

**AGENDA
CITY OF ST. CHARLES
PLANNING & DEVELOPMENT COMMITTEE
ALD. STEVE WEBER– CHAIR
MONDAY, AUGUST 9, 2021 - 7:00 PM
CITY COUNCIL CHAMBERS
2 E. MAIN STREET**

To attend this meeting via Zoom please use the link below:

https://us06web.zoom.us/webinar/register/WN_5wRV28lQfSEAg5hjnZk3w

- 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 an Amendment to First Street Redevelopment PUD for Alter Brewing Signage.
- b. Update regarding expiration of the Crystal Lofts PUD, northeast corner of S. 13th Ave. and Indiana Ave.
- c. Plan Commission recommendation to approve a Zoning Map Amendment, Special Use for PUD and PUD Preliminary Plan for 1023 W. Main St. Redevelopment.
- d. Plan Commission recommendation to approve a General Amendment to Title 17 of the St. Charles Municipal Code (Zoning Ordinance) pertaining to Microbreweries.
- e. Presentation of a Concept Plan for Dean Street Mixed Use Project.
- f. Presentation of a Concept Plan for River East Apartments.
- *g. Plan Commission recommendation to approve a Final Plat for St. Charles Prairie Centre Third Resubdivision.

5. ADDITIONAL BUSINESS

6. EXECUTIVE SESSION

- Personnel – 5 ILCS 120/2(c)(1)
- Pending Litigation – 5 ILCS 120/2(c)(11)
- 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)

7. ADDITIONAL ITEMS FROM MAYOR, COUNCIL, STAFF OR CITIZENS.

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).

 <p>CITY OF ST. CHARLES ILLINOIS • 1834</p>	AGENDA ITEM EXECUTIVE SUMMARY		Agenda Item Number: 4a
	Title:	Plan Commission recommendation to approve an Amendment to First Street Redevelopment PUD for Alter Brewing Signage.	
	Presenter:	Rachel Hitzemann, Planner	
Meeting: Planning & Development Committee		Date: August 9, 2021	
Proposed Cost: \$0		Budgeted Amount: \$0	Not Budgeted: <input checked="" type="checkbox"/>
Executive Summary <i>(if not budgeted please explain):</i>			
<p>Doug Walksler, on behalf of Alter Brewing, has filed an application requesting to amend the First Street Redevelopment PUD to allow additional signage for Alter Brewing. The additional signage includes two canvas covers with text and logos for their outdoor container bar.</p> <p>Alter Brewing is part of Building 2 in the First Street Redevelopment PUD. In 2019, the City Council approved a Minor Change for Alter Brewing to construct a patio and container bar. Canvas covers without logos and text were approved as part of the Minor Change. These covers were not considered signage.</p> <p>Last winter, Alter Brewing installed two canvas covers, one with text and one with a logo, on their outdoor container bar. Staff allowed the covers to remain up during the winter, but informed Alter Brewing that they would need to file a PUD Amendment to allow covers with “branding” as they are considered signage. This additional signage is currently not permitted under the PUD ordinance.</p>			
<u>Historic Commission Recommendation</u>			
<p>On July 7, 2021, the Historic Preservation Commission reviewed the proposed PUD Amendment and voted 4-1 to recommend approval of the application with the condition that a time frame for when the covers can be installed correlate to the 180-day time frame that the tent can be erected. The one Commissioner voted no because he felt Alter did not need additional signage.</p>			
<u>Plan Commission Recommendation</u>			
<p>Plan Commission held a public hearing on July 20, 2021 and voted 6-0 to recommend approval.</p>			
Attachments <i>(please list):</i>			
Plan Commission Resolution, Staff Report, Application			
Recommendation/Suggested Action <i>(briefly explain):</i>			
Plan Commission recommendation to approve an Amendment to First Street Redevelopment PUD for Alter Brewing Signage.			

City of St. Charles, Illinois
Plan Commission Resolution No. 12-2021

**A Resolution Recommending Approval of a Special Use (PUD Amendment)
for First Street Redevelopment PUD - Alter Brewing, 12 S. 1st Street
(Douglas B. Walker)**

Passed by Plan Commission on July 20, 2021

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

WHEREAS, the Plan Commission held a public hearing and reviewed the petition for Special Use for PUD for First Street Redevelopment PUD, Alter Brewing, 12 S. 1st Street (Douglas B. Walker); and,

WHEREAS, in accordance with Section 17.04.410.D, the Plan Commission finds said petition to be in the public interest of the City of St. Charles based upon the following criteria for Planned Unit Developments:

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 resident, governmental bodies and the community.

Shipping containers are readily available, modular/stackable, transportable, labor saving, eco-friendly, and customizable. Up-cycling shipping containers as architecture has become universal.

See: <https://www.designboom.com/tag/shipping-container-architecture/>. In 2019, via a Minor PUD Amendment, CoSC approved plans for Alter's existing stacked shipping containers, including canvas covers for the openings on the upper container for winter weather protection. During the spring/summer/autumn outdoor dining season, when the container bar is operational, the canvas covers are removed and the upper container is used for customer seating, with remarkable views of the Fox River. Consistent with and enhancing this creative approach to site improvements and building design. Alter Brewing & kitchen wishes to include graphics on the canvas covers.

- 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 storm water 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 existing approved outdoor dining areas, including the container bar and the seasonal enclosure, meet PUD Design Standards. For the proposed Special Use, conforming to requirements of the underlying zoning district would inhibit creative design that serves community goals. Although not equivalent to the visual experience of an upper container filled with lively Alter customers when the container bar is operational during the spring/summer/autumn outdoor dining season, Alter branded graphics on the canvas covers will add visual interest, breathing life onto the dormant upper container during the cold winter months.

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

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

Not applicable.

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

Not applicable.

- 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.

Simply enhancing what is already approved. Displaying graphics on the upper container covers during the winter season will in 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.

- 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.

Simply enhancing what is already approved. Displaying graphics on the upper container covers during the winter season will not impede the normal and orderly development and improvement of the surrounding property for the uses permitted in the district.

- 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.

Displaying graphics on the upper container covers during the winter season will not be detrimental to or endanger the public health, comfort or general welfare.

- F. Conformance with Codes: That the proposed Special Use conforms to all applicable provisions of the St. Charles Municipal Code and meets or exceeds all applicable provisions of this Title, except as may be varied pursuant to a Special Use for Planned Unit Development.

The Special Use for graphics on the canvas covers for the upper container, if granted, will conform to all state and local requirements.

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

The existing approved outdoor dining areas, including the container bar and the seasonal enclosure, have been beneficial to the diversity, tax base, and economic well-being of the City. The proposed Special Use for graphics on the canvas covers for the upper container, will simply enhance those benefits.

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

Several Comprehensive Plan provisions for Commercial & Office Areas may be considered for granting the proposed seasonal Special Use for graphics on the canvas covers for the upper container:

Goal 1 Develop attractive and highly functional retail and commercial areas that are market responsive, create a diverse tax base, and serve the needs of the City's residents and, in some areas, a larger regional market. Objective #2: Build upon the existing commercial zoning district structure to define and designate more specific functional roles for the various commercial areas within the City distinguished by developments with local, community, and/or regional service markets.

Goal 2 Enhance the economic viability, productivity, appearance and function of the City's commercial corridors, including Randall Road, Main Street, Lincoln Highway, and Kirk Road. Objective #6: Review and update signage ordinances being flexible to the desire and necessity of business identification but mindful of its potential to block views, create visual clutter and detract from the appearance of the City and its commercial areas.

Goal 3 Revitalize Downtown St. Charles as the symbolic "heart" of the community and enhance its role as the City's primary mixed-use pedestrian environment. Objective #1: Continue to revitalize Downtown with a mixture of uses including commercial, office, restaurant, and residential. Objective #3: Permit and encourage temporary or seasonal uses, such as a farmers market, on underutilized sites and community open spaces that can attract desirable and complementary activities to Downtown.

NOW, THEREFORE, be it resolved by the St. Charles Plan Commission to recommend to the City Council approval of a Special Use for PUD for First Street Redevelopment PUD, Alter Brewing, 12 S. 1st Street (Douglas B. Walker).

Roll Call Vote:

Ayes: Moad, Funke, Macklin-Purdy, Wiese, Becker, Vargulich

Nays:

Absent: Holderfield, Melton

Recused:

Motion carried: 6-0

PASSED, this 20th day of July 2021.

Chairman
St. Charles Plan Commission

I. PROPERTY INFORMATION

A. History / Context

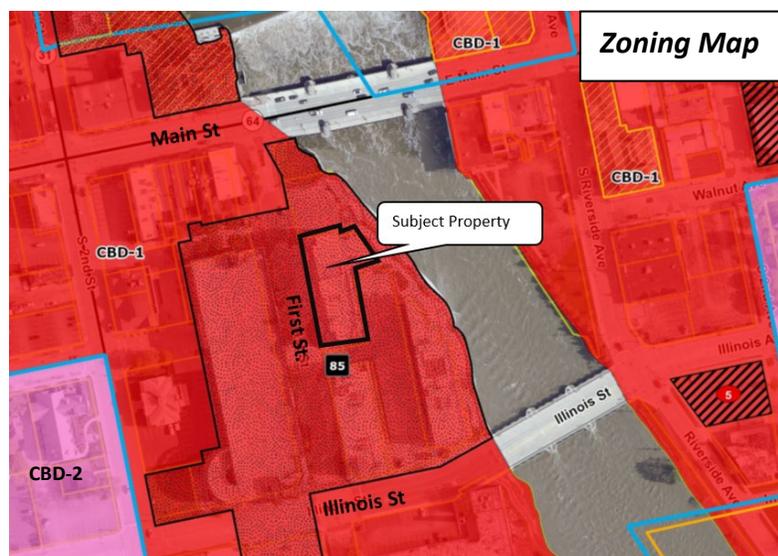
The subject property is a part of Building 2 in the First Street Redevelopment. First Street Redevelopment was approved in 2006 as large Planned Unit Development (PUD) spanning over a number of blocks along south First Street. Building 2 was completed in 2020. Alter Brewing + Kitchen occupies the north end of the first floor. In 2019, the City Council approved a Minor Change for Alter Brewing to construct a patio and container bar. Canvas covers without logos and text were approved as part of the Minor Change. These covers were not considered signage.

Last winter, Alter Brewing installed two canvas covers, one with text and one with a logo, on their outdoor container bar. Staff allowed the covers to remain up during the winter, but informed Alter Brewing that they would need to file a PUD Amendment to allow covers with “Branding” as they are considered signage. This additional signage is not permitted under the PUD ordinance.

B. Zoning

The subject property is zoned CBD-1 Central Business District and PUD. The surrounding properties to the north, south, west and east are also located within the CBD-1 District and PUDs.

	Zoning	Land Use
Subject Property	CBD-1 Central Business/ PUD	Restaurant/ Brewery
North	CBD-1 Central Business/ PUD	Plaza and Hotel Baker
East	CBD-1 Central Business/ PUD	Fox River and Restaurants
South	CBD-1 Central Business/ PUD	Multi-tenant mixed use
West	CBD-1 Central Business/ PUD	Multi-tenant mixed use



C. Comprehensive Plan

The Land Use Plan adopted as part of the 2013 Comprehensive Plan identifies the subject property as “Mixed-Use”.



The Mixed-Use land use is described as follows:

Areas should be characterized by uses and development patterns that provide a vibrant, safe, attractive, and “walkable” pedestrian environment. Mixed use areas should have strong pedestrian orientation and seek to create a more interesting and engaging pedestrian experience, accommodating pedestrian generating uses on the ground floor, and other uses above. Mixed use areas should provide a balance of uses unique to each site based on its location. Retail, entertainment, and dining uses are ideally suited for the ground floor with residential, educational, medical and/or office uses located on the upper floors. The primary objective is to provide an appropriate and compact mix of uses to foster an active and interesting district.

Chapter 3 of the Comprehensive Plan contains the following goal for commercial areas, which may be relevant to the Special Use proposed for signage (p. 23):

Goal: Enhance the economic viability, productivity, appearance and function of the City’s commercial corridors, including Randall Road, Main Street, Lincoln Highway, and Kirk Road.

Objective 4: Encourage appropriate signage along corridors to ensure safe traffic movements into, out of, and through commercial areas.

Objective 5: Encourage large shopping centers or corporate campuses and office development to enhance the image of major corridors by orienting attractive facades, high quality signage, and decorative landscaping towards the primary street frontage.

Objective 6: Review and update signage ordinances being flexible to the desire and necessity of business identification but mindful of its potential to block views, create visual clutter and detract from the appearance of the City and its commercial areas.

Chapter 4 provides the following Commercial Area land use policies relevant to the proposed application (p. 49-50):

Maintain signage regulations that provide a balance between business identification and minimizing visual clutter along the City’s corridors.

Some of the City’s commercial areas suffer from excessive or oversized signage and visual clutter which detract from the character of these areas. Just as with commercial structures, commercial signage should also be designed to respect the scale and character of surrounding development. Amortization should be considered to eliminate over time the signage that is non-conforming.

II. PLANNING ANALYSIS

Staff has analyzed the submitted application and plan for conformance with the standards established in applicable sections of the Zoning and Subdivision ordinances, including:

- Ch. 17.14 Business and Mixed-Use Districts
- Ch. 17.28 Signage

A. Signage

The First Street PUD ordinance does not contain specific signage standards for the development. Signage requirements are per Ch. 17.28 of the Zoning Ordinance.

The Zoning Ordinance does not currently list canvas coverings as a permitted sign type. The closest defined sign is “awnings & canopies”. Alter Brewing is permitted two awning/ canopy signs per Code and they currently meet that limit. The proposed PUD Amendment will define “Canvas Covers” as a permitted sign type at the subject property and allow for the installation of two canvas covers for the container bar.

III. HISTORIC PRESERVATION COMMISSION RECOMMENDATION

The Zoning Ordinance calls for the Historic Preservation Commission to make recommendations to the Plan Commission regarding PUD applications for property within a historic district. Per Section 17.04.040:

The Commission’s recommendation shall address the potential impact of the application on the historic resources of the City, particularly with regard to designated landmarks and historic districts directly affected.

On July 7, 2021, the Historic Preservation Commission reviewed the proposed PUD Amendment. The Commission commented that the text on the canvas cover made the cover look too busy and would prefer that the cover have less text or just the Alter logo.

The Historic Commission voted 4-1 to recommended approval of the application with the condition that a time frame for when the covers can be installed correlate to the 180-day time frame that the tent can be erected.

IV. ATTACHMENTS

- Application for Special Use; received 6/30/2021
- Plans

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



COMMUNITY DEVELOPMENT DIVISION

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

SPECIAL USE APPLICATION

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

For City Use	
Project Name:	<u>Alter Brewing - 1st St. Redevelopment</u>
Project Number:	<u>2021 -PR- 020</u>
Cityview Project Number:	<u>PLS4202100032</u>



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

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

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

1. Property Information:	Location: 12 South 1 st Street. Building 2 1 st Street Downtown Development District	
	Parcel Number (s): 09-34-127-080	
	Proposed Name: 1 st Street Redevelopment	
2. Applicant Information:	Name Douglas B Walksler on behalf of Alter Brewing Co.	Phone 630 373 1820
	Address 2300 Wisconsin Ave., #210-213, Downers Grove, IL 60515	Fax
		Email doug@alterbrewing.com
3. Record Owner Information:	Name Charles Wolande	Phone 630 587 5595
	First Street Development II, LLC. Address 423 South 2 nd Street, St. Charles, IL 60174	Fax
		Email dave@pcwinvest.com

Please check the type of application:

- Special Use for Planned Unit Development - PUD Name:** First Street Redevelopment
- New PUD
- Amendment to existing PUD- Ordinance #:** 2006-Z-29 and amendments
- PUD Preliminary Plan filed concurrently
- Other Special Use (from list in the Zoning Ordinance):** _____
- Newly established Special Use
- Amendment to an existing Special Use Ordinance #: _____

Information Regarding Special Use:

- Comprehensive Plan designation of the property: Mixed Use
- Is the property a designated Landmark or in a Historic District? Yes
- What is the property's current zoning? CBD-1 Central Business - PUD
- What is the property currently used for? Restaurant with outdoor seating and bar
- If the proposed Special Use is approved, what improvements or construction are planned?
Graphics on 2 canvas, winter season covers for Upper Container Bar located in outdoor dining area

For Special Use Amendments only:

Why is the proposed change necessary?
Enhance the appearance of plain canvas covers for winter season use

What are the proposed amendments? (Attach proposed language if necessary)
PUD to be amended to allow graphics on 2 Container Bar canvas covers for winter season use and as shown in attached exhibits.

Note for existing buildings:

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

Attachment Checklist:

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

APPLICATION FEE:

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

REIMBURSEMENT OF FEES AGREEMENT:

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

REIMBURSEMENT OF FEES INITIAL DEPOSIT:

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

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

PROOF OF OWNERSHIP and DISCLOSURE:

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

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

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

LEGAL DESCRIPTION: For entire subject property, on 8 1/2 x 11 inch paper **N/A- on file**

PLAT OF SURVEY: **N/A- on file**

A current plat of survey for the Subject Realty showing all existing improvements on the property, prepared by a registered Illinois Professional Land Surveyor.

FINDINGS OF FACT:

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

LIST OF PROPERTY OWNERS WITHIN 250 FT.:

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

SOIL AND WATER CONSERVATION DISTRICT APPLICATION: **N/A**

Copy of completed Land Use Opinion application as required by state law, as submitted to The Kane-Dupage Soil and Water Conservation District. <http://www.kanedupageswcd.org/>

Submit the application form and fee directly to the Kane-DuPage Soil and Water Conservation District. Provide a copy with this application.

ENDANGERED SPECIES REPORT: **N/A**

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

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

TRAFFIC STUDY: If requested by the Director of Community Development. **N/A**

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: **Photos and graphics plans**

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

Copies of Plans:

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

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

A plan or plans showing the following information:

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

CRITERIA FOR PLANNED UNIT DEVELOPMENTS (PUDS)



For Special Use for PUD or PUD Amendment applications.

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

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

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

1st Street Downtown Redevelopment
PUD Name

6/17/2021
Date

From the St. Charles Zoning Ordinance, Section 17.04.410.3:

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

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

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

Shipping containers are readily available, modular/stackable, transportable, labor saving, eco-friendly, and customizable. Up-cycling shipping containers as architecture has become universal.

See: <https://www.designboom.com/tag/shipping-container-architecture/>. In 2019, via a Minor PUD Amendment, CoSC approved plans for Alter's existing stacked shipping containers, including canvas covers for the openings on the upper container for winter weather protection. During the spring/summer/autumn outdoor dining season, when the container bar is operational, the canvas covers are removed and the upper container is used for customer seating with remarkable views of the Fox River. Consistent with and enhancing this creative approach to site improvements

and building design, Alter Brewing + kitchen wishes to include graphics on the canvas covers.

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 existing approved outdoor dining areas, including the container bar and the seasonal enclosure, meet PUD Design Standards. For the proposed Special Use, conforming to requirements of the underlying zoning district would inhibit creative design that serves community goals. Although not equivalent to the visual experience of an upper container filled with lively Alter customers when the container bar is operational during the spring/summer/autumn outdoor dining season, Alter branded graphics on the canvas covers will add visual interest, breathing life onto the dormant upper container during the cold winter months.

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

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

Not Applicable

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

Not Applicable

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.

Simply enhancing what is already approved, displaying graphics on the upper container covers during the winter season will in 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.

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.

Simply enhancing what is already approved, displaying graphics on the upper container covers during the winter season will not impede the normal and orderly development and improvement of the surrounding property for the uses permitted in the district.

- 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.

Displaying graphics on the upper container covers during the winter season will not be detrimental to or endanger the public health, comfort or general welfare.

- F. **Conformance with Codes:** That the proposed Special Use conforms to all applicable provisions of the St. Charles Municipal Code and meets or exceeds all applicable provisions of this Title, except as may be varied pursuant to a Special Use for Planned Unit Development.

The Special Use for graphics on the canvas covers for the upper container, if granted, will conform to all state and local requirements.

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

The existing approved outdoor dining areas, including the container bar and the seasonal enclosure, have been beneficial to the diversity, tax base, and economic well-being of the City. The proposed Special Use for graphics on the canvas covers for the upper container, will simply enhance those benefits.

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

Several Comprehensive Plan provisions for Commercial & Office Areas may be considered for granting the proposed seasonal Special Use for graphics on the canvas covers for the upper container:

Goal 1 Develop attractive and highly functional retail and commercial areas that are market responsive, create a diverse tax base, and serve the needs of the City's residents and, in some areas, a larger regional market. Objective #2: Build upon the existing commercial zoning district structure to define and designate more specific functional roles for the various commercial areas within the City distinguished by developments with local, community, and/or regional service markets.

Goal 2 Enhance the economic viability, productivity, appearance and function of the City's commercial corridors, including Randall Road, Main Street, Lincoln Highway, and Kirk Road. Objective #6: Review and update signage ordinances being flexible to the desire and necessity of business identification but mindful of its potential to block views, create visual clutter and detract from the appearance of the City and its commercial areas.

Goal 3 Revitalize Downtown St. Charles as the symbolic “heart” of the community and enhance its role as the City’s primary mixed use pedestrian environment. Objective #1: Continue to revitalize Downtown with a mixture of uses including commercial, office, restaurant, and residential. Objective #3: Permit and encourage temporary or seasonal uses, such as a farmers market, on underutilized sites and community open spaces that can attract desirable and complementary activities to Downtown

First Street Development II, LLC
423 S. 2nd Street
St Charles, IL 60174

June 17, 2021

City of St Charles
Two East Main Street
St. Charles. IL 60174

RE Special Use Application
For Alter Brewing

Dear Community Development

This letter shall service as our authorization for Douglas B Walker on behalf of Alter Brewing Co. to act on our behalf for the proposed graphics on 2 canvases for the Upper Container Bar.

Sincerely

A handwritten signature in black ink that reads "Charles Wolande". The signature is written in a cursive style with a long, sweeping underline that extends to the right.

Charles Wolande, Manager
First Street Development II, LLC

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

STATE OF ILLINOIS)
) SS.
KANE COUNTY)

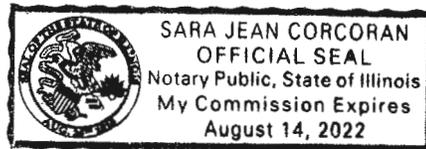
I, Charles Wolande, being first duly sworn on oath depose and say that I am Manager of First Street Development II, LLC, an Illinois Limited Liability Company (L.L.C.), and that the following persons are all of the members of the said L.L.C.:

- | | |
|-------------------------|-------|
| <u>Charles Wolande</u> | _____ |
| <u>Philip Corcoran</u> | _____ |
| <u>Keith Kotche</u> | _____ |
| <u>Ed Levato</u> | _____ |
| <u>Robert Rasmussen</u> | _____ |
| <u>Phil Wilmington</u> | _____ |
| _____ | _____ |

By: Charles Wolande, Manager

Subscribed and Sworn before me this 17TH day of June, 2021.

Sara J Corcoran
Notary Public



LOT TWO RESUBDIVISION

of
 LOT 2 IN THE RESUBDIVISION OF THE RESUBDIVISION OF
 PHASE III FIRST STREET REDVELOPMENT SUBDIVISION PART
 OF THE EAST HALF OF THE SOUTHWEST QUARTER OF
 SECTION 27 AND THE EAST HALF OF THE NORTHWEST
 QUARTER OF SECTION THIRTY-FOUR, TOWNSHIP FORTY NORTH,
 RANGE EIGHT EAST, OF THE THIRD PRINCIPAL MERIDIAN, ALL
 IN KANE COUNTY, ILLINOIS.

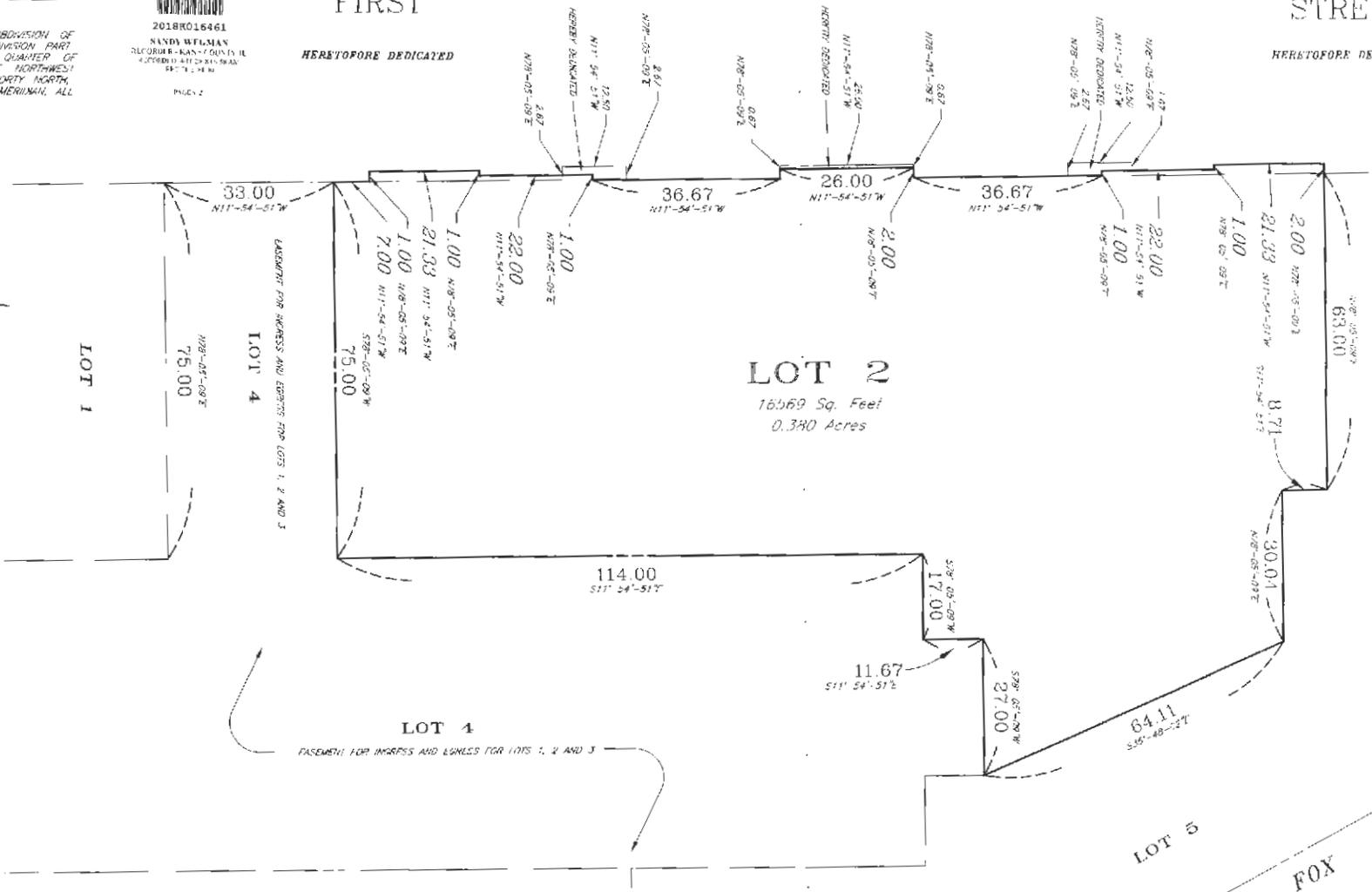
2018R016461
 SANDY WELSMAN
 SURVEYOR
 4000 N. 111TH ST. SUITE 200
 PLYMOUTH, IL 62276
 PAGE 2

FIRST STREET

HERETOFORE DEDICATED

STREET

HERETOFORE DEDICATED



LOT 2
 16569 Sq. Feet
 0.380 Acres

LOT 1

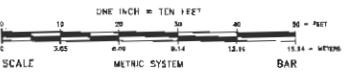
LOT 4

LOT 4

LOT 3

LOT 5

LOT 5
FOX RIVER



SHEET : 2 of 2
 DATE : March 16, 2018
 SCALE : ONE INCH = TEN FEET
 ORDER NO : 05-16066 (Lot 2)
 ORDERED BY : THE CITY OF ST. CHARLES

PLAT OF SUBDIVISION
 Prepared by
MARCHESE AND SONS, Inc.
 land - marine - construction surveys
 85 WILSON ST. Phone: (618) 997-9860
 Madison, Illinois 62226 Fax: (618) 997-9869



Live Altered

Altered
BREWING CO.







Logo: 178" w x 33" h



Logo: 48" w x 48" h

THATCHER OAKS AWNINGS Phone: 630-833-5700 Fax: 630-833-5795 718 Industrial Dr. Elmhurst, IL 60126	CLIENT Alter Brewing + Kitchen			AWNING COVER MATERIAL Ferrari 502V2-8204C	FILE NAME Alter Brewing + Kitchen		
	DRAWING DESCRIPTION Graphic Approval Layout	DATE 06/19/2020	DRAWN BY Patrick	GRAPHIC APPLICATION 3M Vinyl	#	REVISION BY	DATE
	CLIENT APPROVAL			GRAPHIC COLOR (S) Black / White			
	ORDER #: 319390	SALES REP Allison	SCALE				



AGENDA ITEM EXECUTIVE SUMMARY

Agenda Item Number: 4b

Title:

Update regarding expiration of the Crystal Lofts PUD, northeast corner of S. 13th Ave. and Indiana Ave.

Presenter:

Russell Colby

Meeting: Planning & Development Committee

Date: August 9, 2021

Proposed Cost:

Budgeted Amount:

Not Budgeted:

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

Background

Crystal Lofts PUD was a project to convert the former Lamp Factory industrial building at the northeast corner of S. 13th and Indiana Aves. into residential townhomes. The PUD was approved in 2017.

Building demolition was initiated; however, the project did not proceed any further. The property has remained in a partially demolished state for an extended period of time. Staff has received complaints from nearby residents regarding the condition of the property and site security.

The PUD expired in June 2021, and as a result all active building permits on the property have been voided. There are a number of property maintenance code violations existing at the site. To date, no violation notices have been issued, pending direction from the Committee.

At the June P&D meeting, the property owner requested time in order to secure financing, prepare and submit construction drawings, and initiate work to repair and finish the building shell/exterior. (The interior would remain unfinished and not occupiable, however the exterior and site would be left in a finished condition.)

The Committee granted the owner 60 days and requested an update be provided at the August P&D meeting.

Update

Staff has followed up with the property owner on multiple occasions. The owner has indicated that a structural report and complete permit application are forthcoming. A PDF copy of the attached plans was emailed on August 5. The owner has indicated that they intend to complete the permit submittal on August 6.

