMITED LIABILITY COMPANY, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____ A.D. 2008.

NOTARY PUBLIC SIGNATURE _____
(PRINT NAME)

MORTGAGEE'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF _____ } SS
I, _____, AS MORTGAGEE UNDER PROVISIONS OF A CERTAIN MORTGAGE DATED _____ AND RECORDED IN THE RECORDS OFFICE OF _____ COUNTY, ALIENS AS RECORDING BUREAU, HEREBY CONSENTS TO RECORDING OF THE SUBDIVISION HEREIN SHOWN.

DATED AT _____ THIS _____ DAY OF _____ A.D. 2008.

BY: _____
BY: _____
BY: _____

NOTARY'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF _____ } SS
I, _____, A NOTARY PUBLIC IN THE COUNTY OF _____ AND STATE AFORESAID, DO HEREBY CERTIFY THAT _____ (TITLE) AND _____ (TITLE) AND _____ (COMPANY), WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHO ARE SUBMITTED TO THE FOREGOING MORTGAGEE'S CERTIFICATE APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THE EXECUTION OF THIS INSTRUMENT IN THEIR CAPACITY FOR THE USES AND PURPOSES THEREIN SET FORTH AS THE FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID CORPORATION.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____ A.D. 2008.

BY: _____
NOTARY PUBLIC

PLEASE RETURN THE RECORDED MYLAR TO:

SPACE FOR I.D.O.T. STAMP

THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION WITH RESPECT TO PROPERTY ACCESS PURSUANT TO CH. 3 OF THE ACT TO REPEAL THE LAW IN RELATION TO PLATS AS AMENDED. A PLAT THAT MEETS THE REQUIREMENTS CONTAINED IN THE DEPARTMENT'S POLICY ON PERMITS FOR ACCESS TO PUBLICLY OWNED PROPERTY WILL BE REQUIRED BY THE DEPARTMENT.

DATE: _____
BY: _____
REGION ONE ENGINEER

ILLINOIS STATE ROUTE NO. 64 (E. MAIN STREET) DEDICATION

THAT PART OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, OCCURRED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 7, UNIT NO. 1 FOXFIELD SQUARE, BEING A SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 25 AND PART OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT HEREOF, RECORDED OCTOBER 17TH, 1977 AS DOCUMENT NO. 1421078, AND CERTIFICATE OF CORRECTION RECORDED NOVEMBER 31, 1977 AS DOCUMENT NO. 1421078, THENCE SOUTH 71 DEGREE 00' 00" WEST ALONG THE SOUTHERN EXTENSION OF THE EAST LINE OF SAID LOT 7, A DISTANCE OF 300.00 FEET TO THE CENTER LINE OF ILLINOIS STATE ROUTE NO. 64, THENCE EAST ALONG SAID CENTER LINE 600.00 FEET TO A LINE PARALLEL TO SAID CENTER LINE 60.00 FEET EAST OF SAID CENTER LINE, THENCE NORTH 71 DEGREE 00' 00" WEST ALONG SAID PARALLEL LINE, 600.00 FEET TO THE CENTER LINE OF THE SOUTH LINE OF LOT 7 IN SAID UNIT NO. 1 FOXFIELD SQUARE, THENCE SOUTH 71 DEGREE 00' 00" WEST ALONG SAID CENTER LINE 60.00 FEET TO THE POINT OF BEGINNING, KANE COUNTY, ILLINOIS.

ILLINOIS DEPARTMENT OF TRANSPORTATION ACCEPTANCE
THE PROPOSED DEDICATION TO THE PEOPLE OF THE STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION IS HEREBY ACCEPTED.

BY: _____
JIMMIE P. F. _____
REGION ONE ENGINEER

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS }
CITY OF ST. CHARLES } SS
APPROVED THIS _____ DAY OF _____ A.D. 2008
CITY OF ST. CHARLES PLAN COMMISSION

CHAIRMAN _____
MEMBER _____
MEMBER _____

CITY COUNCIL CERTIFICATE

APPROVED AND ACCEPTED THIS _____ DAY OF _____ A.D. 2008
CITY COUNCIL OF CITY OF ST. CHARLES, ILLINOIS

SEALER _____
ATTEST: _____

DIRECTOR OF COMMUNITY DEVELOPMENT (OR PERSONNEL) CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF KANE } SS
I, _____, DO HEREBY CERTIFY THAT THE REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED OR THE REQUIRED GUARANTEE BOND HAS BEEN POSTED FOR THE COMPLETION OF ALL REQUIRED LAND IMPROVEMENTS.

SECTION OF CONDUIT RECORDATION

DATED AT _____ ILLINOIS
BY: _____ DAY OF _____ A.D. 2008

CERTIFICATE AS TO SPECIAL ASSESSMENTS

STATE OF ILLINOIS }
COUNTY OF KANE } SS
I, _____, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR DEFERRED SPECIAL ASSESSMENTS OF ANY KIND OR DEFERRED INSTALLMENTS, BONDING THAT HAVE NOT BEEN APPROVED UNDER THE TRACT OF LAND INCLUDED IN THE PLAT.

COLLECTOR OF SPECIAL ASSESSMENTS
DATED AT _____ ILLINOIS THIS _____ DAY OF _____ A.D. 2008

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF KANE } SS
I, _____, COUNTY CLERK OF KANE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID FORECLOSED TAXES AND NO RECEIVABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE AMENDED PLAT. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE AMENDED PLAT.

GIVEN UNDER MY HAND AND SEAL AT _____ ILLINOIS THIS _____ DAY OF _____ A.D. 2008.

COUNTY CLERK

SURVEYOR'S AUTHORIZATION TO RECORD

I HEREBY DESIGNATE _____ AND/OR REPRESENTATIVES HERETO TO RECORD THIS PLAT, A TRUE COPY OF WHICH HAS BEEN RETURNED BY ME TO ASSURE NO CHANGES HAVE BEEN MADE TO SAID PLAT.

DATED THIS _____ DAY OF _____ 2008 AT AURORA, KANE COUNTY, ILLINOIS.

COMPASS SURVEYING LTD.
PROFESSIONAL SURVEYOR
LAND SURVEYOR CORPORATION NO. 184-00778
LICENSE EXPIRES 4/30/2011

BY: SCOTT C. WELLS
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3008
EXPIRES 1/26/2002

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF KANE } SS
I, SCOTT C. WELLS, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3008, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING PROPERTY:

PARCEL 1:
LOT 5 IN UNIT NO. 1 OF FOXFIELD SQUARE, ST. CHARLES, KANE COUNTY, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

PARCEL 2:
LOT 7 OF UNIT 1, FOXFIELD SQUARE ST. CHARLES, KANE COUNTY, ILLINOIS, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

PARCEL 3:
BEGINNING AT THE NORTHWEST CORNER OF LOT 5, UNIT NO. 1, FOXFIELD SQUARE, ST. CHARLES, KANE COUNTY, ILLINOIS, THENCE SOUTHWEST ALONG AN EAST LINE OF SAID UNIT NO. 1, 370.00 FEET TO THE CENTER LINE OF ILLINOIS STATE ROUTE NO. 64, THENCE EAST ALONG SAID CENTER LINE 60.00 FEET, THENCE NORTHWEST PARALLEL WITH SAID EAST LINE 370.00 FEET TO THE NORTH LINE EXTENDED EASTERS OF SAID LOT 5, THENCE NORTHEAST ALONG SAID NORTH LINE EXTENDED 60.00 FEET TO THE POINT OF BEGINNING, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS AND CONTAINING 6.00 ACRES MORE OR LESS IN THAT PART OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN.

ALL IN KANE COUNTY, ILLINOIS.

AS SHOWN BY THE AMENDED PLAT WHICH IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION, ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF. THIS SUBDIVISION IS WITHIN THE CITY OF ST. CHARLES WHICH HAS ADOPTED AN OFFICIAL COMPREHENSIVE PLAN AND IS OPERATING THE SPECIAL POWER AUTHORITY BY THE STATE OF ILLINOIS ACCORDING TO 90 ILCS 2-111-12-6 AS AMENDED AND HEREAFTER AMENDED, AND THIS SITE FALLS WITHIN OTHER AREAS OF FLOOD HAZARD ZONE #1, NO SPECIAL AREA OF UNPAID FLOOD HAZARD, DENIED BY THE FLOOD INSURANCE RATE MAP NUMBER 1700000000 HAVING A STATUS OF NOT PRINTED AND DATE OF AUGUST 3, 2008.

GIVEN UNDER MY HAND AND SEAL AT AURORA, ILLINOIS
THIS _____ DAY OF _____ 2008

COMPASS SURVEYING LTD.
PROFESSIONAL SURVEYOR
LAND SURVEYOR CORPORATION NO. 184-00778
LICENSE EXPIRES 4/30/2011

BY: SCOTT C. WELLS
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3008
LICENSE EXPIRES 1/26/2002

G.W. ST. CHARLES, LLC
2211 N. ELSTON, SUITE 400
CHICAGO, IL 60614

Kimley-Horn
1000 N. WASHINGTON ST., SUITE 200
AURORA, IL 60009
TEL: 630-261-1100
WWW.KIMLEY-HORN.COM

COMPASS SURVEYING LTD.
1811 WESTERN AVENUE, SUITE 200
AURORA, IL 60009
TEL: 630-261-1100
WWW.COMPASS-SURVEYING.COM

SCALE: 1" = 40'
2 OF 2
DATE: 22/01/08

FINAL ENGINEERING PLANS GW ST. CHARLES LLC

2600 E. MAIN STREET
ST. CHARLES, IL 60174



UTILITY AND GOVERNING AGENCY CONTACTS

PLANNING/ZONING/TRAFFIC
CITY OF ST. CHARLES
2 E. MAIN ST.
ST. CHARLES, IL 60174
TEL: (630) 443-3638
CONTACT: RACHEL WITZMANN

LANDSCAPING/SCENIC
CITY OF ST. CHARLES
2 E. MAIN ST.
ST. CHARLES, IL 60174
TEL: (630) 377-4442
CONTACT: RITA TUNGARE

BUILDING DEPARTMENT
CITY OF ST. CHARLES
2 E. MAIN ST.
ST. CHARLES, IL 60174
TEL: (630) 377-4411
CONTACT: ALLEN FENNEL

WATER/SEWER SERVICE
CITY OF ST. CHARLES
PUBLIC WORKS
2 E. MAIN ST.
ST. CHARLES, IL 60174
TEL: (630) 377-4405
CONTACT: PETER SUGHR

STORM SEWER SERVICE
CITY OF ST. CHARLES
PUBLIC WORKS
2 E. MAIN ST.
ST. CHARLES, IL 60174
TEL: (630) 377-4405
CONTACT: PETER SUGHR

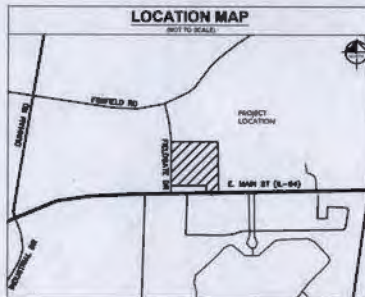
ILLINOIS SOLID FUEL OFFICE
007
TEL: (847) 703-4000
CONTACT: JON KARABOWICZ

ELECTRIC SERVICE
CITY OF ST. CHARLES
PUBLIC WORKS
2 E. MAIN ST.
ST. CHARLES, IL 60174
TEL: (630) 377-4403
CONTACT: PAUL HOPKINS

GAZ SERVICE
NCGOP
TEL: (888) 642-9748

TELEPHONE SERVICE
ATA1
TEL: (844) 831-0107

HEALTH DEPARTMENT
KANE COUNTY OH
TEL: (630) 208-5131
CONTACT: ALICE WEGEL



SHEET INDEX	
SHEET NUMBER	SHEET TITLE
C0.0	COVER SHEET
V0.0	ALTA SURVEY
V0.1	ALTA SURVEY
C0.1	GENERAL NOTES
C1.0	EXISTING CONDITIONS AND DEMOLITION PLAN
C2.0	SITE PLAN
C3.0	EROSION CONTROL PLAN & DETAILS
C3.1	EROSION CONTROL PLAN & DETAILS
C4.0	GRADING PLAN
C5.0	UTILITY PLAN
C6.0	CONSTRUCTION DETAILS
C6.1	CONSTRUCTION DETAILS
L1.0	TREE PRESERVATION PLAN
L2.0	LANDSCAPE PLAN
L2.1	LANDSCAPE NOTES AND DETAILS

PROJECT TEAM

DEVELOPER
TROUTMAN & DAMS
2291 W. ELSTON AVE
CHICAGO, IL 60614
TEL: (312) 841-0343
CONTACT: ERIC@TROUTMAN-DAMS.COM

ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
4301 WINFIELD RD, SUITE 600
WARRENVILLE, IL 60095
TEL: (630) 487-8000
EMAIL: ERIC.TRACY@KIMLEY-HORN.COM
CONTACT: ERIC TRACY, P.E.

SURVEYOR
CORPUS SURVEYING LTD.
3631 OWENS WOODS PARKWAY, STE. 100
AURORA, IL 60502
TEL: (630) 820-9160
CONTACT: SCOTT KREBS, P.L.S.

LANDSCAPE ARCHITECT
KIMLEY-HORN AND ASSOCIATES, INC.
4301 WINFIELD ROAD, SUITE 600
WARRENVILLE, IL 60095
TEL: (630) 487-8410
CONTACT: DANIEL GROVE, P.L.A.

BENCHMARKS

SITE BENCHMARKS
(LOCATIONS SHOWN ON SURVEY)

REFERENCE BENCHMARK
ST. CHARLES BENCHMARK STIC 06, LOCATED 8.8' WEST OF THE BACK OF CURB ALONG DANHAM ROAD, AND 45 FEET EAST OF THE EAST FACE OF THE BUILDING.
DATUM: NAD83
ELEVATION = 770.03

SBM #1
TAG BOLT ON FIRE HYDRANT ON NORTH SIDE OF SUBJECT SITE
ELEVATION = 772.00

SBM #2
ARROW BOLT ON FIRE HYDRANT AT THE SOUTHWEST CORNER OF SUBJECT SITE
ELEVATION = 771.58

LEGAL DESCRIPTION

PARCEL 1:
LOT 5 IN UNIT NO. 1 OF FOYFIELD SQUARE, ST. CHARLES, KANE COUNTY, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

PARCEL 2:
LOT 7 OF UNIT 1, FOYFIELD SQUARE ST. CHARLES, KANE COUNTY, ILLINOIS, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

PARCEL 3:
BEGINNING AT THE NORTHEAST CORNER OF LOT 5, UNIT #1, FOYFIELD SQUARE, ST. CHARLES, KANE COUNTY, ILLINOIS, THENCE SOUTHERLY ALONG AN EAST LINE OF SAID UNIT #1, 370.0 FEET TO THE CENTER LINE OF ILLINOIS STATE ROUTE #94; THENCE EASTERLY ALONG SAID CENTER LINE 80.0 FEET; THENCE NORTHERLY PARALLEL WITH SAID EAST LINE 370.0 FEET TO THE NORTH LINE EXTENDED EASTERLY OF SAID LOT 5, THENCE WESTERLY ALONG SAID NORTH LINE EXTENDED 80.0 FEET TO THE POINT OF BEGINNING, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS AND CONTAINING 0.510 ACRES MORE OR LESS IN THAT PART OF THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN.

PROFESSIONAL ENGINEER'S CERTIFICATION

I, ERIC J. TRACY, A LICENSED PROFESSIONAL ENGINEER OF E. HEREBY CERTIFY THAT THIS SUBMISSION, PERTAINING ONLY TO THE "C" SERIES CIVIL SHEETS LISTED ABOVE, BUT EXCLUDING DETAILS PREPARED BY OTHERS, WAS PREPARED ON BEHALF OF GW ST. CHARLES LLC BY KIMLEY-HORN AND ASSOCIATES, INC. UNDER MY PERSONAL DIRECTION. THIS TECHNICAL SUBMISSION IS INTENDED TO BE USED AS AN INTERNAL PART OF AND IN CONJUNCTION WITH THE PROJECT SPECIFICATIONS AND CONTRACT DOCUMENTS.

DATED THIS 23RD DAY OF JULY, A.D., 2022.

Eric J. Tracy

ERIC J. TRACY, LICENSED PROFESSIONAL ENGINEER 062-06782
MY LICENSE EXPIRES ON NOVEMBER 30, 2023
DESIGN FIRM REGISTRATION NUMBER: 18400012-0006

DATE: 07/27/22
LAW: 18400012-0006
SHEET NUMBER: C0.0

COVER SHEET

GW ST. CHARLES LLC

PROJECT NO. 18400012-0006
SHEET NUMBER: C0.0

ALTA/NSPS LAND TITLE AND TOPOGRAPHIC SURVEY



AREA SUMMARY
TO BE SURVEYED
10.00 ACRES
2.247 ACRES
SHADED OR HATCHED AREAS

STANDARD PAVING DATA
MATERIAL SPECIES TO
BE USED SHALL BE
AS SHOWN ON PLAN

SNOW NOTE
THIS SURVEY IS BASED ON THE ASSUMPTION THAT THERE IS NO SIGNIFICANT ACCUMULATION OF SNOW ON THE SURFACE OF THE LAND.

LEGAL DESCRIPTION
NOTE: THE LEGAL DESCRIPTION OF THIS SURVEY IS SET FORTH IN THE INSTRUMENT OF SURVEY FILED IN THE PUBLIC RECORDS OF THE COUNTY OF ALBERTA, CANADA, UNDER REGISTRATION NO. 123456789.

NOTES
1. THIS SURVEY IS BASED ON THE ASSUMPTION THAT THE BOUNDARIES OF THE ADJACENT LANDS ARE AS SHOWN ON THE SURVEY PLANS AND RECORDS.
2. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE LAND AND HAS FOUND NO OBVIOUS ENCUMBRANCES OR INTERFERENCES.
3. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE ADJACENT LANDS AND HAS FOUND NO OBVIOUS ENCUMBRANCES OR INTERFERENCES.
4. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE ADJACENT LANDS AND HAS FOUND NO OBVIOUS ENCUMBRANCES OR INTERFERENCES.

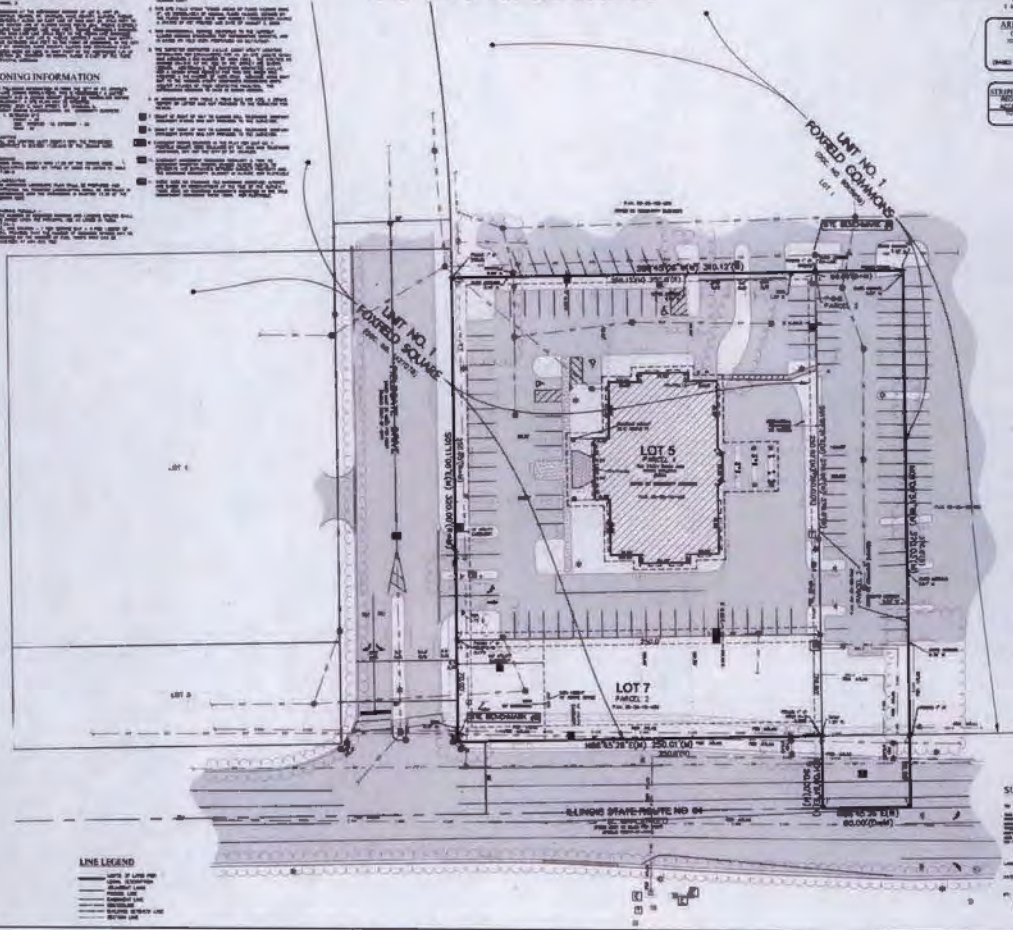
ZONING INFORMATION
THE ZONING INFORMATION FOR THIS SURVEY IS SET FORTH IN THE INSTRUMENT OF SURVEY FILED IN THE PUBLIC RECORDS OF THE COUNTY OF ALBERTA, CANADA, UNDER REGISTRATION NO. 123456789.