Options to move forward

The Committee can direct staff to either:

- a. Grant a further extension based upon information from the owner and the plans submitted. Staff suggests an extension be at least 60 days in order for the owner to demonstrate adequate progress.
- OR-
- b. Proceed with issuing a Notice of Violation. The City's typical code enforcement process would be to issue a Notice of Violation, with a compliance window. Staff would then pursue follow up, which in the case of non-compliance, may include administrative adjudication and assessing fines.

Historic Preservation interest

The Historic Preservation Commission has submitted an attached letter in support of initiating the violation process in order to compel the owner to address the condition of the building. Although there is some history associated with the building, the structure is not subject to any City Historic Preservation requirements and could be demolished pursuant to filing of a demolition permit.

Attachments (*please list*):

Architectural Plans emailed 8/5/2021; Letter from Historic Preservation Commission chair; Letter to owner after PUD expiration; Minutes of June P&D discussion; Letter from Property Owner- June 2021; Aerial photo

Recommendation/Suggested Action (*briefly explain*):

Given that the owner has made a permit submittal, it would be appropriate to grant an extension. Alternately, the Committee could direct staff to proceed with issuing a Notice of Violation.

July 22, 2021

Dear Planning and Development Committee,

On behalf of the St. Charles Historic Preservation Commission, I would like to express our concern about the condition of the old Lamp Factory building at 214 S 13th Avenue. We understand that the Crystal Lofts project may not proceed and due to the removal of items windows, the building has fallen into serious disrepair.

We also understand that the Planning and Development Committee will be meeting soon to consider proceeding with the formal violation process after the owner failed to secure the building in the time frame they were given. We support the decision to move forward with the formal violation process, in order to help preserve this historic gem in our community.

Sincerely,

Kim Malay

Chairwoman, St Charles Historic Preservation Commission

CRYSTAL LOFT WAREHOUSE RENOVATION

ISSUED FOR REPAIR PERMIT 2021.08.06



ARCHITECT:
FUNKE.ARCHITECTS
 160 East Grand Suite
 300 Chicago, Illinois 60611
 312.593.4812

OWNER:
 Asher Wolmark
CRYSTAL LOFTS LLC
 One Rotary Center
 1555 Sherman Avenue Suite 346
 Evanston IL 60201
 adwolmark@gmail.com

The enclosed residence will have an approved automatic sprinkler system complying with one of the following National Fire Prevention Association Standards on all floors:
 N.F.P.A. 13, 1994 Edition;
 N.F.P.A. 13R, 1991 Edition; or
 N.F.P.A. 13D, 1991 Edition.



www.funkearchitects.com

CRYSTAL LOFT
 WAREHOUSE
 RENOVATION

214 S. 13TH AVENUE
 ST. CHARLES ILLINOIS
 60174

OWNER:
 Asher Wolmark
 CRYSTAL LOFTS LLC
 One Rotary Center
 1555 Sherman Avenue
 Suite 346
 Evanston IL 60201
 T: 847.226.6393
 adwolmark@gmail.com

I HEREBY CERTIFY THAT THESE DRAWINGS AND SPECIFICATIONS WERE PREPARED UNDER MY PERSONAL SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, CONFORM WITH ALL PERTINENT CITY CODES AND ORDINANCES



#001-017106
 EXPIRES 11.30.2022

△		
△		
△		
△	08.06.21	ISSUED FOR PERMIT
△	NO. DATE	DESCRIPTION

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DATE: 08.06.21
 SHEET: COVER
 SCALE: A00

FLOOR GLAZING
Furnish and install windows as shown on the Drawings. Provide double glazing with jamb extensions where applicable, standard muntins and clips, u.s.g. All fast units have same sash as operable windows, direct set glass shall not be used, u.s.g.

Upon being awarded the contract, the window supplier is to provide contractor a print with all rough openings and associated dimensions to adjacent walls.

Verify locations of Transomed Glass.

FRENCH DOORS
[If shown on drawings] Furnish and install french doors; Provide low (0.37 or better) double glazing, tempered with hardware and jamb assemblies, standard muntins, clips & weatherstripping in configuration shown on drawings.

SKYLIGHTS
[If shown on drawings] Furnish and install skylights, "Viala" brand code. Provide low (0.37 or better) glazing, venting and additional options as shown on drawings.

WEATHERSTRIPPING
Furnish thresholds for all exterior doors. Threshold shall be latch track type, aluminum, 5/8" high. Install factory applied weatherstripping on all exterior door joints and head.

GYPSUM WALLBOARD SYSTEM
Provide all necessary materials and labor to complete the proper installation of the work as shown on Drawings as required, and per manufacturer's specifications and recommendations. All wallboard to be 5/8" thick (Type "X") for all areas up to 5/8" fire resistant (Type "X") at all other areas except wall corners to be used. Use metal corner bead and metal trim as required. The contractor to install wood corner board at all walls in & L or T-joints. Commencement of drying handling shall constitute acceptance of fitting work by the contractor for proper installation of crown molding, and shall be solely responsible for obtaining acceptable results in work upon once begun. All joints to be filed and sanded smooth and left in a condition completely ready for finishing. Search for and seal all leaks with approved caulking compound and construction adhesive. No adhesive on exterior walls over polyethylene vapor barrier. All materials shall be manufactured by United States Gypsum Co., or approved equal, and shall be installed in accordance with its current printed edition.

PAINTING
General
Provide complete painting work as shown on Drawings and specified herein. Comply with finish names specified required by applicable codes.

MATERIALS
Benjamin Moore or equal

COLORS
Prior to beginning work the Contractor shall obtain approval of colors for all surfaces to be painted from the Owner. Each color of paint used the equity, lighter or darker than the preceding color.

Preparation and Installation:

1) Finishes shall not be applied in rain, snow, fog, or mist, when the relative humidity exceeds 80%. Finishes other than water-thinned coatings shall be applied only to surfaces that are completely free of surface moisture as determined by sight or touch. Finishes shall not be applied when the temperature of the surfaces to be painted and of the surrounding atmosphere is below 50 degrees F. For other coatings, or when the temperature is expected to drop 32 degrees F.

2) Trapped surfaces to be finished and conditions of finishing work shall be reported to the Architect any defects that render any area or items unfit to receive finish. Use approved compound to "fill" and level any dents, marks, etc. Starting of work shall constitute acceptance of conditions and substrate. Remove any product or hardware, lighting fixtures, etc. before painting. Protect all finished surfaces, in areas where work is being performed, with clean shop cloths and suitable masking. Clean all product to be finished as required to remove loose or peeling paint, oil, grease, dust and dirt. Sand where necessary to properly prepare surfaces to receive finish.

3) Workmanship shall be first class in every respect with all materials evenly spread and smoothly trowed on without rags or sags. Employ any mechanics skilled in the particular type of work being performed. Finished work shall be free from brush marks, laps, streaks, sags, unfinished patches, or other blemishes. Brush out flow on each coat as required by the characteristics of the materials and/or recommended by the manufacturer. Priming coat shall be of suitable type for each surface and compatible in each case with the finish paint.

4) Allow each coat to dry thoroughly before applying next coat. Properly prepare and touch-up all scratches, abrasions or other deficiencies and remove any foreign matter before proceeding with the following coat. All priming or seal-coating shall be feather edged into adjacent coats to produce a smooth finish.

5) Final coats shall not be applied until after other trades whose operations would be detrimental to finish painting have finished work in the areas to be painted.

6) Protect all work finished under this section and all adjacent work and materials by suitable covers or other method during progress of the painting work.

7) The painting contractor shall fill all nail holes with suitable filler. Remove all spackle or filler of paint on glass, floors and other finished surfaces. Paint all spalled, pitted, ducky, pock, pits, etc., identical with room sanding color or adjacent surfaces unless specifically noted otherwise. Finish recesses the same as adjoining surfaces unless otherwise shown.

8) Finish tops, bottoms, and edges of all doors.

9) If metal has been shop primed and first coat, except for touch-up. Primer for touch-up shall be the same composition as shop primer. If aluminum is to be primed, use zinc chromate primer.

HARDWOOD FLOORING
Furnish and install the wood flooring as shown on plans and specified. This contractor shall examine all conditions and surfaces to which the floor is to be applied and shall notify Construction Manager of any unsatisfactory conditions in the proper installation of his work. All flooring shall be blind nailed and installed in accordance with NCFMA specifications. Machine sand and finish in smooth, level and free of irregularities. Finish shall be free of bubbles, bumps, and other irregularities. Lightly sand finish between coats. Drain liquid urethane to collect residues prior to application.

RESILIENT FLOORING (If shown on drawings)
General
Provide labor, materials, equipment and services required to complete resilient flooring work shown, specified or necessary. All installations shall be made in accordance with manufacturer's instructions for proper application.

Seams:
1. Submit minimum of three samples of each type and color or pattern of resilient flooring and base material.
2. Match samples with the Contractor, project identification, and area where materials are to be used.

ENVIRONMENTAL REQUIREMENTS
Maintain temperatures in space to receive live 70-90 degrees F. for not less than 24 hours before and 48 hours after installation.

EXTRA STOCK
Furnish 5% of each floor tile used for the Owner's future use or for damaged items. Identify all extra materials.

Install tile in strict accordance with manufacturer's written instructions. Adhesive shall be recommended by the manufacturer. Examine substrate conditions under which flooring is to be installed. Do not proceed with installation until satisfactory conditions have been corrected. Remove all paint, oils, waxes, sealers and curing compounds not compatible with the adhesive employed. Organic solvents are to be avoided.

Remove all excessive adhesives from the surface of the flooring and the core. Perform initial maintenance on the completed installation as recommended by the flooring manufacturer. Protect the flooring as recommended by the flooring manufacturer from damage by other trades and by the placement of fixtures and furnishings.

ADHESIVES
Cement, primers, adhesives, underlayment and water proof compound per manufacturer's recommendations.

TILE, CERAMIC, TILE AND/OR PORCELAIN
Furnish and install all ceramic tile, walls and base as shown on the Drawings and as specified herein. Install tile in accordance with "Handbook for Ceramic Tile Installation" published by the Tile Council of America.

DISVISION 11 - EQUIPMENT

APPLIANCES
All appliances shall be furnished by Owner and installed in places as follows:
Range: by plumber & electrician
Refrigerator: by electrician
Refrigerator by carpenter & electrician & plumber
Dishwasher by plumber

Kitchen exhaust hood & fan motor by heating contractor
Washer/Dryer: by electrician & plumber

Coordinate rough-in and service size requirements with appliance supplier. Approve Contractor to provide final connections pertaining to his trades per all appliances.

DISVISION 12 - MECHANICAL

GUARANTEE
Contractor's Guarantee: Each Contractor to furnish a written guarantee that all work performed by him and specifications, including equipment capabilities, have been complied with. Guarantee period shall be for a period of one (1) year from date of acceptance of work, unless a larger guarantee period is stipulated from manufacturer. All in material or equipment to be furnished by the Owner to standard manufacturer's warranties. All in material or equipment to be furnished by the Owner to standard manufacturer's warranties.

REPAIR OR REPLACEMENT
Contractor shall promptly remedy any defect in the work appearing within the guarantee and warranty period. Repair or replace work as required without cost to the Owner, including the cost of damage to or replacement of adjacent construction and finishes.

DISVISION 13A - PLUMBING

General
Provide materials, equipment, tools, cartage, transportation and perform all services and labor required to complete the plumbing work in accordance with the Drawings, these specifications, applicable codes and applicable building regulations. Such work shall include but not be limited to the following:

- 1) Arrange for and obtain necessary permits.
- 2) All trenching and backfilling for an underground work.
- 3) All inside and outside sewer work, including but not limited to: sump pit, pump valves & discharge piping.
- 4) All inside and outside sanitary work, including but not limited to: drain lines, vent lines, floor drains, sanitary sewage pumps, and connection of all devices into sanitary sewer system.
- 5) Installation of domestic water supply, extension of service into building walls.
- 6) All domestic hot and cold water lines.
- 7) Domestic water heaters.
- 8) All shut off valves and trim.
- 9) Connections to water equipment and appliances furnished by others.
- 10) Pipe insulation and covering new pipes run along outside walls, and as required to prevent condensation.
- 11) Vent and water lines in basement for appliances and humidifiers, per local municipality requirements.
- 12) All inside and outside gas piping, including connection to equipment of other trades, gas service, and gas venting. Locate fireplace vents as directed by Owner.
- 13) All inside and outside hose bibbs. (If shown on drawings)

All plumbing and drainage work shall be permitted and installed in accordance with all applicable, state and federal codes and/or regulations and in other authorities having jurisdiction and Specifications reestablishing, and Contractor shall make such adjustments as required to conform to such codes and/or regulations at no additional cost to the Owner. The Drawings are intended for scope purposes only. Contractor shall design complete storm, water and sanitary systems.

Plumbing engineer to supply drawings and specifications to Owner and architect for approval per wet specifications, gpm, pressure, and layout of system.

DIGAVATION AND BACKFILLING:
Each trade to do all required excavating and backfilling for work under its contract. Provide any necessary shoring, shoring and removal of water. All pipe and sanitary lines to be bedded in sand.

PIPING TRENCHES:
Excavate to tie grade for piping to not cut undisturbed earth. Provide depressions and drainage for piping to discharge. All piping to be bedded and approved before backfilling begins.

BACKFILLING:
Reinstall earth in 12" layers, each layer will be compacted by mechanical means. Under floor slabs and paving, backfill with clean sand, fully compacted. Under streets, make the requirements of governing authorities. Trenches under or within 18" of buildings or foundation walls to be filled with non concrete to a point above bottom of each wall or footing.

SURFACE CONDITIONS:
Where finished surfaces have been disturbed by excavation, replace all to original condition, unless specifically noted otherwise.

EXCESS EARTH AND SPILLS:
Remove all from premises. Contractor shall be responsible for the pumping and draining of all his trenches and any necessary for the installation of his work. Pumping or draining run pipe lines will be coordinated by construction manager and will be done subject to weighing logs.

CUTTING AND PATCHING:
Cutting of existing work. Cutting to be by trade making the work. The cutting of structural work or improving work shall be by architect's written consent.

Finishing: Unless otherwise noted, to be by Contractor.

DETORN during the progress of the work shall keep the premises reasonably free of all debris and waste materials resulting from the work under this contract. All such debris and rubbish shall be removed from the site.

PIPE SLEEVES
Contractor shall be responsible for the location of proper sleeves for all pipes passing through floors, walls, partitions, or other building construction. Where sleeves open in concrete construction, they shall be set before concrete is poured. Sleeves passing through floors, walls, or exterior walls, or where seepage may occur, shall be thoroughly water proofed. All water proofing shall be done before any backfilling is done. Sleeves passing through walls or floors between rooms shall be filed from below below: 1) in each wall with the ferrule insulation material and sealant. Penetrations through fire walls shall have fire rating and fire insulation material, to be by Contractor.

SUMP PUMPS
Sanitary sump pump shall have 12" discharge, and connected to overhead line. Vent as required. Provide PVC basin with gasketed cover, check valve as required by code, and floor drain located near floor. Storm sump pump shall have 1 1/2" discharge pipe, stainless steel cover, and check valve as required by code. Provide 2" trapped foundation, (see Site Plan Attachment). Provide alternate bid for battery back-up.

WASTE, VENT AND WATER PIPING
Plumbing system shall be of riveted type and of soil, waste, vent, hot, hot recirculating and cold water piping shall conform to and shall be sized in accordance with the applicable codes. Copper water service per code. All bathroom and kitchen shall be equipped with hot water recirculating piping system loop with pump. All soil, waste, and vent piping within the building walls and in basement shall be as per code. Waste lines shall be cast iron throughout house. All soil and waste pipes under concrete slabs on grade shall be service weight cast iron with poured leaded joints and cast iron fittings. All soil piping and sanitary sewer piping exterior of the building shall be service weight cast iron with cast iron fittings and 12" above ground joints or may be approved by local municipality. Hose bibbs shall be brass type piping. "Woodsure" copper, with vacuum breaker. If depth of approval is required, floor drains in basement shall have 12" trap with stainless steel cover. Provide clean outs in horizontal sanitary sewer lines at they leave the building. Provide stuboff valves per all fixtures.

GAS PIPING
Coordinate with gas utility company to bring in gas line and meter to location shown. Furnish and install a complete system of gas gas piping starting in connection to street main, including all meters, pressure regulators, and fire connections to all in-line requiring gas service. Gas equipment shall include, but shall not be limited to, furnace, water heaters, dryer, cook top, ovens, and gas log lighter.

WATER HEATERS
Install gas fired, gas-vented hot recovery type water heater and gas fired commercial grade water heater in tandem, AGA approved, enshrined magnesium anode rod protection, complete with piping, vent valve and controls. "State" high efficiency type with electronic ignition.

WATER SOFTENER (If shown on drawings)
Furnish and install water softening system as required. Submit plumbing diagrams and specifications for architect and owners approval.

PIPE INSULATION
Furnish and install exterior cold water supply piping from main supply to branches in basement with 1 1/2" Armaflex pipe insulation or equal. Allow adequate space around all pipes to permit insulation without excessive cutting or chafing.

PLUMBING FIXTURES
Furnish and install plumbing fixtures and appliances as called for on Drawings. Specifications, or as directed by construction manager, including those furnished by others. Submit to Owner for review testing of each fixture with trim. Furnish and install all materials specified or required to insure complete operation proper installation.

DISVISION 13B - HVAC

General
All work under this section of the Specifications shall be furnished and installed in accordance with all applicable local, state and federal codes. Drawings and/or Specifications reestablishing, and Contractor shall make such adjustments as required to conform to such codes and/or regulations at no additional cost to Owner. Furnish and install all materials necessary to complete the heating, cooling, ventilation and humidification system as required for a properly operating system.

All furnace wiring by the electrical contractor, however, this contractor is responsible for proper support of the entire installation. Furnish and install all furnaces, humidifiers, cooling coils, refrigerant piping, condensate units and required devices for a complete and efficient installation. Furnish and install all ductwork, registers and grilles for equipment furnished and installed under this section and other sections.

Install exhaust ductwork and dryer and bathroom vents. Install straight kitchen exhaust fan systems, fan furnished by others. Install and make all ductwork connections on site. System is complete and operable. Furnish and install all registers and grilles for work under this section. Install complete air conditioning and humidification system for each location. Furnish and install all duct and pipe insulation and lining, where ducts run through open spaces and other unheated spaces.

EQUIPMENT AND MATERIALS
Design, furnish and install, where shown on Drawings, "package" air conditioning and natural gas fired forced air furnace system complete with outside compressor condenser and evaporator-cooling units, pre-wiring and pre-piped ductwork for fresh return air. All approved equal, and include fan and drain connections shall be job performed. Furnaces to be electronic ignition and high efficiency rating (min. SEER 13). York, Lennox, Carrier and other approved equal. Furnish and install all ductwork, registers and grilles for equipment furnished and installed under this section and other sections. Furnish and install all ductwork, registers and grilles for work under this section. Install complete air conditioning and humidification system for each location. All basement ductwork run locations to be approved by architect.

INSULATION
Install refrigeration circuit lines with 3/4" Armaflex Armaflex. Insulate all supply and return ductwork in attic and unheated crawl space areas.

CONTROLS (See Division 16)
Furnish and install "homework" digital right setback thermostats (heating and cooling) for furnaces. Mount thermostat at 4' above finished floor. Furnish and install all temperature controls, humidity controls, and the air space conditioning and venting system. Furnish wiring diagrams for all control work, including furnaces, humidifiers, and fans. Humidity to be "on" or "off" and humidity to be "on" or "off" and humidity to be "on" or "off".

PRE MANUFACTURED FIREPLACES (If shown on drawings)
Provide complete fireplace installation including all fireplace accessories, fire lining, earth anchors, heat sink, intake vents, dampers, and metal and masonry flashing where furnished and required for proper installation.

Furnish and install chimney flues and flues of sizes shown on Drawings. Chimneys and flues shall be Type "B", double wall vent pipe. Chimney installation shall include roof flashing and storm coil, all necessary chimney supports, approved and U.L. listed.

WORKMANSHIP
All ducts shall be airtight with no open corners or seams. All registers and grilles shall be level and accurately set. Before turning over system to Owner for operation, Contractor shall perform the initial start-up and make all required adjustments to balance air system.

Cooperate and consult with other trades in the proper location of piping, outlets, and equipment before the installation of the same. Study Drawings and Specifications in connection with the work of other trades and coordinate this.

Conform to ASHRAE code and local governing code. Remove rubbish caused by this work. The Construction Manager shall be responsible for making required arrangements with the Gas Utility Company. This will include assessments, and having same executed by the Owner.

For all equipment, this Contractor shall verify and coordinate actual equipment voltages required to that indicated on drawings and equipment nameplate.

DISVISION 14 - ELECTRICAL
All electrical work shall conform to all local, state and federal codes. Contract Drawings are diagrammatic and show general arrangements, sizes, and locations of equipment. All equipment shall be installed complete, furnished with necessary disconnect switches, junction boxes, etc. for a complete and operational installation.

All equipment furnished shall be NEMA standard, new, and U.S. listed. All local, state and federal taxes applicable to this project shall be included.

Electrical Contractor to design the complete electrical system as required for all equipment and fixtures.

Verify all equipment locations and power requirements with Utility Company, HVAC Contractor, Architect, and Owner prior to construction.

No branch circuit shall be over 100 volts for 20 amp breakers and 1200 volts for 15 amp breakers. Each outlet shall be 5/16" x 150 inches unless otherwise noted here or shown on the Drawings. All breakers shall be 20 amp. All convenience outlets shall be mounted horizontally 17" above finish of the floor in accordance with code unless otherwise noted or shown. Convenience outlets shall not be mounted "back to back" in a stud wall but shall be spaced a minimum of 12" apart horizontally. Furnish and install all disconnect switches, motor starters, contractors, relays, and all related devices.

Electrical Contractor shall cooperate with all other Contractors and subcontractors performing work on this project as necessary to achieve a complete, neatly fitted installation of each location. To that end, the Electrical Contractor and subcontractor shall consult the Drawings and Specifications for all sections to determine nature and extent of work in other sections which align or attach to their work or to which their work attaches or joins. Cost of repairs or alterations of work in place made necessary by failure to observe this requirement shall be borne by the Electrical Contractor as failing.

All exposed conduits shall be run in straight line, at right angles or parallel with beams or columns and shall be suitably supported by one hole minimum galvanized clamps or General #100 hangers to provide a rigid installation, but in no case shall conduit be fastened to other pipe or installed so as to prevent the ready removal of other pipe for repairs. Perforated strap hangers shall not be permitted.

LIGHTING SYSTEMS
GENERAL
Work includes furnishing and installing light fixtures and electrical material complete with lenses, lenses, and caps, mounting hardware, etc. to provide a complete and working system as specified herein and as indicated on the Electrical Drawings.

Electrical Contractor shall verify and coordinate with the ceiling system manufacturer light fixture selections with ceiling hanger prior to the start of work. Surface mounted incandescent fixtures are not permitted.

FIXTURES
Contractor shall furnish and install all lighting fixtures indicated, complete with hanging method, lenses, frames, junction boxes, and all miscellaneous materials necessary for complete installation. Contractor shall install all Owner-furnished fixtures, and shall furnish all necessary materials required for a complete fixture installation, for fixtures labeled "OEC" on Drawings. Submit to Architect out sheets on all lighting fixtures and trim packages.

Any outlet box within living spaces that could reasonably accommodate a ceiling fan shall be installed for ceiling fan support. Only boxes listed for this application shall be permitted the sole means of support.

EXTERIOR LIGHTING
Install (If indicated on drawings) Owner supplied lights at wall, ceiling and driveway post light locations shown with exterior low voltage walkway lighting per plans.

BATHROOM EXHAUST FANS
Furnish and install exhaust fans in bathrooms as shown. Venting ductwork by others. Install all equipment in strict accordance with manufacturer's recommendations. Coordinate plumbing, electrical and venting requirements with pertinent trades during roughing in stage of construction. Submit all equipment and operation manuals to Owner prior to completion of work.

CODE REQUIREMENTS AND INSPECTION AUTHORITIES
All work shall be installed according to the rules and regulations of the latest applicable local and state codes. Contractor shall include in their proposal the cost of all such fees and all other costs in connection with the preparation, preparation, and submission of any drawings, diagrams from other materials that may be required by the inspection Authorities. At the completion of the work, Contractor shall obtain and turn over to the Inspector Authorities, a "Certificate of Inspection" indicating approval and acceptance of the work by the Inspector Authorities.

ARCHITECTURAL DRAWINGS
Contractor shall study the Architectural Drawings carefully in preparing their proposal and before installing any work. Contractor shall be responsible for positioning the materials on the proper side of the doors and locating receptacles and other outlets to firms to the positioning of cabinets, panels and other architectural hardware. Exact dimensions and materials of all outlets shall be verified on the job with the Owner.

MATERIALS AND WORKMANSHIP
INSULATION
Contractor shall install all lines, cap conduit during installation. At completion, thoroughly clean all equipment, conduit, fixtures, etc. After all wiring, panels, fixtures, and equipment are in place, they shall be carefully tested together and separately to determine if system is free from short circuits and other faults.

ELECTRICAL SERVICE (If indicated on drawings)
Furnish and install 120/240 volt, single phase 3 wire, 400 ampers underground electrical service. All backfilling shall be done with compacted sand fill only. Arrange to install underground telephone conductors in same trench. Underground telephone service shall be sized for a separate line connection.

DISTRIBUTION PANELS
Circuit cabinets shall have an accurate, typewritten directory on the back of the door.

BALANCE LOADS AND TESTS
Contractor shall balance loads on all circuits and loadings by means of ammeter tests at the completion of the work. Contractor shall include all fees for grounds and shorts at the completion of his work.

220 VOLT SERVICE OUTLET
Provide 220 volt connections for:
1. Air Conditioners (with outside disconnect)
2. Kitchen oven (where applicable)
3. Well pump (where applicable)
4. Electric dryer specialty outlets as indicated if used

GROUND FAULT INTERRUPTER OUTLETS
Furnish and install ground fault interrupter outlets in bathrooms, kitchen, garage and exterior as required by local and national codes. Individual outlets or group protected circuits may be used as allowed by codes.

EQUIPMENT AND APPLIANCES
Wire direct or provide outlets for all equipment and appliances as shown on drawings required to be installed in wiring, including a recommended service maintenance program schedule.

FIRE ALARM (SMOKE & HEAT DETECTORS)
Contractor to furnish and install hard wired system (with battery back-up per municipal code). Provide sensors on all floors as shown on drawings and in all local, state and federal codes integrate this system with security system.

SECURITY
System (If indicated on drawings) shall consist of two (2) control panels located in master bedrooms of bedroom floor and at entry, one on each side of door (including door from master bedroom to garage), and at first floor windows, install glass break detectors located appropriately in fully covered basement floor.

CABLE TV, TELEPHONES, INTERNET:
Locate as shown on drawings. Each location shall be wired separately to location near main electrical panel, for first connections. Provide 8 line capable linehome wire. Location of phone jacks subject to final approval by Owner. All cable TV, telephone, and internet wiring shall be to a central junction box located near the electrical panel. All wiring connections are not to be exposed.

GUARANTEE
Contractor shall guarantee all work to be free from defects for a period of one year. See General Conditions.

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WAREHOUSE
RENOVATION**

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ST. CHARLES ILLINOIS
60174

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Asher Wolmark
CRYSTAL LOFTS LLC
One Rotary Center
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Suite 346
Evanston IL 60201
T: 847.226.6393
adwolmark@gmail.com

I HEREBY CERTIFY THAT THESE
DRAWINGS AND SPECIFICATIONS
WERE PREPARED UNDER MY
PERSONAL SUPERVISION, AND
TO THE BEST OF MY KNOWLEDGE,
CONFORM WITH ALL PERTINENT
CITY CODES AND ORDINANCES

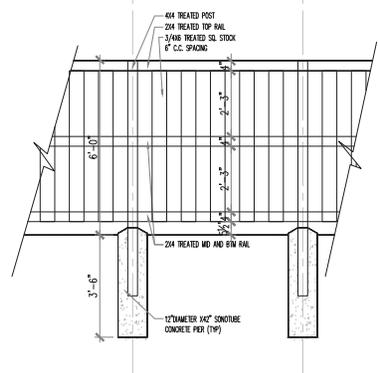


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EXPIRES 11.30.2022

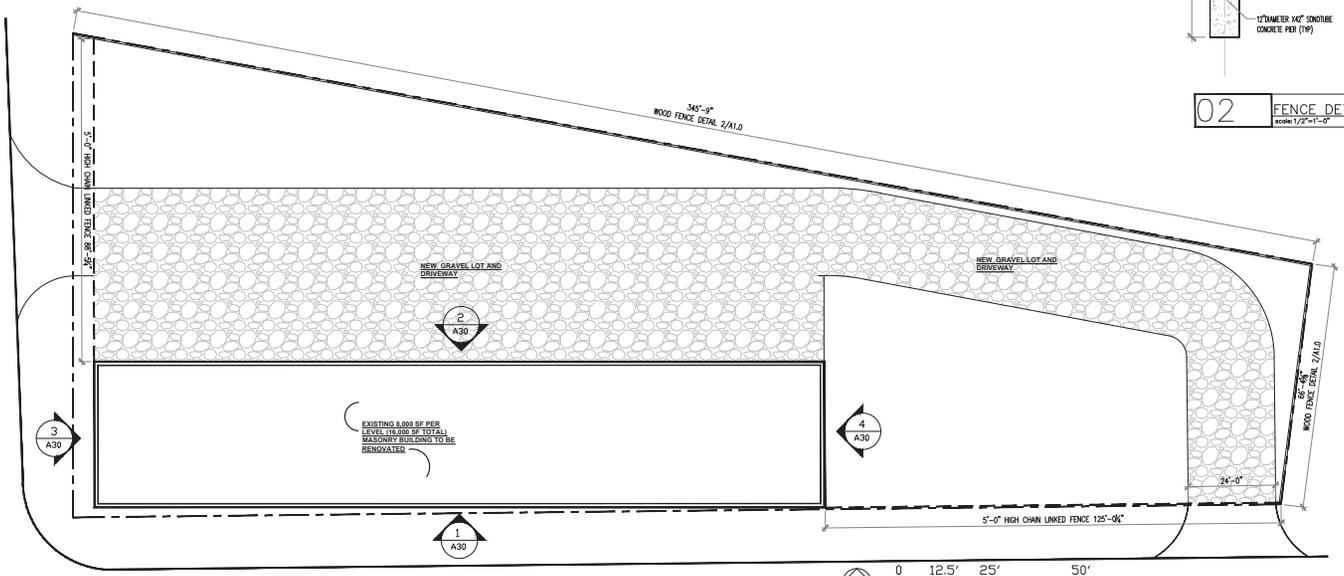
NO.	DATE	ISSUED FOR PERMIT	DESCRIPTION

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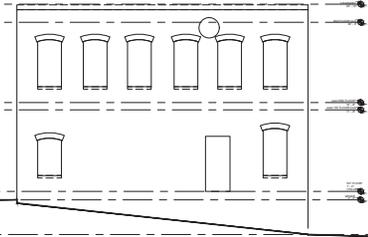
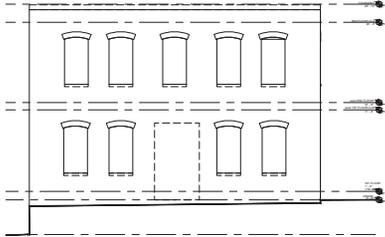
SHEET TITLE
SITE PLAN
SHEET NO.
A1.0



02 FENCE DETAIL
scale: 1/2"=1'-0"



01 SITE PLAN
scale: 1/16"=1'-0"



4 WEST DEMO ELEVATION
scale: 1/8"=1'-0"

5 EAST DEMO ELEVATION
scale: 1/8"=1'-0"

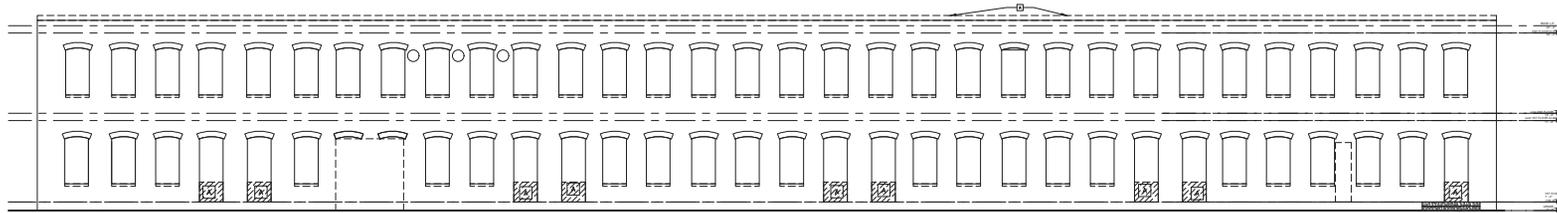
SELECTIVE DEMOLITION

Items indicated to be removed and salvaged remain Owner's property. Remove, clean, and deliver to Owner's designated storage area. Comply with EPA regulations and hauling and disposal regulations of authorities having jurisdiction. Owner will occupy portions of building immediately adjacent to selective demolition area. Conduct selective demolition so Owner's operations will not be disrupted. It is not expected that hazardous materials will be encountered in the Work. If materials suspected of containing hazardous materials are encountered, do not disturb; immediately notify Architect and Owner. Owner will remove hazardous materials under a separate contract.

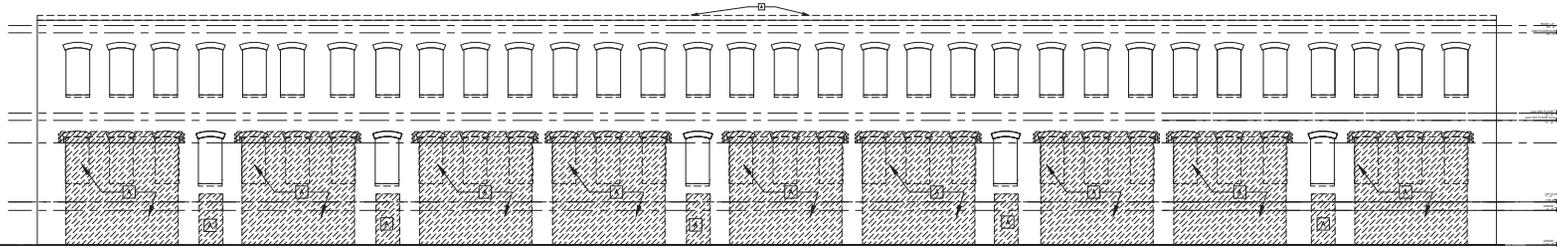
DEMOLITION

Maintain services/systems indicated to remain and protect them against damage during selective demolition operations. Before proceeding with demolition, provide temporary services/systems that bypass area of selective demolition and that maintain continuity of services/systems to other parts of the building. Locate, identify, shut off, disconnect, and cap off utility services and mechanical/electrical systems serving areas to be selectively demolished. Provide temporary barricades and other protection required to prevent injury to people and damage to adjacent buildings and facilities to remain. Provide and maintain shoring, bracing, and structural supports as required to preserve stability and prevent movement, settlement, or collapse of construction and finishes to remain or construction being demolished. Provide temporary weather protection to prevent water leakage and damage to structure and interior areas. Protect walls, ceilings, floors, and other existing finish work that are to remain. Erect and maintain dustproof partitions. Cover and protect furniture, furnishings, and equipment that have not been removed. Neatly cut openings and holes plumb, square, and true to dimensions required. Use cutting methods least likely to damage construction to remain or adjoining construction. Promptly remove demolished materials from Owner's property and legally dispose of them. Do not burn demolished materials. SEE MECHANICAL AND ELECTRICAL DEMOLITION DRAWINGS FOR ADDITIONAL DEMO ITEMS.

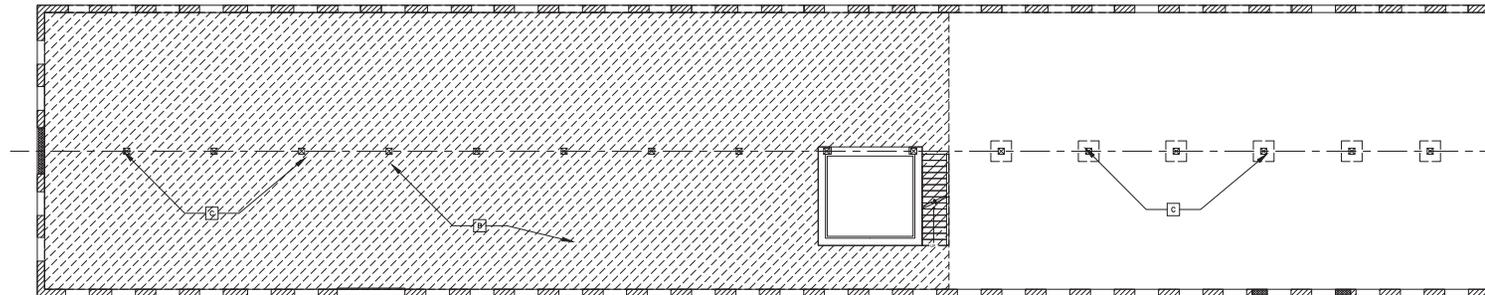
- A MASONRY:**
REMOVE ALL EXISTING MASONRY. SEE PROPOSED ELEVATIONS FOR FUTURE. SHORE AS REQUIRED.
- B CONCRETE:**
REMOVE EXISTING CONCRETE FLOORING.
- C COLUMNS AND BEAMS:**
REMOVE EXISTING WOOD COLUMNS AND BEAMS AFTER NEW STEEL COLUMN, BEAMS AND CONCRETE FOUNDATIONS ARE INSTALLED. SHORE AS REQUIRED.



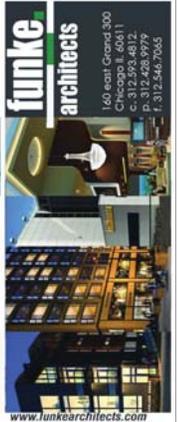
3 SOUTH DEMO ELEVATION
scale: 1/8"=1'-0"



2 NORTH DEMO ELEVATION
scale: 1/8"=1'-0"



1 FIRST FLOOR DEMOLITION PLAN
scale: 1/8"=1'-0"



CRYSTAL LOFT WAREHOUSE RENOVATION

214 S. 13TH AVENUE
ST. CHARLES ILLINOIS
60174

OWNER:
Asher Wolmark
CRYSTAL LOFTS LLC
One Rotary Center
1555 Sherman Avenue
Suite 346
Evanston IL 60201
T: 847.226.6393
adwolmark@gmail.com

I HEREBY CERTIFY THAT THESE DRAWINGS AND SPECIFICATIONS WERE PREPARED UNDER MY PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE, CONFORM WITH ALL PERTINENT CITY CODES AND ORDINANCES



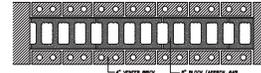
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NO. DATE	DESCRIPTION

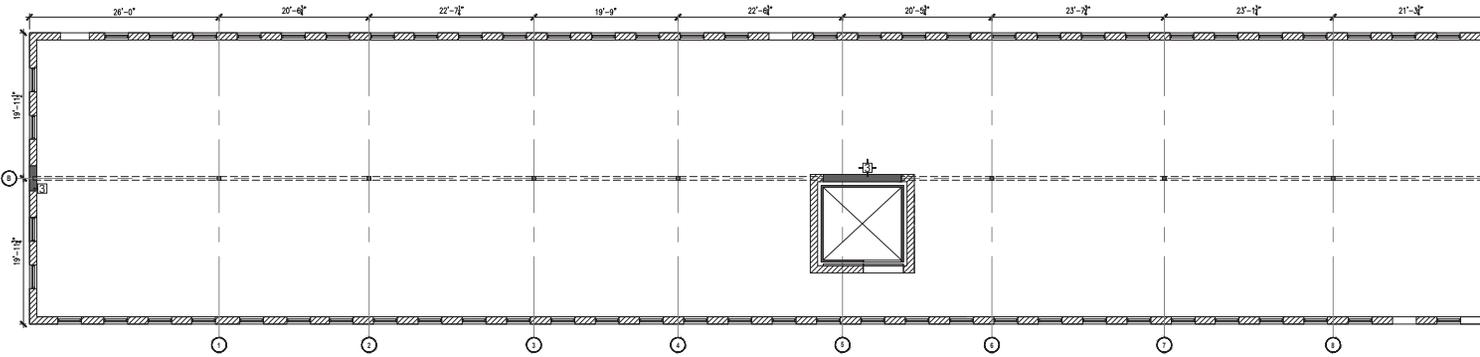
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FLOOR PLANS

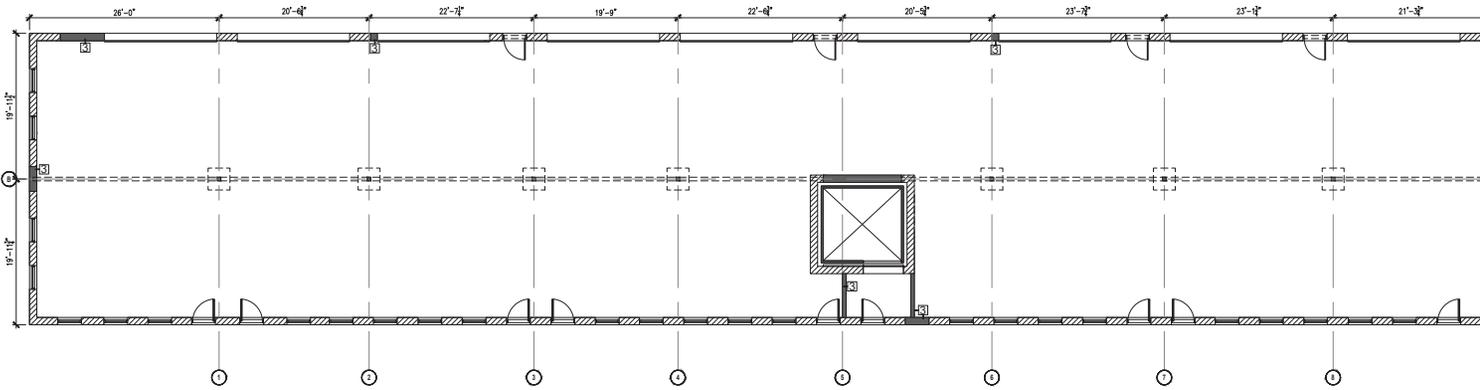
D2.0



3 WALL INFILL PARTITION -SHR
SCALE: 1/8"=1'-0"



2 SECOND FLOOR PLAN
SCALE: 1/8"=1'-0"



1 FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"

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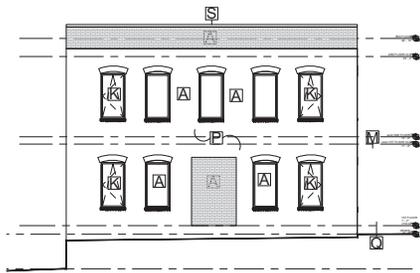
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EXPIRES 11.30.2022

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NO. DATE	ISSUED FOR PERMIT DESCRIPTION

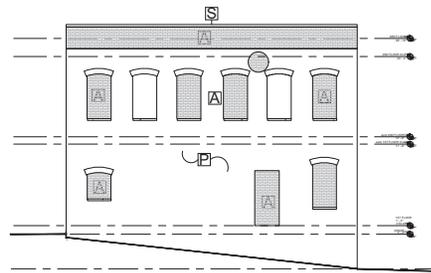
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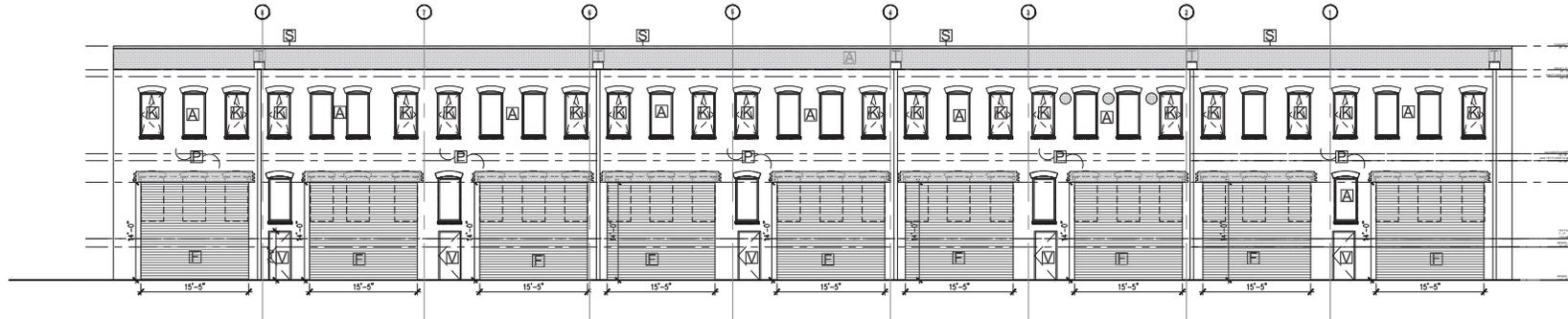
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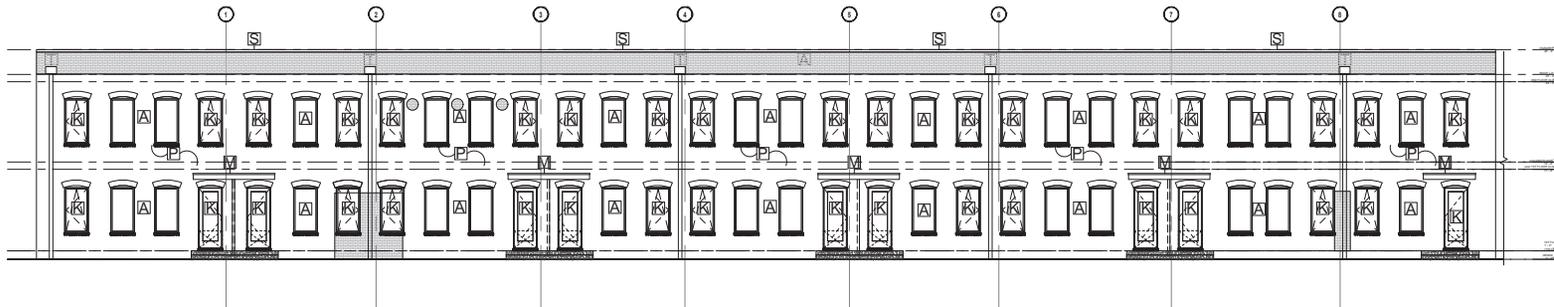
3 WEST ELEVATION
scale: 1/8"=1'-0"



4 EAST ELEVATION
scale: 1/8"=1'-0"



2 NORTH ELEVATION
scale: 1/8"=1'-0"



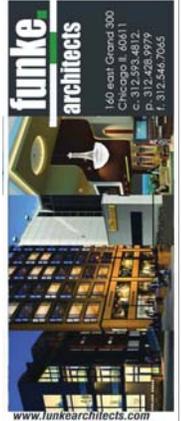
1 SOUTH ELEVATION
scale: 1/8"=1'-0"

- GENERAL NOTES:**
- REFER TO ARCHITECTURAL ELEVATION AND CIVIL ENGINEERING PLANS FOR ADDITIONAL INFORMATION.
 - REFER TO STRUCTURAL DRAWINGS FOR STL. COLUMN, BEAM, LINTEL, 1/2" DIA. 1" BRICK LEDGE AND ADDITIONAL STRUCTURAL INFORMATION.
 - REFER TO ELEC. DRAWINGS FOR ALL LOCATIONS OF EXTERIOR LIGHTS.
 - CONFIRM LOCATION OF BEARING STUDS WITH IN PARTITIONS WITH TRIM JOIST SHOP DRAWINGS.
 - ALL DOWNSPUT DISCHARGE LOCATIONS ARE LOCATED ON THE PLUMBING DRAWINGS.
 - CONCRETE AND MASONRY FOUNDATION WATERPROOFING SHALL BE ONE OF THE FOLLOWING:
 - 1. FLOORING PER SQUARE YARD OF ACRYLIC MODIFIED CEMENT.
 - 2. 1/2" COAT OF SURFACE-BONDING CEMENT COMPLYING WITH ASTM C 887.
 - 3. ANY MATERIAL PERMITTED FOR WATER PROOFING IN IRC CODE.
 - PROVIDE DRAFT STOPPING EVERY 1,000 SQ. FT. PER IRC R502.12
 - PROVIDE WEATHER PROOF "GUY PLYWOOD" FOR FLOORING PLYWOOD.
 - PROVIDE SEALANT AND BRASSER ROD AROUND EXTERIOR DOORS AND WINDOWS.
 - ALL PERMANENT CERTIFICATE SHALL BE COMPLETED AND POSTED ON OR IN EACH BUILDING UNIT ELECTRIC DISTRIBUTION PANELS BY THE BESTOR OR REGISTERED DESIGN PROFESSIONAL. THE CERTIFICATE SHALL LIST THE PRESUMED R VALUES OF INSULATION INSTALLED IN CEILING, WALLS, FOUNDATION AND DUCTS OUTSIDE OF CONDITIONED SPACE. IT PROVIDES FOR WINDOWS AND DOORS, AND THE RESULTS FROM ANY REQUIRED AIRTIGHT AND BUILDING ENVELOPE TESTING. THE CERTIFICATE SHALL LIST THE TYPES AND EFFICIENCIES OF HEATING, COOLING AND SERVICE WATER HEATING EQUIPMENT. 2015 IBC PART 5.
 - INSULATION INSTALLERS SHALL PROVIDE A CERTIFICATION LISTING THE TYPE, MANUFACTURER AND R VALUE OF INSULATION INSTALLED IN EACH ELEMENT OF THE BUILDING THERMAL ENVELOPE. THE INSULATION INSTALLER SHALL DATE, SIGN AND POST THE CERTIFICATION IN A CONSPICUOUS LOCATION IN EACH DWELLING UNIT. 2015 IBC CODE R502.1.1.

- GENERAL NOTES:**
- FLOOR LOADING: LL = 40 PSF, DL = 15 PSF, PART = 10 PSF, TOTAL = 65 PSF
 - ROOF DECK & BALCONY LOADING: LL = 100 PSF, DL = 50 PSF, TOTAL = 150 PSF
 - MIN. 50 PLF VERTICAL AND HORIZONTAL THRUST FOR HANDRAILS.
 - ALL SPRINGS AND LOADS TO BE VERIFIED AND CONFIRMED BY FRAMING MATERIAL SUPPLIER CALCULATIONS AND SPECIFICATIONS.
 - ROOF DECK EXISTING MUST COMPLY WITH 10(13-160-000)(C TO D)

KEYNOTES

- A MASONRY WELL-EXTENSION BRICK TO MATCH EXISTING. ALL STONE BEAMS AND SPECIFICATIONS TO ADHERE TO THE INTERNATIONAL MASONRY INSTITUTES GUIDELINES AND REQUIREMENTS.
- B CORRUGATED METAL SING-26 GAUGE. COLOR- DARK BRONZE. www.bridgesteel.com/corrugated/34-corrugated-panel INSULATION TO BE BY BRIDGESTEEL GUIDELINES AND REQUIREMENTS.
- C MODIFIED BITUMINOUS ROOFING. * FIRESTONE, CERTAINTED OR COMPARABLE. FOLLOW MANUFACTURER'S SPECIFICATIONS FOR DETAILS AND INSTALLATION REQUIREMENTS. (SEE SPECIFICATIONS AND MATERIAL LEGEND FOR CONTACT INFORMATION)
- D OVERHEAD DOOR- INSULATED RESIDENTIAL METAL GARAGE DOOR VERIFY SIZES ON PLANS/ELEVATIONS. (COLOR- CHARCOAL)- VERIFY INSTALLATION DETAILS PER MANUFACTURER'S SPECIFICATIONS. WWW.CHARCOALDOOR.COM. OPER- LEFT MASTER.
- K "TILE" VINYL FRAME DOOR OR WINDOW WITH INSULATED GLAZING. ALL GLASS BELOW 2'-6" TO BE TEMPERED GLAZING.
- M "SEATTLE CANOPY SYSTEM" ALUMINUM CANOPY SYSTEM WITH BRASS/DARK BRONZE COLOR. SEE PLAN FOR SIZES AND LOCATIONS. VERIFY INSTALLATION DETAILS PER MANUFACTURER'S SPECIFICATIONS. http://www.seattlecan.com/product/seattle/
- P GROUND AND BROOMPUT AS REQUIRED. PROTECT ALL STONE BEAMS AND SPECIFICATIONS TO ADHERE TO THE INTERNATIONAL MASONRY INSTITUTES GUIDELINES AND REQUIREMENTS.
- R CORRUGATED METAL FENCING- 26 GAUGE. COLOR- DARK BRONZE. www.bridgesteel.com/corrugated/34-corrugated-panel INSULATION TO BE BY BRIDGESTEEL GUIDELINES AND REQUIREMENTS.
- S 22 GAUGE METAL COPING
- T ALUMINUM SCRAPPER BOX WITH CIRCULAR ALUMINUM DOWNSPOUT AND GUTTER (DARK BRONZE COLOR)- VERIFY INSTALLATION DETAILS PER MANUFACTURER'S SPECIFICATIONS
- V INSULATED METAL MAN DOOR- SEE DOOR SCHEDULE ON FLOOR PLANS.



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Suite 346
Evanston IL 60201
T: 847.226.6393
adwolmark@gmail.com

I HEREBY CERTIFY THAT THESE DRAWINGS AND SPECIFICATIONS WERE PREPARED UNDER MY PERSONAL SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, CONFORM WITH ALL PERTINENT CITY CODES AND ORDINANCES



#001-017106
EXPIRES 11.30.2022

NO.	DATE	DESCRIPTION

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HEET TITLE
ELEVATIONS

HEET NO.
A3.0

LINTEL SCHEDULE

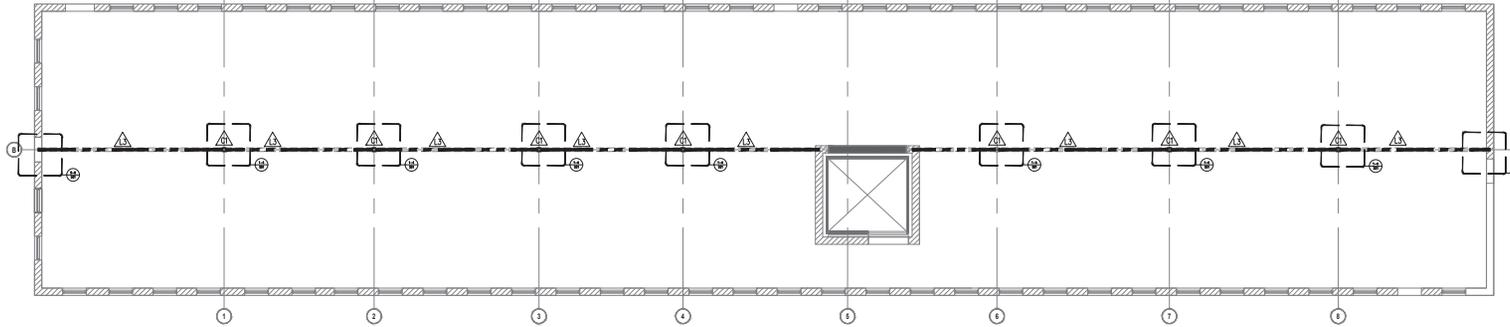
MARK	DESCRIPTION	SHAPE	PROF. & L.A. DIM.	REMARKS	QUANTITY	LENGTH
△	17X43/8x15X5/8	I	3"	PRIMED AND PAINTED	5	4'-0"
△	17x49 + 13√3V + 1 >	I	6"	LN1 & LN2	9	16'-0"
△	17x434	I	6"	LN 2) PRIMED AND PAINTED	18	21'00"
△	17x430	I	6"	LN 2) PRIMED AND PAINTED		
△	15550X1/2	□		PRIMED AND PAINTED	8	29'-0"

- NOTES:
 1) FOR MASONRY OPENING DIMENSIONS SEE ARCHITECTURAL.
 2) L4 IS TO BE CONTINUOUS OVER DOORS AND ADJACENT WINDOWS. SEE EAST ELEVATION.
 3) FOR SHEAR WALL SPECIFICATIONS SEE SHEAR WALL DETAILS.

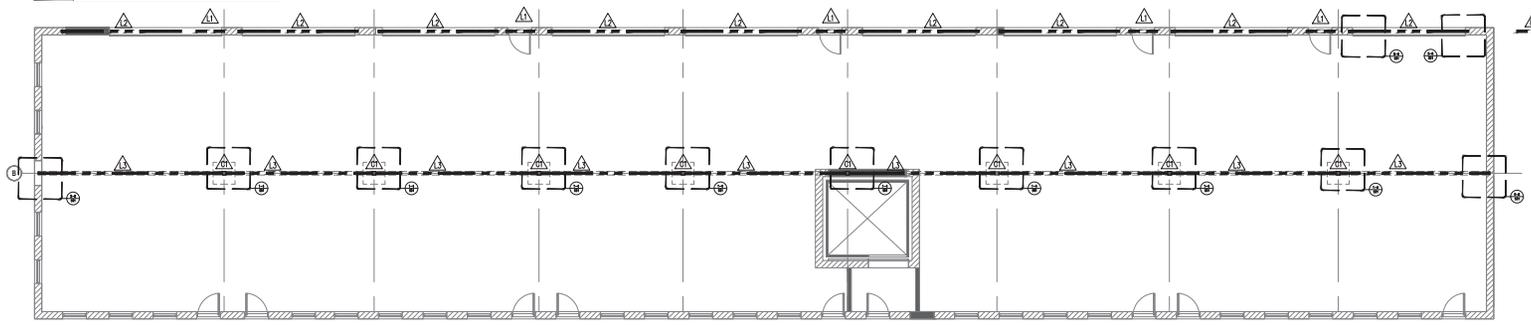
- MASONRY REINFORCEMENT NOTES:
 1) PROVIDE (4) #5 @ 16" O.C. CONTINUOUS AT INTERIOR SHEAR WALL LOCATIONS.
 2) PROVIDE (2) #5 CONTINUOUS AT EACH SIDE OF CORNERS (6 BARS TOTAL AT MASONRY CORNERS).
 3) PROVIDE (1) #5 CONTINUOUS AT EACH SIDE OF WINDOW OPENINGS.
 4) PROVIDE (2) #5 CONTINUOUS BETWEEN DOOR AND WINDOW OPENINGS AT WEST ELEVATION.
 5) PROVIDE #5 BARS AT 16" O.C. CONTINUOUS EVERYWHERE ELSE.
 6) BARS SHALL BE DOWELED INTO FOUNDATION WALL MINIMUM OF 24".

LINTEL NOTES:

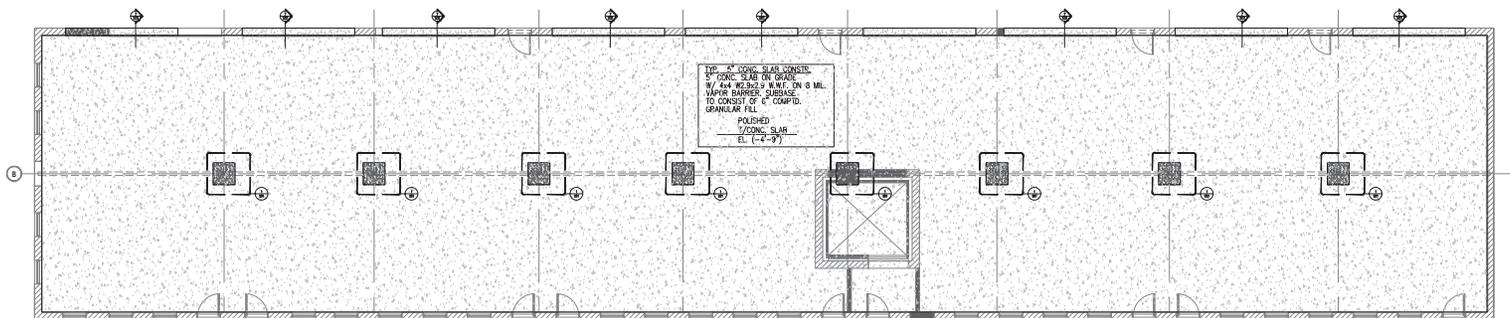
- LN1) COORD. W/ LINTEL ON SHT. 54.1
 LN2) PROVIDE ADJUSTABLE MASONRY ANCHORS @ 16" o.c. IN ALL BEAM WEDS SUPPORTING MASONRY = TYP.



3 SECOND FLOOR FRAMING PLAN
 note: 1/8"=1'-0"



2 FIRST FLOOR FRAMING PLAN
 note: 1/8"=1'-0"



1 FIRST FLOOR FOUNDATION PLAN
 note: 1/8"=1'-0"



CRYSTAL LOFT WAREHOUSE RENOVATION

214 S. 13TH AVENUE
 ST. CHARLES ILLINOIS
 60174

OWNER:
 Asher Wolmark
 CRYSTAL LOFTS LLC
 One Rotary Center
 1555 Sherman Avenue
 Suite 346
 Evanston IL 60201
 T: 847.226.6393
 adwolmark@gmail.com

I HEREBY CERTIFY THAT THESE DRAWINGS AND SPECIFICATIONS WERE PREPARED UNDER MY PERSONAL SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, CONFORM WITH ALL PERTINENT CITY CODES AND ORDINANCES



#001-017106
 EXPIRES 11.30.2022

△		
△		
△		
△	08.06.21	ISSUED FOR PERMIT
△		NO. DATE DESCRIPTION

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PROJECT: FOUNDATION-FRAMING PLANS
 EXISTING BUILDING
 UNITS 1-9

S10



Two East Main Street
St. Charles, IL 60174
630.377.4400

June 24, 2021

Crystal Lofts LLC
Asher Wolmark
Jeff Funke
William Holtz
1847 W. Berteau Ave.
Chicago, IL 60613

RE: Crystal Lofts – 214 S. 13th Ave./1416 Indiana Ave.