- SCHEDULE B EXCEPTIONS**
1. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE LAND AND HAS FOUND NO OBVIOUS ENCUMBRANCES OR INTERFERENCES.
 2. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE ADJACENT LANDS AND HAS FOUND NO OBVIOUS ENCUMBRANCES OR INTERFERENCES.
 3. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE ADJACENT LANDS AND HAS FOUND NO OBVIOUS ENCUMBRANCES OR INTERFERENCES.
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 10. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE ADJACENT LANDS AND HAS FOUND NO OBVIOUS ENCUMBRANCES OR INTERFERENCES.

LEGEND

1. BOUNDARY OF LOT 1	2. BOUNDARY OF LOT 2	3. BOUNDARY OF LOT 3	4. BOUNDARY OF LOT 4	5. BOUNDARY OF LOT 5	6. BOUNDARY OF LOT 6	7. BOUNDARY OF LOT 7	8. BOUNDARY OF LOT 8	9. BOUNDARY OF LOT 9	10. BOUNDARY OF LOT 10
11. BOUNDARY OF LOT 11	12. BOUNDARY OF LOT 12	13. BOUNDARY OF LOT 13	14. BOUNDARY OF LOT 14	15. BOUNDARY OF LOT 15	16. BOUNDARY OF LOT 16	17. BOUNDARY OF LOT 17	18. BOUNDARY OF LOT 18	19. BOUNDARY OF LOT 19	20. BOUNDARY OF LOT 20
21. BOUNDARY OF LOT 21	22. BOUNDARY OF LOT 22	23. BOUNDARY OF LOT 23	24. BOUNDARY OF LOT 24	25. BOUNDARY OF LOT 25	26. BOUNDARY OF LOT 26	27. BOUNDARY OF LOT 27	28. BOUNDARY OF LOT 28	29. BOUNDARY OF LOT 29	30. BOUNDARY OF LOT 30
31. BOUNDARY OF LOT 31	32. BOUNDARY OF LOT 32	33. BOUNDARY OF LOT 33	34. BOUNDARY OF LOT 34	35. BOUNDARY OF LOT 35	36. BOUNDARY OF LOT 36	37. BOUNDARY OF LOT 37	38. BOUNDARY OF LOT 38	39. BOUNDARY OF LOT 39	40. BOUNDARY OF LOT 40



ABBREVIATIONS

1. BOUNDARY OF LOT 1	2. BOUNDARY OF LOT 2	3. BOUNDARY OF LOT 3	4. BOUNDARY OF LOT 4	5. BOUNDARY OF LOT 5	6. BOUNDARY OF LOT 6	7. BOUNDARY OF LOT 7	8. BOUNDARY OF LOT 8	9. BOUNDARY OF LOT 9	10. BOUNDARY OF LOT 10
11. BOUNDARY OF LOT 11	12. BOUNDARY OF LOT 12	13. BOUNDARY OF LOT 13	14. BOUNDARY OF LOT 14	15. BOUNDARY OF LOT 15	16. BOUNDARY OF LOT 16	17. BOUNDARY OF LOT 17	18. BOUNDARY OF LOT 18	19. BOUNDARY OF LOT 19	20. BOUNDARY OF LOT 20
21. BOUNDARY OF LOT 21	22. BOUNDARY OF LOT 22	23. BOUNDARY OF LOT 23	24. BOUNDARY OF LOT 24	25. BOUNDARY OF LOT 25	26. BOUNDARY OF LOT 26	27. BOUNDARY OF LOT 27	28. BOUNDARY OF LOT 28	29. BOUNDARY OF LOT 29	30. BOUNDARY OF LOT 30
31. BOUNDARY OF LOT 31	32. BOUNDARY OF LOT 32	33. BOUNDARY OF LOT 33	34. BOUNDARY OF LOT 34	35. BOUNDARY OF LOT 35	36. BOUNDARY OF LOT 36	37. BOUNDARY OF LOT 37	38. BOUNDARY OF LOT 38	39. BOUNDARY OF LOT 39	40. BOUNDARY OF LOT 40

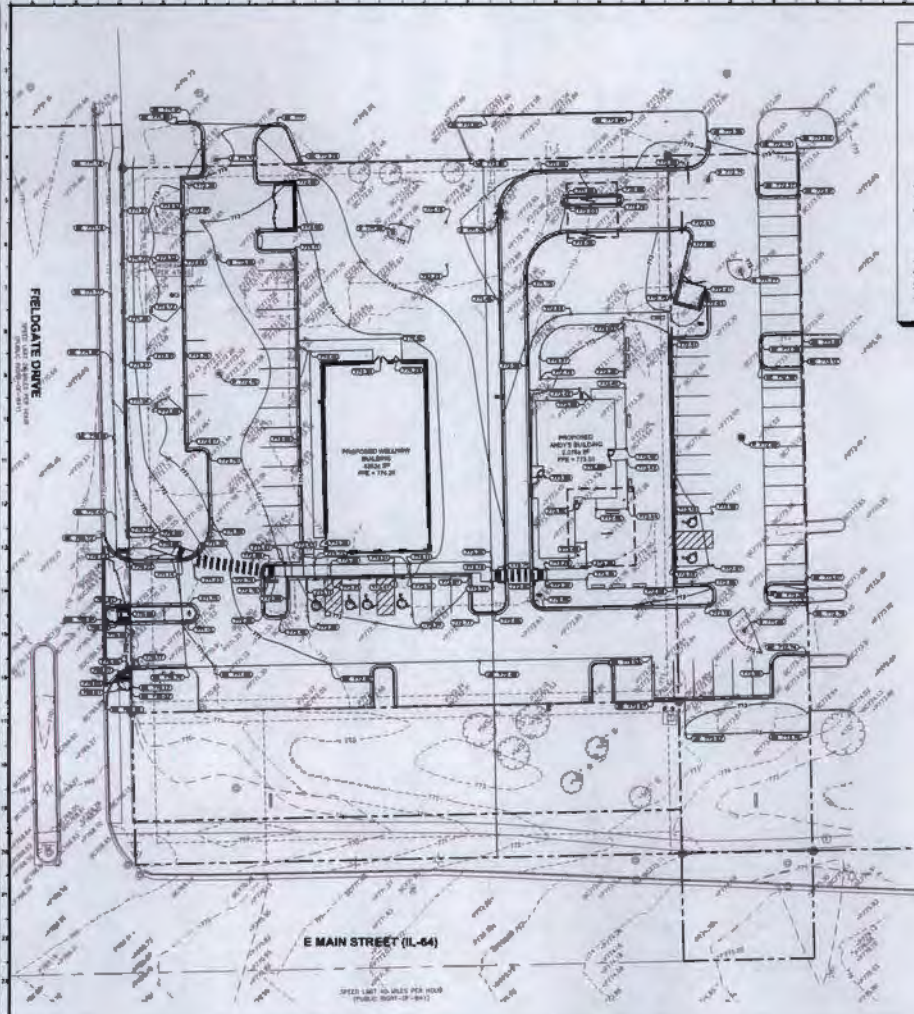
SURVEYOR'S CERTIFICATION
I, the undersigned, being a duly qualified and licensed Surveyor in the Province of Alberta, Canada, do hereby certify that the foregoing is a true and correct copy of the original survey plan as filed in the Public Records of the County of Alberta, Canada, under Registration No. 123456789.

811
Utility Statement
This survey is based on the assumption that there are no underground utilities located within the survey area.

Kimley & Horn
ALTA SURVEY

COMPASS SURVEYING LTD.
ALTA SURVEY

V0.0



GRADING LEGEND

- ⊙ = TOP OF FINISHED
- ⊖ = EDGE OF FINISHED
- TL = TURN LINE
- TO = TOP OF DRIVE
- BE = BENCH ELEVATION
- TF = TOP OF FINISHING
- F = FIN ELEVATION
- TO = TOP OF WALL
- TE = FINISHED ELEVATION
- TS = TOP OF SLAB
- BE = BOTTOM OF SLAB
- PROPOSED GRADING
- EXISTING CONTOUR
- ROAD LINE
- RAVE AND LOW WATER
- ONE-WAY ROADWAY CENTERLINE
- SEWERING DRAIN ONE-WAY CENTERLINE
- EXISTING SIDEWALK
- PROPOSED SIDEWALK
- EXISTING DRIVE PAVEMENT
- PROPOSED DRIVE
- EXISTING DRIVE
- NEW DRIVE

GRAPHIC SCALE IN FEET
0 10 20 40

REGISTERED PROFESSIONAL ENGINEERS
STATE OF CALIFORNIA
NO. 40548-001-0173

- ### GRADING NOTES
1. CONTRACTOR TO VERIFY ALL EXISTING DIMENSIONS AND LOCATIONS AND TO BE RESPONSIBLE FOR THE CORRECTION OF ANY DISCREPANCIES.
 2. ALL EXISTING DIMENSIONS SHALL BE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
 3. ALL EXISTING DIMENSIONS SHALL BE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
 4. ALL EXISTING DIMENSIONS SHALL BE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
 5. ALL EXISTING DIMENSIONS SHALL BE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
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 10. ALL EXISTING DIMENSIONS SHALL BE TO THE CENTERLINE UNLESS OTHERWISE NOTED.

STORM WATER SUMMARY

LAND AREA	PERCENT IMPERVIOUS	TOTAL AREA
1.00 AC	10.00%	1.00 AC
0.50 AC	20.00%	0.50 AC
0.25 AC	30.00%	0.25 AC
0.10 AC	40.00%	0.10 AC
0.05 AC	50.00%	0.05 AC
0.02 AC	60.00%	0.02 AC
0.01 AC	70.00%	0.01 AC
0.005 AC	80.00%	0.005 AC
0.002 AC	90.00%	0.002 AC
0.001 AC	100.00%	0.001 AC
TOTAL	100.00%	2.00 AC

- ### KDSWCD NOTES
1. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NECESSARY PERMITS AND APPROVALS FROM THE KDSWCD.
 2. ALL EXISTING DIMENSIONS SHALL BE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
 3. ALL EXISTING DIMENSIONS SHALL BE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
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 11. ALL EXISTING DIMENSIONS SHALL BE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
 12. ALL EXISTING DIMENSIONS SHALL BE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
 13. ALL EXISTING DIMENSIONS SHALL BE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
 14. ALL EXISTING DIMENSIONS SHALL BE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
 15. ALL EXISTING DIMENSIONS SHALL BE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
 16. ALL EXISTING DIMENSIONS SHALL BE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
 17. ALL EXISTING DIMENSIONS SHALL BE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
 18. ALL EXISTING DIMENSIONS SHALL BE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
 19. ALL EXISTING DIMENSIONS SHALL BE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
 20. ALL EXISTING DIMENSIONS SHALL BE TO THE CENTERLINE UNLESS OTHERWISE NOTED.

REGISTERED PROFESSIONAL ENGINEERS
STATE OF CALIFORNIA
NO. 40548-001-0173

GRADING PLAN

GW ST. CHARLES LLC

ORIGINAL ISSUE
05/04/2022
PWA PROJECT NO.
18870001
SHEET NUMBER
C4.0

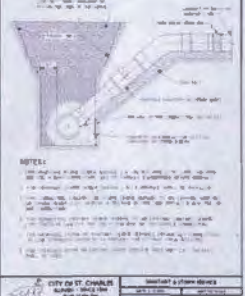
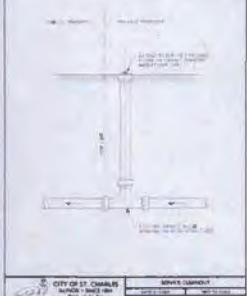
1. General Notes: See all applicable specifications and standards for materials and workmanship. All work shall conform to the latest edition of the City of St. Charles Engineering Manual.

2. Project Name: [Project Name]

3. Location: [Location]

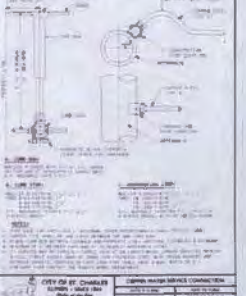
4. Date: [Date]

5. City of St. Charles Engineering Manual: [Reference]



NOTES:

1. ALL LETTERS ARE 1" HIGH PER SIGN.
2. SIGN SHALL HAVE A REFLECTIVE BACKGROUND WITH REFLECTIVE LETTERS AND SYMBOLS.
3. THE SIGNIFICATION SIGN SHALL HAVE A REFLECTIVE BACKGROUND WITH REFLECTIVE LETTERS AND SYMBOLS.
4. CONTRACTOR SHALL VERIFY THE SIGNAGE.
5. ONE (1) SIGN REQUIRED FOR EACH PARKING SPACE.
6. DETAILS NOTED IN SIGN SHALL BE IN ACCORDANCE WITH SECTION 201.02 OF THE MANUAL, AS APPLICABLE TO THIS PROJECT.
7. ALL ACCESSIBLE SIGNAGE TO BE IN EXACT ACCORDANCE WITH ALL APPLICABLE CODES AND LOCAL LAWS.
8. ALL LETTERS ARE 1" HIGH PER SIGN.
9. ALL LETTERS ARE 1" HIGH PER SIGN.



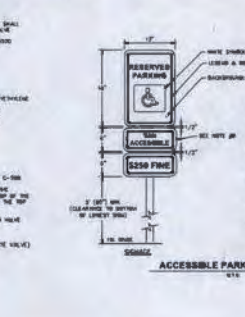
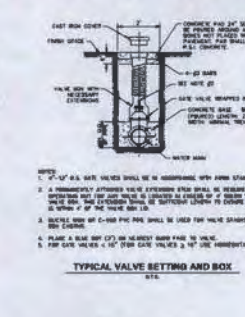
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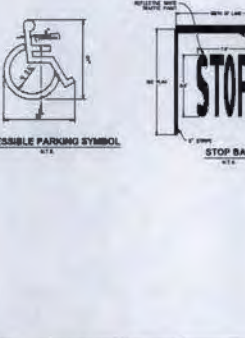
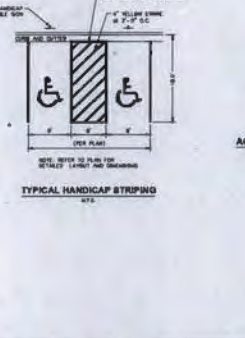
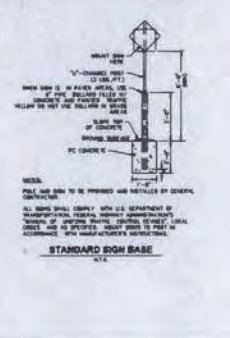
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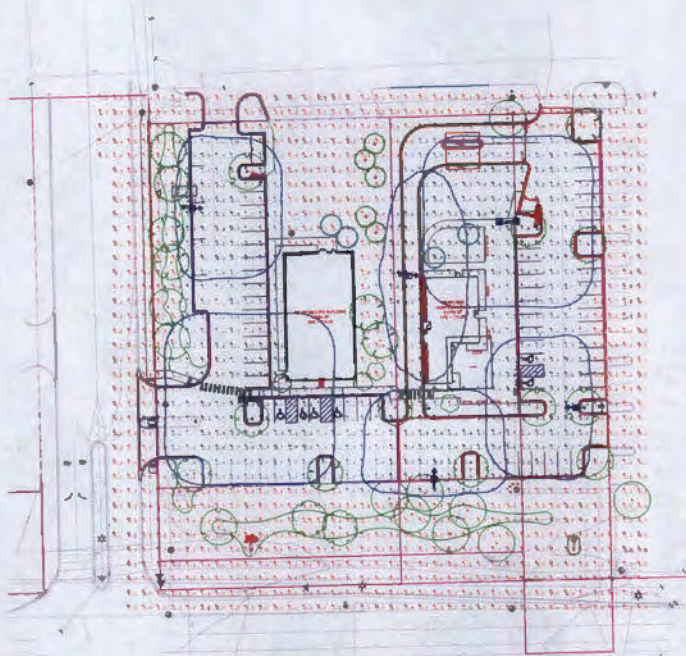
CITY OF ST. CHARLES
ENGINEERING

Knobloch
CONSTRUCTION DETAILS

**GW ST. CHARLES
LLC**
CONSTRUCTION

ORIGINAL ISSUE
DRAWN BY: [Name]
DATE: [Date]
PROJECT NO.: [Number]
SHEET NO.: [Number]
SHEET NUMBER
C6.0

REVISIONS		
REV #	DATE	BY:
1	7/15/22	J.P.



Color	Area	Area (sq ft)	Area (sq ft)	Area (sq ft)	Area (sq ft)	Area (sq ft)	Area (sq ft)	Area (sq ft)
Green	OFFICE WORK AREA	11,100	11,100	11,100	11,100	11,100	11,100	11,100
Red	CIRCULATION	1,100	1,100	1,100	1,100	1,100	1,100	1,100
Blue	PARKING	1,100	1,100	1,100	1,100	1,100	1,100	1,100

Symbol	Qty	Label	L.A. Number	Lot	Description	L.A. Notes
Green circle	2	5	2200	0.00	KLING-STUBBINS 4000-4000-0000-0000 10' WORKING HEIGHT	110
Red circle	7	8	1100	0.00	KLING-STUBBINS 4000-4000-0000-0000 10' WORKING HEIGHT	110
Blue circle	1	7	2200	0.00	KLING-STUBBINS 4000-4000-0000-0000 10' WORKING HEIGHT	110

BASED ON THE INFORMATION PROVIDED, ALL DIMENSIONS AND LUMINAIRE LOCATIONS SHOWN REPRESENT RECOMMENDED POSITIONS. THE ENGINEER AND/OR ARCHITECT MUST DETERMINE ADEQUACY OF THE LAYOUT TO COMPLY OR EXCEED FIELD CONDITIONS.
 THIS LIGHTING PATTERN REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS UTILIZING CURRENT INDUSTRY STANDARD LAMP RATINGS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS AND OTHER VARIABLE FIELD CONDITIONS.

WLS LIGHTING
a WLS company

800-633-8711 BY: J.P. SHEET 1 OF 1

PM: HOLLY

PROPOSED REDEVELOPMENT
ST CHARLES, IL

WLS-17012 DATE -4/22/22 SCALE: 1"=30'

800 CORPORATION, 800 W
800-633-8711, 700 N
WWW.WLSLIGHTING.COM

GENERAL NOTES

- 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE PHYSICAL ACCESSIBILITY STANDARDS FOR BUILDINGS AND ELEMENTS OF BUILDINGS (ADA) AND THE PHYSICAL ACCESSIBILITY STANDARDS FOR PUBLIC TRANSPORTATION AND STATIONARY TRANSPORTATION (ADA).
- 2. THE SPACE OF EACH PASSAGE SPACE SHALL HAVE A SURFACE IDENTIFICATION SYSTEM TO INDICATE THE LOCATION OF THE PASSAGE SPACE.
- 3. THE SPACE OF EACH PASSAGE SPACE SHALL HAVE A SURFACE IDENTIFICATION SYSTEM TO INDICATE THE LOCATION OF THE PASSAGE SPACE.

TOILET ROOM SIGNAGE GRAPHICS

- 1. TOILET ROOM SIGNAGE GRAPHICS SHALL BE PLACED ON THE WALLS OF THE TOILET ROOMS.
- 2. THE SIGNAGE GRAPHICS SHALL BE PLACED ON THE WALLS OF THE TOILET ROOMS.
- 3. THE SIGNAGE GRAPHICS SHALL BE PLACED ON THE WALLS OF THE TOILET ROOMS.

DRINKING FOUNTAINS

- 1. DRINKING FOUNTAINS SHALL BE PROVIDED IN ACCORDANCE WITH THE PHYSICAL ACCESSIBILITY STANDARDS FOR BUILDINGS AND ELEMENTS OF BUILDINGS (ADA).
- 2. DRINKING FOUNTAINS SHALL BE PROVIDED IN ACCORDANCE WITH THE PHYSICAL ACCESSIBILITY STANDARDS FOR BUILDINGS AND ELEMENTS OF BUILDINGS (ADA).

WASHROOMS

- 1. WASHROOMS SHALL BE PROVIDED IN ACCORDANCE WITH THE PHYSICAL ACCESSIBILITY STANDARDS FOR BUILDINGS AND ELEMENTS OF BUILDINGS (ADA).
- 2. WASHROOMS SHALL BE PROVIDED IN ACCORDANCE WITH THE PHYSICAL ACCESSIBILITY STANDARDS FOR BUILDINGS AND ELEMENTS OF BUILDINGS (ADA).

TOILET ROOMS

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DRINKING FOUNTAINS

- 1. DRINKING FOUNTAINS SHALL BE PROVIDED IN ACCORDANCE WITH THE PHYSICAL ACCESSIBILITY STANDARDS FOR BUILDINGS AND ELEMENTS OF BUILDINGS (ADA).
- 2. DRINKING FOUNTAINS SHALL BE PROVIDED IN ACCORDANCE WITH THE PHYSICAL ACCESSIBILITY STANDARDS FOR BUILDINGS AND ELEMENTS OF BUILDINGS (ADA).

WASHROOMS

- 1. WASHROOMS SHALL BE PROVIDED IN ACCORDANCE WITH THE PHYSICAL ACCESSIBILITY STANDARDS FOR BUILDINGS AND ELEMENTS OF BUILDINGS (ADA).
- 2. WASHROOMS SHALL BE PROVIDED IN ACCORDANCE WITH THE PHYSICAL ACCESSIBILITY STANDARDS FOR BUILDINGS AND ELEMENTS OF BUILDINGS (ADA).

TOILET ROOMS

- 1. TOILET ROOMS SHALL BE PROVIDED IN ACCORDANCE WITH THE PHYSICAL ACCESSIBILITY STANDARDS FOR BUILDINGS AND ELEMENTS OF BUILDINGS (ADA).
- 2. TOILET ROOMS SHALL BE PROVIDED IN ACCORDANCE WITH THE PHYSICAL ACCESSIBILITY STANDARDS FOR BUILDINGS AND ELEMENTS OF BUILDINGS (ADA).



TOILET ROOM SIGNAGE GRAPHIC



PROTRUDING HAZARDS



SHELVES



CLOTHES ROO



TOILET ROOM SIGNAGE GRAPHIC



PROTRUDING HAZARDS



SHELVES



CLOTHES ROO



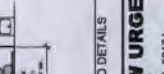
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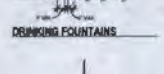
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SHELVES



CLOTHES ROO



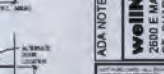
DRINKING FOUNTAINS



DRINKING FOUNTAINS



DRINKING FOUNTAINS



DRINKING FOUNTAINS



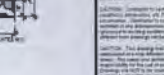
WASHROOMS



WASHROOMS



WASHROOMS



WASHROOMS



TOILET ROOMS



TOILET ROOMS



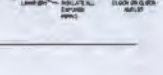
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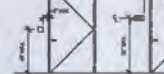
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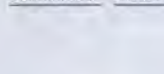
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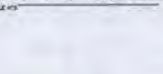
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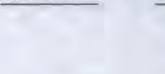
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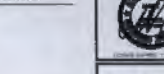
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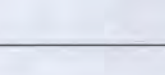
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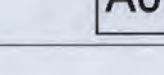
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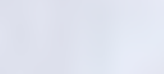
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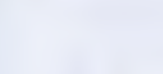
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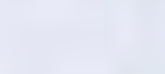
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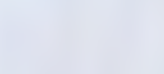
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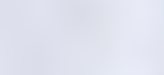
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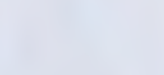
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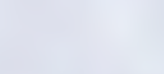
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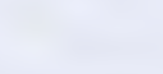
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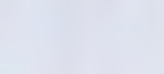
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TOILET ROOMS



TOILET ROOMS



TOILET ROOMS

ADA NOTES AND DETAILS

weinow URGENT CARE

2600 E MAIN ST
ST CHARLES, IL 60174

U D O S
P L A N E T E C
L L C

DATE: 08.08.2022

REVISIONS

MARK T. DIGANCI
REG. ARCHT

A0.1



1 EAST ELEVATION



2 NORTH ELEVATION

EXTERIOR FINISH SCHEDULE

TAG	DESCRIPTION	MANUFACTURER	COLOR
M1	BRICK	BRICK	BRICK
M2	STONE	STONE	STONE
M3	BRICK	BRICK	BRICK
M4	BRICK	BRICK	BRICK
M5	STONE	STONE	STONE

EXTERIOR ELEVATIONS

WINOW URGENT CARE
 2600 E MAIN ST
 ST CHARLES, IL 60174

STUDIO 24, LLC
 ARCHITECTS & PLANNERS
 1000 N. CHICAGO AVE., SUITE 1000
 CHICAGO, IL 60610

DATE: 06.09.2022

REVISIONS:

NO.	DATE	DESCRIPTION
1	06.09.2022	ISSUED FOR PERMIT

Drawn by: Mark T. Digancki

MARK T. DIGANCKI
 ARCHITECT

A2.2

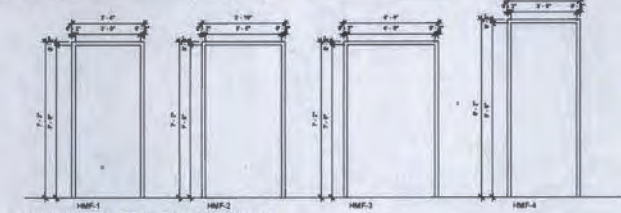
DOOR SCHEDULE											
NO.	DOOR SIZE	DOOR TYPE	FRAME TYPE	FINISH	HARDWARE			METALS	REMARKS		
					HANDLE	LOCK	STOP				
01	3'-0" x 7'-0"	SW	SW	SW	CH1	CH1	CH1	SW	STANDARD SW		
02	3'-0" x 7'-0"	SW	SW	SW	CH1	CH1	CH1	SW	STANDARD SW		
03	3'-0" x 7'-0"	SW	SW	SW	CH1	CH1	CH1	SW	STANDARD SW		
04	3'-0" x 7'-0"	SW	SW	SW	CH1	CH1	CH1	SW	STANDARD SW		
05	3'-0" x 7'-0"	SW	SW	SW	CH1	CH1	CH1	SW	STANDARD SW		
06	3'-0" x 7'-0"	SW	SW	SW	CH1	CH1	CH1	SW	STANDARD SW		
07	3'-0" x 7'-0"	SW	SW	SW	CH1	CH1	CH1	SW	STANDARD SW		
08	3'-0" x 7'-0"	SW	SW	SW	CH1	CH1	CH1	SW	STANDARD SW		
09	3'-0" x 7'-0"	SW	SW	SW	CH1	CH1	CH1	SW	STANDARD SW		
10	3'-0" x 7'-0"	SW	SW	SW	CH1	CH1	CH1	SW	STANDARD SW		
11	3'-0" x 7'-0"	SW	SW	SW	CH1	CH1	CH1	SW	STANDARD SW		
12	3'-0" x 7'-0"	SW	SW	SW	CH1	CH1	CH1	SW	STANDARD SW		
13	3'-0" x 7'-0"	SW	SW	SW	CH1	CH1	CH1	SW	STANDARD SW		
14	3'-0" x 7'-0"	SW	SW	SW	CH1	CH1	CH1	SW	STANDARD SW		
15	3'-0" x 7'-0"	SW	SW	SW	CH1	CH1	CH1	SW	STANDARD SW		
16	3'-0" x 7'-0"	SW	SW	SW	CH1	CH1	CH1	SW	STANDARD SW		
17	3'-0" x 7'-0"	SW	SW	SW	CH1	CH1	CH1	SW	STANDARD SW		
18	3'-0" x 7'-0"	SW	SW	SW	CH1	CH1	CH1	SW	STANDARD SW		
19	3'-0" x 7'-0"	SW	SW	SW	CH1	CH1	CH1	SW	STANDARD SW		
20	3'-0" x 7'-0"	SW	SW	SW	CH1	CH1	CH1	SW	STANDARD SW		
21	3'-0" x 7'-0"	SW	SW	SW	CH1	CH1	CH1	SW	STANDARD SW		
22	3'-0" x 7'-0"	SW	SW	SW	CH1	CH1	CH1	SW	STANDARD SW		
23	3'-0" x 7'-0"	SW	SW	SW	CH1	CH1	CH1	SW	STANDARD SW		
24	3'-0" x 7'-0"	SW	SW	SW	CH1	CH1	CH1	SW	STANDARD SW		
25	3'-0" x 7'-0"	SW	SW	SW	CH1	CH1	CH1	SW	STANDARD SW		
26	3'-0" x 7'-0"	SW	SW	SW	CH1	CH1	CH1	SW	STANDARD SW		
27	3'-0" x 7'-0"	SW	SW	SW	CH1	CH1	CH1	SW	STANDARD SW		
28	3'-0" x 7'-0"	SW	SW	SW	CH1	CH1	CH1	SW	STANDARD SW		
29	3'-0" x 7'-0"	SW	SW	SW	CH1	CH1	CH1	SW	STANDARD SW		
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34	3'-0" x 7'-0"	SW	SW	SW	CH1	CH1	CH1	SW	STANDARD SW		
35	3'-0" x 7'-0"	SW	SW	SW	CH1	CH1	CH1	SW	STANDARD SW		
36	3'-0" x 7'-0"	SW	SW	SW	CH1	CH1	CH1	SW	STANDARD SW		
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41	3'-0" x 7'-0"	SW	SW	SW	CH1	CH1	CH1	SW	STANDARD SW		
42	3'-0" x 7'-0"	SW	SW	SW	CH1	CH1	CH1	SW	STANDARD SW		
43	3'-0" x 7'-0"	SW	SW	SW	CH1	CH1	CH1	SW	STANDARD SW		
44	3'-0" x 7'-0"	SW	SW	SW	CH1	CH1	CH1	SW	STANDARD SW		
45	3'-0" x 7'-0"	SW	SW	SW	CH1	CH1	CH1	SW	STANDARD SW		
46	3'-0" x 7'-0"	SW	SW	SW	CH1	CH1	CH1	SW	STANDARD SW		
47	3'-0" x 7'-0"	SW	SW	SW	CH1	CH1	CH1	SW	STANDARD SW		
48	3'-0" x 7'-0"	SW	SW	SW	CH1	CH1	CH1	SW	STANDARD SW		
49	3'-0" x 7'-0"	SW	SW	SW	CH1	CH1	CH1	SW	STANDARD SW		
50	3'-0" x 7'-0"	SW	SW	SW	CH1	CH1	CH1	SW	STANDARD SW		

DOOR AND FRAME NOTES:

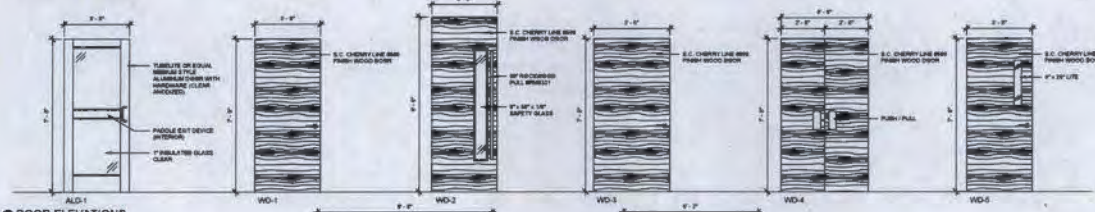
- PROVIDE ALL HOLLOW METAL DOORS & FRAMES WITH COAT PAINT.
- ALL DOORS & FRAMES TO BE READY PREPARED FOR HARDWARE.
- ALL EXTERIOR DOORS SHALL BE PROVIDED WITH WEATHERSTRIPING.
- ALL DOOR THRESHOLDS SHALL NOT EXCEED 1/2" IN HEIGHT.
- ALL DOORS SHALL MEET ADA REQUIREMENTS.
- ALL HOLLOW METAL DOORS SHALL BE 18 GA. STEEL.
- ALL HOLLOW METAL FRAMES SHALL BE 18 GA. STEEL.
- ALL HOLLOW METAL TO BE GALVANNEAL.
- PROVIDE CALLERS AT ALL DOOR FRAMES APPROX. 4" ABOVE HED ON PLUMB.
- PROVIDE LEVER TYPE HANDLES ON ALL DOORS.
- HARDWARE SCHEDULE TO BE PROVIDED BY HARDWARE SUPPLIER FOR ALL DOORS.
- ALL EXTERIOR ALUMINUM STRAIGHT GLAZING TO BE LOW-E ALUMINUM COLOR TO BE CLEAR ANODIZED.
- ALL HOLLOW METAL TO BE CLEAR COLORED PLAIN GLAZED. CHERRY LINE WOOD FINISH VENEER. PROVIDE 1/2" CLEARANCE AT TOP & BOTTOM. SEE DOOR SCHEDULE.
- ALL ALUMINUM DOOR HARDWARE BY ALUMINUM SUPPLIER. (SEE HARDWARE SCHEDULE TO BE PROVIDED BY HARDWARE SUPPLIER FOR ALL DOORS).
- VERIFY ALL HARDWARE KEYS PROVIDED BY OWNER & ARCHITECT PRIOR TO ORDERING.
- ALL DOOR & FRAME MANUFACTURER TO BE "CLIMAX" SYSTEM OR EQUAL.
- EXTERIOR HOLLOW METAL DOORS & FRAMES TO BE INSULATED.
- PROVIDE DOOR AND HINGERS TOP ALL HOLLOW METAL DOOR FRAMES.
- VERIFY DOOR UNDERCUT & GRILLE REQUIREMENTS WITH A.C. REQUIREMENTS BEFORE ORDERING MATERIALS.

DOOR HARDWARE NOTES:

- DOOR LOCKS (CYLINDRICAL) HANDLE AND LEVER SERIES. BOTH CHROME FINISH OR BRASS.
 - 1.1 HANDLE LEVER (AS SHOWN)
 - 1.2 LOCK CYLINDER (AS SHOWN)
 - 1.3 CYLINDRICAL LOCK (AS SHOWN)
 - 1.4 HANDLE CYLINDER (AS SHOWN)
- HANDLE AND LEVER SERIES. BOTH CHROME FINISH OR BRASS.
 - 2.1 HANDLE LEVER (AS SHOWN)
 - 2.2 LOCK CYLINDER (AS SHOWN)
 - 2.3 CYLINDRICAL LOCK (AS SHOWN)
 - 2.4 HANDLE CYLINDER (AS SHOWN)
- HANDLE AND LEVER SERIES. BOTH CHROME FINISH OR BRASS.
 - 3.1 HANDLE LEVER (AS SHOWN)
 - 3.2 LOCK CYLINDER (AS SHOWN)
 - 3.3 CYLINDRICAL LOCK (AS SHOWN)
 - 3.4 HANDLE CYLINDER (AS SHOWN)
- HANDLE AND LEVER SERIES. BOTH CHROME FINISH OR BRASS.
 - 4.1 HANDLE LEVER (AS SHOWN)
 - 4.2 LOCK CYLINDER (AS SHOWN)
 - 4.3 CYLINDRICAL LOCK (AS SHOWN)
 - 4.4 HANDLE CYLINDER (AS SHOWN)
- HANDLE AND LEVER SERIES. BOTH CHROME FINISH OR BRASS.
 - 5.1 HANDLE LEVER (AS SHOWN)
 - 5.2 LOCK CYLINDER (AS SHOWN)
 - 5.3 CYLINDRICAL LOCK (AS SHOWN)
 - 5.4 HANDLE CYLINDER (AS SHOWN)
- HANDLE AND LEVER SERIES. BOTH CHROME FINISH OR BRASS.
 - 6.1 HANDLE LEVER (AS SHOWN)
 - 6.2 LOCK CYLINDER (AS SHOWN)
 - 6.3 CYLINDRICAL LOCK (AS SHOWN)
 - 6.4 HANDLE CYLINDER (AS SHOWN)
- HANDLE AND LEVER SERIES. BOTH CHROME FINISH OR BRASS.
 - 7.1 HANDLE LEVER (AS SHOWN)
 - 7.2 LOCK CYLINDER (AS SHOWN)
 - 7.3 CYLINDRICAL LOCK (AS SHOWN)
 - 7.4 HANDLE CYLINDER (AS SHOWN)
- HANDLE AND LEVER SERIES. BOTH CHROME FINISH OR BRASS.
 - 8.1 HANDLE LEVER (AS SHOWN)
 - 8.2 LOCK CYLINDER (AS SHOWN)
 - 8.3 CYLINDRICAL LOCK (AS SHOWN)
 - 8.4 HANDLE CYLINDER (AS SHOWN)
- HANDLE AND LEVER SERIES. BOTH CHROME FINISH OR BRASS.
 - 9.1 HANDLE LEVER (AS SHOWN)
 - 9.2 LOCK CYLINDER (AS SHOWN)
 - 9.3 CYLINDRICAL LOCK (AS SHOWN)
 - 9.4 HANDLE CYLINDER (AS SHOWN)
- HANDLE AND LEVER SERIES. BOTH CHROME FINISH OR BRASS.
 - 10.1 HANDLE LEVER (AS SHOWN)
 - 10.2 LOCK CYLINDER (AS SHOWN)
 - 10.3 CYLINDRICAL LOCK (AS SHOWN)
 - 10.4 HANDLE CYLINDER (AS SHOWN)
- HANDLE AND LEVER SERIES. BOTH CHROME FINISH OR BRASS.
 - 11.1 HANDLE LEVER (AS SHOWN)
 - 11.2 LOCK CYLINDER (AS SHOWN)
 - 11.3 CYLINDRICAL LOCK (AS SHOWN)
 - 11.4 HANDLE CYLINDER (AS SHOWN)
- HANDLE AND LEVER SERIES. BOTH CHROME FINISH OR BRASS.
 - 12.1 HANDLE LEVER (AS SHOWN)
 - 12.2 LOCK CYLINDER (AS SHOWN)
 - 12.3 CYLINDRICAL LOCK (AS SHOWN)
 - 12.4 HANDLE CYLINDER (AS SHOWN)
- HANDLE AND LEVER SERIES. BOTH CHROME FINISH OR BRASS.
 - 13.1 HANDLE LEVER (AS SHOWN)
 - 13.2 LOCK CYLINDER (AS SHOWN)
 - 13.3 CYLINDRICAL LOCK (AS SHOWN)
 - 13.4 HANDLE CYLINDER (AS SHOWN)
- HANDLE AND LEVER SERIES. BOTH CHROME FINISH OR BRASS.
 - 14.1 HANDLE LEVER (AS SHOWN)
 - 14.2 LOCK CYLINDER (AS SHOWN)
 - 14.3 CYLINDRICAL LOCK (AS SHOWN)
 - 14.4 HANDLE CYLINDER (AS SHOWN)
- HANDLE AND LEVER SERIES. BOTH CHROME FINISH OR BRASS.
 - 15.1 HANDLE LEVER (AS SHOWN)
 - 15.2 LOCK CYLINDER (AS SHOWN)
 - 15.3 CYLINDRICAL LOCK (AS SHOWN)
 - 15.4 HANDLE CYLINDER (AS SHOWN)



1 HOLLOW METAL DOOR FRAME ELEVATIONS



2 DOOR ELEVATIONS



3 WINDOW ELEVATIONS

STOREFRONT NOTES
 STOREFRONT GLAZING
 1" CLEARANCE AT TOP & BOTTOM
 1/2" CLEARANCE AT SIDES
 1/2" CLEARANCE AT BOTTOM
 1" CLEARANCE AT TOP & BOTTOM
 1/2" CLEARANCE AT SIDES
 1/2" CLEARANCE AT BOTTOM
 1" CLEARANCE AT TOP & BOTTOM
 1/2" CLEARANCE AT SIDES
 1/2" CLEARANCE AT BOTTOM

weinow URGENT CARE
 2000 E MAIN ST
 ST. CHARLES, IL 60174
 PHONE: 618.339.1111
 FAX: 618.339.1112

MARK T. DIGIANCI
 ARCHITECT

A4.2

ANDY'S FROZEN CUSTARD

2630 E. MAIN ST., ST. CHARLES, IL. 60174



EXHIBIT 1

PROJECT DIRECTORY

OWNER
 GUY PROPERTIES
 2211 N ELSTON AVE. SUITE 304 CHICAGO, IL 60614
 773-382-6391

ARCHITECT
 DESIGN STUDIO 24 LLC
 2211 N ELSTON AVE SUITE 304 CHICAGO, IL 60614
 847-985-4300

CONSTRUCTION MANAGER
 DCJ ANDY'S LLC
 2211 N ELSTON AVE SUITE 304 CHICAGO, IL 60614
 847-985-4300

INDEX

CONTACT THE CONSTRUCTION PROJECT MANAGER FOR ALL SPEC. QUESTIONS REGARDING PERMITS, EXHIBITS & ALL OTHER CONSTRUCTION.