Dear Mr. Wolmark:

Due to the expiration of the Planned Unit Development for the Crystal Lofts project on 6/22/2021, all active permits for the project have now been voided. A status update was provided by Mr. Wolmark at the Planning and Development Committee meeting on 6/14/2021. Pursuant to your request letter, dated 6/8/21, the Committee has granted the owners of the property 60 days to undertake the following:

- 1) Commence restoration of the property and building exterior. An “Alteration” permit application will need to be submitted showing detail on the following items:
 - Structural evaluation shall be provided showing the structural integrity of the existing building and that it can remain standing in its current condition.
 - Details on the new roof, windows and doors including hardware and energy efficiency.
 - All existing pavement that will not be in use be removed from the right-of-way,
 - Grade returned to its original condition, and parkway turf grass established/restored.
- 2) Once the windows have been removed from the semi-trailer containers, these trailers will need to be removed from the property.
- 3) All construction debris will need to be cleaned up and removed from the property
- 4) A fence may be installed, subject to receiving a fence permit. The fence would need to meet code requirements, but cannot be a privacy-type fence.

A complete Alteration permit application will need to be submitted to the Building Division as soon as possible in order to be reviewed and issued within the timeline specified by the Committee. You have been requested to provide an update to the Planning and Development Committee at their meeting on 8/9/2021. In the event adequate progress has not been made to address the condition of the property, the Committee may direct staff to issue a Notice of Violation and proceed with enforcement of any violations of the property maintenance code.

An alteration permit guideline packet will also be provided by email for additional submittal requirements. If you have any questions regarding this letter, please feel free to contact this office at 630-377-4406.

Respectfully,
City of St Charles

Allen Fennell
Building and Code Enforcement Manager
Community & Economic Development Department

Cc: Russell Colby, Assistant Director of Community and Economic Development
Rita Tungare, Director of Community Development

~~Aldr. Payleitner made a motion to approve the Plan Commission recommendation to approve a Special Use for PUD and approve both plans pending the traffic analysis. Seconded by Aldr. Lencioni.~~

~~Roll was called:~~

~~Ayes: Silkaitis, Payleitner, Bongard, Bancroft, Lencioni, Pietryla, Wirball, Bessner, Stellato~~

~~Absent:~~

~~Recused:~~

~~Nays:~~

~~Motion passed 9-0~~

- e. Update regarding expiration of the Crystal Lofts PUD, northeast corner of S. 13th Ave. and Indiana Ave.

Mr. Colby presented the Executive Summary posted in the meeting packet.

Asher Wolmark, One Rotary Center, Evanston, said they have not been able to find a suitable way to get this done as a residential project so they are trying to go back to doing something commercial. They will be taking care of the code issues with the building to get in in compliance.

Aldr. Wirball asked if the work has to commence within 60 days or be completed within that timeframe. Mr. Colby said it needs to be underway within 60 days.

Aldr. Bessner asked what the process is after 60 days if they are noncompliant and how long that takes. Mr. Colby said it could extend over a longer period of time.

Aldr. Stellato said they should expect to see significant progress within 60 days and proof that work was done. Mr. Wolmark stated they need to create the capital for the project and it takes about 45 days. They can show some progress in regards to drawings and plans. They could also show some progress in regards to construction, but he didn't know how much.

Aldr. Silkaitis made a motion to approve a 60-day extension for Crystal Lofts PUD, northeast corner of S. 13th Ave. and Indiana Ave., with the requirement to show a progress report at the August 16, 2021 meeting. Seconded by Aldr. Stellato.

Roll was called:

Ayes: Silkaitis, Payleitner, Bancroft, Lencioni, Pietryla, Wirball, Bessner, Stellato

Absent:

Recused:

Nays: Bongard

Motion passed 8-1

5. ADDITIONAL BUSINESS – None.

Crystal Lofts Development
Crystal Lofts LLC
160 East Grand suite 306
Chicago Illinois 60611

**Regarding: Crystal Lofts development- 214 S 13th Avenue, St. Charles Illinois 60174
June 8, 2021**

To whom it may concern,

In the last 6 months the Crystal Lofts Development has exhausted several attempts in making the Crystal lofts development a successful Residential Development. The current market and inflated construction costs have made the project as a "Residential Townhome Development" unachievable. Crystal lofts LLC has discussed with the investors and the development team a proposal to move forward with the potential for an "Industrial Use" or "Commercial Use" for the property. The development team has spent the last several months completing architectural drawings and obtaining construction bids to complete the following:

1. Restore Masonry on the existing Structure.
2. Repair existing wood structure and framing.
3. New roof system.
4. Install new windows and doors. New window and doors have been purchased and are currently stored on the trailers on the property.
5. New 6'-0" wood fence on the east, north and west site of the building.
6. New electrical Service including temporary lighting.
7. Clean the site including all debris and waste.

Crystal Lofts LLC will submit architectural drawings outlining the enclosed scope of work for city approvals. Upon city approvals the team would begin work and anticipates 60- 90 days to complete the construction. At that time, the development team will meet with potential investors and or partners to finalize an equitable solution that will create a successful development and attractive project for th neighborhood and the city of St. Charles.

Please feel free to call or email me if you have any questions or concerns.

Sincerely,



Asher Wolmark
847.226.6393
Member
Crystal Lofts LLC



City of St. Charles, Illinois

Two East Main Street St. Charles, IL 60174-1984

Phone: 630-377-4400 Fax: 630-377-4440 - www.stcharlesil.gov

Crystal Lofts



Data Source:
 City of St. Charles, Illinois
 Kane County, Illinois
 DuPage County, Illinois
 Projection: Transverse Mercator
 Coordinate System: Illinois State Plane East
 North American Datum 1983
 Printed on: December 9, 2020 12:23 PM



0 42 83 Feet

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 <p>CITY OF ST. CHARLES ILLINOIS • 1834</p>	AGENDA ITEM EXECUTIVE SUMMARY		Agenda Item Number: 4c
	Title:	Plan Commission recommendation to approve a Zoning Map Amendment, Special Use for Planned Unit Development and PUD Preliminary Plan for 1023 W. Main St. Redevelopment	
	Presenter:	Ellen Johnson, Planner	
Meeting: Planning & Development Committee		Date: August 9, 2021	
Proposed Cost: \$0		Budgeted Amount: \$0	Not Budgeted: <input type="checkbox"/>
Executive Summary <i>(if not budgeted please explain):</i>			
<p>The subject property is located at the southeast corner of W. Main St. and S. 11th St. A gas station has operated on the property since as early as the 1920s. The property is zoned residential. Its nonconforming status necessitates zoning approvals to redevelop the site for continued use as a gas station.</p> <p>Mohammed Shahid Ali, property owner, is requesting approval of a Zoning Map Amendment, Planned Unit Development, and PUD Preliminary Plan to facilitate redevelopment of the property. Details are as follows:</p> <ul style="list-style-type: none"> • Rezone to the BL Local Business District. • Establish a Planned Unit Development (PUD) to accommodate deviations from certain zoning standards including building and parking setbacks and landscaping requirements. • New 1,440 sf convenience store with a 1-bedroom apartment on the second floor. • New canopy with 3 fuel pumps • Retain existing site driveways on W. Main St. and 11th St. • Additional landscape beds near site corners. • 4 parking stalls. <p>The Comprehensive Plan land use designation is Neighborhood Commercial with residential character. The proposal is similar to a Concept Plan presented last fall. The Staff Report notes the changes that have been made since the Concept Plan review.</p> <p>Plan Commission Recommendation – Plan Commission held a public hearing on 8/3/21 and voted 6-1 to recommend approval subject to resolution of staff comments. Neighboring residents commented during the hearing and provided written comments. Concerns were expressed regarding impacts to the adjacent neighborhood due to the scale of the proposal, traffic, and the residential unit. The Commissioner voting “no” expressed concern with the number and extent of code deviations requested for the project.</p> <p>Traffic Concerns – HLR Engineering reviewed the applicant’s traffic memo on behalf of the City. Proposed is to retain the three existing site driveways, and add signage and pavement markings to indicate the western Main St. driveway will be one-way in and the eastern Main St. driveway will be one-way out. The 11th St. driveway will remain two-way. HLR has expressed safety concerns stemming from the number/width of the existing driveways and proximity of the western Main St. driveway from 11th St., as well as a lack of physical separation between the sidewalk and internal vehicle circulation.</p> <p>This project will require a permit from IDOT. IDOT has not yet reviewed the project. There is potential that IDOT could require changes to the driveways as a condition of the permit.</p> <p>The Committee could discuss the project but then continue this item to a future P&D meeting pending IDOT review. Alternately, the project could be granted a conditional approval and advance to City Council once the IDOT review is complete. Regardless, it would be beneficial for the Committee to provide input on the site access, such as whether the driveways should be narrowed or the western Main Street driveway should to be closed as a part of the PUD approval.</p>			
Attachments <i>(please list):</i>			
Plan Commission Resolution, Staff Report, Application, Plans, Correspondence from Neighbors			
Recommendation/Suggested Action <i>(briefly explain):</i>			
Plan Commission recommendation to approve a Zoning Map Amendment, Special Use for Planned Unit Development and PUD Preliminary Plan for 1023 W. Main St. Redevelopment			

City of St. Charles, Illinois
Plan Commission Resolution No. 13-2021

A Resolution Recommending Approval of Zoning Map Amendment, Special Use for Planned Unit Development and PUD Preliminary Plan for 1023 W. Main St. Redevelopment (Mohammed Shahid Ali)

Passed by Plan Commission on August 3, 2021

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

WHEREAS, the Plan Commission held a public hearing and reviewed the Applications for Zoning Map Amendment, Special Use for Planned Unit Development and PUD Preliminary Plan for 1023 W. Main St. Redevelopment (Mohammed Shahid Ali); and,

WHEREAS, in accordance with Section 17.04.320.D, the Plan Commission has considered the following findings for Zoning Map Amendment:

FINDINGS OF FACT FOR MAP AMENDMENT

1. The existing uses and zoning of nearby property.

North of the property: BL, RT-2 with BT transitional business overlay (legal services)

East of the property: RT-2

South of the property: RT-2

West of the property: RT-2 and BT (insurance office)

Neighborhood Commercial Comprehensive Plan Designation area to north, east and west (includes this property and references gasoline service stations and Main Street shallow lots). Proposed to change from RT-2 (grandfathered gas station) to BL (PUD variation to allow gas station).

2. The extent to which property values are diminished by the existing zoning restrictions.

The proposed zoning will make the existing non-conforming gas station conforming if granted with the PUD variations. Since the pumps and underground tanks were removed to prepare for improvements to the site, the existing gas station building is in limbo. The gas station has been there for decades beyond the original zoning documents, therefore, the owner would like to keep the gas station and improve the site and the building. The improvements aesthetically and functionally should increase the value of the gas station property and the value of the neighboring properties. The size of the existing lot would be hard to develop into anything without zoning variations.

3. The extent to which the reduction of the property's value under the existing zoning restrictions promotes the health, safety, morals or general welfare of the public.

The property has been a commercial gas station use for over 50 years. This area along Main Street is primarily commercial use. Maintaining the gas station/C-store will continue to add valuable services to the local community as it has for over 50 years. The property is small and development of it is difficult for any use without variations due to existing zoning restrictions.

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

RT-2 allows Auxiliary dwelling units and Single-Family homes, small group homes, local utilities and neighborhood parks. Max building coverage for +1.5 story structures is 25%, which would be approx. 1890 SF. Though possible to place a small home on the site, a park would not be a safe distance from IL-64. As the property has been occupied by a gas station, maybe even dating back to the 1920s, and many of the neighboring properties at this corner are commercial, and market conditions could be less desirable for new residential construction abutting IL-64, it is more feasible to keep the commercial gas station use.

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

The property is not vacant, the intent is to upgrade the existing gas station use, and ownership of the gas station is the same since 2015.

6. The evidence, or lack of evidence, of the community's need for the uses permitted under the proposed district.

The Land Use Plan as part of the 2013 Comprehensive Plan has marked this property as "Neighborhood Commercial". The plan also identifies the two existing homes to the east and the length of existing homes and commercial properties to the north to be part of the "Neighborhood Commercial" use. This designation are areas where "smaller-scale retail and service commercial areas" are considered more suitable than residential. Gas stations are one of the appropriate uses listed in the Comprehensive Plan for "Neighborhood Commercial." So, looking forward, rezoning to BL is in line with the Comprehensive Plan and complements the vision for the area while allowing a long-standing service commercial use to continue.

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

As noted above, the Land Use Plan as part of the 2013 Comprehensive Plan has marked this property as “Neighborhood Commercial”. This designation are areas where “smaller-scale retail and service commercial areas” are considered suitable. Gas stations are one of the appropriate uses listed in the Comprehensive Plan for “Neighborhood Commercial.” So, looking forward, rezoning to BL is consistent with the City’s Comprehensive Plan.

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

The proposed amendment and variations, allow for a shallow site that is more difficult to develop to become compliant as a BL use within an area that has BL designations across the street. The scale, intensity and residential features of the proposed gas station and second floor apartment building are compatible with the neighboring residential. A BL rezoning also fits within the Neighborhood Commercial Comprehensive Plan designation as mentioned above.

9. The extent to which the proposed amendment creates nonconformities.

As the current zoning is existing non-conforming and needs to be rezoned to remain a gas station, BL is the most appropriate zoning classification. Any variations needed are addressed as part of the new PUD.

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

The trend of development, if referencing the Comprehensive Plan would be to change this location to a commercially zoned property. The parcel at 10th St. and Main St. was built around 2008, updated as a commercial property designed with a residential feel, the same as being proposed by the residential style of the gas station. This pocket along Main Street also has at least four commercial use or commercial overlay parcels in the immediate vicinity to the gas station lot.

WHEREAS, in accordance with Section 17.04.410.D.3, the Plan Commission finds the Special Use for PUD to be in the public interest based on the following criteria for Planned Unit Developments:

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**

The proposed PUD advances #1 and #6 especially. The existing site is 0.1735 acres on a corner lot with an outdated commercial looking C-store building. The variances requested as part of the PUD promote a creative approach to developing the site with a larger C-store and additional pump that will benefit the consumer and neighboring homes and businesses that will use the facility via car or on foot. With the addition of a single bedroom apartment on the second story, the building lends itself to express more residential character and improved curb appeal while looking more integral in the residential neighborhood than the existing, one-story, flat roof building. The redevelopment allows corrected zoning for an appropriate use (one that has been there for decades), while updating the obsolete and inappropriate commercial looking building. Based on the site constraints the property is being designed in the most efficient manner possible while reusing utilities where possible, drainage patterns, etc. to meet code compliance and performance standards.

- 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 existing site is zoned RT-2 and the existing gas station was a grandfathered use of the RT-2 district until the pumps and underground tanks were removed in preparation for improving the property. As it is today, a gas station cannot be part of an RT-2 use, and the best fit based on the other commercial properties across the street and the Comprehensive Plan vision for the property would be to zone it BL (Local Business District). The approval of the PUD allows for several variations which includes a gas station in the BL district. The PUD will also provide relief from many setback requirements that make the 0.1735-acre site unworkable for development. Therefore, conforming to the requirements of the underlying zoning district would be impractical and the proposed PUD provides the benefit of allowing a non-conforming, but long established, use to remain at this location. It also allows an opportunity to refresh, upgrade and improve the existing site and building. Currently, the landscaping on the site is a mulch bed berm on the south side of the parking. The owner is adding as many landscaping areas as possible on the small site and providing a retaining wall with fence on along the south property line as a buffer to the neighboring home. The existing one story flat roofed commercial building is being replaced with an attractive residential styled two-story building. This allows an opportunity for the building to blend into the residential neighborhood like many of the other commercial properties in the area. It also increases the size and amenities of the convenience store on the first floor for users in the neighborhood and those that travel Main Street. Three covered gas pumps provide additional benefit to commuters through the area. The second-floor apartment adds an opportunity for a dual use to the property. The building will be designed in accordance with energy efficiency codes and will be sprinklered to meet current local building codes.

- 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.

The Special Use for PUD will serve the public convenience at the proposed location by allowing the existing gas station and C-store to be enlarged and improved. There will be one more pump and the C-store will be increased from 470 SF to 1440 SF. The C-store/gas stations is a useful amenity to the neighboring residential and business uses and has already been a fixture in the community for many decades.

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

Existing utilities, access roads, drainage and necessary facilities are either being reused, or being upgraded as needed to meet current standards. The existing site is mainly paved or has the building on it, the proposed site is mainly paved with a building on it and landscaping beds where possible. No curb cuts or access to the property are being increased. Utilities are being connected from existing utilities that are readily available. A new water service will connect to the existing water main (new building to be sprinklered).

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.

Approval of the Special Use PUD allows an existing non-conforming, out of date property, to be zoned appropriately. The Special Use will not be injurious to the use and enjoyment of neighboring properties as it is improving the use and aesthetics of the existing gas station. The use is the same but the building and site will get an updated, attractive look. The building will also include a one-bedroom apartment and the two-story architecture is being designed to be sensitive to the neighbourhood and comments from the initial concept review. New fencing and a retaining wall will be built to shield the residence on the South end of the property. Fencing will remain on the east end of the property.

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 PUD approval allows the original non-conforming gas station use to be granted in a BL zoning district rather than the original residential zoning district. The BL District is appropriate as the property across Main Street from the site is BL

and is compatible with the Neighborhood Commercial land use category in the St. Charles Comprehensive Plan. Due to the size of the lot and the variations needed to proceed with the development, a PUD will allow this to be a uniquely zoned property that does not adversely affect the development and improvement of the surrounding properties.

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 establishment, maintenance or operation of the Special Use will not be detrimental to or endanger public health, safety, comfort or general welfare. The gas station is already a use familiar to the neighborhood. The single bedroom apartment is residential. The site has a designated parking spot for the apartment on the premises. The required parking for the gas station is being met. The variations requested enable the small site to be buildable and functional. The building design is focused on being residential in a style to fit within the neighborhood.

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 proposed Special Use conforms to all applicable provisions of the St. Charles Municipal Code to the greatest extent possible, with any variations necessary to update the site included in the PUD request. The size of the existing site is so limited for any development without getting variations. The zoning change to BL and allowing a gas station to remain on the site meets the intent of the BL district for “small-scale service and retail uses that serve convenience needs” of the neighbourhood. The building character is to be attractive and blend with the neighboring residential area per the design guidelines.

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

The proposed PUD will be beneficial to the physical development, diversity, tax base and economic well-being of the City: allowing to keep the gas station use, maintains a decades long commercial use that provides tax revenue from the C-store and gas pumps. A convenience store/gas station embedded in a neighborhood setting with residential unit above keeps diversity along that stretch of Main Street. PUD approval allows the property to be upgraded and purposeful again which is beneficial to the economic well-being of the City.

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

The concept plan staff report comments confirm agreement with the proposed BL Zoning change for the property in regards to the Comprehensive Plan. “Property zoned BL is located across Main Street from the subject property. The BL District is also compatible with the Neighborhood Commercial Land use category for the property in the Comprehensive Plan.” The remaining adjacent property is still RT-2 for the single family residential except for any commercial uses in the neighborhood. “The subject property is noted as Neighborhood Commercial with residential character.” The building architecture is proposed to be residential in character and materials. Although a gas station use is typically found in BC and BR, the location and previous use as a gas station and the neighboring zoning and Comprehensive Plan data would suggest BL is the appropriate designation for the PUD.

WHEREAS, the Plan Commission finds said Site Plan to be in conformance with the applicable PUD and Zoning Ordinance requirements, except as varied per the application for Special Use for PUD, subject to resolution of any outstanding staff review comments.

NOW, THEREFORE, be it resolved by the St. Charles Plan Commission to recommend to the City Council approval of a Zoning Map Amendment from RT-2 Traditional Single-Family Residential District to BL Local Business District, Special Use for Planned Unit Development and PUD Preliminary Plan for 1023 W. Main St. Redevelopment (Mohammed Shahid Ali), subject to resolution of staff comments.

Roll Call Vote:

Ayes: Melton, Funke, Macklin-Purdy, Wiese, Hibel, Ewoldt

Nays: Moad

Abstain: None

Absent: Vargulich, Becker

Motion carried: 6-1

PASSED, this 3rd day of August 2021.

Chairman
St. Charles Plan Commission



		1023 W. Main St. Redevelopment
Applicant:	Mohammed Shahid Ali	<p style="text-align: center;"><i>Subject Property</i></p>
Property Owner:	Hamza Jehangir Ali 2014 Trust	
Location:	SE corner of W. Main St. & S. 11 th St.	
Purpose:	Redevelop gas station	
Applications:	<ul style="list-style-type: none"> • Zoning Map Amendment • Special Use for PUD • PUD Preliminary Plan 	
Public Hearing:	Yes, required.	
Zoning:	RT-2 Traditional Single-Family Residential	
Current Land Use:	Vacant gas station	
Comprehensive Plan:	Neighborhood Commercial	
Summary of Proposal:	<p>Proposed is redevelopment of the former Clark gas station that previously operated on the property. A Map Amendment requesting rezoning to the BL Local Business district has been filed, along with a Special Use for PUD to accommodate zoning deviations identified as necessary to facilitate the site’s redevelopment. Details of the proposal are as follows:</p> <ul style="list-style-type: none"> • New gas station canopy with 3 fuel pumps • 1,440 sf convenience store with a one-bedroom apartment on the second floor • Retain existing site driveways on W. Main St. and 11th St. • Additional landscape beds near site corners. • 4 parking stalls 	
Info / Procedure on Application:	<p>Zoning Map Amendment:</p> <ul style="list-style-type: none"> • Revision to the zoning map to change the zoning district of a specific property. • Public hearing is required, with a mailed notice to surrounding property owners. • All findings need not be in the affirmative to recommend approval – recommendation based on the preponderance of evidence. <p>Special Use for Planned Unit Development:</p> <ul style="list-style-type: none"> • Approval of development project with specific deviations from the Zoning Ordinance standards. (Establishes a PUD ordinance with unique zoning or subdivision standards that apply to a single development site) • Public hearing is required, with a mailed notice to surrounding property owners. • Single finding – Is the PUD in the public interest? Criteria are considered in reaching a decision. Responses to the criteria need not be in the affirmative to recommend approval of a PUD or PUD Amendment. 	

- The Plan Commission may recommend conditions and restrictions upon the establishment, location, design, layout, height, density, construction, maintenance, aesthetics, operation and other elements of the PUD as deemed necessary to secure compliance with the standards specified in the Zoning Ordinance.
- The Plan Commission may recommend exceptions and deviations from the requirements of the Zoning and Subdivision Codes requested by the applicant, to the extent that it finds such exceptions and deviations are supportive of the standards and purposes for PUDs.

PUD Preliminary Plan:

- Approval of plans for development of property within a PUD to ensure compliance with the PUD ordinance and applicable provisions of the Zoning Ordinance. Includes building elevations and site, landscape, and engineering plans.
- Recommendation is based on compliance with the previously (or concurrently) approved Special Use for PUD standards and other city code requirements (including Zoning and Subdivision codes).

Suggested Action: Conduct the public hearing on the Zoning Map Amendment and Special Use for PUD and close if all testimony has been taken. Review the PUD Preliminary Plan.

The Plan Commission may vote on this item should the Commission feel that they have enough information to make a recommendation. The applicant has provided responses to the Findings of Fact for Map Amendment and Criteria for Planned Unit Developments for the Commission’s consideration.

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

Staff Contact: Ellen Johnson, Planner

I. PROPERTY INFORMATION

A. History / Context

The subject property is located at the southeast corner of W. Main St. and S. 11th St.

A gas station has operated on the property for several decades. Sanborn Insurance Maps from the 1920s and aerial imagery from the 1930s appear to show a service station on the site. Based on this information, it can be assumed the gas station use was established prior to adoption of the City’s 1960 Zoning Ordinance. City zoning records prior to 1960 are incomplete. In 1960, the property was zoned R2, a single-family residential district, at which point the gas station use was classified as nonconforming.

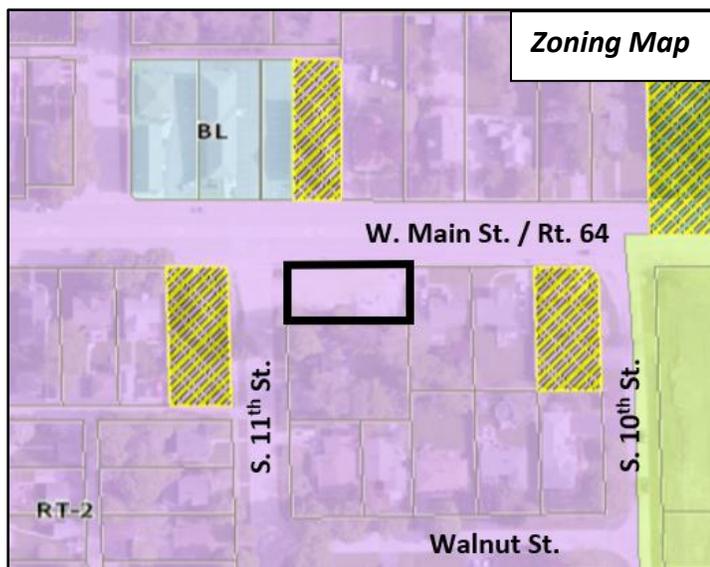
The property’s zoning has remained single-family residential to present day. In 1980, a petition to rezone the property to a commercial district in order to allow expansion of the gas station was denied due to concerns about intensifying the use by adding a canopy. In 1986, a variance was requested to allow a canopy, which was denied due to the property’s nonconforming status and the provision that a nonconforming use cannot be expanded.

In 2020, the current property owner had three underground storage tanks removed from the property. The gas pumps were also removed. A 448 sf convenience store building remains on the property but is not currently in operation.

B. Zoning

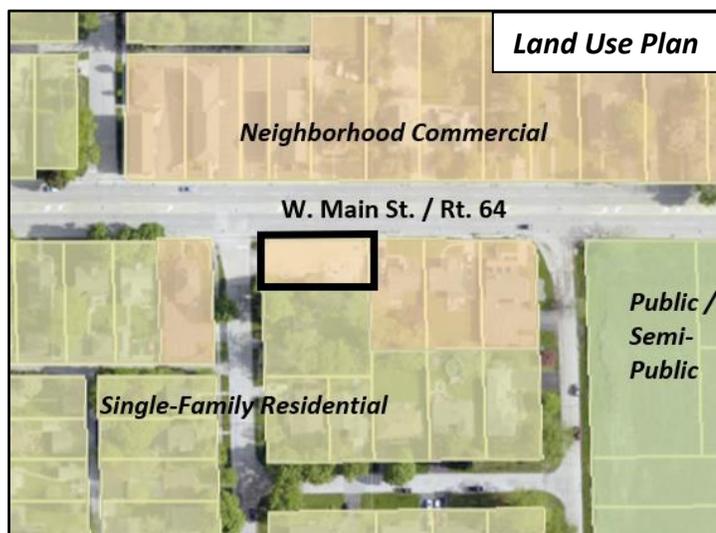
The subject property is zoned RT-2 Traditional Single-Family Residential District. The same zoning designation exists adjacent to the property, with BL zoning across Main St. Properties to the north and east are also located in the Transitional Business Overlay, which allows limited commercial and office uses.

	Zoning	Land Use
Subject Property	RT-2 Traditional Single-Family Residential	Vacant gas station
North	BL Local Business; RT-2 Traditional Single-Family Residential w/BT Transitional Business Overlay	Law office; single-family home
East	RT-2 Traditional Single-Family Residential	Single-family home
South	RT-2 Traditional Single-Family Residential	Single-family home
West	RT-2 Traditional Single-Family Residential w/BT Transitional Business Overlay	Insurance office



C. Comprehensive Plan

The subject property is designated Neighborhood Commercial in the Land Use Plan adopted as part of the 2013 Comprehensive Plan. Surrounding properties with Main St. frontage have the same designation.



The Neighborhood Commercial land use category is described in the plan as follows (p. 46):
Areas designated as neighborhood commercial are intended toward smaller-scale retail and service commercial areas geared toward providing for the daily shopping, service, and convenience needs of surrounding neighborhoods. Uses in the neighborhood commercial areas should be of a scale and intensity to be considered generally compatible with adjacent and nearby residential uses. Grocery stores, gasoline service stations, pharmacies, personal and financial services, smaller office uses, convenience and specialty retailers, and more are appropriate...Many neighborhood commercial properties, especially those along Main Street are relatively shallow and present challenges for redevelopment. Because many of the properties along this corridor are adjacent to residential areas, buffering, screening, and setbacks should be used to protect adjacent residential neighborhoods. Hours of operation and intensity of use may also become an important issue in some neighborhood commercial areas.

The Commercial Areas Framework Plan on p.51 provides additional guidance for the different commercial areas by designating appropriate business and commercial types and activity levels along key corridors within the City. The subject property is noted as Neighborhood Commercial with residential character, to promote development that fits with the adjacent residential properties along that portion of Main St.

The Plan provides the following Commercial Area land use policies which are relevant to the proposed gas station redevelopment: (p. 48-50):

Promote a mix of attractive commercial uses along the Main Street Corridor that provide a range of goods and services to the St. Charles community. A wide range of commercial uses exist along the Main Street corridor, providing a variety of goods and services to residents. As a primary east-west route through the City, Main Street contributes to the overall character, image, and appearance of St. Charles. In general, some commercial areas are newer, well maintained, well occupied, provide a desirable mix of uses, and are generally considered attractive. Others however, are older/dated, suffer from deferred maintenance and obsolescence, and suffer from a less desirable mix of uses and higher vacancy rates. The City should continue to promote reinvestment along this key commercial corridor and maintain Main Street as a unique commercial corridor that can accommodate a wide array of business types to cater to the diverse needs of the St. Charles community.

To the extent possible, mitigate the negative effects of commercial and industrial uses on adjacent and nearby residential properties through use of setbacks, screening, buffers, orientation of activity, and more. The composition of the City's commercial districts along corridors that transect the City means that there are many areas where commercial uses abut residential properties and neighborhoods. The use of horizontal and vertical buffering and screening, including berms, fencing, and landscaping, should be promoted to protect neighborhoods from abutting commercial or industrial land uses. The City should identify areas where land use conflicts are problematic and explore solutions to mitigate the conflicts, including buffering and screening.