BENEFIT FROM REGISTRATION # 184080334-0081
 BPP: 04/18 GUY 30/30/2023

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A001	GENERAL NOTES
A002	TYP. SECURITY RIGHTS
A010	ARCHITECTURAL SITE PLAN
A011	SITE STORAGE
A020	ALIGH 3D VIEW
A021	ALIGH 3D VIEW
A101	FLOOR PLAN
A102	FURNITURE AND FURNISHING PLAN
A103	DIMENSIONED PLUMBING PLAN
A104	ROOF PLAN
A105	REFLECTED CEILING PLAN
A106	DRIVE THRU CANOPY
A301	ELEVATIONS
A302	ELEVATIONS
A303	ELEVATIONS
A401	SECTIONS
A402	SECTIONS
A403	WALL SECTIONS
A404	WALL SECTIONS
A501	DETAILS - DRIVE THRU CANOPY
A504	DETAILS - PATIO CANOPY
A506	DETAILS - EXTERIOR
A507	DETAILS - SITE
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A580	INTERIOR ELEVATIONS
A581	INTERIOR ELEVATIONS
A582	INTERIOR ELEVATIONS
A583	INTERIOR ELEVATIONS
A584	INTERIOR ELEVATIONS
A585	INTERIOR ELEVATIONS
A586	INTERIOR ELEVATIONS
A587	INTERIOR ELEVATIONS
A588	INTERIOR ELEVATIONS
A589	INTERIOR ELEVATIONS
A590	INTERIOR ELEVATIONS
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A592	INTERIOR ELEVATIONS
A593	INTERIOR ELEVATIONS
A594	INTERIOR ELEVATIONS
A595	INTERIOR ELEVATIONS
A596	INTERIOR ELEVATIONS
A597	INTERIOR ELEVATIONS
A598	INTERIOR ELEVATIONS
A599	INTERIOR ELEVATIONS
A600	INTERIOR ELEVATIONS

SITE LOCATION



SITE LOCATION

COVER SHEET/DRAWING INDEX

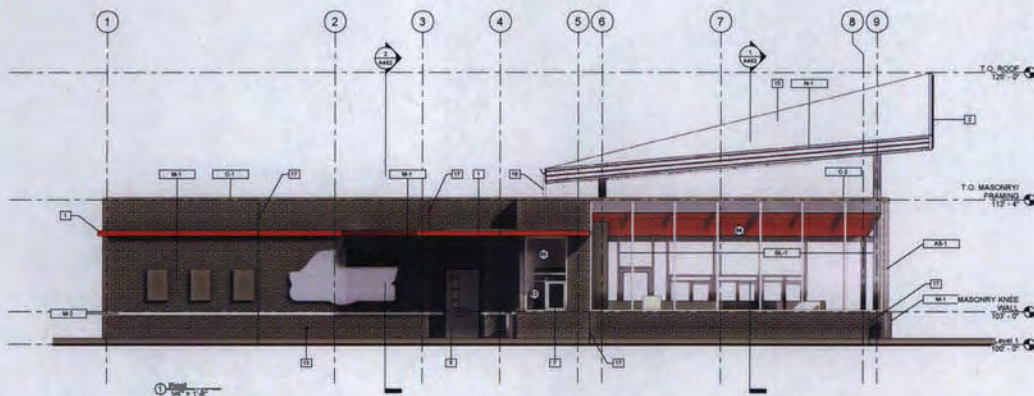
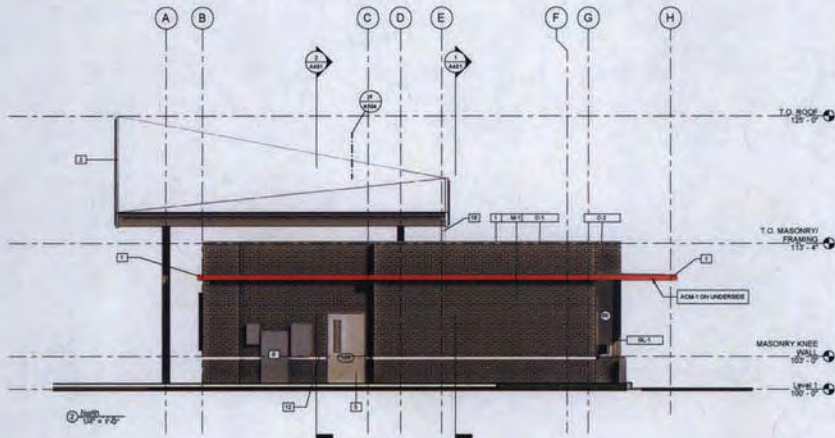
ANDY'S FROZEN CUSTARD
 2630 E. MAIN ST., ST. CHARLES, IL. 60174

DESIGN STUDIO 24 LLC
 ARCHITECTS & PLANNERS
 2211 N ELSTON AVE SUITE 304 CHICAGO, IL 60614

MARK T. DIGANCT
 PROJECT MANAGER

DATE: 04/18/2023

G000



ELEVATION NOTES

- 1 BRUSH FINISH GROUT & BRUSH LIGHTING BAND
- 2 FINISH CHAMFER AND STRUCTURE AS STRUCT
- 3 BRUSH FINISH GROUT & BRUSH LIGHTING BAND
- 4 FINISH CHAMFER AND STRUCTURE AS STRUCT
- 5 FINISH CHAMFER AND STRUCTURE AS STRUCT
- 6 FINISH CHAMFER AND STRUCTURE AS STRUCT
- 7 FINISH CHAMFER AND STRUCTURE AS STRUCT
- 8 FINISH CHAMFER AND STRUCTURE AS STRUCT
- 9 FINISH CHAMFER AND STRUCTURE AS STRUCT

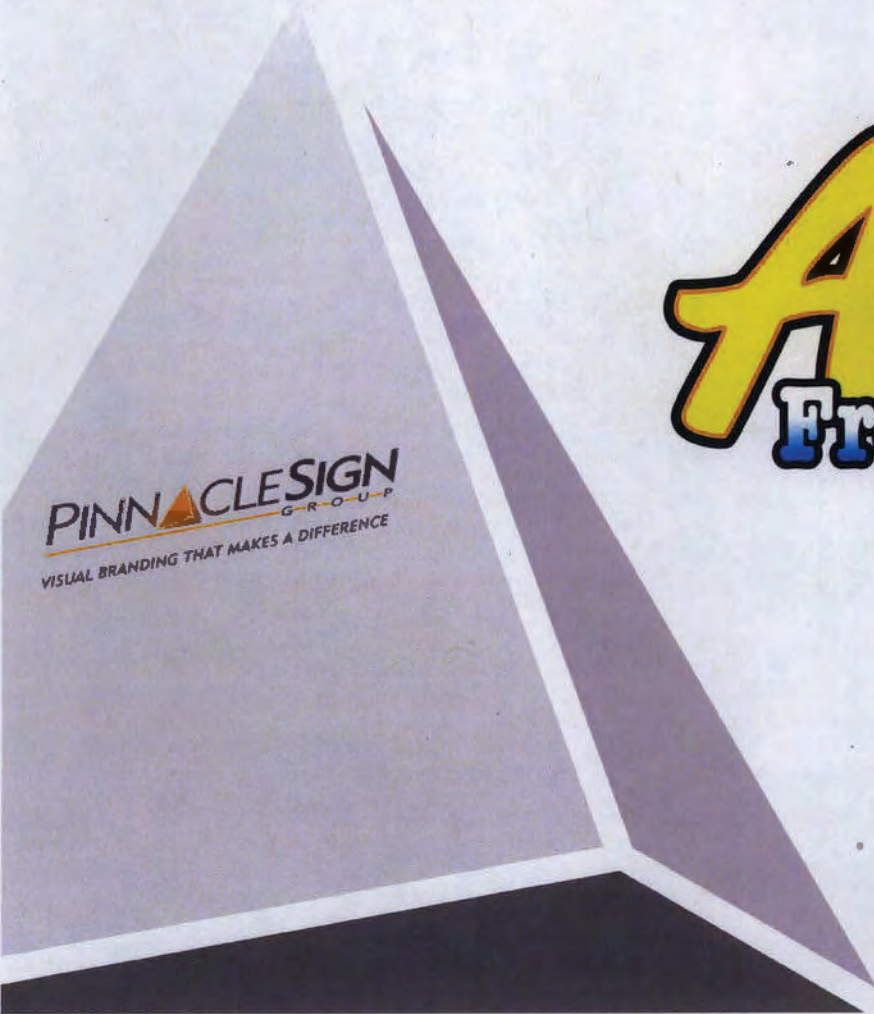
EXTERIOR FINISH SCHEDULE

#	DESCRIPTION
A01	CONCRETE PANEL TYPE 1 UNPAINTED AND UNGLAZED PANEL COLOR: UNPAINTED AND UNGLAZED
A02	CONCRETE PANEL TYPE 2 UNPAINTED AND UNGLAZED PANEL COLOR: UNPAINTED AND UNGLAZED
A03	ALUMINUM FINISH COLOR: UNPAINTED AND UNGLAZED
C1	CERAMIC BRICK TYPE 1 UNPAINTED AND UNGLAZED BRICK PLANS: AT MASONRY KNEE AND TYP COLOR: UNPAINTED AND UNGLAZED
C2	CERAMIC BRICK TYPE 2 UNPAINTED AND UNGLAZED BRICK PLANS: AT MASONRY KNEE AND TYP COLOR: UNPAINTED AND UNGLAZED
S01	SLAB TYPE 1 EXTERIOR FINISH COLOR: UNPAINTED AND UNGLAZED
S02	SLAB TYPE 2 EXTERIOR FINISH COLOR: UNPAINTED AND UNGLAZED
S03	SLAB TYPE 3 EXTERIOR FINISH COLOR: UNPAINTED AND UNGLAZED
S04	SLAB TYPE 4 EXTERIOR FINISH COLOR: UNPAINTED AND UNGLAZED
S05	SLAB TYPE 5 EXTERIOR FINISH COLOR: UNPAINTED AND UNGLAZED
S06	SLAB TYPE 6 EXTERIOR FINISH COLOR: UNPAINTED AND UNGLAZED
S07	SLAB TYPE 7 EXTERIOR FINISH COLOR: UNPAINTED AND UNGLAZED
S08	SLAB TYPE 8 EXTERIOR FINISH COLOR: UNPAINTED AND UNGLAZED
S09	SLAB TYPE 9 EXTERIOR FINISH COLOR: UNPAINTED AND UNGLAZED

ANDY'S FROZEN CUSTARD
2030 E. MAIN ST., ST. CHARLES, IL 60174

MAEK T. DIGANCI
ARCHITECT

A302

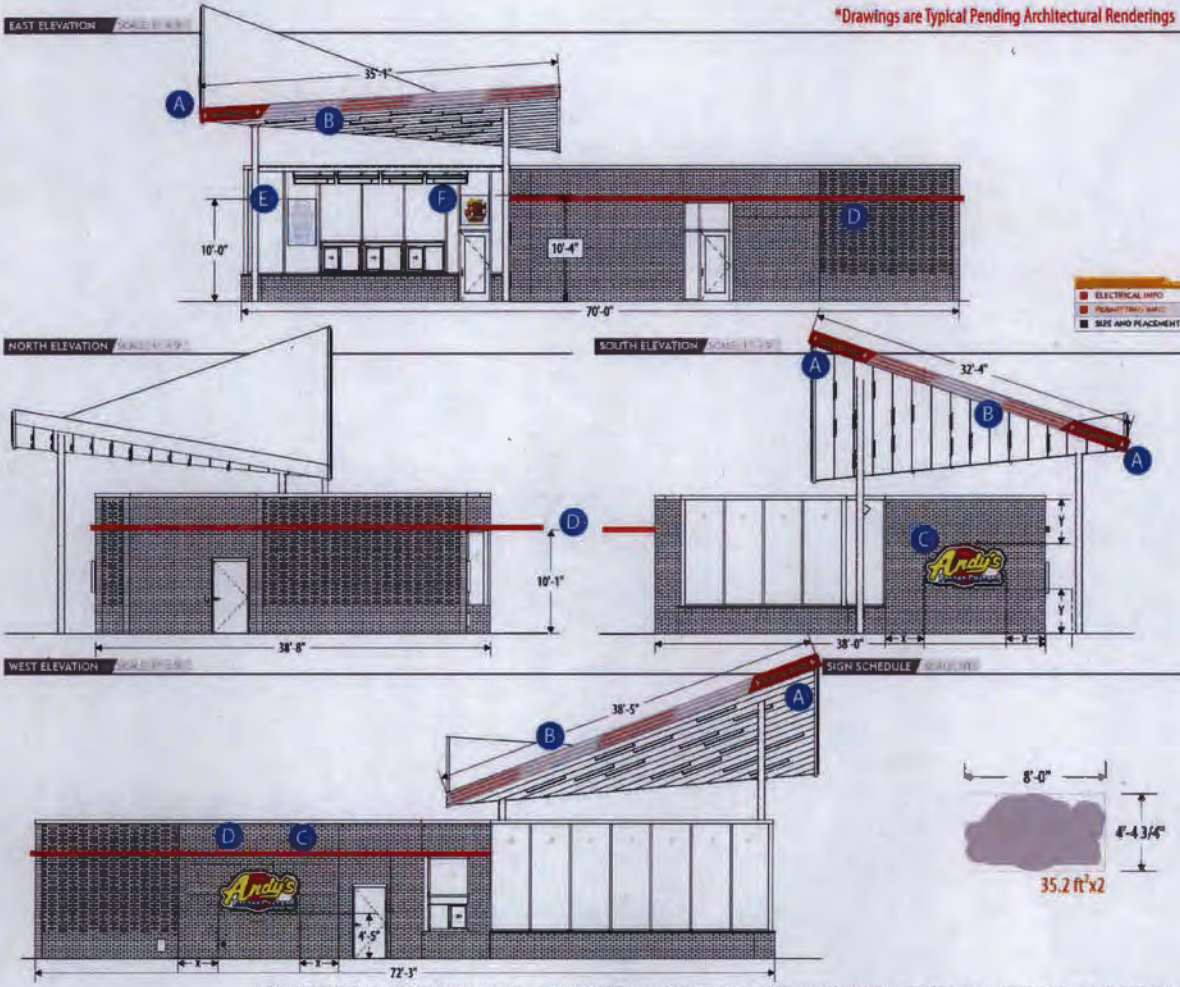


PINNACLE SIGN
GROUP
VISUAL BRANDING THAT MAKES A DIFFERENCE

Andy's[®]
Frozen Custard
* SINCE 1986 *

ST. CHARLES, IL

*Drawings are Typical Pending Architectural Renderings



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PINNACLE SIGN GROUP

ANDY'S FROZEN CUSTARD
 PROJECT NUMBER: 0726-22-ELEV-1
 DATE: 08.03.22
 DESIGNER: DEREK CROUCH
 PROJECT MANAGER: TIM SWAIM
 LOCATION: ST. CHARLES, IL

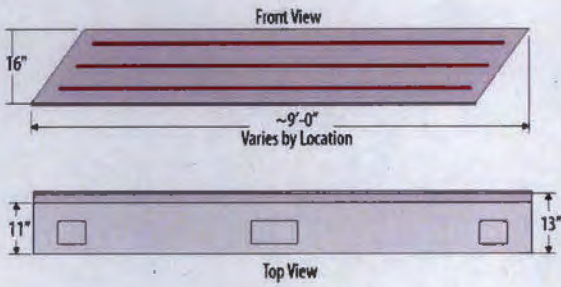
- BUILDING SIGNAGE**
 - Main: Illuminated Custom Typographic Entrance (ATC 1190-140-1)
 - Main: Illuminated Panel Cabinets (SPC 0145-14-1)
 - Fluor. Embossed Wall Lamps (APC 0813-14-2)
 - LED Illuminated Revenue Choice Accent Lighting (SP29-23-BA42-1)
- WINDOW SIGNAGE**
 - Main: "Made Fresh Hourly" Sign (APC 0110-14-0)
 - Main: "Approach" Sign (APC 1780-14-0)

EAST ELEVATION SIGNAGE	
FAÇADE AREA LF	38'
ALLOWABLE sq. ft. (LF x 1.5)	57
# ANDY'S LOGO (35.2sf x 1)	35.2
TOTAL SIGNAGE SF	35.2

SOUTH ELEVATION SIGNAGE	
FAÇADE AREA LF	72'-3"
ALLOWABLE sq. ft. (LF x 1.5)	108
# ANDY'S LOGO (35.2sf x 1)	35.2
TOTAL SIGNAGE SF	35.2

ANDY'S FROZEN CUSTARD/ST. CHARLES, IL/0726-22-ELEV-1

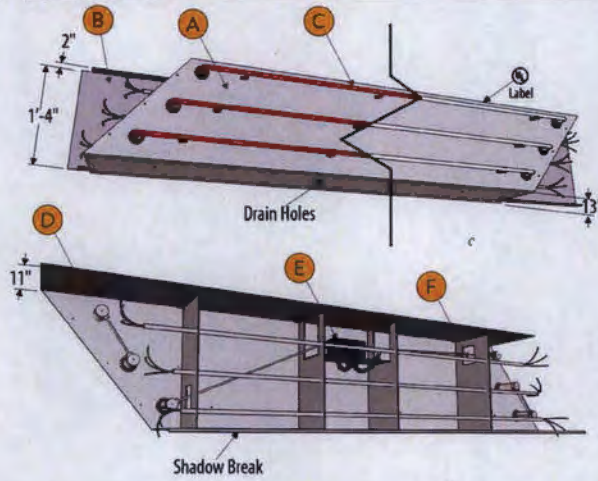
PINNACLE SIGN GROUP SCALE: 1/2" = 1'-0"



APC DISCLAIMER - FASCIA

THE LIGHTED FASCIA SYSTEM PSG IS PROVIDING IS PURELY DECORATIVE AND NOT TO BE MADE PART OF A WATERPROOF ENVELOP DESIGN.
 PSG WILL NOT BE RESPONSIBLE FOR WATER INFILTRATION AND RESULTING BUILDING DAMAGE AS IT RELATES TO THE DECORATIVE FASCIA SYSTEM. DECORATIVE FASCIA IS NOT DESIGNED TO BE WATER PROOF AND INCLUDES WEEP HOLES AT THE BOTTOM FOR WATER TO ESCAPE, BUILDING ENVELOPE TO BE WATERPROOF OUTSIDE OF OUR ASSEMBLY.

EXPLODED VIEW SCALE: NTS



PINNACLE SIGN GROUP

ANDY'S FROZEN CUSTARD

CUSTOMER	AS SHOWN
PROJECT NUMBER	02.18.22
DATE REVISED	DESIGNER
BUDDY HINDS	TIM SWAIM
DESIGNER	PROJECT MANAGER

ALL LOCATION

- SCORE OF 100%
- 060 Polished Aluminum Face
- 061 Backer Clear Anodized Aluminum
- 063 Aluminum Scrap筋
- Neon Illuminated Glass Tubes w/ Tube Supports
- Clear Rod 1/2" Dia. Flange
- Clear White 1/2" Dia. Flange
- Access Panels on Top as Needed
- Transformer
- 1/8" Flexible M.C. Tube
- ELECTRICAL REQUIREMENTS
- 120V x (5) Separate Runs for 3 Point Animation

ARCHITECT SHALL COORDINATE ALL FLASHING DETAILS TO PROVIDE WEATHERTIGHT SEAL BETWEEN FASCIA AND ROOF SYSTEM

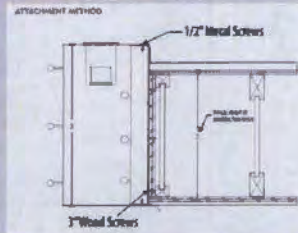


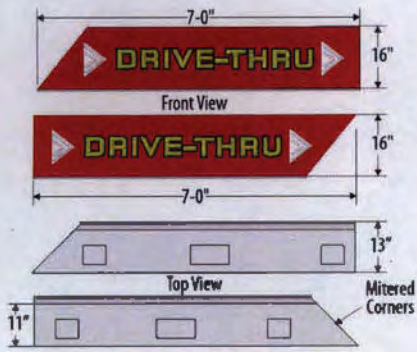
PHOTO EXAMPLES SCALE: NTS



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ANDY'S FROZEN CUSTARD WATER METER REVISIONS

DETAIL DRAWING / SCALE: 1/2" = 1'-0"

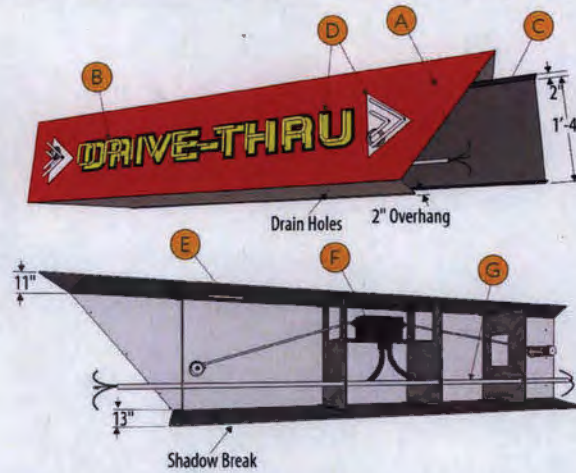


AFC DISCLAIMER - FASCIA

THE LIGHTED FASCIA SYSTEM PSG IS PROVIDING IS PURELY DECORATIVE AND NOT TO BE MADE PART OF A WATERPROOF ENVELOPE DESIGN.

PSG WILL NOT BE RESPONSIBLE FOR WATER INFILTRATION AND RESULTING BUILDING DAMAGE AS IT RELATES TO THE DECORATIVE FASCIA SYSTEM. DECORATIVE FASCIA IS NOT DESIGNED TO BE WATER PROOF AND INCLUDES WEED HOLES AT THE BOTTOM FOR WATER TO ESCAPE. BUILDING ENVELOPE TO BE WATERPROOF OUTSIDE OF OUR ASSEMBLY.

DETAIL DRAWING / SCALE: 1/2" = 1'-0"



PINNACLE SIGN GROUP

ANDY'S FROZEN CUSTARD
 CUSTOMER

AFC-STND-FASC-2 AS SHOWN
 DRAWING NUMBER ELEVATION

02.21.22
 DATE REVISED

BUDDY HINDS **TIM SWAIM**
 DESIGNER PROJECT MANAGER

ALL
 (LOCATION)

SCOPE OF WORK

- ▶ Provide: D40 Aluminum Fascia
 - Paint: To Match PVC Sign Color
- ▶ Provide: Extruded Glass Tubing w/ Tube Supports
 - Clear Extr. 1/2" Dia. Tube
 - Single Tube - 1/2" Dia. Tube
- ▶ D40 Aluminum Backstop
- ▶ Cut Vinyl Applied to Fascia
 - Clear - 3/8" Thick (Optional)
 - White - 3/8" Thick (Optional)
 - Green - 3/8" Thick (Optional)
- ▶ Access Royal
- ▶ Interlocks
- ▶ 3/8" Flexible H.C. Tube
- ▶ ELECTRICAL REQUIREMENTS
 120V, 2.75A per Cabinet

ARCHITECT SHALL COORDINATE ALL FLASHING DETAILS TO PROVIDE WEATHERTIGHT SEAL BETWEEN FASCIA AND ROOF SYSTEM

ATTACHMENT METHOD

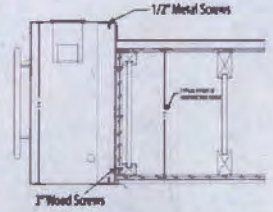


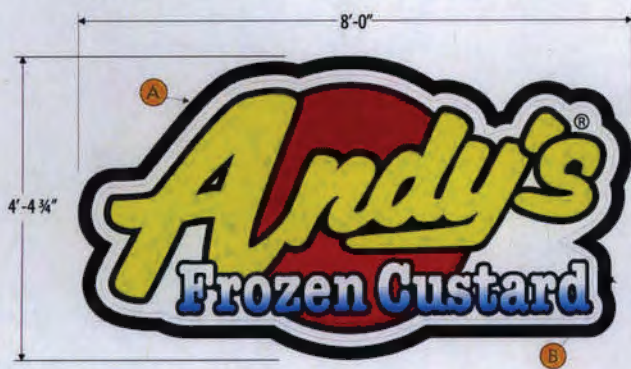
PHOTO EXAMPLE / SCALE: N/A



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ANDY'S FROZEN CUSTARD WATERMASTER REVISED

FRONT VIEW SCALE 1"=1'



SIDE VIEW SCALE 1"=1'



SCALE NTS

ATTACHMENT POINT



FRONT EXAMPLE SCALE NTS



PINNACLE SIGN GROUP

ANDY'S FROZEN CUSTARD - MASTER

CUSTOMER	AS SHOWN
PROJECT NUMBER	ELPHND001
DATE REVISED	04.01.22
DESIGNER	TIM SWAIM
PROJECT MANAGER	

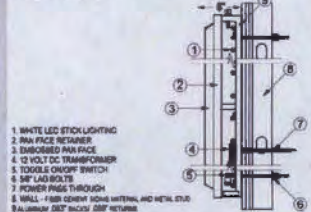
ALL LOCATION

SCOPE OF WORK

Internally Illuminated Portacool Wall Sign

- Internally LED Illuminated Contour Cabinet
 - Base - Flush
- Multi-Level Embossed Pan Face (Glass; Back Spray-Painted (2nd Surface))
 - Top Edge Chamfer for Cable Space
- Mounted Flush

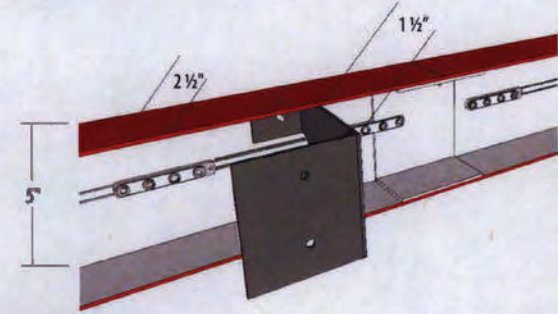
ATTACHMENT METHOD



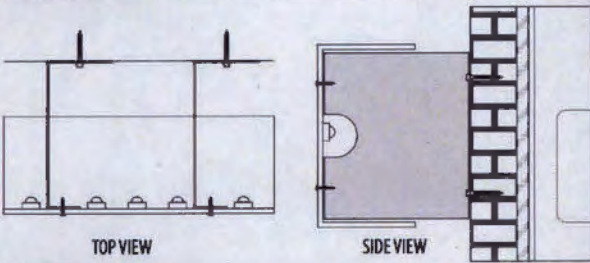
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ANDY'S FROZEN CUSTARD MASTER RENDERING (OPTIONAL ORNAMENTS)

W/OUT HEAD VIEW SCALE: 1/8"=1'-0"



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

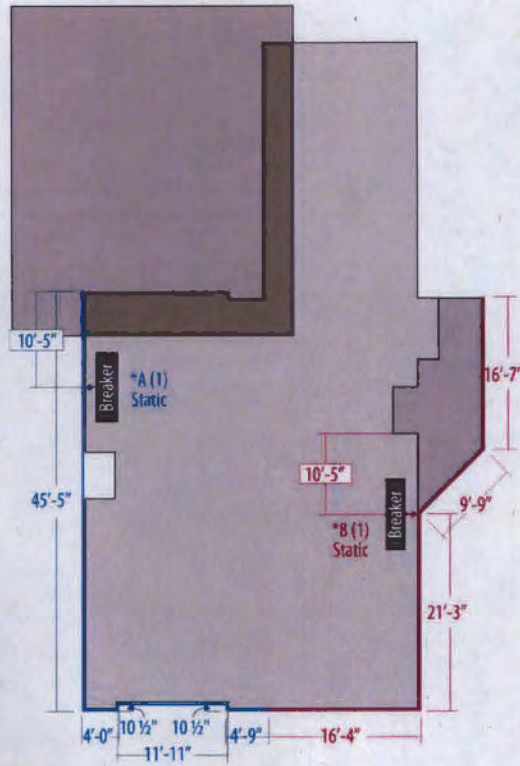


ILLUMINATED VIEW SCALE: 1/8"=1'-0"



CUT-AHEAD VIEW SCALE: 1/8"=1'-0"

*Drawings are Typical Pending Architectural Renderings



PINNACLE SIGN GROUP

ANDY'S FROZEN CUSTARD
 CUSTOMER
0726-22-BAHD-1 AS SHOWN
 DRAWING NUMBER ELEVATION
07.26.12
 DATE REVISED
DEREK CROUCH **TIM SWAIM**
 PROJECT MANAGER ENGINEER
ST. CHARLES, IL
 LOCATION

SCOPES OF WORK

Reverse Channel Light Strips

- ▶ **Holy-Lit Reverse Channel Aluminum Board**
 - Painted Aluminum Reverse Channel
 - LED Holy Illuminated
 - Mechanically Fastened w/ Painted Hardware
 - Paint (Inches) - White
 - Paint (Inches) - Red (24x1)
- ▶ **Aluminum Mount Brackets Painted to Match Building**
 - Painted to Match Building Material
 - Mechanically Fastened to Exterior Wall
 - Paint (Inches) - Black - 1/4" (24x1) Lead Free (24x1)

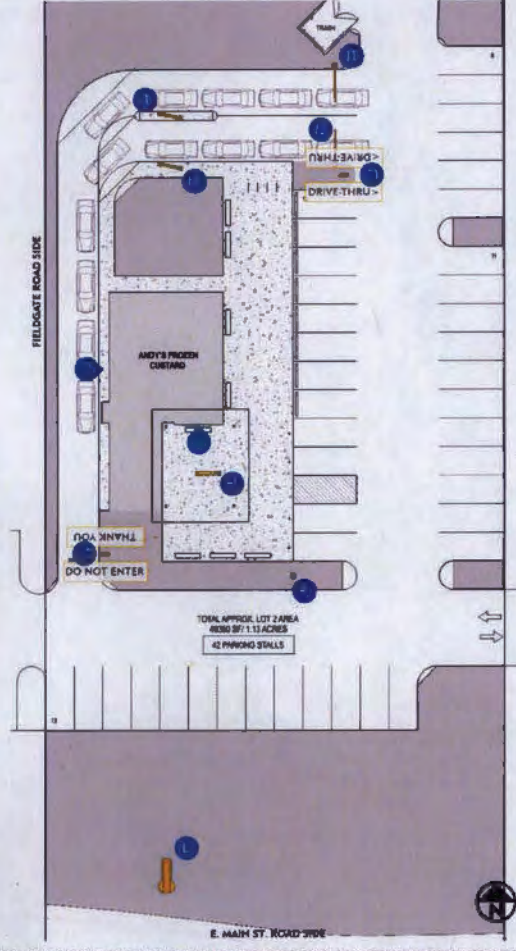
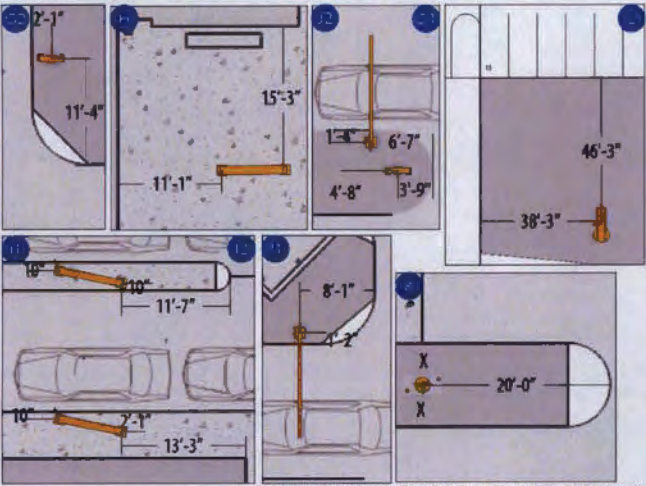
Section A- (1) Circuit; 20 Amps
Section B - (1) Circuit; 20 Amps
Total Amperage = 40 Amps



- DIRECTIONAL SIGN (AFC-STND-DIR-1)**
7 Panel, 2 Side Removable Directional
- 2-SIDED MENU BOARD (AFC-STND-MENU-1-DS)**
3 Char, 3 Panel Standard Menu, Located at Drive
- 1-SIDED MENU BOARD (AFC-STND-MENU-1-SS)**
3 Char, 3 Panel Standard Menu, "Order at Window" Sign Panel or Located at Drive-Thru
- CLEARANCE SIGN (AFC-STND-BAR-1)**
1 Clearance Mounted Clearance Bar, No Traffic Sign Panel
- 40' FLAG POLE (AFC-OPT-FLAG-40)**
40' Flag Pole, 12 x 6 American Flag, 6 x 4 Andy's Flag Flood Lighting
- MONUMENT (0726-22-MONU-1)**
Monument and Aluminum Signpost, 15' Illuminated Sign Face Logo, Champagne Color Board, Address Number FCD



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



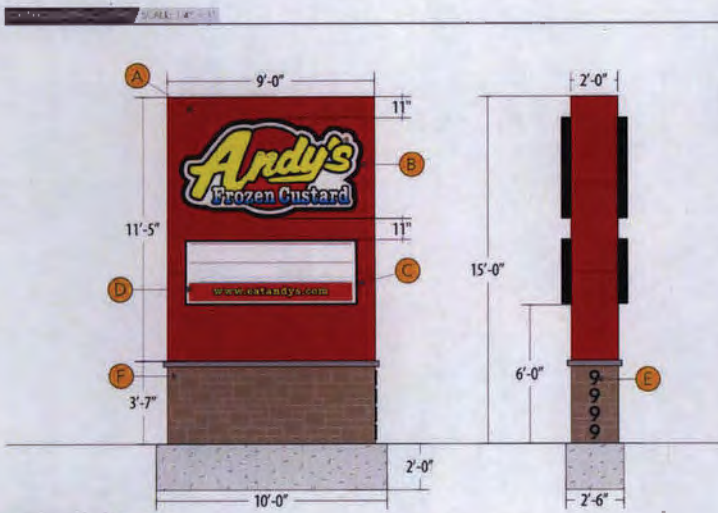
PINNACLE SIGN GROUP

ANDY'S FROZEN CUSTARD
 CUSTOMER
0726-22-SITE-1 AS SHOWN
 DRAWING NUMBER ELEVATION
08.15.22
 DATE REVISED
DEREK CROUCH **TIM SWAIM**
 DESIGNER PROJECT MANAGER
ST. CHARLES, IL
 LOCATION

SIGN SCHEDULE	Quantity
BUILDING SIGNAGE	
▶ Part Embossed Wall Logo (AFC-OPT-PWL-0)	2
DETACHED SIGNAGE	
▶ 2-Sided Illuminated Directional (AFC-STND-DIR-1)	2
▶ 2-Sided Menu Board (AFC-STND-MENU-1-DS)	1
▶ 1-Sided Menu Board (AFC-STND-MENU-1-SS)	2
▶ Clearance Bar (AFC-STND-BAR-1)	2
▶ 40' Flag Pole (AFC-OPT-FLAG-40)	1
▶ 2-Sided Monument (0726-22-MONU-1)	1

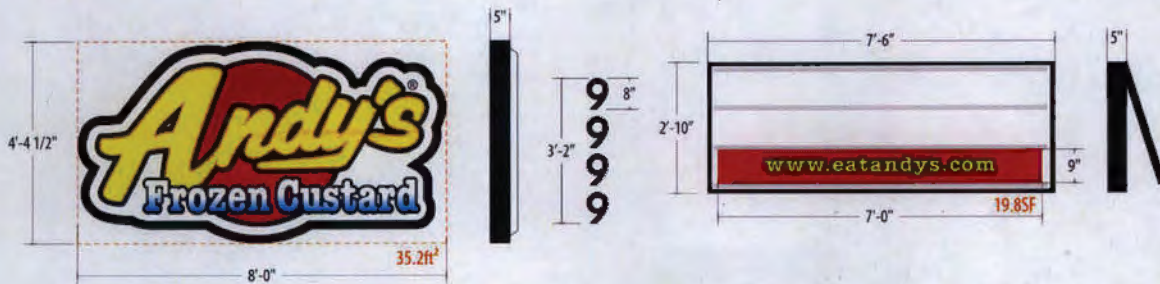
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WANDA ESOBEN CLIP/ART/ILLUSTRATION/CHARLES, IL ART/REFERENCE



Total Square Footage - 55ft²

Flat Acrylic Cut Size: -87.5" x 31.5"



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PINNACLE SIGN GROUP

ANDY'S FROZEN CUSTARD
 CUSTOMER
 0728-23-MONU-1A AS SHOWN
 DRAWING NUMBER ELEVATION
 08.02.22
 DATE REVISED
 BUDDY HINDS TIM SWAIM
 DESIGNER PROJECT MANAGER