Improve access management along the City's commercial corridors. As a community approaching full build out, the commercial areas of St. Charles are well defined – located along the City's arterial corridors. In some areas, incremental commercial development has resulted in poor access management. Along Main Street and Randall Road, many individual businesses have established one or more driveways located within close proximity to one another. This can be problematic with regards to traffic and pedestrian safety and traffic flow. The City should work with IDOT and KDOT, as well as property

owners, to improve access management within corridor commercial areas in order to improve traffic flow and safety. Along these commercial corridors, the City should work to minimize curb cuts, consolidate the access points, and facilitate cross-access easements and shared parking agreements between adjacent properties. These improvements would serve to increase safety for motorists, pedestrians, and bicyclists by minimizing points of conflict and creating predictability for the location and frequency of ingress and egress.

II. PROPOSAL

A. Concept Plan Review

In October 2020, the City reviewed a Concept Plan for redevelopment of the property. The Concept Plan was very similar to the proposed PUD. Plan Commission expressed that improvements to the site plan should be made to meet the PUD criteria and warrant approval of a PUD for the site. Commissioners made a variety of suggestions regarding building architecture, landscaping, sign placement, and screening. Concerns were state for the two existing driveways on W. Main St. Some Commissioners expressed a preference for closing the western Main St. driveway due to safety concerns. A traffic study was requested.

B. Current Proposal

Mohammed Shahid Ali, property owner and gas station operator, has filed zoning applications for Map Amendment, Special Use for PUD, and PUD Preliminary Plan to facilitate redevelopment of the property. The proposal includes the following:

- Rezone the property to the BL Local Business District and establish a Planned Unit Development (PUD) with zoning standards unique to the site.
- Retain existing site access points to Main St. and 11th St.
- Construct a new 1,440 sf convenience store with an upper level, one-bedroom apartment, in the general location of the existing convenience store.
- Construct a gas station canopy with three fuel pump stations.
- 4 parking spaces.

The plans are similar to the Concept Plan reviewed last fall. The following changes have been made:

- Freestanding sign is moved to the NW corner.
- Additional landscaping added at the NE and NW corners and along the building foundation.
- Planters added between the fuel pumps under the canopy.
- 36" retaining wall along the south lot line, topped with a 6' cedar fence. The retaining wall is integrated with the building wall for the length of the building.
- Cedar pergola above the trash enclosure.
- 1 parking space added near the apartment entrance.
- Improved building architecture.
- Canopy columns coordinate with building materials.
- Engineering, landscape, and photometric plans have been submitted.

III. PLANNING ANALYSIS

Staff has analyzed the submitted applications and plans for conformance with the standards established in applicable sections of the Zoning and Subdivision ordinances, including:

- Ch. 17.06 Design Review Standards & Guidelines
- Ch. 17.14 Business & Mixed Use Districts
- Ch. 17.22 General Provisions (Lighting)
- Ch. 17.24 Off-Street Parking, Loading & Access
- Ch. 17.26 Landscaping & Screening
- Ch. 17.28 Signs

A. Proposed Use

Proposed use of the property is Gas Station with Upper-Level Dwelling. Gas Station is defined in Ch. 17.30 as follows:

An establishment offering for sale at retail to the public, fuels, oils and accessories for motor vehicles, which may also offer convenience goods such as food, beverages, and other items typically found in a convenience market.

The subject property is zoned RT-2 Traditional Single-Family Residential. Gas Station is not a permitted use in the RT-2 District. As described in the History/Context section on page 2, it appears the gas station use was established on the property prior to adoption of the 1960 Zoning Ordinance, perhaps as early as the 1920s. The property was zoned R2 Single-Family Residence District in 1960, followed by rezoning to RT-2 Traditional Single-Family Residential when the current Zoning Ordinance was adopted in 2006.

Because the use was established prior to zoning regulations, it was grandfathered in as a legal, nonconforming use. Under Ch. 17.08 “Nonconformities”, a use which existed lawfully prior to adoption of the Zoning Ordinance but became nonconforming upon adoption of the Zoning Ordinance, may continue subject to certain restrictions. Nonconforming uses cannot be expanded, enlarged or increased in intensity. This provision has prevented a canopy from being constructed on the subject property, as has been requested by previous property owners; the addition of a canopy would be considered an intensification of the use.

As previously mentioned, the underground fuel storage tanks and fuel pumps have been removed. When a nonconforming use becomes vacant and remains unoccupied for 180 days (6 months) or more, the nonconforming use shall be deemed to be abandoned, and cannot be reestablished. Any subsequent use of the property must comply with zoning regulations. The City is not aware of the exact date the business ceased operations. However, given the fact that the gas station facilities were removed and the gas station has not been operational for over a year, it is unlikely the City would be able to allow the use to be reestablished without further zoning approval.

B. Proposed Zoning

The applicant is requesting approval of a Zoning Map Amendment to rezone the property from the RT-2 District to the BL Local Business District in order to facilitate a commercial redevelopment. The purpose of the BL District provided in the Zoning Ordinance is as follows:

To provide locations for small-scale service and retail uses that primarily serve the convenience needs of St. Charles neighborhoods. The BL District permits a mix of uses, but care must be taken to ensure that adequate access, parking and screening is provided so as not to negatively impact adjoining residential neighborhoods.

The BL District is generally located along Main St. between downtown and larger scale commercial properties further east and west of downtown. Property zoned BL is located

across Main St. from the subject property. The BL District is also compatible with the Neighborhood Commercial land use category identified for the property in the Comprehensive Plan.

However, Gas Station is not a permitted or special use in the BL District (although gas station is called out as appropriate for Neighborhood Commercial areas in the Comprehensive Plan). Gas Station is only permitted in the BC Community Business and BR Regional Business districts. However, given the location of the property, its Comprehensive Plan land use designation, and adjacent zoning, BC and BR zoning would not be appropriate.

The applicant is also requesting approval of a PUD for the property in order to establish unique zoning standards for the site, including permitting a Gas Station in the BL District and approving deviations from certain zoning standards.

The proposed Upper-Level Dwelling is a permitted use in the BL District.

C. Bulk Standards

The table below compares the proposed BL District zoning standards with the submitted plans. Given the size of the lot, a number of deviations from zoning standards are needed to accommodate the development as proposed, which have been requested as part of the Special Use for PUD application (noted in ***bold italics***). Many of these nonconformities, including building setbacks, paving setbacks and lack of landscape buffer yard, are existing site conditions.

Category	BL District	Proposed
Min. Lot Area	Upper-Level Dwelling: 3,000 sf/unit Other uses: no min. lot area	7,560 sf
Max. Building Coverage	60%	19%
Max. GFA per Building	10,000 sf	2,880 sf
Max. Building Height	30 ft.	29' 11"
Building Setbacks:		
<i>Front (11th St.)</i>	20 ft.	48.5 ft.
<i>Exterior Side (W Main St.)</i>	20 ft.	36 ft.
<i>Interior side (south)</i>	5 ft.	<i>1 ft.</i>
<i>Rear (east)</i>	20 ft.	<i>2 ft.</i>
Parking/paving Setbacks:		
<i>Front (11th St.)</i>	10 ft.	<i>0 ft.</i>
<i>Exterior Side (W Main St.)</i>	10 ft.	<i>0 ft.</i>
<i>Interior Side (south)</i>	None	1 ft.
<i>Rear (east)</i>	None	1 ft.
Landscape Buffer Yard	10 ft. along lot lines abutting/across a street from residential zoning (applies to all sides, excluding portion of north lot line across from BL zoning)	<i>None</i>
Parking Requirement	Gas Station: 4 spaces per 1,000 sf of GFA, reduced by # of	4 spaces

	pumps (6 spaces required – 6 pumps = 0 required spaces for gas station) Dwelling Unit: 1 space for 1BR	
Refuse Dumpster Setback	20 ft. from 11 th St. 3 ft. from south lot line	<i>1 ft. from 11th St. 0 ft. from south lot line</i>

D. Use Standards

Gas Stations are subject to the Use Standards contained in Section 17.20.030, listed below. Comments on how the plan complies with each standard are noted in italics. Zoning deviations have been requested as part of the PUD application for the two items noted in ***bold italics***.

1. Restaurants in gas stations shall be required to meet the parking requirements for restaurants in addition to those for gas stations.
 - *N/A; a restaurant is not identified as part of the convenience store.*
2. Fuel pumps shall be located no closer than 20 feet from any lot line and shall be located so that a vehicle using the fuel pump does not encroach into the public right of way or onto adjoining property
 - ***Fuel pumps are located 16 ft. from the Main St. lot line and 28.5 ft. from the 11th St. lot line.***
3. Gas station canopies shall be subject to the lighting standards of Section 17.22.040 (Site Lighting). Gas station canopies shall also meet all applicable setback requirements for the principal building.
 - *The proposed canopy lighting will need to be adjusted to meet lighting level limitations (see Lighting section).*
 - ***The canopy is set back 6 ft. from the Main St. lot line; a 10 ft. setback is required. Along 11th St., the canopy meets the required 20 ft. setback at 22 ft.***
4. The provisions hereof relating to Outdoor Sales shall apply if Outdoor Sales are included.
 - *Outdoor sales have not been identified. However, per Section 17.20.030, outdoor sales accessory to gas stations are permitted provided the sales area is limited to 30 sf multiplied by the number of pumps on the lot. The sales area(s) can only be located within the pump islands or on a sidewalk adjoining the building.*

E. Site Access / Traffic Analysis

The subject property contains three access points: two from Main St. and one from 11th St. All are full two-way driveways. The widths of the Main St. driveways exceed current standards for two-way traffic, which is 24-30 ft.

The proposed plan retains the existing site driveways. The 11th St. driveway width is proposed at 24', but the Main St. driveways will retain the existing widths. Pavement markings are proposed to indicate the western Main St. driveway will be one-way in and the eastern Main St. driveway will be one-way out. The 11th St. driveway will remain two-way.

Existing sidewalk along Main St. will be maintained. Sidewalk along 11th St. is not proposed; no sidewalk exists on the east side of 11th St. south of the property.

During Concept Plan review, it was noted that a traffic analysis would be needed to analyze the site access points and internal vehicle circulation. A Traffic Planning Project Brief prepared by GHA Inc. has been submitted by the applicant (attached, dated 6/29/21). The memo provides a description of site traffic characteristics. A key finding identified is that the proposed gas station and apartment will generate about one additional new trip every 10 minutes during the weekday morning and evening peak hours, as compared to the gas station that previously operated at the site. The memo also notes that the wide driveways on Main St. can accommodate two vehicles side-by-side, allowing right-turns out without having to wait for vehicles turning left. The memo notes that the proposed one-way in and one-way out Main St. driveway will help to minimize potential vehicle conflicts. The following recommendations are made:

- Stop signs should be posted at the Main St. and 11th St. access driveway for exiting vehicles.
- Pavement striping may help to emphasize one-way access operations.

HLR Engineering reviewed the GHA memo on behalf of the City (memo attached, dated 7/13/21). A number of comments are provided requesting clarifying information. Responses have been provided by GHA (memo attached, dated 7/26/21). HLR expressed the following concerns regarding the proposed plan. Responses from GHA are summarized under each comment.

- There is a safety concern for pedestrians utilizing the sidewalk given the lack of curb or physical separation between the vehicle travel way and the Main St. sidewalk.
GHA Response: This is an existing site condition.
- Main St. is a Strategic Regional Arterial. Per IDOT guidelines, curb cuts/driveways should be consolidated on SRA routes. Right in/right out access is most desirable on SRA routes.
- There are safety concerns with the amount of conflict points between motorists entering and exiting the site using three driveways, vehicles entering and existing the pumps, and pedestrians using the Main St. sidewalk.
GHA Response: The change to a one-way in and out operation at the Main St. driveways will be an improvement to the previous operations.
- There is a safety concern with how close the western driveway on Main St. is to 11th St. This driveway could create conflict for vehicles turning into the gas station and vehicles turning onto Main St. from 11th St.
GHA Response: The 11th St. driveway is important for fuel tanker access and provides access for trips from 11th St.
- There is nothing to stop drivers from using the wide Main St. driveways as full access driveways. Drivers don't always follow pavement markings and posted signage. Narrow driveways and curbs/physical separation should be considered to effectively direct drivers.
GHA Response: Appropriate signage and striping should be provided to narrow the drives.

Staff Comments:

- ✓ It was noted during the Concept Plan review that it would be the City's preference if one of the Main St. access points were closed. The western Main St. driveway is very close to the corner. The fire truck and fuel truck turning exhibits do not depict that driveway as necessary for circulation. Removing that driveway would also allow for more street

frontage landscaping, improving the appearance of the site. However, the applicant has expressed a desire to retain the existing driveways, with the pavement marking modifications noted above.

- ✓ Plan Commission may choose to add conditions of approval related to site access modifications in response to the concerns outlined above.
- ✓ An IDOT permit will be required for any work within the Main St. (Rt. 64) right-of-way. Certain engineering comments will result in a need for an IDOT permit. IDOT has not yet reviewed the project. There is potential that IDOT could require changes to the driveways as a condition of a permit.

F. Landscaping

The table below compares the proposed landscape plan with the standards of Ch. 17.26 “Landscaping & Screening”. A number of deviations from landscape standards are requested to accommodate the development, denoted in **bold italics**.

Category	Zoning Ordinance Standard	Proposed
Overall Landscape Area	15%	4% (including planters between pumps)
Public Street Frontage Landscaping	75% of street frontage 1 tree / 50 ft. of street frontage (Main St: 3 trees; 11 th St: 1 tree)	Does not meet Main St: 1 tree 11th St: No trees (one tree in parkway)
Parking Lot Screening	50% of parking lot to height of 30”	Does not meet for parking adjacent to 11th St.
Building Foundation Landscaping		
<i>Foundation Planting Beds</i>	50% of total building walls 50% of walls facing a public street (Main St & 11 th St) 5 ft. wide planting beds	Meets 50% along 11 th St. wall Does not meet on Main St. wall or total building walls
<i>Foundation Plantings</i>	20 shrubs/bushes/perennials per 50 ft. of planting bed	Meets along 11 th St. wall
<i>Foundation Trees</i>	2 trees per 50 ft. of planting bed	No trees provided
Monument Sign Landscaping	3 ft. around sign	Does not meet
Refuse Dumpster Screening	Enclosed and screened on all sides when visible from public street	Meets with masonry enclosure
Landscape Buffer Yard	10 ft. along all lot lines (excluding portion of north lot line across from BL zoning): - Opaque, year-round screening via berming, landscaping, or fencing to a height of 6 ft. - 1 shade tree or 2 evergreen trees per 400 sf of required buffer area + variety of other plantings	Does not meet 6 ft. fence proposed along south lot line, however 10 ft. buffer w/ plantings not provided

Staff Comments:

- ✓ Several deviations from landscaping requirements have been requested by the applicant. Additional landscaping has been added where possible since the Concept Plan review, including at the front site corners, along a portion of the building foundation, and planters between the fuel pumps.

G. Building Architecture

Buildings in the BL Local Business district are subject to the Design Review Standards & Guidelines contained in Section 17.06.030.

Building elevations have been submitted for the proposed two-story convenience store building with upper-level apartment unit. The front (Main St.) elevation contains the main convenience store entrance at the center of the building with the apartment entrance at the east end of the Main St. elevation. A secondary entrance to the convenience store is shown on the 11th St. façade. The building has a Tudor-influenced appearance. Primary façade material is stone veneer, with brick veneer primarily on the first story and EIFS on the second floor.

The canopy rendering depicts a gabled roof with half-timber detailing and stone columns to match the building.

Staff Comments

- ✓ EIFS is prohibited less than 10 ft. above grade and over more than 10% of any building wall. The proposed EIFS exceeds this limitation.

H. Signage

Signage is subject to the standards contained in Ch. 17.28 “Signs”. The building elevations depict a location for one wall sign above the Main St. convenience store entrance. A freestanding pylon sign is proposed at the northwest corner of the site.

Staff Comments

- ✓ Up to two wall signs are permitted, one per street frontage. If an additional sign is desired, it should be depicted on the building elevations.
- ✓ Any canopy signage should be identified on the plans. A maximum of two signs/logos are permitted on the canopy.
- ✓ A 10 ft. setback is required for freestanding signs. A deviation has been requested to locate the sign 6” from the 11th St. lot line and 7 ft. from the Main St. lot line.
- ✓ A 20 ft. site triangle is required, drawn from the northwest corner of the site to avoid obstructing the view of motorists. Signage over 30” in height is prohibited within the site triangle, however the area may be reduced by if it is determined that there would not be an undue risk to public safety. The site triangle shown on the plans is drawn incorrectly; it should be drawn along the property lines. The proposed freestanding sign will be located within the site triangle when drawn correctly. A deviation has been requested to place the sign as proposed. The bottom of the sign is 5 ft. above grade and the overall height is 15 ft. Per code, Public Works will need to determine whether the site triangle can be reduced as proposed from a safety perspective.

I. Lighting

A photometric plan has been submitted and reviewed per the standards of Section 17.22.040 “Site Lighting”.

Staff Comments:

- ✓ Allowable lighting levels are exceeded along the north, south, and west property lines. Lighting shall be maintained at or below 0.5 average footcandles at the property lines, as measured horizontally at the property line at a distance of 3.5' above grade.
- ✓ Any building-mounted lighting should be included on the photometric plan.

IV. DEPARTMENTAL REVIEWS**A. Engineering Review**

The preliminary engineering plans have been reviewed by Staff and review comments have been provided to the applicant, most of which are technical in nature and will not impact the site plan. All existing public sidewalk that is in poor condition and/or non-ADA compliant will need to be replaced. Comments will need to be addressed prior to City Council approval.

B. Fire Dept. Review

The Fire Dept. has noted that site access appears to be adequate. Canopy height above the fuel pumps must be at least 14'.

C. Building Department

The Building Division has requested exit travel distance information for the residential unit to determine whether a second means of egress will be required. If a second egress is required, it could impact the site plan.

V. ATTACHMENTS

- Applications for Zoning Map Amendment, Special Use and PUD Preliminary Plan; received 5/20/21
- Preliminary Plans
- Traffic Planning Project Brief; GHA Inc.; dated 6/29/21
- Traffic Memo; HLR Inc.; dated 7/13/21
- Responses to HLR Comments; GHA Inc.; dated 7/26/21
- Correspondence from Neighboring Residents

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

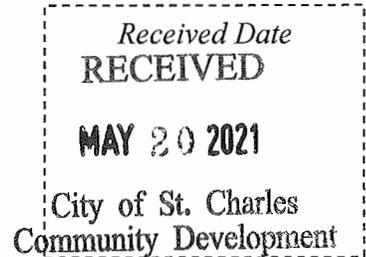


COMMUNITY DEVELOPMENT DIVISION

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

ZONING MAP AMENDMENT APPLICATION

CITYVIEW
Project Name: <u>1023 W Main St.</u>
Project Number: <u>2021 -PR- 018</u>
Cityview Project Number: <u>PLMA202100027</u>



Instructions:

To request a zoning map amendment (rezoning) for a property, complete this application and submit it with all required attachments to the Planning Division.

City staff will review submittals for completeness and for compliance with applicable requirements prior to establishing a Plan Commission public hearing or meeting date.

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

1. Property Information:	Location: 1023 W. Main Street, St. Charles, IL 60174	
	Parcel Number (s): 09-33-203-001	
	Proposed PUD Name: 1023 W. Main St. Redevelopment	
2. Applicant Information:	Name Mohammed Shahid Ali	Phone 708-997-6799
	Address 201 Lilac Street Bolingbrook, IL 60490	Fax
		Email mshahidali@hotmail.com
3. Record Owner Information:	Name Hamza Jehangir Ali 2014 Trust	Phone 708-997-6799
	Address 201 Lilac Street Bolingbrook, IL 60490	Fax
		Email mshahidali@hotmail.com

Zoning and Use Information:

Comprehensive Plan Land Use Designation of the property: Neighborhood Commercial

Current zoning of the property: RT-2 Traditional Single Family

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

Current use of the property: 2 pump Gas Station and Convenience Store

Proposed zoning of the property: BL Local Business District

Proposed use of the property: 3 pump Gas Station with canopy and Convenience Store, single bedroom apartment above

If the proposed Map Amendment is approved, what improvements or construction are planned? (An accurate site plan may be required to establish that the proposed improvement can meet the minimum zoning requirements)

3 pump gas station with larger convenience store and one residential single bedroom apartment above store. Dumpster enclosure, landscaping beds where possible, move new pylon sign to NW corner, canopy over pumps, retaining wall w/ fence at south parking

Attachment Checklist:

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

APPLICATION FEE:

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

REIMBURSEMENT OF FEES AGREEMENT:

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

REIMBURSEMENT OF FEES INITIAL DEPOSIT:

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

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

PROOF OF OWNERSHIP and DISCLOSURE:

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

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

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

LEGAL DESCRIPTION: For entire subject property, on 8 ½ x 11 inch paper

PLAT OF SURVEY:

A current plat of survey for the Subject Realty showing all existing improvements on the property, prepared by a registered Illinois Professional Land Surveyor.

SITE PLAN:

Simple site plan drawn to scale to demonstrate that the property can meet the requirements of the proposed zoning district (parking requirements, setbacks, landscaping, etc.)

FINDINGS OF FACT:

Fill out the attached form or submit responses on a separate sheet.

LIST OF PROPERTY OWNERS WITHIN 250 FT.

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

SOIL AND WATER CONSERVATION DISTRICT APPLICATION:

Copy of completed Land Use Opinion application as required by state law, as submitted to The Kane-Dupage Soil and Water Conservation District. <http://www.kanedupageswcd.org/>

Submit the application form and fee directly to the Kane-DuPage Soil and Water Conservation District. Provide a copy with this application.

ENDANGERED SPECIES REPORT:

Copy of Endangered Species Consultation Agency Action to be filed with the Illinois Department of Natural Resources. <http://dnrecocat.state.il.us/ecopublic/>

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

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



Record Owner

5/17/2021

Date

Applicant or Authorized Agent

Date

FINDINGS OF FACT – MAP AMENDMENT

The St. Charles Zoning Ordinance requires the Plan Commission to consider factors listed below in making a recommendation to the City Council.



As an applicant, the “burden of proof” is on you to show why the proposed zoning is more appropriate than the existing zoning. Therefore, you need to “make your case” by explaining how the following factors support your proposal. If a factor does not apply to the property in question, indicate “not applicable” and explain why it does not apply.

1023 West Main Street Redevelopment

5.14.2021

Project Name or Address

Date

From the Charles Zoning Ordinance, Section 17.04.320.D:

In making its recommendation to grant or deny an application for a Zoning Map Amendment, including changes to Zoning District and Overlay boundaries, the Plan Commission shall consider:

1. The existing uses and zoning of nearby property. *(Relate the proposed land use and zoning to the land use and zoning of other properties in the area)*

North of the property: BL, RT-2 with BT transitional business overlay (legal services)

East of the property: RT-2

South of the property: RT-2

West of the property: RT-2 and BT (insurance office)

Neighborhood Commercial Comprehensive Plan Designation area to north, east and west

(includes this property and references gasoline service stations and Main Street shallow lots)

Proposed to change from RT-2 (grandfathered gas station) to BL (PUD variation to allow gas station)

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

The proposed zoning will make the existing non-conforming gas station conforming if granted with the PUD variations. Since the pumps and underground tanks were removed to prepare for improvements to the site, the existing gas station building is in limbo. The gas station has been there for decades beyond the original zoning documents, therefore, the owner would like to keep the gas station and improve the site and the building. The improvements aesthetically and functionally should increase the value of the gas station property and the value of the neighboring properties. The size of the existing lot would be hard to develop into anything without zoning variations.

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

The property has been a commercial gas station use for over 50 years. This area along Main Street is primarily commercial use. Maintaining the gas station/C-store will continue to add valuable services to the local community as it has for over 50 years. The property is small and development of it is difficult for any use without variations due to existing zoning restrictions.

4. The suitability of the property for the purposes for which it is presently zoned, i.e. the feasibility of developing the property for one or more of the uses permitted under the existing zoning classification. *(Can the subject property reasonably be used for any of the uses currently permitted? Physical and market conditions may be considered.)*

RT-2 allows Auxiliary dwelling units and Single Family homes, small group homes, local utilities and neighborhood parks. Max building coverage for +1.5 story structures is 25%, which would be approx. 1890 SF. Though possible to place a small home on the site, a park would not be a safe distance from IL-64. As the property has been occupied by a gas station, maybe even dating back to the 1920s, and many of the neighboring properties at this corner are commercial, and market conditions could be less desirable for new residential construction abutting IL-64, it is more feasible to keep the commercial gas station use.

5. The length of time that the property has been vacant, as presently zoned, considered in the context of the land development in the area where the property is located. *(If a property has been vacant longer than other similar properties in the area, it may be an indicator that the existing zoning is inappropriate.)*

The property is not vacant, the intent is to upgrade the existing gas station use, and ownership of the gas station is the same since 2015.

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

The Land Use Plan as part of the 2013 Comprehensive Plan has marked this property as "Neighborhood Commercial". The plan also identifies the two existing homes to the east and the length of existing homes and commercial properties to the north to be part of the "Neighborhood Commercial" use. This designation are areas where "smaller-scale retail and service commercial areas" are considered more suitable than residential. Gas stations are one of the appropriate uses listed in the Comprehensive Plan for "Neighborhood Commercial." So looking forward, rezoning to BL is in line with the Comprehensive Plan and complements the vision for the area while allowing a long standing service commercial use to continue.

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

As noted above, the Land Use Plan as part of the 2013 Comprehensive Plan has marked this property as "Neighborhood Commercial". This designation are areas where "smaller-scale retail and service commercial areas" are considered suitable. Gas stations are one of the appropriate uses listed in the Comprehensive Plan for "Neighborhood Commercial." So looking forward, rezoning to BL is consistent with the City's Comprehensive Plan.

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

The proposed amendment and variations, allow for a shallow site that is more difficult to develop to become compliant as a BL use within an area that has BL designations across the street. The scale, intensity and residential features of the proposed gas station and second floor apartment building are compatible with the neighboring residential. A BL rezoning also fits within the Neighborhood Commercial Comprehensive Plan designation as mentioned above.

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

As the current zoning is existing non-conforming and needs to be rezoned to remain a gas station, BL is the most appropriate zoning classification. Any variations needed are addressed as part of the new PUD.

10. The trend of development, if any, in the general area of the property in question. *(New development, redevelopment, changes in use, or other changes in the area may help to justify a change in zoning.)*

The trend of development, if referencing the Comprehensive Plan would be to change this location to a commercially zoned property. The parcel at 10th St and Main St was built around 2008, updated as a commercial property designed with a residential feel, the same as being proposed by the residential style of the gas station. This pocket along Main Street also has at least four commercial use or commercial overlay parcels in the immediate vicinity to the gas station lot.

Plan Commission recommendation shall be based upon the preponderance of the evidence presented and the Commission shall not be required to find each Finding of Fact in the affirmative to recommend approval of an application for Map Amendment.

**OWNERSHIP DISCLOSURE FORM
LAND TRUST**

STATE OF ILLINOIS)
) SS.
KANE COUNTY)

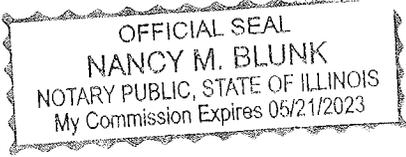
I, Mohammed Shahid Ali , being first duly sworn on oath depose and say that I am
Trust Officer of Hamza Jehangir Ali 2014 Trust , and that the following
persons are all of the beneficiaries of Land Trust No. _____:

- | | |
|-------------------------------|-------|
| <u> Hamza Jehangir Ali </u> | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |

By: *M. Shahid Ali* , Trust Officer
 Mohammed Shahid Ali

Subscribed and Sworn before me this 17th day of
 May , 20 21 .

 Nancy M Blunk
Notary Public



May 14, 2021

**APPLICATION FOR PUD for Gas Station Project at
1023 West Main Street, St. Charles, IL 60174**

EXHIBIT A

To: City of St. Charles
c/o Ellen Johnson (City Planner)
2 East Main Street
St. Charles, IL 60174

Subject Property Address: 1023 West Main Street

Legal Description:

THE NORTH 60 FEET OF LOTS 4 AND 9 IN BLOCK 5 OF MORRISON'S ADDITION TO ST. CHARLES; IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

Parcel No: 09-33-203-001
Lot Size: 0.1735 Acres / 7,557 SF
Current Zoning District: RT-2
Proposed Zoning District: BL

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



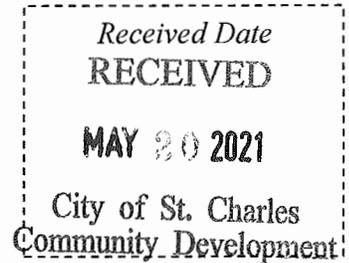
COMMUNITY DEVELOPMENT DIVISION

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

SPECIAL USE APPLICATION

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

For City Use	
Project Name:	<u>1023 W. Main St.</u>
Project Number:	<u>2021 -PR- 018</u>
Cityview Project Number:	<u>PLSU202100028</u>



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

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

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

1. Property Information:	Location:	1023 W. Main Street, St. Charles, IL 60174	
	Parcel Number (s):	09-33-203-001	
	Proposed Name:	1023 W. Main St. Redevelopment	
2. Applicant Information:	Name	Mohammed Shahid Ali	Phone 708-997-6799
	Address	201 Lilac Street Bolingbrook, IL 60490	Fax
			Email mshahidali@hotmail.com
3. Record Owner Information:	Name	Hamza Jehangir Ali 2014 Trust	Phone 708-997-6799
	Address	201 Lilac Street Bolingbrook, IL 60490	Fax
			Email mshahidali@hotmail.com

Please check the type of application:

- Special Use for Planned Unit Development - PUD Name:** 1023 W. Main St. Redevelopment
- New PUD
- Amendment to existing PUD- Ordinance #: _____
- PUD Preliminary Plan filed concurrently
- Other Special Use (from list in the Zoning Ordinance):** _____
- Newly established Special Use
- Amendment to an existing Special Use Ordinance #: _____

Information Regarding Special Use:

Comprehensive Plan designation of the property: Neighborhood Commercial

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

What is the property's current zoning? RT-2 Traditional Single Family

What is the property currently used for? 2 pump Gas Station and Convenience Store

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

3 pump gas station with larger convenience store and one residential single bedrooms apartment above store. Dumpster enclosure, landscaping beds where possible, move new pylon sign to NW corner, canopy over pumps, retaining wall w/ fence at south parking

For Special Use Amendments only: Not Applicable - new PUD, not PUD amendment

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.