ST. CHARLES, IL
 LOCATION

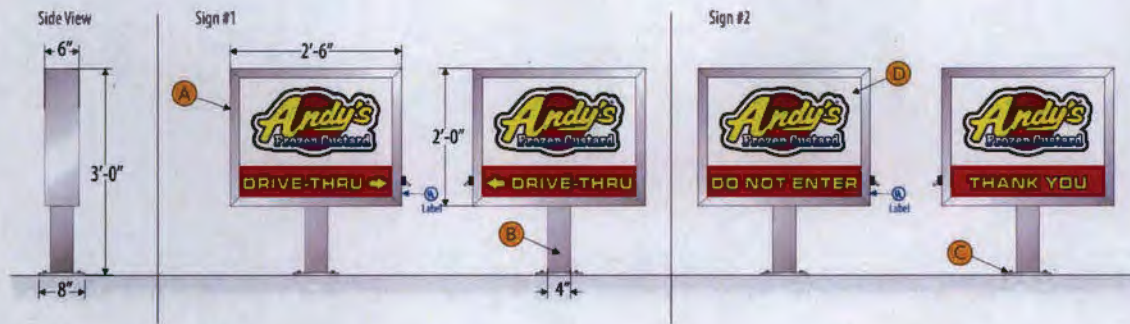
SCOPE OF WORK

- 2-Sided Measurement
- Painted 125 Aluminum Cladding Cabinet
 - Paint: UP / 1022146 Blue Red
- LED Illuminated Content and Aluminum Cabinet with Flat Embossed Background Painted Face
 - Blue
 - See base color for Color Spec
- Flush Mounted 1-Sided LED Illuminated Cabinets
 - Flat Face with 2 Line Letter Face
 - 2 Thick Screen Leds per Position
 - 14 Total) and 1/8" Thick Cover
 - Blue
- Changeable Copy Panel to Side In and Out
 - Digital Face
- Painted 1 1/4" Aluminum TCO Address Sign Mounted Flush to Monogram Face
 - Blue
- Store Necessary Base and Top Cap by Other
- Qty: 2 100 pin, 8 on 9 5/8" Corner Font Letters; Qty: 1-30 pin, 8 on 9 5/8" Corner Font Plumb Number Set
- Changeable Copy Letter Storage Cabinet



DRAWING PROVIDED BY CUSTOMER; CHECK FOR COLLISIONS; CHARLES HINDS/08/22/22

SCALE: 3/4" = 1'



SCALE: 1/4" = 1'



AD SPACE: 3.8sf

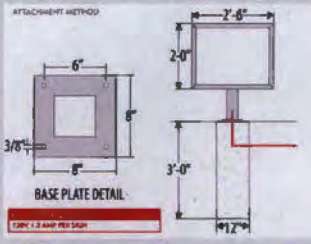
SCALE: 1/2" = 1'



PINNACLE SIGN GROUP

ANDY'S FROZEN CUSTARD - MASTER	
CLIENT:	AS SHOWN
PROJECT NUMBER:	01.11.22
DATE REVISED:	BUDDY HINDS
DESIGNER:	TIM SWAIM
PROJECT MANAGER:	

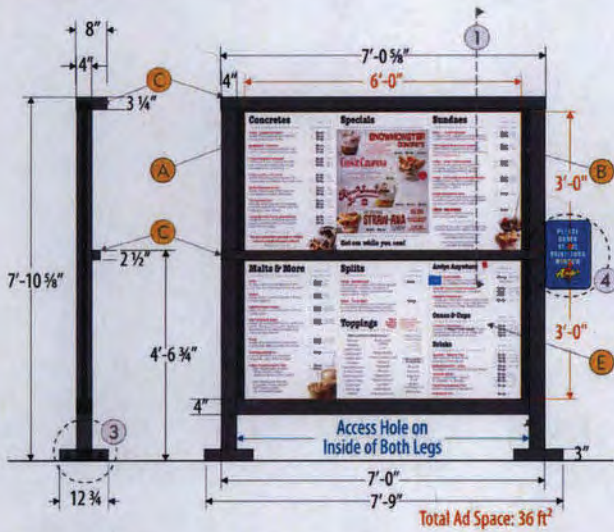
- ALL INFORMATION**
- SCOPE OF WORK:**
- 2-Sided Internally Illuminated Directional
 - Aluminum Extruded Cabinet
 - Part: 401-147913 Super Lumbar Silver (2014)
 - 4" Aluminum Square Post
 - Part: 401-147915 Super Lumbar Silver (2014)
 - 1/4" Aluminum Mounting Bracket
 - Part: 401-147914 Super Lumbar Silver (2014)
 - Casts Acrylic w/ Printed Vinyl Graphics
 - Part: 401-147916 Super Lumbar Silver (2014)
 - Part: 401-147917 Super Lumbar Silver (2014)



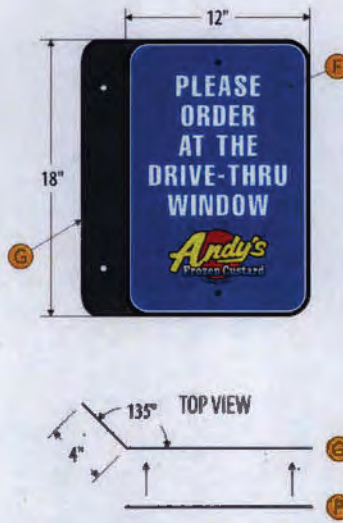
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ANDY'S FROZEN CUSTARD MASTER SIGNAGE STANDARD DRAWINGS FOR IN-HOUSE ONLY

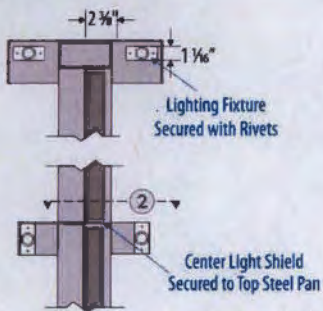
1. FRONT ELEVATION VIEW / SCALE: 1/8" = 1'-0"



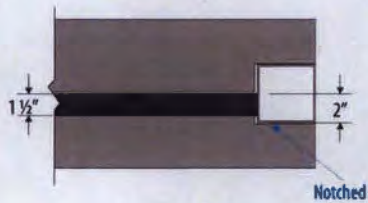
4. ORDER PANEL DETAIL / SCALE: 1/8" = 1'-0"



1. CROSS-SECTION VIEW / SCALE: 1/8" = 1'-0"



2. MIDDLE LIGHT SHIELD / SCALE: 1/8" = 1'-0"



3. BASE PLATE COVER / SCALE: 1/8" = 1'-0"



PINNACLE SIGN GROUP

ANDY'S FROZEN CUSTARD - MASTER
 CUSTOMER
AFC-STND-MENU-1-S5 AS SHOWN
 DRAWING NUMBER ELEVATION
03.17.22
 DATE REVISED
BUDDY HINDS TIM SWAIM
 DESIGNER PROJECT MANAGER

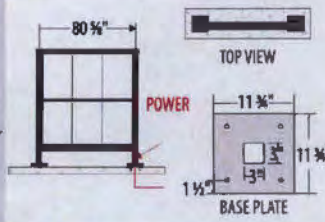
ALL

LOCATION:

SCOPE OF WORK:

1-Sided Internally Illuminated Menu

- ▶ Painted 4" Aluminum Tube Frame
- ▶ Painted Steel Pan Magnet Backer
- ▶ Fabricated Aluminum Light Shield
- ▶ Belt Covers Painted to Match
- ▶ Magnetic Menu Panels by Others
- ▶ .080 Aluminum "Drive Thru" Sign
- ▶ Painted .080 Aluminum Bracket
- ▶ Electrical Requirements - 120V, 2A





ANDY'S FROZEN CUSTARD - MASTER

DATE: 03.17.22

DESIGNER: BUDDY HINDS

PROJECT MANAGER: TIM SWAIM

DATE REVISION: 03.17.22

DESCRIPTION: AFC-STND-MENU-1-DS AS SHOWN

ALL

LOCATION

SCOPE OF WORK

2-Sided Internally Illuminated Menu

Pointed 4" Aluminum Tube Frame

Painted Steel Pan Magnet Backer

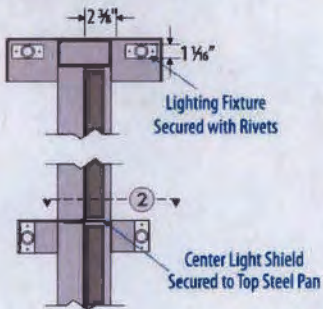
Fabricated Aluminum Light Shield

Both Covers Painted to Match

Magnetic Menu Panels by Others

Electrical Requirements - 120V, 4A

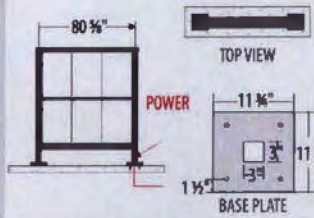
1 CROSS-SECTION VIEW SCALE: 1/16" = 1"



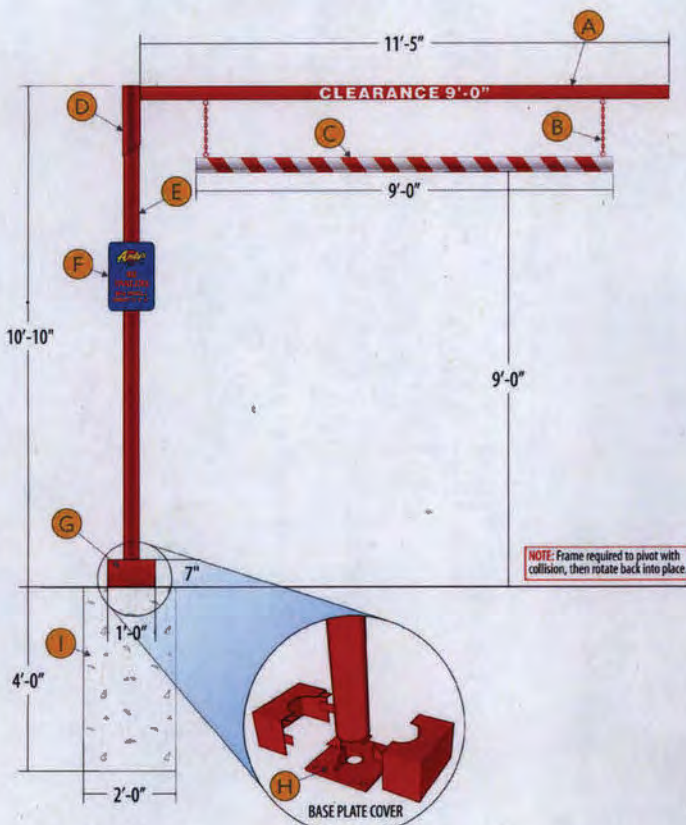
2 MIDDLE LIGHT SHIELD SCALE: 1/8" = 1"



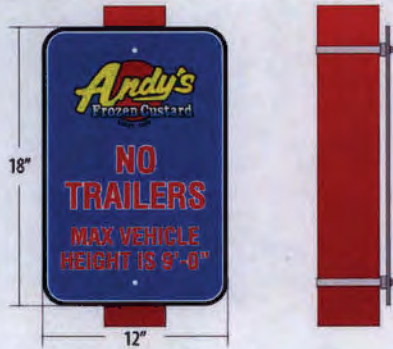
3 FINISH DETAILS SCALE: 1/8" = 1"



FRONT ELEVATION VIEW SCALE: 1/2" = 1'



ELEVATION VIEW SCALE: 1/8"



EXAMPLE VIEW SCALE: NTS



PINNACLE SIGN GROUP

ANDY'S FROZEN CUSTARD
 CUSTOMER
AFC-STND-BAR-1 AS SHOWN
 DRAWING NUMBER TELEVISION
02.18.22
 DATE REVISED
BUDDY HINDS **TIM SWAIM**
 DESIGNER PROJECT MANAGER

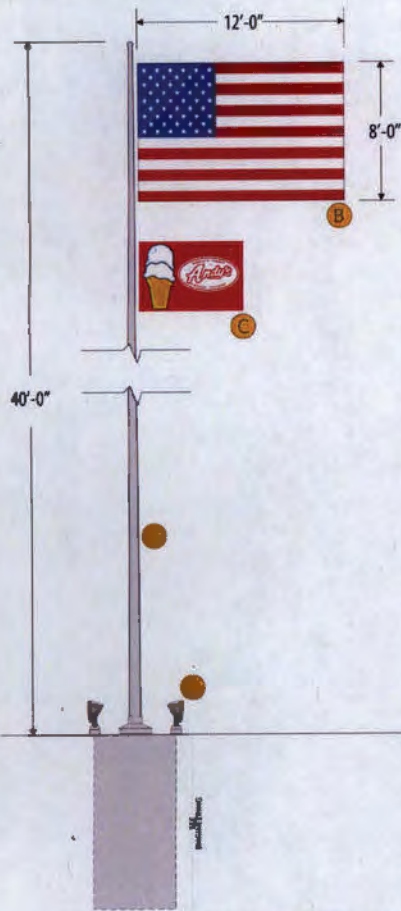
- ALL LOCATIONS**
- SCOPE OF WORK**
- ▶ Painted 3.5" Square Tube with White Reflective Vinyl Applied to Both Sides
 - Pipe #11 10214 Hot Roll Rod
 - Head 301 3802
 - ▶ Hanging Metal Chain
 - Pipe #10 10224 Hot Roll Rod
 - ▶ Painted 4" PVC Pipe Capped on Ends, White Reflective Vinyl Applied
 - Pipe #10 10224 Hot Roll Rod
 - Head 301 3802
 - ▶ Painted 4.5" Square Pipe
 - Pipe #11 10224 Hot Roll Rod
 - ▶ Painted 4" Steel Pipe
 - Pipe #10 10224 Hot Roll Rod
 - ▶ Digital Painted 680 Aluminum Sign, Fastened with Adjustable Hose Clamp Brackets
 - Digital Print Supplies
 - ▶ Painted Bolt Head Cover
 - Pipe #10 10224 Hot Roll Rod
 - ▶ 12" Base Plate w/ Wedge Anchors into Concrete
 - ▶ 24" x 48" Round Plat Footing



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ANDY'S FROZEN CUSTARD MASTER RENDERING/STANDARD RENDERING

ELEVATION VIEW SCALE 1/2"=1'-0"



FRONT ELEVATION SCALE 1/2"=1'-0"



FRONT EXAMPLES SCALE NTS



PINNACLE SIGN GROUP

ANDY'S FROZEN CUSTARD-MASTER	
CUSTOMER	
AFC-OPT-FLAG-40	AS SHOWN
DRAWING NUMBER	ELEVATION
04.22.22	
DATE REVISED	
BUDDY HINDS	TIM SWAIM
PROJECT MANAGER	DESIGNER
ALL	
LOCATION	
SCOPE OF WORK	

- ▶ 40' flag pole (1.56 w) standard aluminum finish 8" dia. with internal halyard
- ▶ 12' x 8' American flag, hi-quality - double weave
- ▶ 6' x 4' custom Andy's flag, hi-quality - double weave
- ▶ LED up lights (qty 2), RAB model HSLED B, cool LED SPOT LT FX (don #470-9262)
- ▶ Power run and controllers by others
- ▶ Foundation TBD per site specific engineering



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ANDY'S FROZEN CUSTARD-MASTER PERFORMING ADDITIONAL DRAWINGS

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

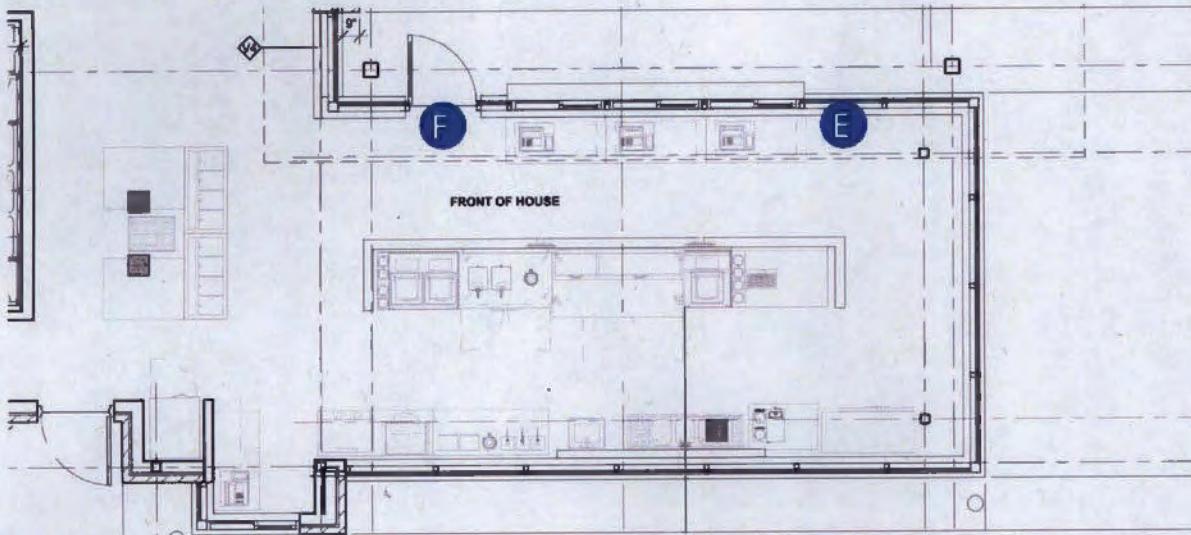
1 NEON "MADE FRESH HOURLY" SIGN (AFC-STND-FWAL-2)



2 NEON "SPRECHER" SIGN (AFC-STND-FWAL-3)



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



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PINNACLE SIGN GROUP

ANDY'S FROZEN CUSTARD

CUSTOMER

0726-22-INT-1

DRAWING NUMBER

AS SHOWN

ELEVATION

07.26.22

DATE REVISED

DEREK CROUCH

DESIGNER

TIM SWAIM

PROJECT MANAGER

ST. CHARLES, IL

LOCATION

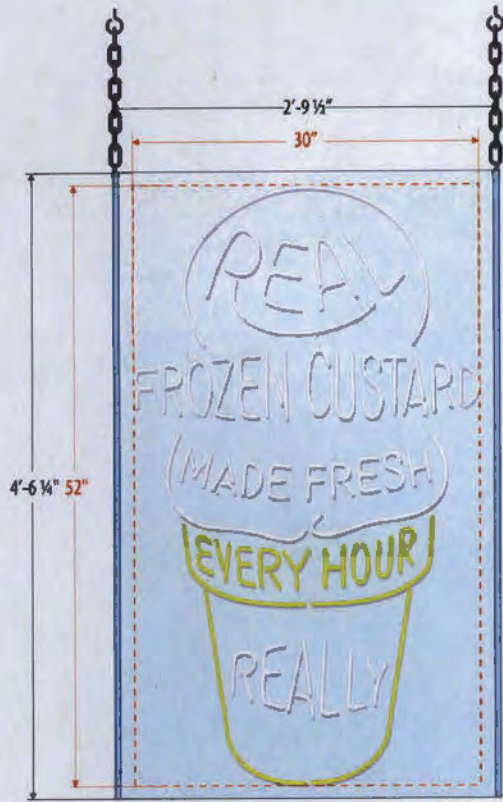
SCOPE OF WORK

- Neon "Made Fresh Hourly" Sign (AFC-STND-FWAL-2)
- Neon "Sprecher" Sign (AFC-STND-FWAL-3)

ATTACHMENT METHOD

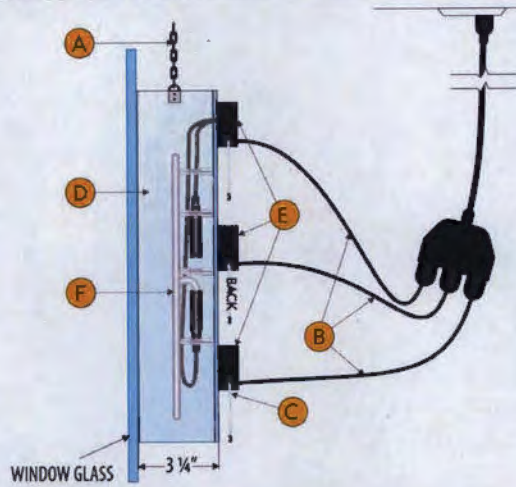
ANDY'S FROZEN CUSTARD LOCATION: ST. CHARLES, ILL. (PENDING)

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



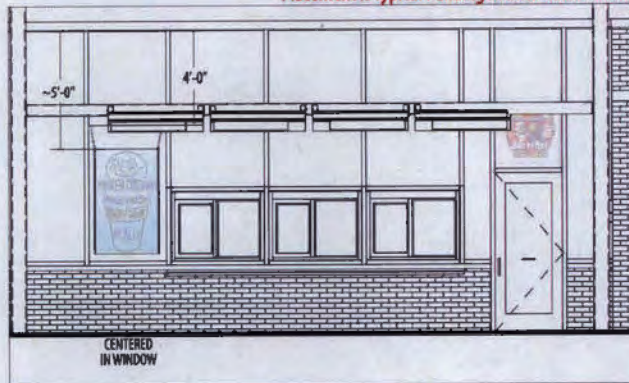
10.8ft2

COMPONENT DETAIL SCALE: 1/2" = 1'-0"



PLACEMENT INFO SCALE: 3/16" = 1'-0"

* Placement is Typical Pending Architectural Drawings



PINNACLE SIGN GROUP

ANDY'S FROZEN CUSTARD

CUSTOMER

AFC-STND-IWAL-2

AS SHOWN

06.27.22

DATE REVISED

BUDDY HINDS

TIM SWAIM

DESIGNER

PROJECT MANAGER

LOCATION

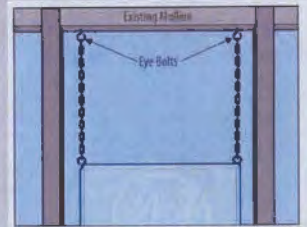
ADDRESS

Hanging Neon Window Sign

SCOPE OF WORK

- ▶ Chain D-Clip to Ceiling (Adjust to Measure)
- ▶ 6' Cord to 120v Service (Qty 3) Plugged into 6' 3-Way Extension Cord
- ▶ On/Off Switch w/ Chain
- ▶ 3/16" Clear Acrylic, Custom Bent to Slope
- ▶ Electronic Transformer
- ▶ Neon Tube Lighting
 - Neon - Clear Bright Yellow 12mm
 - Neon - Snow White 10mm

- ▶ Electrical Requirements
 - 120V 3A per Sign; 3 Cords to Outlet 106" AFF



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ELEVATION VIEW SCALE 1/8"

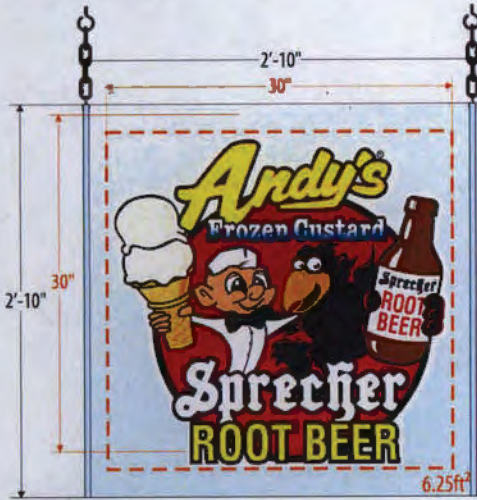
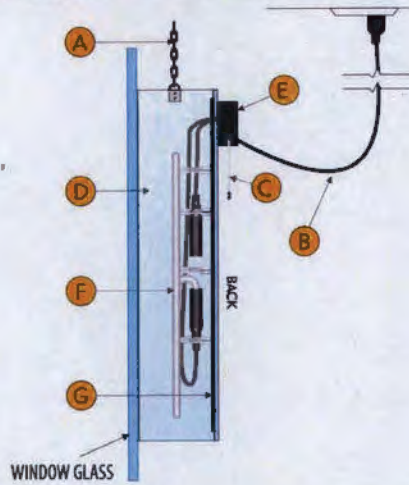


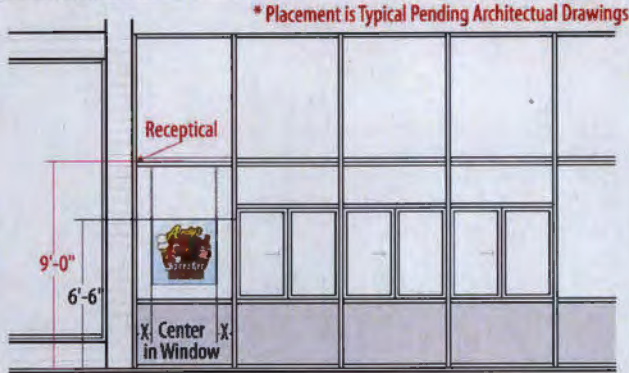
PHOTO EXAMPLE SCALE 1/8"



COMPONENT DETAIL SCALE 1/4"



TYPICAL PLACEMENT SCALE 1/4" = 1'-0"



PINNACLE SIGN GROUP

ANDY'S FROZEN CUSTARD

CUSTOMER: ANDY'S FROZEN CUSTARD
 DRAWING NUMBER: AFC-STND-IWAL-3
 DATE REVISED: 04.19.22
 DESIGNER: BUDDY HINDS
 PROJECT MANAGER: TIM SWAIM

LOCATION: AS SHOWN ELEVATION

SCOPE OF WORK: Hanging Neon Window Sign

- ▶ Chain D-Clip to Ceiling (Adjust to Measure)
- ▶ 6' Cord to 120V Service
- ▶ On/Off Switch w/ Chain
- ▶ 3/16" Clear Acrylic, Custom Bent to Shape
- ▶ Electronic Transformer
- ▶ Neon Tube Lighting
 - Neon - Clear Bright Neon (2000)
 - Neon - Neon White (1000)
- ▶ Digital Print Vinyl Applied to Face
 - Vinyl - Digital Print
- ▶ Electrical Requirements
 - 120V, 3A per Sign to Outlet 108" AFF



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ANDY'S FROZEN CUSTARD/AMSTERDAM/STANFORD/ROBINSON

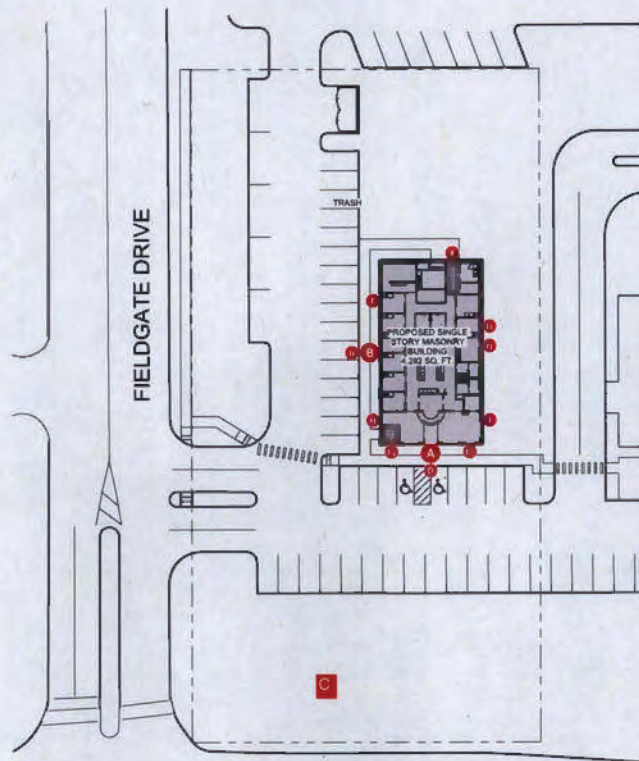
SIGN A - DM-28	
Type:	DM
Illumination:	YES
Sq Ft:	66.27

SIGN B - DM-38	
Type:	DM
Illumination:	YES
Sq Ft:	124.5

AWNINGS D THRU K	
Type:	METAL
Illumination:	NO



SITE PLAN | SIGN LOCATIONS



ILLINOIS STATE ROUTE NO. 64

Design #	0418312A
Sheet	1 of 9
Client	WellNOW
Address	2600 E. Main St. St. CHARLES, IL
Account Rep.	FF/RM
Designer	BR
Date	09/01/22
Approval / Date	
Client	
Sales	
Estimating	
Art	
Engineering	
Landlord	
Revision / Date	
CHANDLER SIGNS	
chandleresigns.com	
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San Antonio	17125 San River Avenue San Antonio, TX 78258
Northeast US	2421 S. Orange - Suite 201 Fort Worth, TX 76105
Georgia	111 Woodbridge Circle Lawrenceville, GA 30046
Youth House	PO Box 118 - 128 - 138 Portland, VA 22650
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<p>FINAL ELECTRICAL CONNECTION BY CUSTOMER</p>	

SIGN A	DM-28
Type:	DM
Illumination:	YES
Sq Ft:	68.27

AWNINGS D	
Type:	METAL
Illumination:	NO

AWNINGS E1	
Type:	METAL
Illumination:	NO

AWNINGS E2	
Type:	METAL
Illumination:	NO



PROPOSED SOUTH ELEVATION - DM-28 & AWNINGS SCALE: 1/8" = 1' - 0"

CHANNEL LETTERS WILL REQUIRE 3/8" PLYWOOD BLOCKING UNLESS TO BE INSTALLED ON CONCRETE BLOCK OR BRICK - TO BE PROVIDED BY LANDLORD

AWNINGS WILL REQUIRE 2" x 8" DIMENSIONAL WOOD BACKING UNLESS ON CONCRETE BLOCK OR BRICK - TO BE PROVIDED BY LANDLORD

Allowable Sq Ft this elevation:	73.15
Actual Sq Ft proposed:	68.27



Design #	0418312A
Sheet	2 of 9
Client	WellNOW
Address	2600 E. Main St. St. CHARLES, IL
Account Rep.	FF/MA
Designer	BR
Date	09/01/22
Approval / Date	
Client	
Sales	
Estimating	
Art	
Engineering	
Landlord	
Revision / Date	



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 National: 20211 Sowerby Road #101
 4410 South 12th Street
 2nd and 3rd floors 75148-4800
 San Antonio: 17100 South Padre Avenue
 Suite 200
 San Antonio, TX 78258
 281-888-0000
 Northeast US: 2300 Park Road, Suite 200
 Greenville, SC 29615
 864-686-0000
 Georgia: 111 Southpark Square
 Ste 4000, GA 30134
 404-252-0000
 South Texas: 9201 E. US 90th Street
 Houston, TX 77036
 281-888-0000



SGN B	DM-38
Type:	DM
Illumination:	YES
Sq Ft:	124.5

AWNINGS F	
Type:	METAL
Illumination:	NO

AWNINGS G	
Type:	METAL
Illumination:	NO

AWNINGS H	
Type:	METAL
Illumination:	NO

wellnow
URGENT CARE

Design #	0418312A
Sheet	3 of 9
Client	WellNOW
Address	2600 E. Main St. St. CHARLES, IL
Account Rep.	FF/RM
Designer	BR
Date	09/01/22
Approval / Date	
Client	
Sales	
Estimating	
Art	
Engineering	
Landlord	
Revision / Date	



PROPOSED WEST ELEVATION - DM-38 & AWNINGS SCALE: 1/8" = 1'-0"

CHANNEL LETTERS WILL REQUIRE 5/8" PLYWOOD BLOCKING UNLESS TO BE INSTALLED ON CONCRETE BLOCK OR BRICK - TO BE PROVIDED BY LANDLORD

AWNINGS WILL REQUIRE 2" x 8" DIMENSIONAL WOOD BACKING UNLESS ON CONCRETE BLOCK OR BRICK - TO BE PROVIDED BY LANDLORD

Allowable Sq Ft this elevation:	131.75
Actual Sq Ft proposed:	124.5

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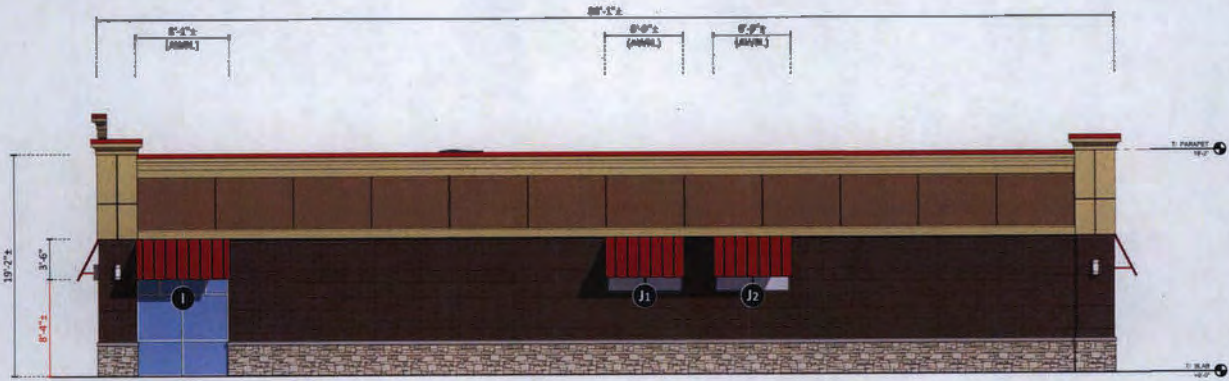
National: 4424 Turnpike, Suite #111
San Antonio, TX 78211
Headquarters: 2000 San Antonio Ave, Suite 100
San Antonio, TX 78211
San Antonio: 2000 San Antonio Ave, Suite 100
San Antonio, TX 78211
Northwest US: 2801 River Road, Suite 202
Crosbyville, PA 16808
Georgia: 111 Woodbridge Place
Lawrenceville, GA 30046
South Texas: 8000 S. 10th Street, Suite 100
Houston, TX 77055

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FINAL ELECTRICAL CONNECTION BY CUSTOMER

UL

AWNINGS I		AWNINGS J1		AWNINGS J2	
Type:	METAL	Type:	METAL	Type:	METAL
Illumination:	NO	Illumination:	NO	Illumination:	NO



PROPOSED EAST ELEVATION - AWNINGS ONLY

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

AWNINGS WILL REQUIRE 2" x 8" DIMENSIONAL WOOD BACKING UNLESS ON CONCRETE BLOCK OR BRICK - TO BE PROVIDED BY LANDLORD

Allowable Sq Ft this elevation:	N/A
Actual Sq Ft proposed:	N/A



Design #	0418312A
Sheet	4 of 9
Client	WellNOW
Address	2600 E. Main St. St. CHARLES, IL
Account Rep.	FF/RM
Designer	BR
Date	09/01/22
Approval / Date	
Client	
Sales	
Estimating	
Art	
Engineering	
Landlord	
Revision / Date	



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National Headquarters: 2820 Southwest Blvd #101
San Antonio, TX 78201
Phone: 210-491-1111
Fax: 210-491-1112

San Antonio: 1717 San Pedro Avenue
Suite 202
San Antonio, TX 78201
Phone: 210-491-1111
Fax: 210-491-1112

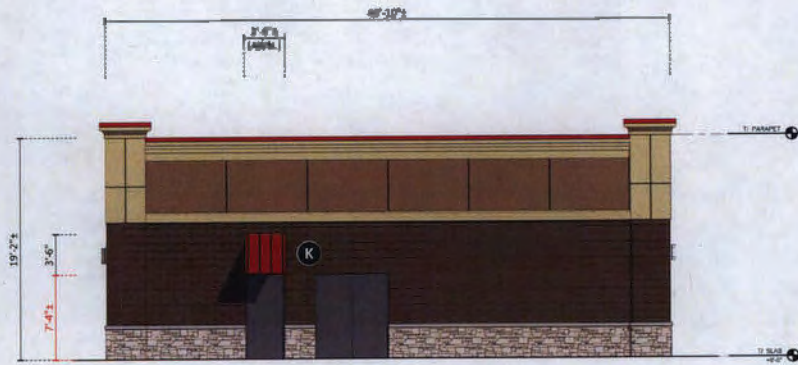
Northwest US: 2821 River Road, Suite 201
Dallas, TX 75228
Phone: 214-343-1111
Fax: 214-343-1112

Georgia: 222 Woodbridge Drive
Lawrenceville, GA 30046
Phone: 770-962-1111
Fax: 770-962-1112

South Texas: 4000 W. Loop South
Houston, TX 77052
Phone: 281-488-1111
Fax: 281-488-1112



AWNINGS K	
Type:	METAL
Finishment:	NO



PROPOSED NORTH ELEVATION - AWNING ONLY

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

AWNINGS WILL REQUIRE 2" x 8" DIMENSIONAL WOOD BACKING UNLESS ON CONCRETE BLOCK OR BRICK - TO BE PROVIDED BY LANDLORD

Allowable Sq Ft this elevation:	N/A
Actual Sq Ft proposed:	N/A

wellnow
URGENT CARE

Design #	0418312A
Sheet	5 of 9
Client	WellNOW
Address	2600 E. Main St. St. CHARLES, IL
Account Rep.	FF/RM
Designer	BR
Date	09/01/22
Approval / Date	
Client	
Sales	
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Landlord	
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Lawrenceville, GA 30046

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Houston, TX 77036

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FINAL ELECTRICAL CONNECTION BY CUSTOMER

UL

Design #	0418312A
Sheet	6 of 9
Client	WellNOW
Address	2600 E. Main St. St. Charles, IL
Account Rep.	FF/IM
Designer	BR
Date	09/01/22
Approval / Date	
Client	
Sales	
Estimating	
Art	
Engineering	
Landlord	
Revision / Date	



A FACE-LIT CHANNEL LETTERS ID# DM-28 SCALE: 3/8" = 1' - 0"
ONE (1) SET REQUIRED - MANUFACTURE & INSTALL 68 SQ FT

CHANNEL LETTERS WILL REQUIRE 5/8" PLYWOOD BLOCKING UNLESS TO BE INSTALLED ON CONCRETE BLOCK OR BRICK - TO BE PROVIDED BY LANDLORD

COLOR CHART

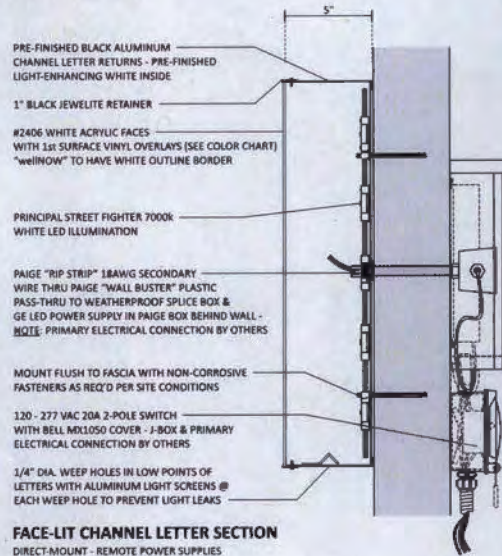
- "wellNOW"
- 3M 3630-157 SULTAN BLUE
- "URGENT CARE"
- 3M 3630-43 LIGHT TOMATO RED
- 3M 3630-38 FUCHSIA
- 3M 3630-43 LIGHT TOMATO RED
- 3M 3630-144 POPPY ORANGE
- PMS 7446 C
- **digitally printed



SHOWING THE OPEN SPACE INSIDE THE "O" LETTER



LOGO COLORS DETAIL

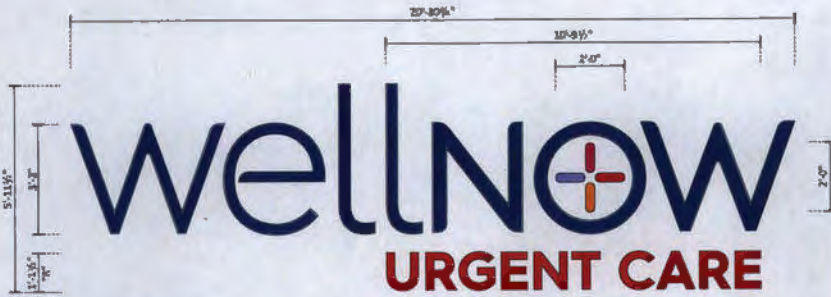


FACE-LIT CHANNEL LETTER SECTION
DIRECT-MOUNT - REMOTE POWER SUPPLIES

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 San Antonio 78205
 San Antonio 78205
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 Columbia, SC 29204
 Georgia 111 Westchester Plaza
 Lawrenceville, GA 30046
 South Texas 4000 N. Loop West, Suite 100
 Houston, TX 77068