Attachment Checklist:

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

☒ APPLICATION FEE:

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

☒ REIMBURSEMENT OF FEES AGREEMENT:

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

☒ REIMBURSEMENT OF FEES INITIAL DEPOSIT:

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

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

☒ PROOF OF OWNERSHIP and DISCLOSURE:

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

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

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

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

☒ PLAT OF SURVEY:

A current plat of survey for the Subject Realty showing all existing improvements on the property, prepared by a registered Illinois Professional Land Surveyor.

☒ FINDINGS OF FACT:

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

☒ LIST OF PROPERTY OWNERS WITHIN 250 FT.:

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

☒ **SOIL AND WATER CONSERVATION DISTRICT APPLICATION:**

Copy of completed Land Use Opinion application as required by state law, as submitted to The Kane-Dupage Soil and Water Conservation District. <http://www.kanedupageswcd.org/>

Submit the application form and fee directly to the Kane-DuPage Soil and Water Conservation District. Provide a copy with this application.

☒ **ENDANGERED SPECIES REPORT:**

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

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

☒ **TRAFFIC STUDY:** If requested by the Director of Community Development.

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

☒ **PLANS:**

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

Copies of Plans:

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

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

A plan or plans showing the following information:

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

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

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



5/17/2021

Record Owner

Date

Applicant or Authorized Agent

Date

CRITERIA FOR PLANNED UNIT DEVELOPMENTS (PUDS)



For Special Use for PUD or PUD Amendment applications.

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

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

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

1023 West Main Street Redevelopment

5.14.2021

PUD Name

Date

From the St. Charles Zoning Ordinance, Section 17.04.410.3:

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

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

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

The proposed PUD advances #1 and #6 especially. The existing site is 0.1735 acres on a corner lot with an outdated commercial looking C-store building. The variances requested as part of the PUD promote a creative approach to developing the site with a larger C-store and additional pump that will benefit the consumer and neighboring homes and businesses that will use the facility via car or on foot. With the addition of a single bedroom apartment on the second story, the building lends itself to express more residential character and improved curb appeal while looking more integral in the residential neighborhood than the existing, one-story, flat roof building. The redevelopment allows corrected zoning for an appropriate use (one that has been there for decades), while updating the obsolete and inappropriate commercial looking building.

Based on the site constraints the property is being designed in the most efficient manner possible while reusing utilities where possible, drainage patterns, etc. to meet code compliance and performance standards.

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 existing site is zoned RT-2 and the existing gas station was a grandfathered use of the RT-2 district until the pumps and underground tanks were removed in preparation for improving the property. As it is today, a gas station cannot be part of an RT-2 use, and the best fit based on the other commercial properties across the street and the Comprehensive Plan vision for the property would be to zone it BL (Local Business District). The approval of the PUD allows for several variations which includes a gas station in the BL district. The PUD will also provide relief from many setback requirements that make the 0.1735 acre site unworkable for development. Therefore, conforming to the requirements of the underlying zoning district would be impractical and the proposed PUD provides the benefit of allowing a non-conforming, but long established, use to remain at this location. It also allows an opportunity to refresh, upgrade and improve the existing site and building. Currently, the landscaping on the site is a mulch bed berm on the south side of the parking. The owner is adding as many landscaping areas as possible on the small site and providing a retaining wall with fence on along the south property line as a buffer to the neighboring home. The existing one story flat roofed commercial building is being replaced with an attractive residential styled two story building. This allows an opportunity for the building to blend into the residential

neighborhood like many of the other commercial properties in the area. It also increases the size and amenities of the convenience store on the first floor for users in the neighborhood and those that travel Main Street. Three covered gas pumps provide additional benefit to commuters through the area. The second floor apartment adds an opportunity for a dual use to the property. The building will be designed in accordance with energy efficiency codes and will be sprinklered to meet current local building codes.

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

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

The Special Use for PUD approval will serve the public convenience at the proposed location by allowing the existing gas station and C-store to be enlarged and improved. There will be one more pump and the C-store will be increased from 470 SF to 1440 SF. The C-store/gas station is a useful amenity to the neighboring residential and business uses and has already been a fixture in the community for many decades.

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

Existing utilities, access roads, drainage and necessary facilities are either being reused, or being upgraded as needed to meet current standards. The existing site is mainly paved or has the building on it, the proposed site is mainly paved with a building on it and landscaping beds where possible. No curb cuts or access to the property are being increased. Utilities are being connected from existing utilities that are readily available. A new water service will connect to the existing water main (new building to be sprinklered).

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.

Approval of the Special Use PUD allows an existing non-conforming, out of date property, to be zoned appropriately. The Special Use will not be injurious to the use and enjoyment of neighboring properties as it is improving the use and aesthetics of the existing gas station. The use is the same but the building and site will get an updated, attractive look. The building will also include a one bedroom apartment and the two story architecture is being designed to be sensitive to the neighborhood and comments from the initial concept review. New fencing and a retaining wall will be built to shield the residence on the South end of the property. Fencing will remain on the east end of the property.

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 PUD approval allows the original non-conforming gas station use to be granted in a BL zoning district rather than the original residential zoning district. The BL District is appropriate as the property across Main Street from the site is BL and is compatible with the Neighborhood Commercial land use category in the St. Charles Comprehensive Plan. Due to the size of the lot and the variations needed to proceed with the development, a PUD will allow this to be a uniquely zoned property that does not adversely affect the development and improvement of the surrounding properties.

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 establishment, maintenance or operation of the Special Use will not be detrimental endanger public health, safety, comfort or general welfare. The gas station is already a use familiar to the neighborhood. The single bedroom apartment is residential. The site has a designated parking spot for the apartment on the premises. The required parking for the gas station is being met. The variations requested enable the small site to be buildable and functional. The building design is focused on being residential in a style to fit within the neighborhood.

- 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 proposed Special Use conforms to all applicable provisions of the St. Charles Municipal Code to the greatest extent possible, with any variations necessary to update the site included in the PUD request. The size of the existing site is so limited for any development without getting variations. The zoning change to BL and allowing a gas station to remain on the site meets the intent of the BL district for "small-scale service and retail uses that serve convenience needs" of the neighborhood. The building character is to be attractive and blend with the neighboring residential area per the design guidelines.

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

The proposed PUD will be beneficial to the physical development, diversity, tax base and economic well-being of the City: allowing to keep the gas station use, maintains a decades long commercial use that provides tax revenue from the C-store and gas pumps. A convenience store/gas station embedded in a neighborhood setting with residential unit above keeps diversity along that stretch of Main Street. PUD approval allows the property to be upgraded and purposeful again which is beneficial to the economic well-being of the City.

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

The concept plan staff report comments confirm agreement with the proposed BL zoning change for the property in regards to the Comprehensive Plan. "Property zoned BL is located across Main Street from the subject property. The BL District is also compatible with the Neighborhood Commercial Land use category for the property in the Comprehensive Plan" The remaining adjacent property is still RT-2 for the single family residential except for any commercial uses in the neighborhood. "The subject property is noted as Neighborhood Commercial with residential character." The building architecture is proposed to be residential in character and materials. Although a gas station use is typically found in BC and BR, the location and previous use as a gas station and the neighboring zoning and Comprehensive Plan data would suggest BL is the appropriate designation for the PUD.

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



COMMUNITY DEVELOPMENT DIVISION

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

PUD PRELIMINARY PLAN APPLICATION

For City Use	
Project Name:	<u>1023 W Main St.</u>
Project Number:	<u>2021 -PR- 018</u>
Cityview Project Number:	<u>PLPUD202100029</u>

<i>Received Date</i>
RECEIVED
MAY 20 2021
City of St. Charles Community Development

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

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

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

1. Property Information:	Location: 1023 W. Main Street, St. Charles, IL 60174	
	Parcel Number (s): 09-33-203-001	
	Proposed PUD Name: 1023 W. Main Street Redevelopment	
2. Applicant Information:	Name Mohammed Shahid Ali	Phone 708-997-6799
	Address 201 Lilac St., Bolingbrook, IL 60490	Fax
		Email mshahidali@hotmail.com
3. Record Owner Information:	Name Hamza Jehangir Ali 2014 Trust	Phone 708-997-6799
	Address 201 Lilac Street, Bolingbrook, IL 60490	Fax
		Email mshahidali@hotmail.com

Please check the type of application:

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

Subdivision of land:

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

Attachment Checklist:

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

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

- ☒ **APPLICATION FEE:** Application fee in accordance with Appendix B of the Zoning Ordinance. (\$500)
- ☒ **REIMBURSEMENT OF FEES AGREEMENT:**

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

- ☒ **REIMBURSEMENT OF FEES INITIAL DEPOSIT:**

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

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

- ☒ **PROOF OF OWNERSHIP and DISCLOSURE:**

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

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

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

☒ **LEGAL DESCRIPTION:** For entire subject property, on 8 ½ x 11 inch paper

☒ **PLAT OF SURVEY:**

A current plat of survey for the Subject Realty showing all existing improvements on the property, prepared by a registered Illinois Professional Land Surveyor.

☒ **SOIL AND WATER CONSERVATION DISTRICT APPLICATION:**

Copy of completed Land Use Opinion application as required by state law, as submitted to The Kane-Dupage Soil and Water Conservation District. <http://www.kanedupageswcd.org/>

Submit the application form and fee directly to the Kane-DuPage Soil and Water Conservation District. Provide a copy with this application.

☒ **ENDANGERED SPECIES REPORT:**

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

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

☒ **PLANS:**

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

Copies of Plans:

Initial Submittal - Ten (10) full size copies for non-residential projects OR Twelve (12) full size copies for residential projects; Three (3) 11" by 17"; and a PDF electronic file (On a CD-ROM or may be emailed to the Project Manager). For subsequent submittals, please contact the Project Manager to determine how many copies are required.

☒ **SITE/ENGINEERING PLAN:**

PRELIMINARY ENGINEERING PLANS – DRAWING REQUIREMENTS/CHECKLIST:

Complete the attached checklist and ensure that all required information is included on the Preliminary Engineering Plans:

1. Accurate boundary lines with dimensions
2. Existing and proposed easements: location, width, purpose
3. Streets on and adjacent to the tract: Name and right-of-way width, center line elevation, and culverts
4. Location, size, shape, height, and use of existing and proposed structures
5. Location and description of streets, sidewalks, and fences
6. Surrounding land uses
7. Legal and common description
8. Date, north point, and scale
9. Existing and proposed topography
10. All parcels of land intended to be dedicated for public use or reserved for the use of all property owners with

the proposal indicated

11. Location of utilities
12. Building/use setback lines
13. Location of any significant natural features
14. Location of any 100-year recurrence interval floodplain and floodway boundaries
15. Location and classification of wetland areas as delineated in the National Wetlands Inventory
16. Existing zoning classification of property
17. Existing and proposed land use
18. Area of property in square feet and acres
19. Proposed off-street parking and loading areas
20. Number of parking spaces provided, and number required by ordinance
21. Angle of parking spaces
22. Parking space dimensions and aisle widths
23. Driveway radii at the street curb line
24. Width of driveways at sidewalk and street curb line
25. Provision of handicapped parking spaces
26. Dimensions of handicapped parking spaces
27. Depressed ramps available to handicapped parking spaces
28. Location, dimensions and elevations of freestanding signs
29. Location and elevations of trash enclosures
30. Provision for required screening, if applicable
31. Provision for required public sidewalks
32. Certification of site plan by a registered land surveyor or professional engineer
33. Geometric plan showing all necessary geometric data required for accurate layout of the site
34. Grading plans showing paving design, all storm sewers, and detention/retention facilities including detention/retention calculations) and erosion control measures
35. Utility plans showing all storm sewers, sanitary sewers, watermains, and appropriate appurtenant structures
36. Exterior lighting plans showing:
 - Location, height, intensity and fixture type of all proposed exterior lighting
 - Photometric information pertaining to locations of proposed lighting fixtures
37. Typical construction details and specifications
38. Certification of site engineering plans by a registered professional engineer
39. Proof of application for Stormwater Management Permit

□ **SKETCH PLAN FOR LATER PHASES OF PUD:** Not Applicable

For phased PUD's, where a sketch plan is permitted, it shall include, at minimum, the following:

- General location of arterial and collector streets
- Location of any required landscape buffers
- Location of proposed access to the site from public streets
- Maximum number of square feet of floor area for nonresidential development
- Maximum number of dwelling units for residential development
- Open space and storm water management land

ARCHITECTURAL PLANS:

Architectural plans and data for all principal buildings shall be submitted in sufficient detail to permit an understanding of the exterior appearance and architectural style of the proposed buildings, the number, size and type of dwelling units, the proposed uses of nonresidential and mixed use buildings, total floor area and total building coverage of each building.

TREE PRESERVATION PLAN: Not Applicable

Tree Preservation Plan when required in accordance with Chapter 8.30 of the St. Charles Municipal Code. The information required for this plan may be included as part of the Landscape Plan set. See attachment, "Tree Preservation Requirements for Preliminary Plans".

LANDSCAPE PLAN:

Landscape Plan showing the following information:

1. Delineation of the buildings, structures, and paved surfaces situated on the site and/or contemplated to be built thereon
2. Delineation of all areas to be graded and limits of land disturbance, including proposed contours as shown on the Site/Engineering Plan.
3. Accurate property boundary lines
4. Accurate location of proposed structures and other improvements, including paved areas, berms, lights, retention and detention areas, and landscaping
5. Site area proposed to be landscaped in square feet and as a percentage of the total site area
6. Percent of landscaped area provided as per code requirement
7. Dimensions of landscape islands
8. Setbacks of proposed impervious surfaces from property lines, street rights-of-way, and private drives
9. Location and identification of all planting beds and plant materials
10. Planting list including species of all plants, installation size (caliper, height, or spread as appropriate) and quantity of plants by species
11. Landscaping of ground signs and screening of dumpsters and other equipment

STORMWATER MANAGEMENT:

Written information (reports, calculations, etc.) as described in the Stormwater Management Requirements for Preliminary Plans (attached)

SUBDIVISION PLAT DRAWING REQUIREMENTS/CHECKLIST: Not Applicable

If the PUD Preliminary Plan involves the subdivision of land, a completed Subdivision Plat Drawing Requirements Checklist must be submitted.

❑ PUBLIC BENEFITS, DEPARTURES FROM CODE:

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

❑ SCHEDULE: Construction schedule indicating: *FALL 2021 start, Approx 6 mo. schedule*

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

❑ PARK AND SCHOOL LAND/CASH WORKSHEETS Not Applicable

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

❑ INCLUSIONARY HOUSING SUMMARY Not Applicable

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

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

[Signature] _____ *5/17/2021*
Record Owner Date

Applicant or Authorized Agent Date

May 14, 2021
July 27, 2021 UPDATED

PUD Preliminary Plan Application
for Gas Station Project at
1023 West Main Street, St. Charles, IL 60174

Public Benefits, Departures from Code

To: City of St. Charles
c/o Ellen Johnson (City Planner)
2 East Main Street
St. Charles, IL 60174

A description of how the PUD meets the purposed and requirements of Zoning Code. Any requests for departures and reasons for requesting each departure are outlined below.

1. Request zoning change from RT-2 to BL and establish a PUD.
 - a. Zoning Map Amendment to be executed.
2. Request to allow a GAS STATION use in a BL zoning designation.
3. SETBACK RELIEF REQUESTS:
 - a. Request to have a canopy over the three gas pumps.
 - i. Fuel pumps to be 20'-0" from any lot line. Proposed fuel pumps are 16'-0" from the Main Street lot line.
 - ii. Canopy structure to have same setbacks as the building (this should be a 10'-0" setback from Main Street). Proposed canopy is 6'-0" from Main Street lot line.
 - b. Minimum front yard (off 11th Street) setback for parking to be 10'-0". Proposed is 0'-0".
 - c. Minimum exterior side yard (off Main Street) setback for parking to be 10'-0". Proposed is 0'-0".
 - d. Minimum interior side yard (south lot line) setback for building is 5'-0". Proposed is 1'-0".
 - e. Minimum rear yard (east lot line) setback for building is 20'-0". Proposed is 2'-0".
 - f. Required refuse dumpster setback to be 20'-0" from 11th Street and 3'-0" from south lot line. Proposed is 1'-0" from 11th street and at the south lot line.

- g. Required setback of 10'-0" from ROW for freestanding signs. Proposed new location for pylon sign in NW corner do not meet setback requirements. Proposed sign with two faces parallel to each other (allowed 100 sf sign size is counted on one face only), illuminated with electronic pricing, to be 0'-6" from 11th Street property line and 7'-0" from Main Street property line. We believe the property lines are the ROW.
- h. Proposed pylon sign, referenced above, is also located within the site triangle (site triangle sets at property lines). Request to approve the sign location in the site triangle, the bottom of the sign to be 5'-0" above grade. Top of sign at 15'-0" above grade per zoning requirements.**

4. LANDSCAPING RELIEF REQUESTS:

- a. Required landscape buffer of 10'-0" along lot lines abutting or across a street from residential zoning (applies to all sides except for BL zoning to the north). Opaque, year-round screening with berms, landscaping or 6'-0" tall fence. 1 shade tree or 2 evergreen trees per 400 sf of required buffer are with variety of other planting. Proposed 6'-0" tall fence on south retaining wall, existing fence on east property line. No proposed landscaping buffer.
- b. Required 15% landscape area required (1134 sf). Proposed is 4% with new planters and landscaping beds (309 sf).
- c. Required 75% street frontage landscaping and 1 tree per 50'-0" of street frontage would mean 3 trees along Main Street and 1 tree along 11th Street. Proposed 1 tree in landscaping bed off Main Street and 1 tree along 11th Street as shown on Landscaping plan.
- d. Required parking lot screening of 50% of the parking lot to height of 30". For the one space parallel to Main Street, (1) 6' ht. ornamental tree is proposed. For the 11th Street spaces, the trash enclosure with cedar pergola above will provide screening.
- e. Required building foundation planting beds of 50% of total building walls (Main Street and 11th Street) with 5'-0" wide planting beds. Proposed is a 7'-0" long by 5'-0" wide bed along 11th Street. Proposed is 10'-9" long by 3'-2"+ wide bed along Main Street.
- f. Required foundation plantings to be 20 shrubs/bushes/perennials per 50'-0" of planting bed. Proposed total of 30 shrubs/bushes/perennials in the two foundation planting beds.
- g. Required foundation trees of 2 tree per 50'-0" of planting bed. No foundation trees are proposed.
- h. Required 3'-0" landscaping around monument sign. Proposed landscaping as shown on Landscaping plan around pylon sign.

PUBLIC BENEFITS:

The existing gas station on the currently zoned RT-2 property has been in existence for decades. As it is currently not in operation since the pumps and tank were removed in preparation for improvements, the property cannot remain a non-conforming gas station in the RT-2 zoning district. Therefore, the map amendment and various PUD relief requests are needed to allow the gas station to reoccupy the site.

The BL district is the most appropriate use since the Comprehensive Plan considers this area a Neighborhood Commercial district and there are neighboring properties zoned BL. The owner wishes to improve the existing property with an additional gas pump with canopy protection, a bigger convenience store and a one bedroom apartment above the C-store. Keeping the gas station and convenience store with more pumps and bigger store, benefits the users such as neighboring properties and the commuters thru the busy IL 64 east west corridor. The City of St. Charles will benefit from architectural improvements to the existing site and tax revenue. The many requests for relief to setbacks and landscaping allow a creative approach for developing the site. All are needed to allow the extremely small site to function as a gas station, to increase the size of the store, to provide a dumpster enclosure and to provide required parking within the constraints of the property lines. The second story apartment allows the building to express more residential character and improved curb appeal, which in turn is more integral to the neighborhood. Overall, the improvements to the property add value to the neighborhood.

NONRESIDENTIAL ZONING COMPLIANCE TABLE

Name of Development: 1023 W. Main St. Redevelopment

	Zoning District Requirement	Existing PUD Requirement (if applicable)	Proposed
	District: BL (new)	Ordinance #: N/A	
Minimum Lot Area	Upper level dwelling 3,000 sf/unit, other uses: none		0.1735 acres 7,557 sf
Minimum Lot Width	None		None
Maximum Building Coverage	60%		19%
Maximum Gross Floor Area per Building	10,000 SF		1,440 sf C-store 1,440 sf Dwelling unit
Maximum Building Height	30'-0"		30'-0"
Front Yard <u>11th Street</u>	Bldg = 20'-0" Parking = 10'-0"		Bldg = 49'-0" Parking stalls = 0'-0"
Interior Side Yard	Bldg = 5'-0" Parking = none		Bldg = 1'-0" Parking = none
Exterior Side Yard <u>Main Street</u>	Bldg = 20'-0" Parking = 10'-0"		Bldg = 35'-8" Parking = none
Minimum Rear Yard	Bldg = 20'-0" Parking = none		Bldg = 2'-0" Parking = none
Landscape Buffer Yard ²	Bldg = 10'-0" Parking = 10'-0"		Landscaping beds added where possible
% Overall Landscaped Area	15% min.		Landscaping beds added where possible
Building Foundation Landscaping	Required		Landscaping beds added where possible
Public Street Frontage Landscaping	Required		None provided
Parking Lot Landscaping	Not req'd-less than 5 spaces		Landscaping beds added where possible
# of Parking Spaces	Gas Station = 4/1000 sf GFA (reduced by # pumps) Dwelling =1 space for 1 bedroom		6 @ pumps + 4 spaces (1 ADA)
Drive-through Stacking Spaces (if applicable)	N/A		N/A

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

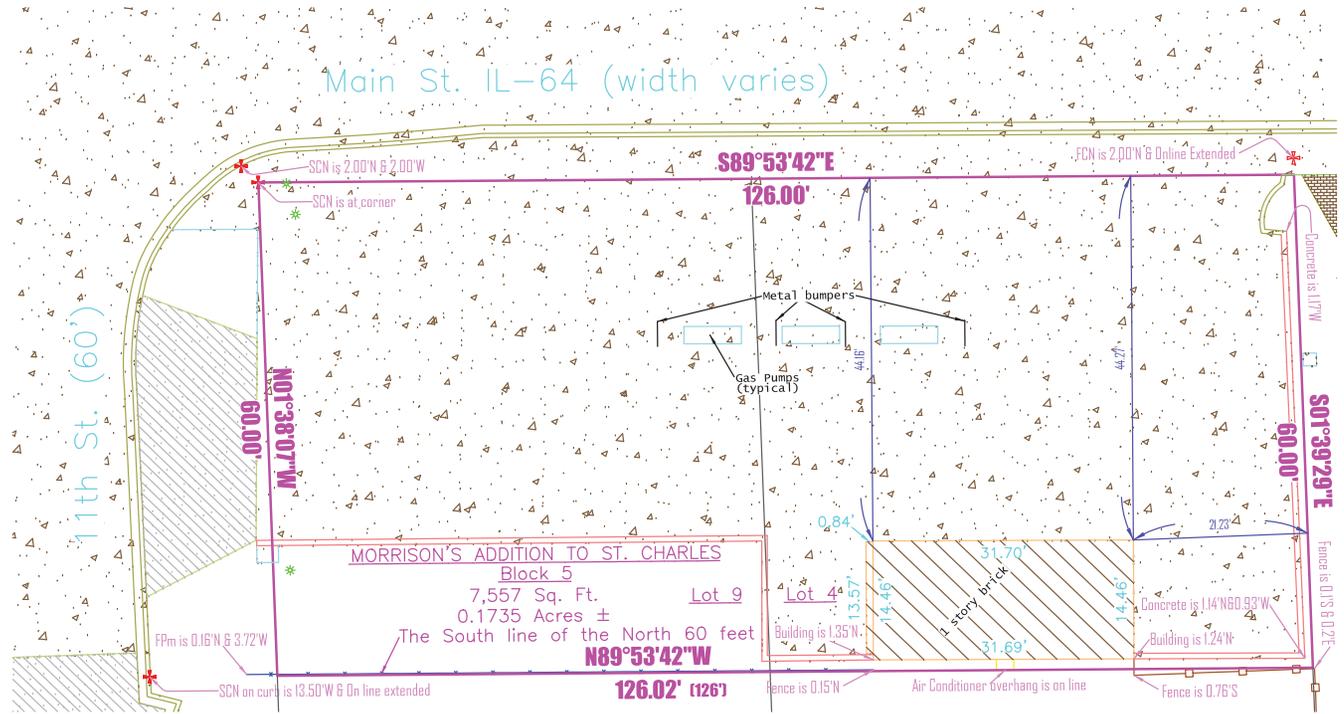
PLAT OF SURVEY

PROPERTY DESCRIPTION

THE NORTH 60 FEET OF LOTS 4 AND 9 IN BLOCK 5 OF MORRISON'S ADDITION TO ST. CHARLES; IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

Surveyors Notes:

- 1.) This survey does not constitute a title search by the surveyor. All information shown regarding record easements, adjoiners, and other documents which might affect the quality of title to the tract shown hereon was gained from the client and/or plat of subdivision. The location of the boundary lines shown hereon are based upon the description provided by the client. These boundary lines reflect what was surveyed. For ownership issues consult your title company and/or attorney.
- 2.) This is a boundary survey; our understanding is it is being used to obtain a permit.
- 3.) The location and/or existence of utility service lines and/or facilities to the property surveyed are unknown and are not shown. No utility structures (or underground structures) of any kind are shown. Overhead wires & manhole covers are not shown.
- 4.) Dimensions shown thus 50.25' are feet and decimal parts thereof. Examples of feet to inches 1.0'=12" | 0.5'=6" | 0.25'=3" | 0.71'=8 7/8". Angular data shown thus 90°00'00" indicates degrees, minutes and seconds.
- 5.) 50.25' N90°00'00"E indicates measured dimension/bearing.
(50.25' N90°00'00"E) indicates record dimension/bearing where differs from measure.
[50.25' N90°00'00"E] indicates Deed/Description dimension/bearing where differs from measure.
- 6.) Bearings shown hereon are true North per Illinois State Plane Coordinate System: East Zone.
- 7.) Check legal description with deed or title policy and report any discrepancy immediately. Building lines and easements, if any, shown hereon are as shown on the recorded subdivision or as indicated.
- 8.) Report any discrepancies at once.



STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

WE, PREMIER LAND SURVEYING L.L.C, PROFESSIONAL DESIGN FIRM NO. 184-004378, DO HEREBY CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. WE HAVE MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE CONVENTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.
DATED AT ITASCA, ILLINOIS ON September 19th, 2015.

BRIAN C. PLAUTZ; I.P.L.S. NO. 035-3167, EXPIRES 11/30/16
PREMIER LAND SURVEYING L.L.C.
PROFESSIONAL DESIGN FIRM NO. 184-004378, EXPIRES 04/30/2017
131 SCHILLER PLACE | ITASCA, IL 60143 | 630-875-1417
Survey is valid only if original seal and signature is shown in purple.

Premier Land Surveying L.L.C.

131 Schiller Place
Itasca, IL 60143
(630) 875-1417

Client: Mohammed Ali, 3 Star Oil and Food Mart Inc
201 LILAC ST
BOLINGBROOK, IL 60490-2020

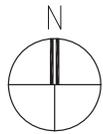
Rev. Date	Rev. Description
Field Work Completed: 09/17/2015	
Job #: 2015-0058	Sheet 1 of 1
Location: 1023 Main St. St. Charles, IL 60174	



Legend

- N,S,E,W = North, South, East, West
- N'y, etc = Northerly, etc
- FpM=FENCE POST(metal)
- [Pattern] = Bituminous Pavement
- [Pattern] = Concrete/Cement
- [Pattern] = Structure
- [Pattern] = Brick
- * = Light
- + = Found Cross Notch = FCN
- + = Set Cross Notch = SCN
- [Line] = Fence (Metal)
- [Line] = Fence (Wood)

EXISTING AERIAL SITE PHOTO
SCALE: N.T.S.