FINAL ELECTRICAL CONNECTION BY CUSTOMER



B FACE-LIT CHANNEL LETTERS ID# DM-38
ONE (1) SET REQUIRED - MANUFACTURE & INSTALL

SCALE: 3/8" = 1' - 0"
124.5 SQFT

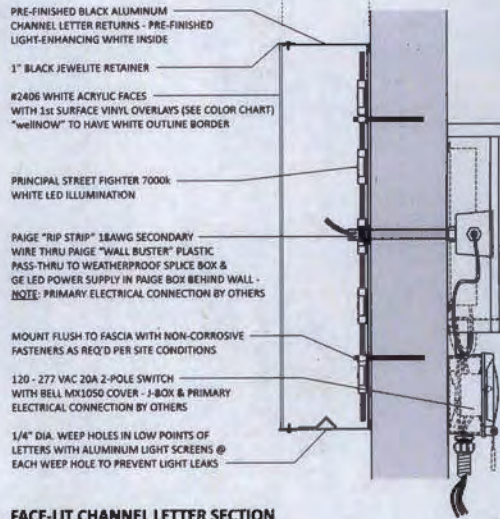
CHANNEL LETTERS WILL REQUIRE 5/8" PLYWOOD BLOCKING UNLESS TO BE INSTALLED ON CONCRETE BLOCK OR BRICK - TO BE PROVIDED BY LANDLORD

COLOR CHART

- "wellnow"
- 3M 3630-157 SULTAN BLUE
- "URGENT CARE"
- 3M 3630-43 LIGHT TOMATO RED
- 3M 3630-144 POPPY ORANGE
- PMS 7446 C
- **digitally printed
- 3M 3630-38 FUCHSIA
- 3M 3630-43 LIGHT TOMATO RED



SHOWING THE OPEN SPACE INSIDE THE "O" LETTER



FACE-LIT CHANNEL LETTER SECTION
DIRECT-MOUNT - REMOTE POWER SUPPLIES

wellnow
URGENT CARE

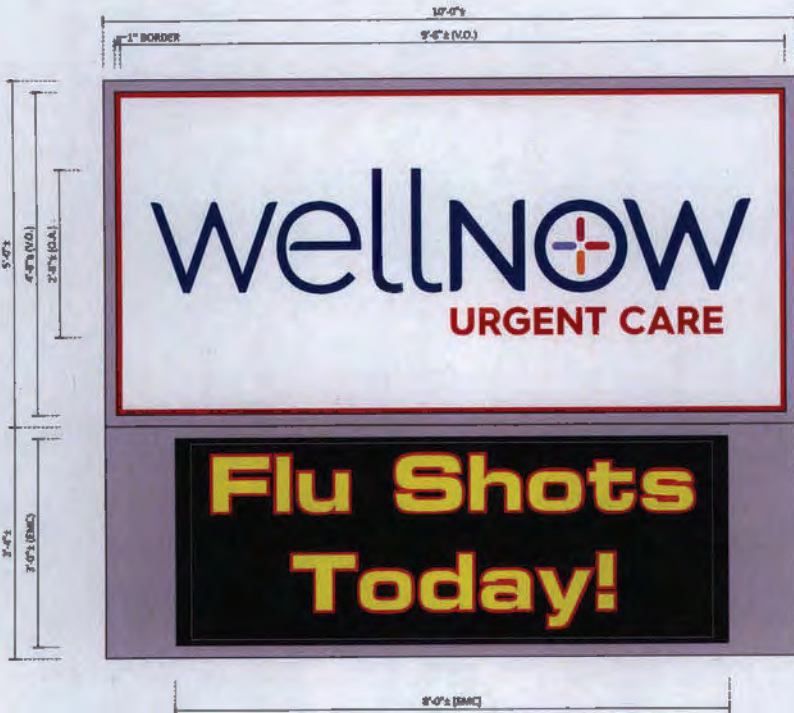
Design #	0418312A
Sheet	7 of 9
Client	Wellnow
Address	2000 E. Main St. St. Charles, IL
Account Rep.	FF/RM
Designer	BR
Date	09/01/22
Approval / Date	
Sales	
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Art	
Engineering	
Landlord	
Revision / Date	

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Northwest US: 12000 1st Avenue, Suite 200, Everett, WA 98203
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South Texas: 9500 FM 1025, Suite 100, Houston, TX 77044

FINAL ELECTRICAL CONNECTION BY CUSTOMER





EXISTING ELEVATION



PROPOSED ELEVATION

REPLACEMENT FACES for EXISTING MAIN ID CABINET

SCALE: 3/4" = 1'-0"

TWO (2) SETS REQUIRED - MANUFACTURE & INSTALL

- WHITE POLYCARBONATE or FLEXIBLE FACE SUBSTRATE REPLACEMENT FACES w/ 1st SURFACE VINYL GRAPHICS & 1" THICK RED BORDER (SEE COLOR CHART) APPLIED TO EXISTING MONUMENT SIGN FACES (VERIFY V.O. DIMENSIONS)

- NEW 36"W x 96"W EMC UNITS (EXACT BRAND & SPECIFICATIONS T.B.D.)

NOTE: MANUFACTURING SURVEY REQUIRED PRIOR TO MANUFACTURE

COLOR CHART

- "wellNOW"
 - 3M 3630-157 SULTAN BLUE
 - "URGENT CARE"
 - 3M 3630-43 LIGHT TOMATO RED
 - 3M 3630-38 FUCHSIA
 - 3M 3630-43 LIGHT TOMATO RED
 - 3M 3630-144 POPPY ORANGE
 - PMS 7446 C
- **digitally printed

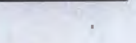
wellNOW
URGENT CARE

Design #	0418312A
Sheet	8 of 9
Client	WellNOW
Address	2600 E. Main St. St. CHARLES, IL
Account Rep.	FF/AMA
Designer	BR
Date	09/01/22
Approval / Date	
Client	
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San Antonio: 210-349-1112
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Houston: 281-485-1112
Georgia: 404-251-1111
Georgia: 404-251-1112
Tampa: 813-251-1111
Tampa: 813-251-1112

FINAL ELECTRICAL CONNECTION BY CUSTOMER





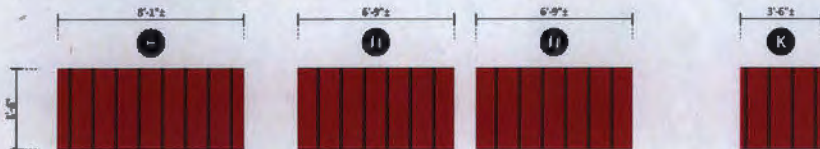
SOUTH ELEVATION - QTY. ONE [1] of EA. REQUIRED



WEST ELEVATION - QTY. ONE [1] of EA. REQUIRED



EAST ELEVATION - QTY. ONE [1] of EA. REQUIRED



NORTH ELEVATION - QTY. ONE [1] REQUIRED



END VIEW
SCALE: 3/8" = 1'-0"

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

NON-ILLUMINATED AWNING DETAILS

QUANTITY AS NOTED - MANUFACTURE & INSTALL 5/8" NON-ILLUMINATED AWNINGS
 ALUMINUM FABRICATED STANDING SEAM AWNING SYSTEMS - 1" SQUARE TUBE ALUMINUM FRAME PAINTED SW6594 - POINSETTIA
 603" ALUMINUM STANDING SEAM SURFACE W/ BATTEN COVERS AT SEAM RISERS - PAINTED SW6594 - POINSETTIA -
 ALUMINUM FLASHINGS AT TOP & BOTTOM PAINTED SW6594 - POINSETTIA -
 OPEN BOTTOM & OPEN ENDS - MOUNTED FLUSH TO FASCIA W/ CLIPS & NON-CORROSIVE FASTENERS AS REQUIRED PER SITE CONDITIONS

AWNINGS WILL REQUIRE 2" X 8" DIMENSIONAL WOOD BACKING UNLESS ON CONCRETE BLOCK OR BRICK - TO BE PROVIDED BY LANDLORD.

Design #	0418312A
Sheet	9 of 9
Client	WellNOW
Address	2500 E. Main St. St. Charles, IL
Account Rep.	FF/SM
Designer	BR
Date	09/01/22
Approval / Date	
Client	
Sales	
Estimating	
Art	
Engineering	
Landlord	
Revision / Date	

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San Antonio: 12121 San Pedro Avenue
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Call: 214-487-1111
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Northwest US: 2000 West 10th Street
Coeur d'Alene, ID 83814
Call: 208-765-1111
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Georgia: 111 Woodstock Plaza
Lawrenceville, GA 30046
Call: 770-962-1111
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FINAL ELECTRICAL CONNECTION BY CUSTOMER

UL

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

Certificate

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

I further certify that on **October 17, 2022** the Corporate Authorities of such municipality passed and approved Ordinance No. **2022-Z-21** entitled:

An Ordinance Granting Approval of a PUD Preliminary Plan and Special Use for a Drive-Through Facility at 2600 E Main St. (WellNow Immediate Care Center & Andy's Frozen Custard)

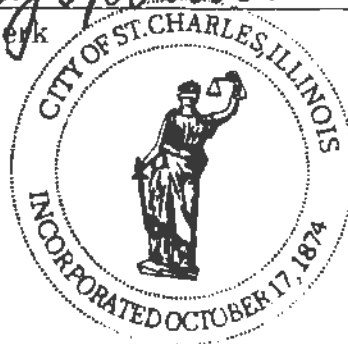
which provided by its terms that it should be published in pamphlet form.

The pamphlet form of Ordinance No 2022-Z-21, including the Ordinance and a cover sheet thereof was prepared, and a copy of such Ordinance was posted in the municipal building, commencing on **October 24, 2022**, and continuing for at least ten days thereafter. Copies of such Ordinance were also available for public inspection upon request in the office of the municipal clerk.

DATED at St. Charles, Illinois, this **17th** day of **October 2022**.

Nancy Garrison
Municipal Clerk

(S E A L)





AGENDA ITEM EXECUTIVE SUMMARY

Agenda Item number: *4g

Title: Recommendation to Approve and Execute an Acceptance Resolution for roadway improvements for Anthem Heights Subdivision

Presenter: Russell Colby

Meeting: Planning & Development Committee

Date: November 14, 2022

Proposed Cost: N/A

Budgeted Amount: N/A

Not Budgeted:

Executive Summary *(if not budgeted please explain):*

The Anthem Heights Subdivision, located with the Corporate Reserve of St. Charles PUD, north of Woodward Drive, is fully built out. All utilities were previously accepted by the City in 2017-2018. The roadway improvements are now complete.

Roadway improvements include Sidewalks, Curb and Gutter, Final Pavement Surface Course, and Parkway Trees, constructed by the developer/builder, Lennar (formerly Cal Atlantic Homes).

The roadway improvements have been inspected. Reinspection of recent parkway tree replacements is pending.

During inspections, staff noted that the slope of the Final Pavement Surface Course on the roadways was less than City standard for certain areas, which may inhibit effective drainage and lead to earlier failure of the road surface. The developer’s engineer provided an analysis and opinion that the roadways, as constructed, were adequate for drainage purposes.

To resolve the issue, staff and the roadway contractor have agreed to a 5-year extended warranty period and application of a pavement rejuvenation product (Reclamite) that will enhance the pavement durability. At the end of the 5-year period, staff will reinspect the condition and determine if any further maintenance or surface replacement is necessary.

The 5-year maintenance guarantee will be provided by the paving contractor, Orange Crush. The regular 1-year maintenance guarantee for the other improvements will be provided by the developer/builder, Lennar.

Approval is recommended contingent upon completion of any outstanding punchlist items prior to final City Council action.

Attachments *(please list):*

- Acceptance Resolution
- Bill of Sale
- Exhibit

Recommendation/Suggested Action *(briefly explain):*

Recommendation to Approve and Execute an Acceptance Resolution for roadway improvements for Anthem Heights Subdivision, contingent upon completion of the punchlist items prior to final City Council action.

(Roadway, Sidewalks, Parkway Trees)

**City of St. Charles
Kane and DuPage Counties**

ACCEPTANCE RESOLUTION

Subdivision Name: Anthem Heights

Whereas Lennar, the Developer of Anthem Heights, constructed Public Sidewalks, Curb and Gutter, Final Pavement Surface Course, and Parkway Trees in right-of-way as described in the attached exhibits in the aforesaid Subdivision; and

Whereas, the Developer has constructed Sidewalks, Curb and Gutter, Final Pavement Surface Course, and Parkway Trees in accord with the plans and specifications, heretofore approved by the City of St. Charles; and

Whereas, the constructed Sidewalks, Curb and Gutter, Final Pavement Surface Course, and Parkway Trees and appurtenances have been inspected by the Engineer for the sub divider and by a representative for the City of St. Charles and are found to be satisfactory;

Now, Therefore, Be It Resolved by the City Council of St. Charles, that said Council hereby approves and accepts the constructed including Sidewalks, Curb and Gutter, Final Pavement Surface Course, and Parkway Trees. It being understood that this acceptance and/or approval in no way relieves the Developer of his Surety of any obligation for maintenance for a period of one (1) year as provided for in said Contract for Sidewalks, Curb and Gutter, and Parkway Trees, and an extended period of five (5) years for Final Pavement Surface Course, per letter of agreement with the Pavement Contractor, Orange Crush LLC.

Passed by the City Council of the City of St. Charles, this ___ day of November, 2022, and APPROVED by the Mayor of said City of St. Charles, this ___ day of November, 2022.

MAYOR

ATTEST:

CITY CLERK

BILL OF SALE

KNOW ALL MEN BY THESE PRESENTS, that _____, _____, an Illinois _____ ("Seller"), in consideration of One (\$1.00) Dollar and other good and valuable consideration, does hereby grant, sell, transfer and deliver unto the CITY OF ST. CHARLES, an Illinois municipal corporation in Kane County, Illinois, ("City") the following goods, chattels or other items of personal property, to wit:

ONE: Each and every part of Anthem Heights Subdivision- Public Sidewalks, Curb and Gutter, Final Pavement Surface Course, Parkway Trees, as fully described in a certain set of plans and specifications attached hereto and incorporated herein as Exhibit "A", as Final Engineering Plans for Anthem Heights Subdivision prepared by Mackie Engineering and dated April 5, 2017.

TWO: The object of this Bill of Sale is to grant, sell, transfer and deliver to the CITY, with the exceptions noted, the ownership in all items of personalty, which comprise Anthem Heights Subdivision- Public Sidewalks, Curb and Gutter, Final Pavement Surface Course, Parkway Trees by SELLER to date within the CITY.

SELLER does hereby covenant and warrant to the CITY that SELLER is the lawful owner of the aforescribed goods, chattels and personalty; that such items are free and clear from all encumbrances; that SELLER has the absolute right to sell the same as aforesaid; and that SELLER warrants and will defend the same against the claims and demands of all persons; and that the execution of this Bill of Sale is an authorized act of said SELLER.

IN WITNESS WHEREOF, SELLER has signed and sealed this Bill of Sale at _____, this _____ day of _____, 2022.

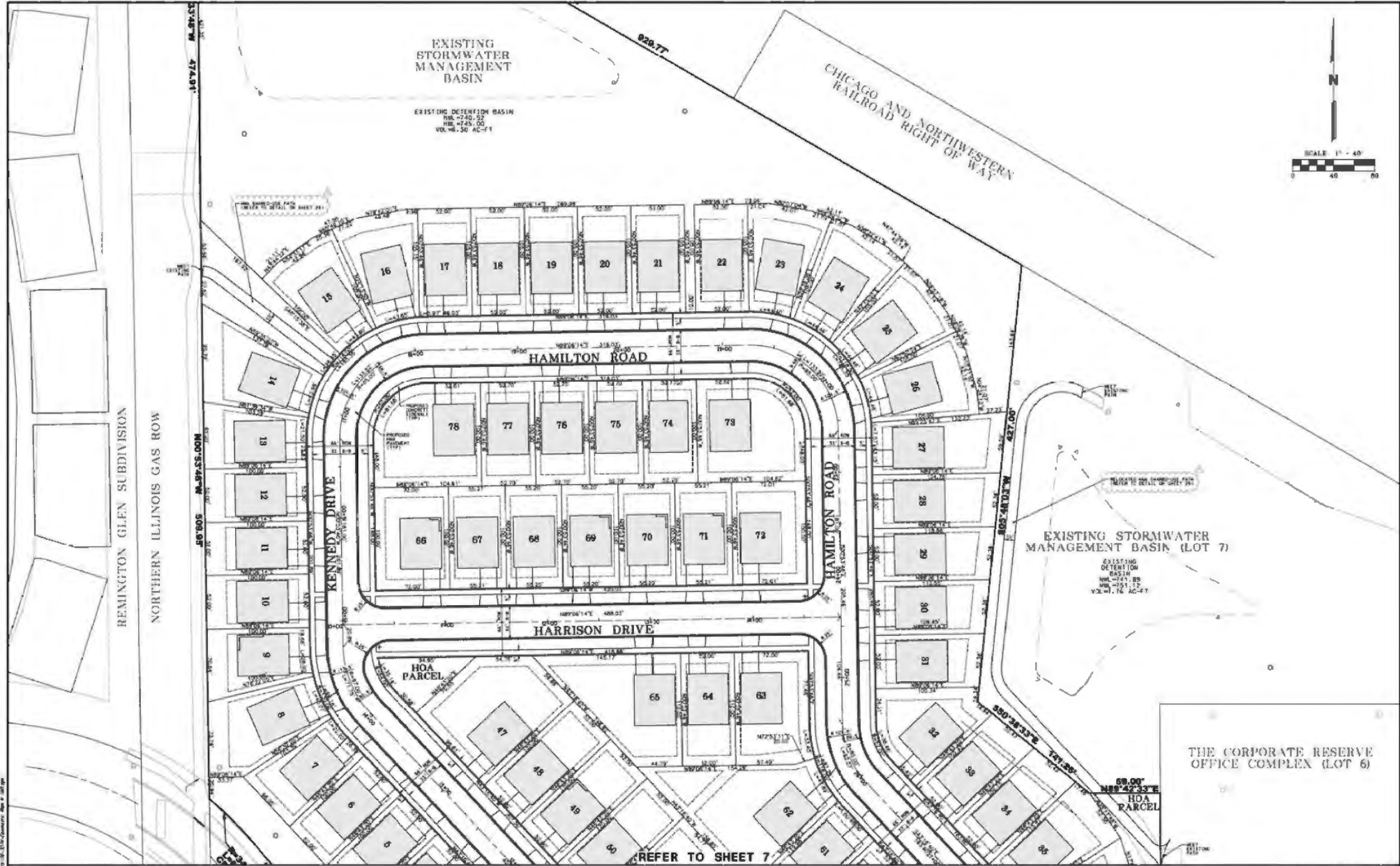
(SELLER)

_____, _____,
an Illinois _____

BY: _____

ITS:

ATTEST:



REMINGTON GLEN SUBDIVISION
NORTHERN ILLINOIS GAS ROW

EXISTING STORMWATER MANAGEMENT BASIN
EXISTING DETENTION BASIN
R/W = 74.00'
R/W = 42.00'
V.O. = 1.30 AC-FT

EXISTING STORMWATER MANAGEMENT BASIN (LOT 7)
EXISTING DETENTION BASIN
R/W = 74.00'
R/W = 42.00'
V.O. = 1.30 AC-FT

THE CORPORATE RESERVE OFFICE COMPLEX (LOT 6)

REFER TO SHEET 7

M
Mackie Consultants, LLC
2075 W. Higgins Road, Suite 100
Rosemont, IL 60018
(847) 896-1400
www.mackieconsult.com

CLIENT:
CALATLANTIC HOMES
CalAtlantic Homes
1141 East Main Street, Suite 108
East Dundee, IL 60118
Phone: 224-293-3100 Fax: 224-293-3101

DATE	REVISIONS PER PUBLIC WORKS DEPARTMENT COMMENT	R/W
12/24/2017		
03/28/17		
03/16/17		
	REVISIONS PER CITY COMMENT	R/W
	REVISIONS PER CITY COMMENT	R/W
	DESCRIPTION OF REVISION	BY

DESIGNED	MMK-MTL
DRAWN	DWP
APPROVED	AJM
DATE	01/13/2017
SCALE	1" = 40'

**GEOMETRIC PLAN
ANTHEM HEIGHTS SUBDIVISION OF LOT 8
(FORMERLY CORPORATE RESERVE)
ST. CHARLES, ILLINOIS**

SHEET
6 of 33
PROJECT NUMBER: 3074
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