REVISIONS	DRAWN BY: SBD/ERC
	DATE: 05-14-2021
	REV 1:
	REV 2:
	REV 3:
REV 4:	

Existing Aerial
Site Photo
SHEET
EX-0.1

Preliminary Site Plan
Gas Station
1023 W. Main Street
St. Charles, IL 60174



24 N BENNETT ST.
GENEVA, IL 60134
PHONE 630 608 0500
FAX 630 839 8875
PROFESSIONAL DESIGN FIRM
NO. 184 005766

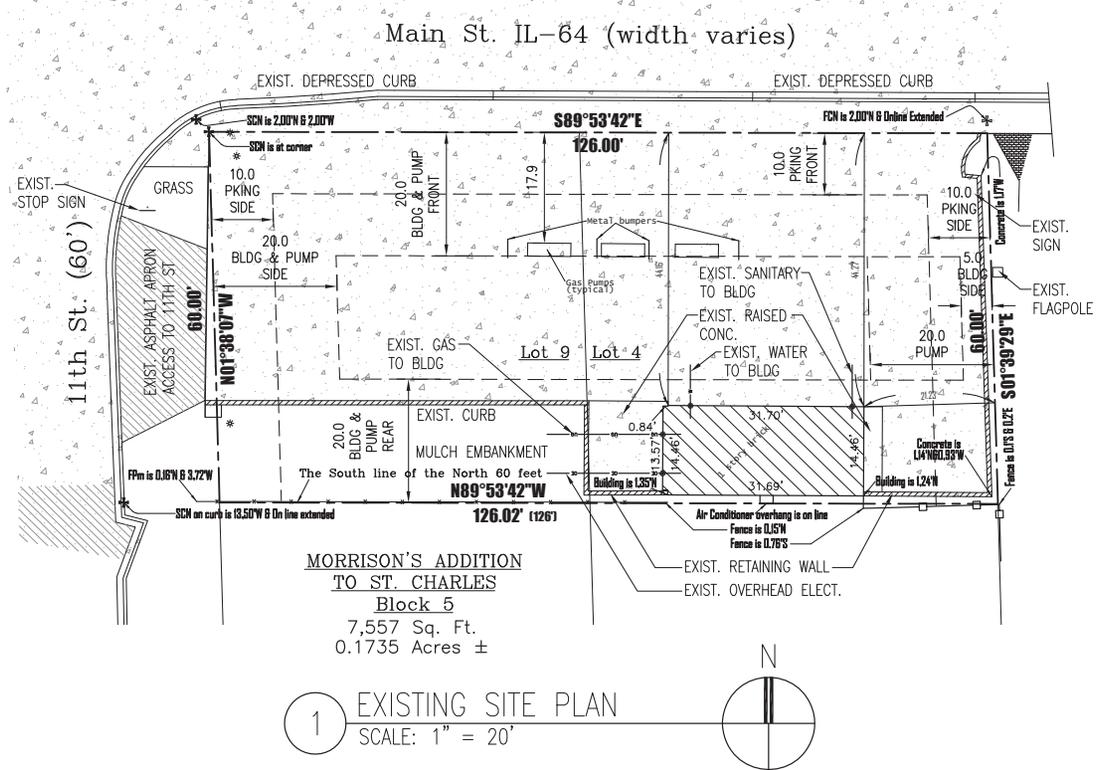
ZONING NOTES FOR CONCEPT PLAN SUBMITTAL

NON-CONFORMING ITEMS OF EXIST. PROPERTY AS BL. DISTRICT:

- (Section 17.20.030-1) FUEL PUMP DOES NOT MEET SETBACK REQ'T
- (Table 17.14-2) BUILDING ENCROACHES SETBACKS
- (Table 17.14-2) PARKING ENCROACHES SETBACKS
- VARIOUS LANDSCAPING SETBACKS/REQ'TS ARE NON-COMPLIANT
 - (Section 17.26.060) MINIMUM 15% OF LOT TO HAVE LANDSCAPING FOR PROPERTIES W/ OFF-SITE STORMWATER STORAGE
(15% x 7557 = 1133 SF, CURRENT MULCH BED IS 950 SF)
 - (Section 17.26.070 & Table 17.14-2) 10' LANDSCAPE BUFFER YARD REQ'D ALONG ANY LOT LINE THAT ABUTS OR IS ACROSS THE STREET FROM RT DISTRICT (PARTIAL COMPLIANCE ON SOUTH RESIDENTIAL USE, NO COMPLIANCE ON EAST RESIDENTIAL USE, NO COMPLIANCE TO NORTH COMMERCIAL & RESIDENTIAL USE, NO COMPLIANCE TO WEST COMMERCIAL USES)
 - (Section 17.26.080) NO BUILDING FOUNDATION LANDSCAPING, WALKWAY/CONC ALL SIDES OF BUILDING
 - (Section 17.26.110) AMOUNT OF SIGN LANDSCAPING IS DEFICIENT, NOT 3' FROM ALL SIDES

ZONING NOTES FOR CONCEPT PLAN SUBMITTAL

- BUILDING FOOTPRINT: NEW 1440 SF / EXISTING 470 SF
 (Table 17.14-2) MAX BUILDING COVERAGE = 60%
 PROPOSED 1440 SF / 7557 SF = 19.0%
 NEW SECOND FLOOR RESIDENTIAL USE: 1500 SF
 (Table 17.14-2) HEIGHT OF BUILDING TO BE 30'-0" MAX
 (Table 17.24-3) PARKING SPACES FOR GAS STATION & OFFICE USES:
 1 PER SERVICE BAY + 4 PER 1000 SF GFA
 (REDUCE BY # FUEL PUMPS)
 OFFICE 3 PER 1000 SF GFA
 REQUIRED: 5 (GAS STATION) + 3 (OFFICE)
 PROVIDED: 6 @ PUMP + 4 SPOTS (1 ADA)
- (Table 17.28-2) SIGNAGE:
 - NEW FREESTANDING ELECTRONIC PRICING & LOGO SIGN IN NORTHWEST CORNER, REMOVE EXISTING SIGN IN NORTHEAST CORNER
 - MAXIMUM HEIGHT 15' TO TOP OF SIGN
 - 1.5 SF PER LINEAR FRONTAGE OF THE BUILDING OR 100 SF, WHICHEVER IS LESS
 FRONTAGE OF BUILDING = 70 LINEAR FEET
 70 x 1.5 = 105 SF THEREFORE, 100 SF ALLOWED




 24 N BENNETT ST.
 GENEVA, IL 60134
 PHONE 630 608 0500
 FAX 630 839 8875
 PROFESSIONAL DESIGN FIRM
 NO. 184 005766

Preliminary Site Plan

Gas Station

 1023 W. Main Street
 St. Charles, IL 60174

REVISIONS	DRAWN BY: SBD/ERC
	DATE: 05-14-2021
	REV 1:
	REV 2:
	REV 3:

Existing Site Plan
 SHEET
 EX-1

IF PRINTED TO SCALE, BOTH THESE BARS WILL MEASURE 1"

ZONING NOTES FOR CONCEPT PLAN SUBMITTAL

- BUILDING FOOTPRINT: **NEW 1440 SF / EXISTING 470 SF**
 (Table 17.14-2) MAX BUILDING COVERAGE = 60%
 PROPOSED 1440 SF/7557 SF = 19.0%
 NEW SECOND FLOOR RESIDENTIAL USE: 1500 SF
 (Table 17.14-2) HEIGHT OF BUILDING TO BE 30'-0" MAX
 (Table 17.24-3) PARKING SPACES FOR GAS STATION & RES. USES:
 1 PER SERVICE BAY + 4 PER 1000 SF GFA
 (REDUCE BY # FUEL PUMPS)
 RESIDENTIAL (UPPER LEVEL DWELLING UNIT)
 1 PER D.U.
 REQUIRED: 5 (GAS STATION) + 1 (UPPER LEVEL DWELLING)
 PROVIDED: 6 @ PUMP + 4 SPOTS (1 ADA)
- (Table 17.28-2) SIGNAGE:
 - **NEW FREESTANDING ELECTRONIC PRICING & LOGO SIGN IN NORTHWEST CORNER, REMOVE EXISTING SIGN IN NORTHEAST CORNER.**
 - MAXIMUM HEIGHT 15' TO TOP OF SIGN, SIZE OF SIGN MAX.100 SF (PARALLEL FACES: SIGN AREA COMPUTED BY MEASUREMENT OF ONE FACE)
 - 1.5 SF PER LINEAR FRONTAGE OF THE BUILDING OR 100 SF, WHICHEVER IS LESS (2 SIGNS - ONE PER FACADE ALLOWED)
 FRONTAGE OF BUILDING =
 74 LF x 1.5 = 111 SF THEREFORE, 100 SF ALLOWED NORTH
 18 LF x 1.5 = 27 SF ALLOWED WEST

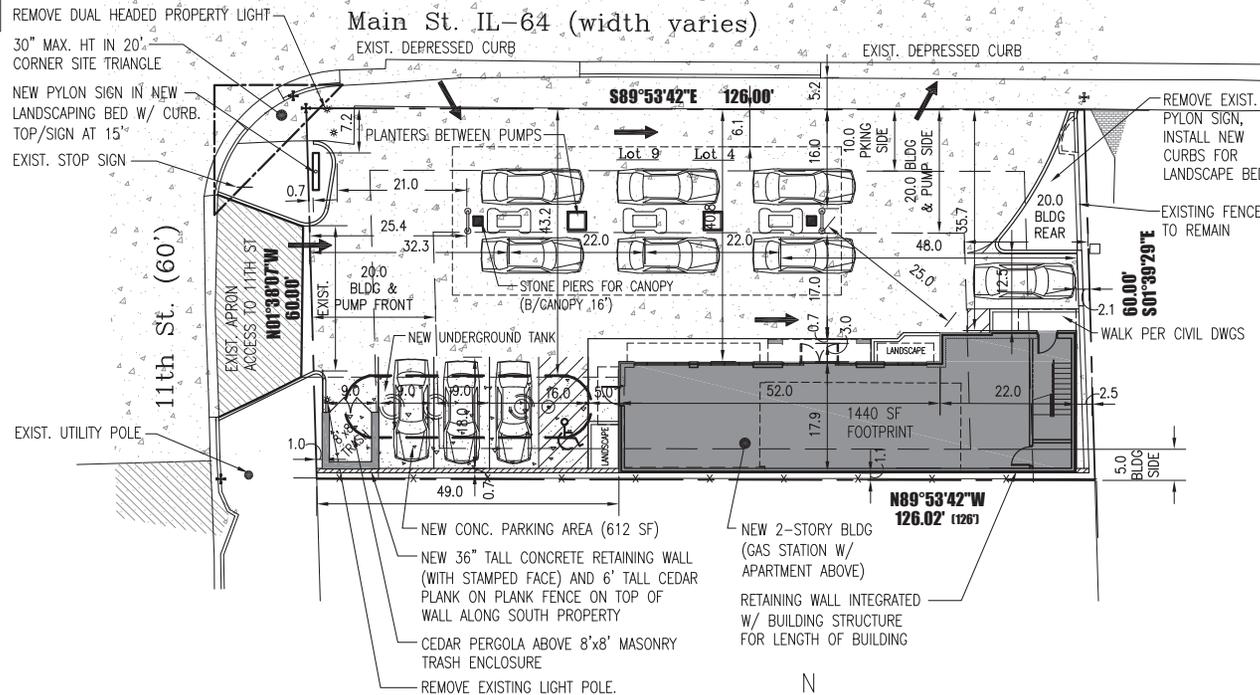
NEW PUD REQUEST FOR:
 7,557 Sq. Ft.
 0.1735 Acres ±

**MORRISON'S ADDITION
 TO ST. CHARLES
 Block 5**

PROPOSED NON-COMPLYING ITEMS: (Section 17.20.030-1)	REQUIRED	PROPOSED
- FUEL PUMPS WILL NOT MEET SETBACK REQ'MTS NORTH	20'-0"	16'-0"
- CANOPY ENCROACHES SETBACK REQ'MT NORTH	10'-0"	6'-0"
(Table 17.14-2)		
- BUILDING SETBACKS		
FRONT (ENCROACHES)	20'-0"	49'-0"
INTERIOR SIDE (ENCROACHES)	5'-0"	1'-0"
REAR (ENCROACHES)	20'-0"	2'-0"
EXTERIOR SIDE (ENCROACHES)	20'-0"	35'-8"
- PARKING ENCROACHES PARKING SETBACKS NORTH & WEST	10'-0"	0'-0"
(Table 17.28-2)		
- NEW FREE STANDING SIGN LOCATION FROM ROW	10'-0"	7'-0" NORTH 6" WEST
(Table 17.14-1)		
- REQUEST TO ADD GAS STATION AS PERMITTED USE		

PROPOSED NON-COMPLYING LANDSCAPE ITEMS:

- VARIOUS LANDSCAPING SETBACKS/REQ'MTS ARE NON-COMPLIANT
- (Section 17.26.060) MINIMUM 15% OF LOT TO HAVE LANDSCAPING FOR PROPERTIES W/ OFF-SITE STORMWATER STORAGE (15%x7557 = 1133 SF)
REVISION: ADDITIONAL LANDSCAPING BEDS HAVE BEEN ADDED
 - (Section 17.26.070 & Table 17.14-2) 10' LANDSCAPE BUFFER YARD REQ'D ALONG ANY LOT LINE THAT ABUTS OR IS ACROSS THE STREET FROM RT DISTRICT
REVISION: NO COMPLIANCE ON SOUTH RESIDENTIAL USE, SAME: NO COMPLIANCE ON EAST RESIDENTIAL USE, NO COMPLIANCE TO NORTH COMMERCIAL & RESIDENTIAL USE, NO COMPLIANCE TO WEST COMMERCIAL USES)
 - (Section 17.26.080) NO CONTINUOUS BLDG FOUNDATION LANDSCAPING (WALKWAY/CONC ALL SIDES)
REVISION: TWO LANDSCAPING BEDS HAVE BEEN ADDED
 - (Section 17.26.090) **REVISION: PUBLIC STREET FRONTAGE LANDSCAPING REQ'D IN FRONT AND EXTERIOR SIDE YARDS ADJOINING R.O.W. (REQ'D IN BL DISTRICTS, NON-COMPLIANT)**
 - (Section 17.26.110) AMOUNT OF SIGN LANDSCAPING IS DEFICIENT (NOT 3' FROM ALL SIDES)
 - (Section 17.26.120) **CLARIFICATION: RETAINING WALL AT SOUTH EDGE OF PROPERTY IS 3'-0" TALL.**



1 PROPOSED SITE PLAN
 SCALE: 1" = 20'



24 N BENNETT ST.
 GENEVA, IL 60134
 PHONE 630 608 0500
 FAX 630 839 8875

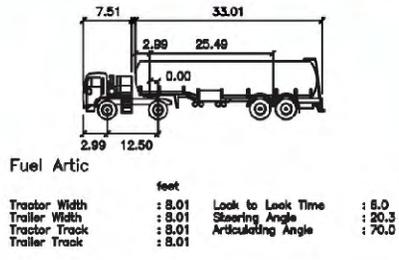
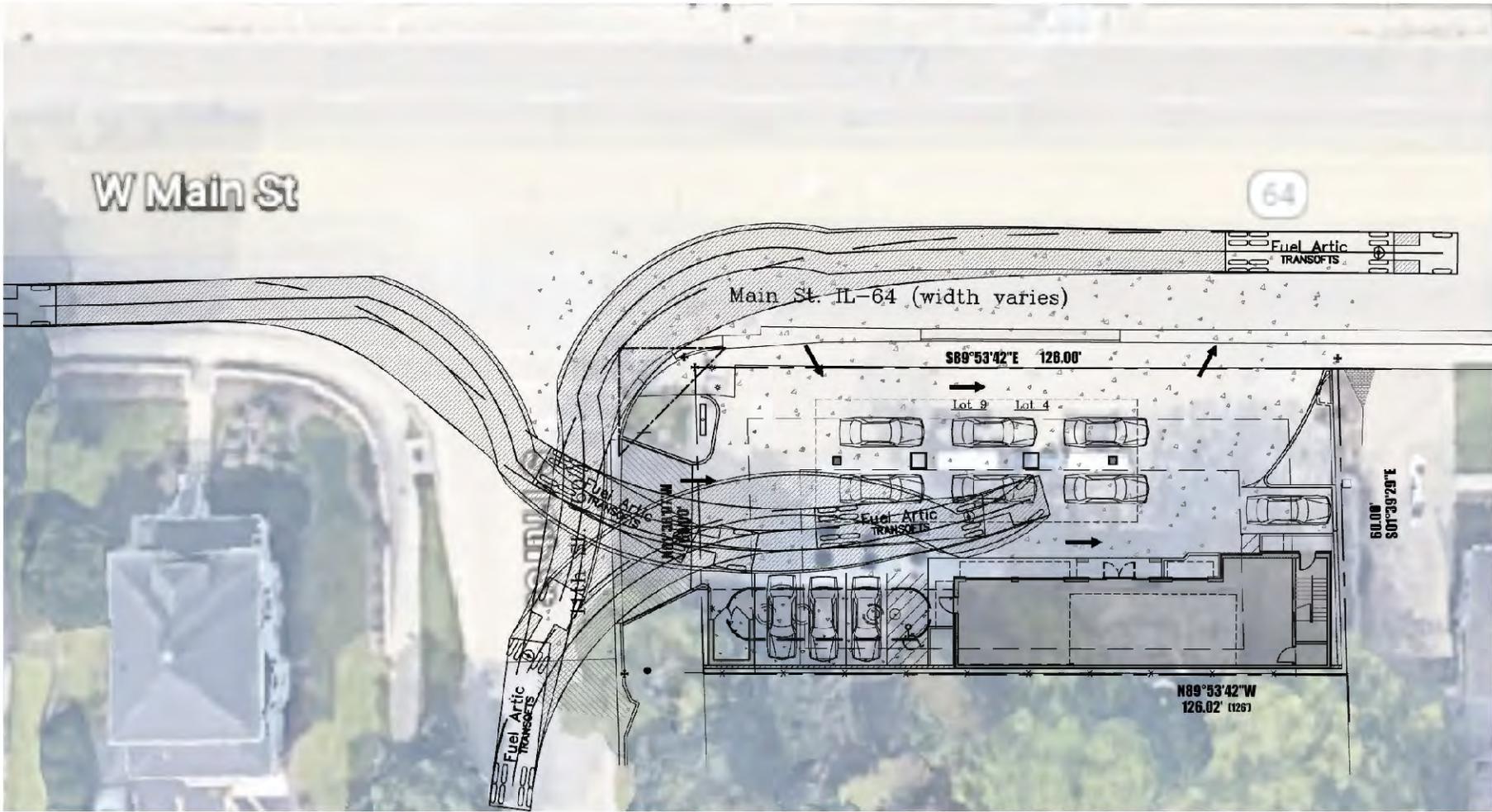


Preliminary Site Plan
Gas Station
 1023 W. Main Street
 St. Charles, IL 60174

REVISIONS	DRAWN BY: SBD/ERC
	DATE: 05-14-2021
	REV 1:
	REV 2:
	REV 3:
	REV 4:

Proposed Site Plan
 SHEET
 EX-2

IF PRINTED TO SCALE, BOTH THESE BARS WILL MEASURE 1" [1][2][3][4][5][6][7][8][9][10]



1 FUEL TRUCK TURNING EXHIBIT
SCALE: 1" = 20'

24 N BENNETT ST.
GENEVA, IL 60134
PHONE 630.608.0500
FAX 630.839.8875

PROFESSIONAL DESIGN FIRM
NO. 184 053766

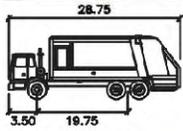
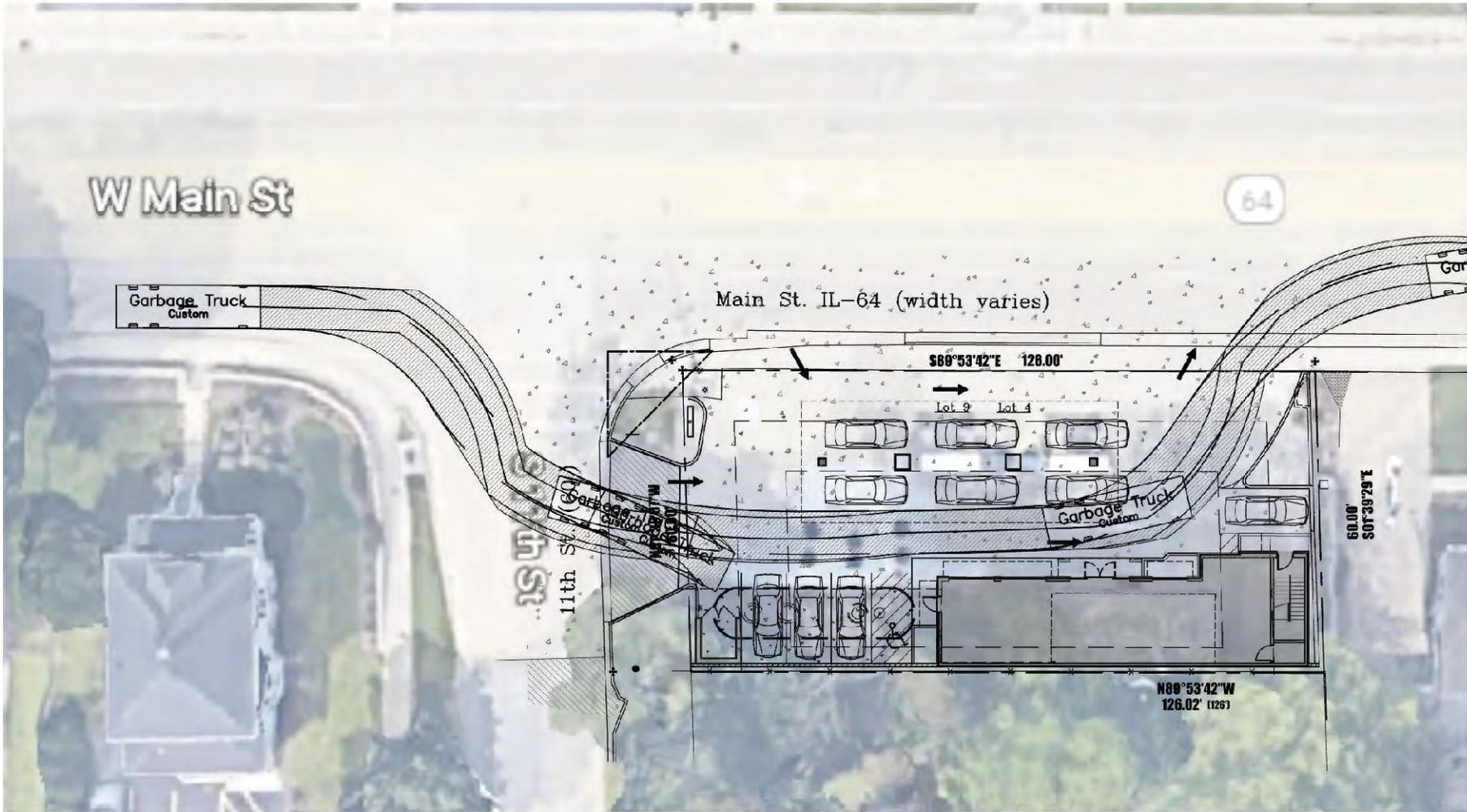


Preliminary Site Plan
Gas Station
1023 W. Main Street
St. Charles, IL 60174

REVISIONS	DRAWN BY: SBD/ERC
	DATE: 05-14-2021
	REV 1:
	REV 2:
	REV 3:
	REV 4:

Turning Exhibit
SHEET
EX-3

IF PRINTED TO SCALE, BOTH THESE BARS WILL MEASURE 1" 1 2 3 4 5 6 7 8 9 10

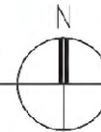


Garbage Truck

feet

Width : 8.50
 Track : 8.50
 Lock to Lock Time : 8.0
 Steering Angle : 45.0

1 GARBAGE TRUCK TURNING EXHIBIT
 SCALE: 1" = 20'



24 N BENNETT ST.
 GENEVA, IL 60134
 PHONE 630.408.0500
 FAX 630.839.8875

ECA
 ARCHITECTS
 AND
 PLANNERS

PROFESSIONAL DESIGN FIRM
 NO. 184 055766

Preliminary Site Plan

Gas Station

1023 W. Main Street
 St. Charles, IL 60174

REVISIONS	DRAWN BY: SBD/ERC
	DATE: 05-14-2021
	REV 1:
	REV 2:
	REV 3:
	REV 4:

Turning Exhibit

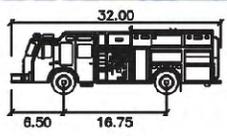
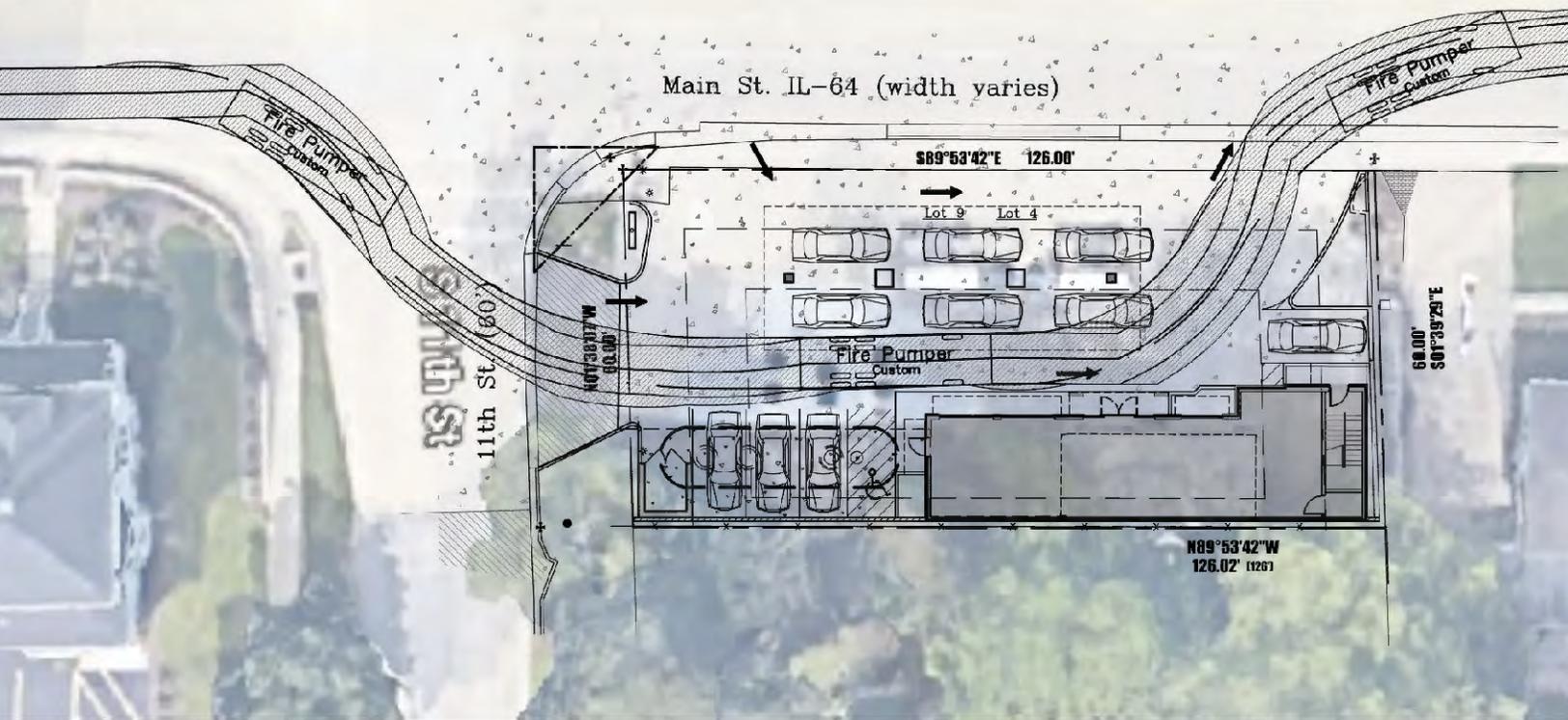
SHEET

EX-4

IF PRINTED TO SCALE, BOTH THESE BARS WILL MEASURE 1" [1][2][3][4][5][6][7][8][9][10]

Main St

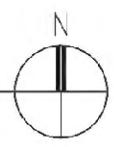
64



Fire Pumper	feet
Width	: 8.50
Track	: 8.50
Lock to Lock Time	: 8.0
Steering Angle	: 45.0

1

FIRE TRUCK TURNING EXHIBIT
SCALE: 1" = 20'





1 RENDERED ELEVATION
SCALE: NTS

 <p>ECA ARCHITECTS AND PLANNERS</p>	<p>24 N BENNETT ST. GENEVA, IL 60134 PHONE 630 608 0500 FAX 630 839 8875</p> <hr/> <p>PROFESSIONAL DESIGN FIRM NO. 184 005766</p>												
<p>Preliminary Site Plan</p> <h1 style="margin: 0;">Gas Station</h1> <p>1023 W. Main Street St. Charles, IL 60174</p>													
<p>REVISIONS</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 10%;">DRAWN BY:</td> <td>SBD/ERC</td> </tr> <tr> <td>DATE:</td> <td>05-14-2021</td> </tr> <tr> <td>REV 1:</td> <td></td> </tr> <tr> <td>REV 2:</td> <td></td> </tr> <tr> <td>REV 3:</td> <td></td> </tr> <tr> <td>REV 4:</td> <td></td> </tr> </table>	DRAWN BY:	SBD/ERC	DATE:	05-14-2021	REV 1:		REV 2:		REV 3:		REV 4:	
DRAWN BY:	SBD/ERC												
DATE:	05-14-2021												
REV 1:													
REV 2:													
REV 3:													
REV 4:													
<p>RENDER SHEET</p>													
<p>A-1</p>													

IF PRINTED TO SCALE, BOTH THESE BARS WILL MEASURE 1" 1 1 2 3 4 5 6 7 8 9 10



1 RENDERED ELEVATION W/ CANOPY
SCALE: NTS

24 N BENNETT ST.
GENEVA, IL 60134
PHONE 630 608 0500
FAX 630 839 8875



PROFESSIONAL DESIGN FIRM
NO. 184.005766

Preliminary Site Plan

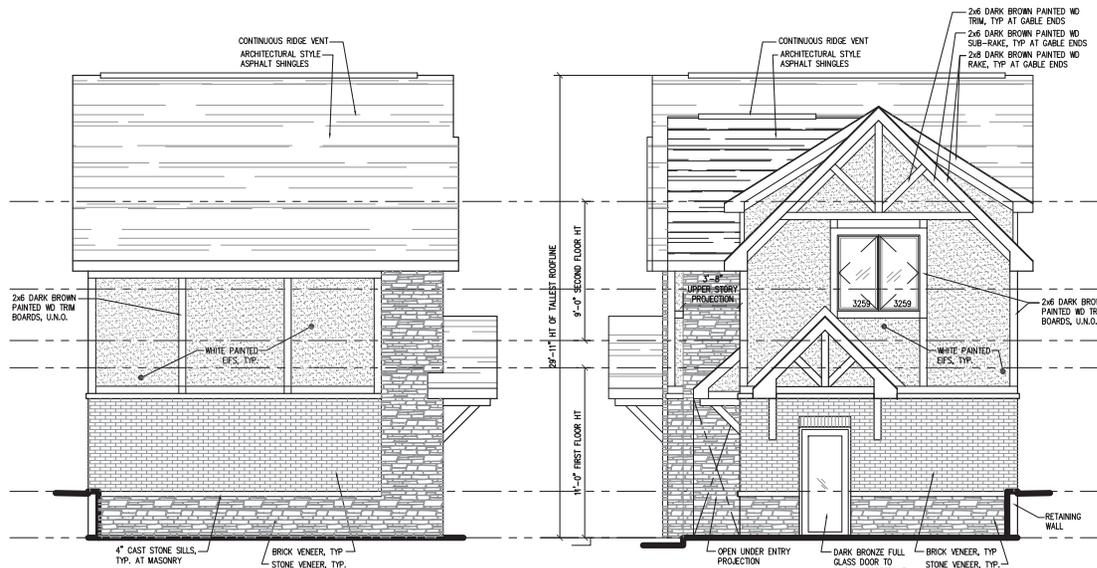
Gas Station

1023 W. Main Street
St. Charles, IL 60174

REVISIONS	DRAWN BY: SBD/ERC
	DATE: 05-14-2021
	REV 1:
	REV 2:
	REV 3:
REV 4:	

RENDER
SHEET
A-2

IF PRINTED TO SCALE, BOTH THESE BARS WILL MEASURE 1" 1234567890



3 LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"

2 RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



1 FRONT ELEVATION
SCALE: 1/8" = 1'-0"

24 N BENNETT ST.
GENEVA, IL 60134
PHONE 630 608 0500
FAX 630 839 8875

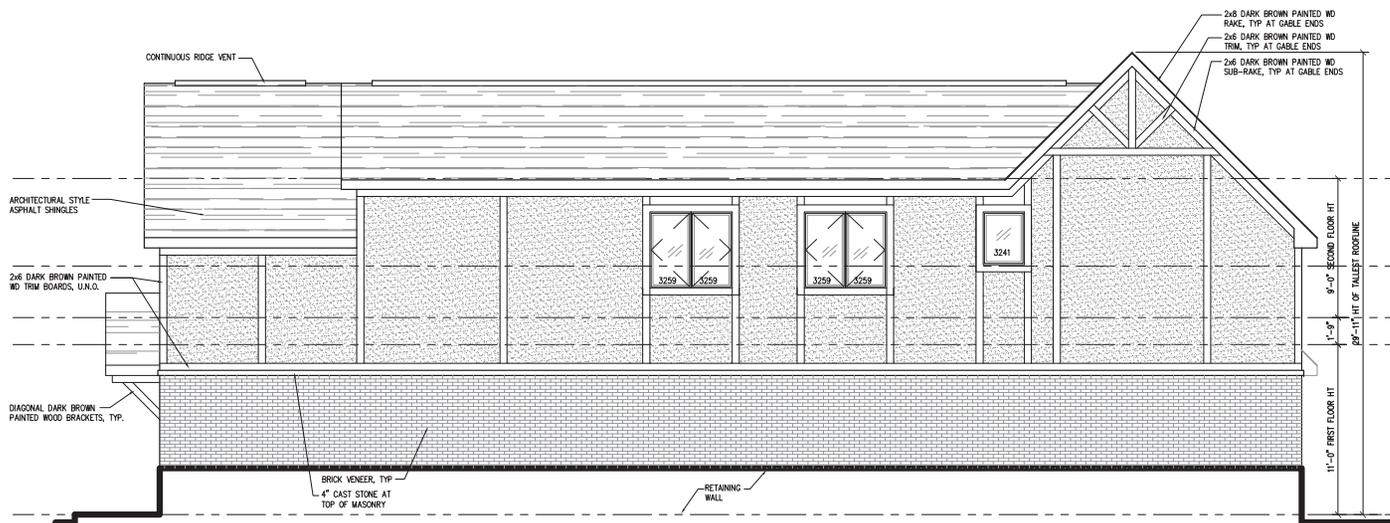
PROFESSIONAL DESIGN FIRM
NO. 184 05766

Preliminary Site Plan
Gas Station
1023 W. Main Street
St. Charles, IL 60174

REVISIONS	DRAWN BY: SBD/ERC
	DATE: 05-14-2021
	REV 1:
	REV 2:
	REV 3:
	REV 4:

Exterior Elevs
SHEET
A-3

IF PRINTED TO SCALE, BOTH THESE BARS WILL MEASURE 1" [1][2][3][4][5][6][7][8] [1][2][3][4][5][6][7][8][9][10]



1 REAR ELEVATION
SCALE: 1/8" = 1'-0"

24 N BENNETT ST.
GENEVA, IL 60134
PHONE 630 608 0500
FAX 630 839 8875

ECA
ARCHITECTS
AND
PLANNERS

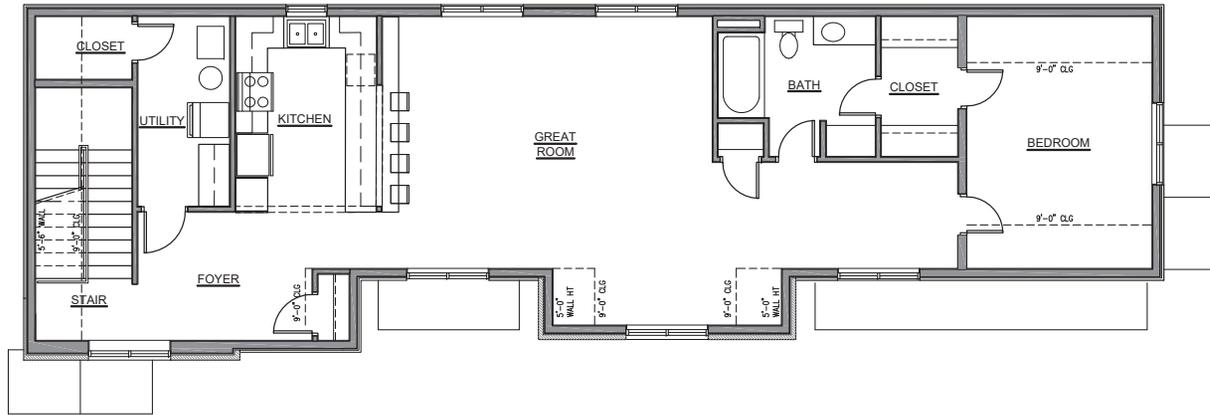
PROFESSIONAL DESIGN FIRM
NO. 184 005766

Preliminary Site Plan
Gas Station
1023 W. Main Street
St. Charles, IL 60174

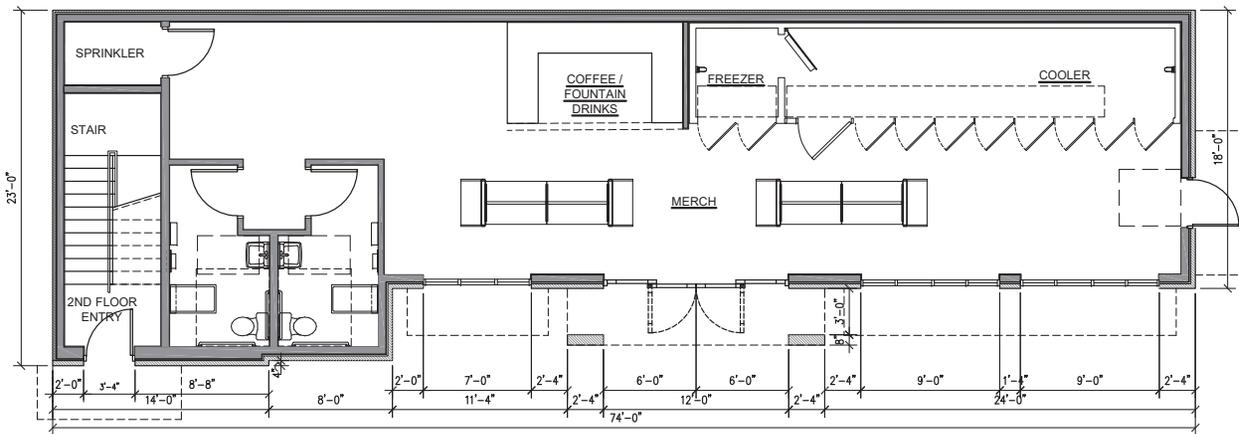
REVISIONS	DRAWN BY: SBD/ERC
	DATE: 05-14-2021
	REV 1:
	REV 2:
	REV 3:
	REV 4:

Exterior Elevs
SHEET
A-4

IF PRINTED TO SCALE, BOTH THESE BARS WILL MEASURE 1" [1][2][3][4][5][6][7][8] [1][2][3][4][5][6][7][8][9][10]



2 SECOND LEVEL PLAN
 SCALE: 1/8" = 1'-0" APARTMENT



1 FIRST LEVEL PLAN
 SCALE: 1/8" = 1'-0" GAS STATION

24 N BENNETT ST.
 GENEVA, IL 60134
 PHONE 630 608 0500
 FAX 630 839 8875

ECA
 ARCHITECTS
 AND
 PLANNERS

PROFESSIONAL DESIGN FIRM
 NO. 184 005766

Preliminary Site Plan

Gas Station

1023 W. Main Street
 St. Charles, IL 60174

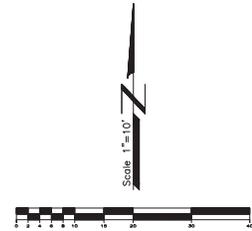
REVISIONS	DRAWN BY: SBD/ERC
	DATE: 05-14-2021
	REV 1:
	REV 2:
	REV 3:
	REV 4:

Floor Plans

SHEET

A-5

IF PRINTED TO SCALE, BOTH THESE BARS WILL MEASURE 1" [1][2][3][4][5][6][7][8] [1][2][3][4][5][6][7][8][9][10]

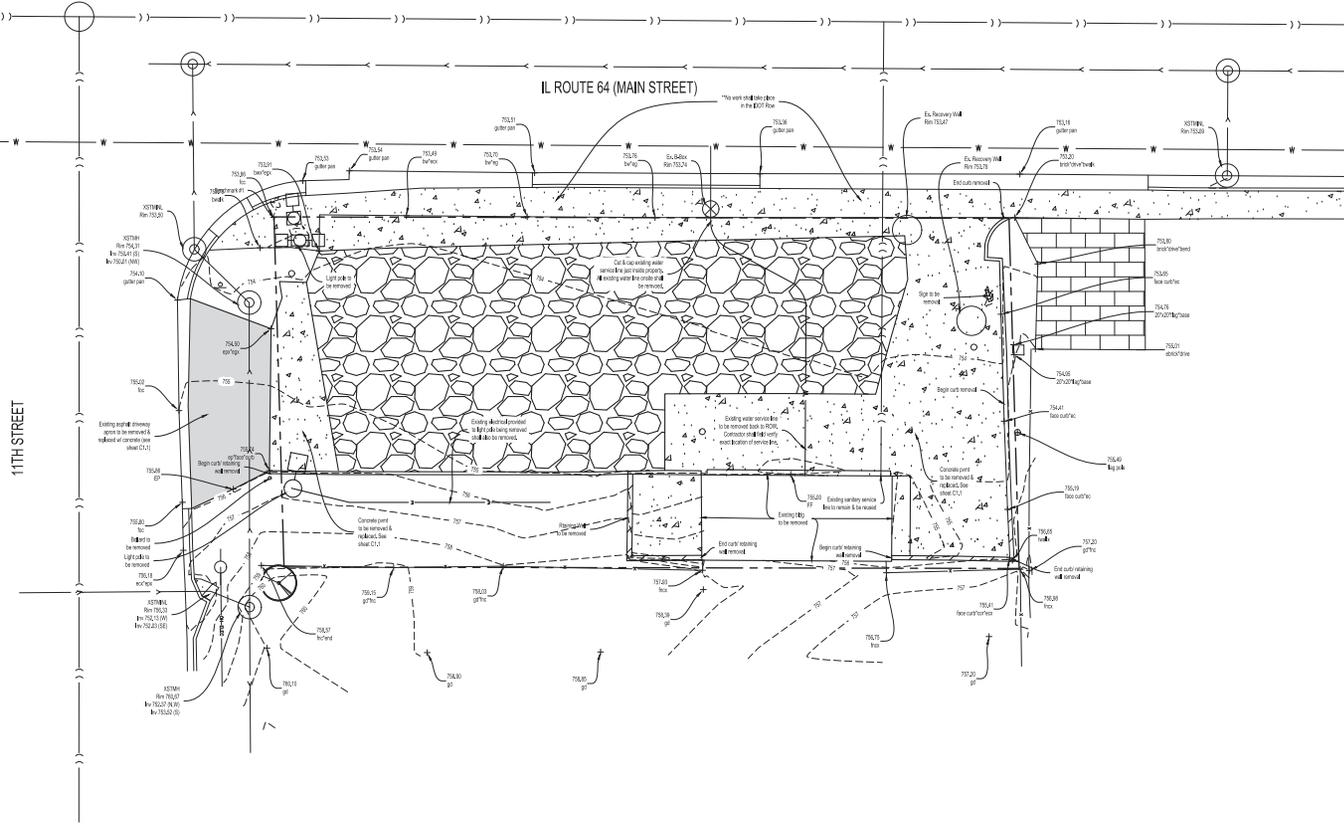


SITE DEMOLITION LEGEND

	TO REMAIN	TO BE REMOVED
Watermain	— W —	— W —
Storm Sewer	— S —	— S —
Sanitary Sewer	— SS —	— SS —
Overhead Electric	— CH-ELEC —	— CH-ELEC —
Electric	— E —	— E —
Telephone	— T —	— T —
Gas	— G —	— G —
Storm Manhole	⊙	⊙
Sanitary Manhole	⊙	⊙
Valve Vault/B-Box	⊙	⊙
Storm Inlet	⊙	⊙
Fire Hydrant	⊙	⊙
Utility Pole	⊙	⊙
Curb & Gutter	— CG —	— CG —
Contour	— 69.5 —	— 69.5 —
Trees	⊙	⊙
Street Light	⊙	⊙
Telephone	⊙	⊙
Concrete	▒	▒
Sign	⊙	⊙
Fence	— X —	— X —
Pavement	▒	▒

SITE DEMOLITION NOTES

- All items which are to be abandoned shall be removed and replaced with approved street lighting and composed to 95% recycled product. Related to future building areas at 95% in any other location. If applicable, the contractor shall be responsible for the removal of the existing concrete manholes or vaults.
- Contractor shall verify existing conditions prior to demolition and notify engineer of any discrepancies or potential conflicts between existing conditions and proposed design.
- All existing structures shall be demolished and disposed of properly. Demolition debris shall not be hauled or disposed of on-site or in any other location.
- Demolition contractor shall be responsible for any demolition work.
- All items to be abandoned shall be capped in accordance with the requirements of the appropriate utility companies and the governing municipality.
- Traffic control for work in the right-of-way shall meet ILLDOT standards per Section 702, Standard Specifications for Road and Bridge Construction, (as required 2012).
- Contractor must barricade (including warning lights) all open excavations to prevent vehicles and pedestrian traffic from entering the area.
- All excavations to be filled by the new approved engineering or composed to 95% recycled product.
- Excavation contractor shall provide site restoration to original ground surface and/or pavement level.
- Excavation contractor shall be coordinated with adjacent property owners to maintain continuous access to all existing driveways.
- All steel reinforcement shall be removed from all excavation and/or to existing the construction site. Any steel debris deposited on the adjacent roadway shall be immediately removed from said adjacent roadway.
- All items to be abandoned shall be removed from the site and disposed of in accordance with the requirements of the appropriate utility company and the governing municipality.
- Demolition of all utilities including but not limited to gas, electric, telephone and water shall be coordinated with the governing municipality and the utility companies.
- Excavate all utility trenches, including padways, to minimum design depth for new construction.
- Contractor shall be responsible for removal of all walls and underground improvements including but not limited to those shown on these plans.
- Grades to be graded to have positive drainage and needed or immediate construction of the new building.



REVISIONS

NO.	DATE	DESCRIPTION

EXISTING CONDITIONS & DEMOLITION PLAN

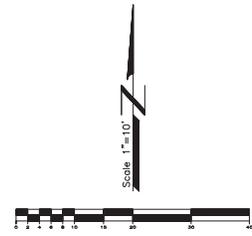
GAS STATION
1023 W. MAIN STREET
ST. CHARLES, ILLINOIS

DATE: 5/8/21
FILE: 21-006 C02
JOB NO: 21-006
SHEET NO.

Craig R. Knoche & Associates • Civil Engineers
• Surveyors
Civil Engineers, P.C.
1418 Commerce Drive • Geneva, IL 60134 • phone (630) 449-1270 • fax (630) 449-2775

DATE: 5/8/21
FILE: 21-006 C02
JOB NO: 21-006
SHEET NO.

GAS STATION



SITE ANALYSIS

SITE
 1023 W. Main Street
 St. Charles, IL
 Parcel Area 7,557 ±
 ±0.17 Acres
 Building Area 1,440 ±

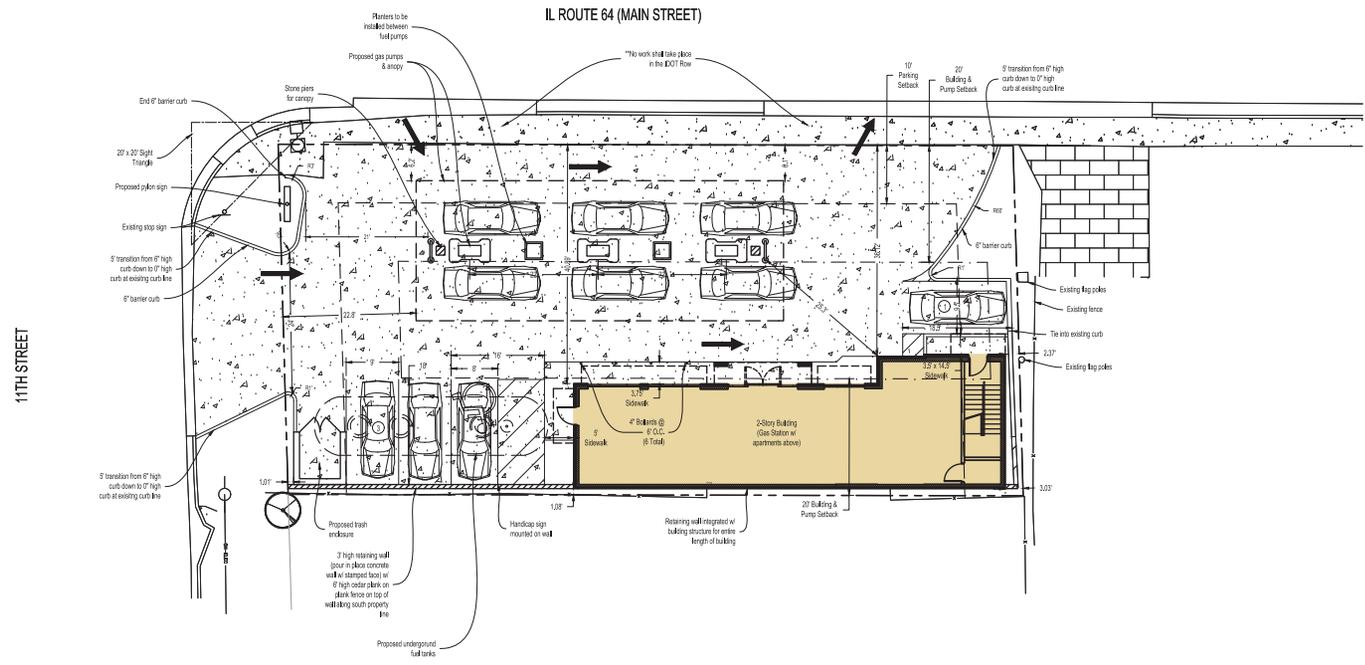
PARKING
 Quantity Required 6 = 4 x 1,440 / 1,000 Residential (1 per dwelling unit)
 1 = 1 Gas Station (4 spaces per every 1,000 of floor area)
 7 Spaces
 Provided 10 = 3 Standard + 6 Pumps + 1 ADA
 Stall Size Required 9' x 18' (Standard)
 Provided 9' x 18' (Standard), 16' x 18' (ADA)

LEGEND

Proposed Curb & Gutter	
Existing Curb & Gutter	
Property Line	
Setback Line	
Concrete	

SITE IMPERVIOUS
 Existing Impervious Area = 4,415 ± of OR U.S. Acres
 Proposed Impervious Area = 7,064 ± of OR U.S. Acres
 Net New Impervious Area = 2,649 ± of OR U.S. Acres

- SITE NOTES**
- All dimensions are back of curb unless otherwise noted.
 - All curb radii are back of curb unless otherwise noted.
 - Contractor verify dimensions prior to starting work and notify engineer if any discrepancies are found.
 - Setback and setback perimeter of building shall be well maintained unless otherwise specified on plans.
 - Contractor shall be responsible for repairing all existing pavement damaged during construction.
 - See details for bituminous and concrete pavement sections.
 - Contractor to provide temporary traffic control measures during construction of entrance of E.O.M. in accordance with Illinois C.O.T. requirements.
 - All building entries shall be protected at all business hours on days as well as all locations where vehicle drives or maneuvers.
 - Contractor shall complete architectural and engineering items for interface compatibility.
 - All curb and gutter shall be 6" high unless otherwise noted on plans.
 - Pavement striping to be white two coats unless otherwise specified on plans.



REVISIONS

NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION

SITE PLAN

GAS STATION
 1023 W. MAIN STREET
 ST. CHARLES, ILLINOIS

Craig Z. Knoche & Associates
 Civil Engineers
 Surveyors
 Land Planners

1161 Commerce Drive • Geneva, IL 60134 • phone (630) 849-2270 • fax (630) 849-2273

DATE: 5/6/21
 FILE: 21-006 C10
 JOB NO: 21-006
C1.1
 SHEET NO.

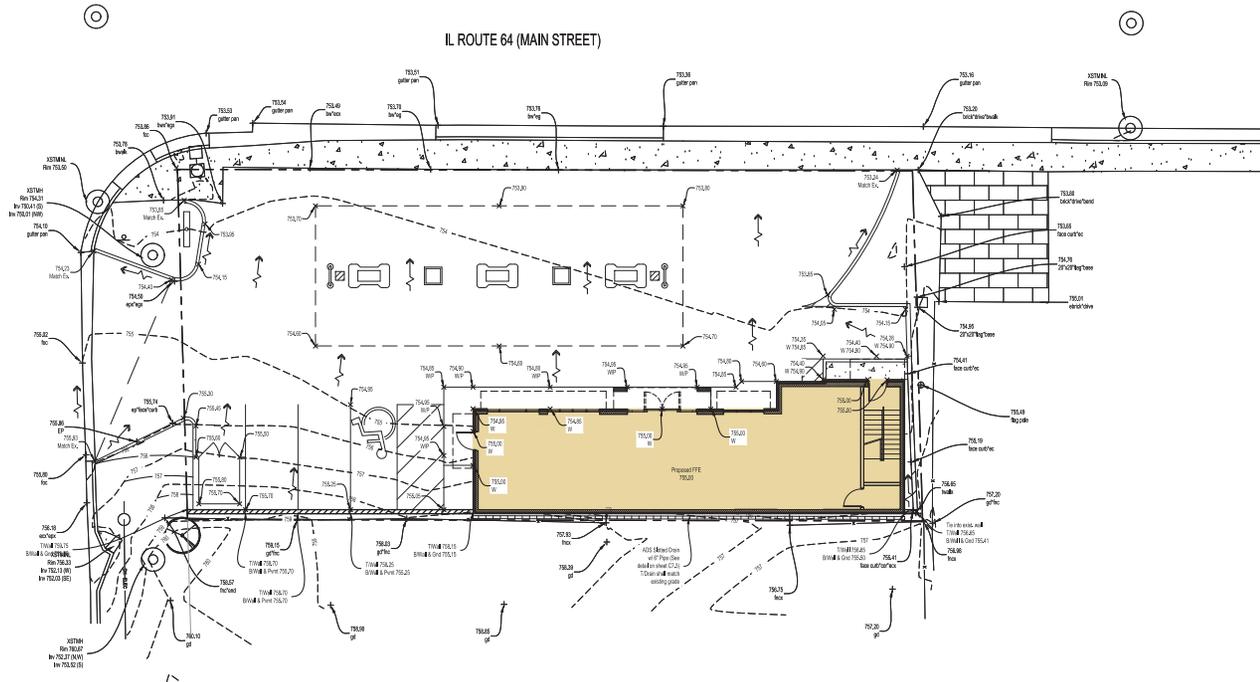


LEGEND

	EXISTING	PROPOSED
Pavement Grade	◆ 475.00	◆ 475.30
Walk Grade	◆ 475.00	◆ 475.30
Back of Curb Grade	◆ 475.00	◆ 475.30
Ground Grade	◆ 475.00	◆ 475.30
Rim Grade	◆ 475.00	◆ 475.30
Storm Structure	⊙	⊙
Contours	— 475 —	— 475 —
Emergency Overflow		➔
Flow Direction		➔
Ridgelines	---	---
Reverse Curb		~

All proposed grades are edge of pavement unless otherwise noted. See below for top of curb elevation contours.
 TCURB = (PMT. GRADE) + 0.42 (NORMAL PFDH CURB)
 TCURB = (PMT. GRADE) + 0.54 (REVERSE PFDH CURB)

- GRADING NOTES**
- General contractor shall verify existing contours and notify engineer of any discrepancies.
 - The general contractor shall spread spoils from utility contractors work to balance the site to the extent possible.
 - Erosion control measures include but are not limited to the following: all fabric shall be placed on each sanitary structure until construction is completed. Fabric shall overlap sanitary manhole opening a minimum of one (1) foot on each side with the side grade placed on top of fabric to prevent all from entering sanitary system. All fabric around perimeter shall remain in place and be maintained until construction is completed. All curb structures shall be protected with wire baskets.
 - The general contractor is responsible for erosion control measures. Contractor shall install erosion control measures prior to the start of construction and maintain such measures until grading is complete, parking lot is paved and vegetation has been established. If there is no erosion control, parking lot is paved and vegetation has been established, it shall be the general contractor's responsibility to maintain such measures. The owner or engineer shall be notified of the erosion control measures.
 - The contractor responsible for the installation of the erosion control devices shall maintain all storm water pollution devices throughout construction and until all ungraded or non-building areas have a uniform operational vegetative cover with a density of 75 percent or greater. Maintenance includes weekly inspections or an inspection following a rainfall of 1/2 inch in a 24-hour period. The contractor must submit a copy of the inspection report to the owner and engineer at the end of each month and keep a copy of the report on the construction site until the required vegetation cover is in place.
 - If additional erosion control measures are required on these drawings, they are required to stop or prevent erosion or are required by any authority having jurisdiction, it shall be the general contractor's responsibility to install such devices. The owner or engineer shall be notified of the additional work and cost prior to installation.
 - The general contractor shall be responsible for notifying the owner and engineer, in writing, of any additional sources of storm water pollution observed during construction and the additional costs required to prevent additional pollution.
 - See soils reports for testing requirements. The final soils reports are dated as follows:
 Geotechnical Engineering Report prepared by _____ dated _____, 20__.



11TH STREET

IL ROUTE 64 (MAIN STREET)

REVISIONS

NO.	DATE	DESCRIPTION

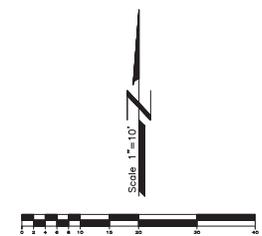
GRADING PLAN

GAS STATION
 1023 W. MAIN STREET
 ST. CHARLES, ILLINOIS

Craig R. Knoche & Associates • Civil Engineers
 Surveyors • Land Planners
 24 24 Bennett Street • Geneva, IL 60146 • phone (815) 463-2370 • fax (815) 463-2372

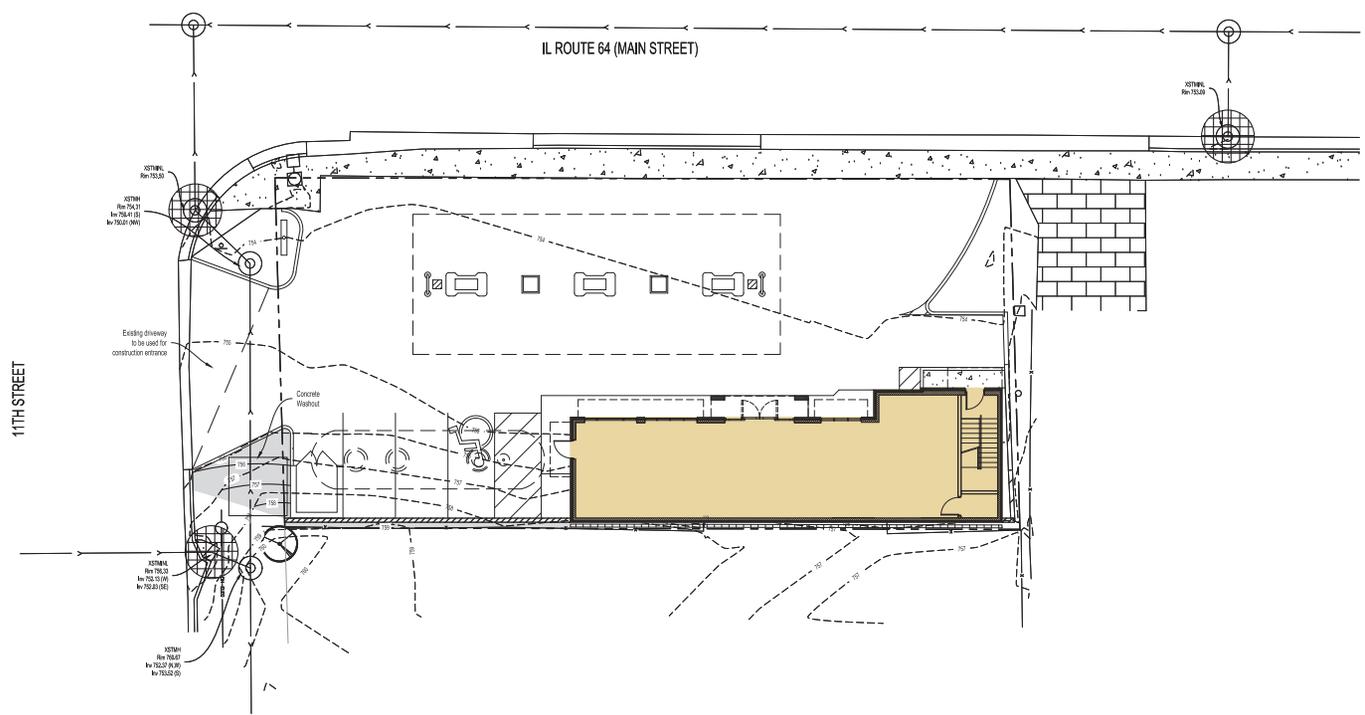
DATE	5/6/21
FILE	21-006 C20
JOB NO.	21-006
SHEET NO.	C2.1

ST. CHARLES, ILLINOIS
 GAS STATION



LEGEND

-  Manhole
-  18" Pipe
-  Trench Ejector (CISE) Ejector Control (Ejector) A.D.C.U.T. (Use only if used in all areas where the distance is greater than or equal to 100' (30'))



**STORMWATER POLLUTION PREVENTION PLAN
CONTRACTOR CERTIFICATION**

STATE OF ILLINOIS
COUNTY OF KANE

THE CONTRACTOR certifies that the information provided on this form is true and correct to the best of his knowledge and belief, and that he has read and understands the requirements of the Stormwater Pollution Prevention Act, 625 ILCS 10/1-10/10, and the rules and regulations of the Illinois Department of Transportation, 625 ILCS 10/1-10/10, and the rules and regulations of the Illinois Department of Transportation, 625 ILCS 10/1-10/10, and the rules and regulations of the Illinois Department of Transportation, 625 ILCS 10/1-10/10.

CONTRACTOR SIGNATURE _____ COMPANY NAME _____
 TITLE _____ ADDRESS _____
 DATE _____ PHONE NUMBER _____

**STORMWATER POLLUTION PREVENTION PLAN
OWNER CERTIFICATION**

STATE OF ILLINOIS
COUNTY OF KANE

THE OWNER certifies that the information provided on this form is true and correct to the best of his knowledge and belief, and that he has read and understands the requirements of the Stormwater Pollution Prevention Act, 625 ILCS 10/1-10/10, and the rules and regulations of the Illinois Department of Transportation, 625 ILCS 10/1-10/10, and the rules and regulations of the Illinois Department of Transportation, 625 ILCS 10/1-10/10, and the rules and regulations of the Illinois Department of Transportation, 625 ILCS 10/1-10/10.

OWNER SIGNATURE _____ COMPANY NAME _____
 TITLE _____ ADDRESS _____
 DATE _____ PHONE NUMBER _____

REVISIONS					
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION

**STORMWATER POLLUTION
PREVENTION PLAN**

**GAS STATION
1023 W. MAIN STREET
ST. CHARLES, ILLINOIS**

DATE: 5/6/21
 FILE: 21-006 C20
 JOB NO: 21-006

Craig Z. Knoche & Associates • Civil Engineers
Civil Engineers, P.C. • Surveyors • Land Planners
 24 N. Bennett Street • Geneva, IL 60136 • phone (815) 842-2222 • fax (815) 842-2222

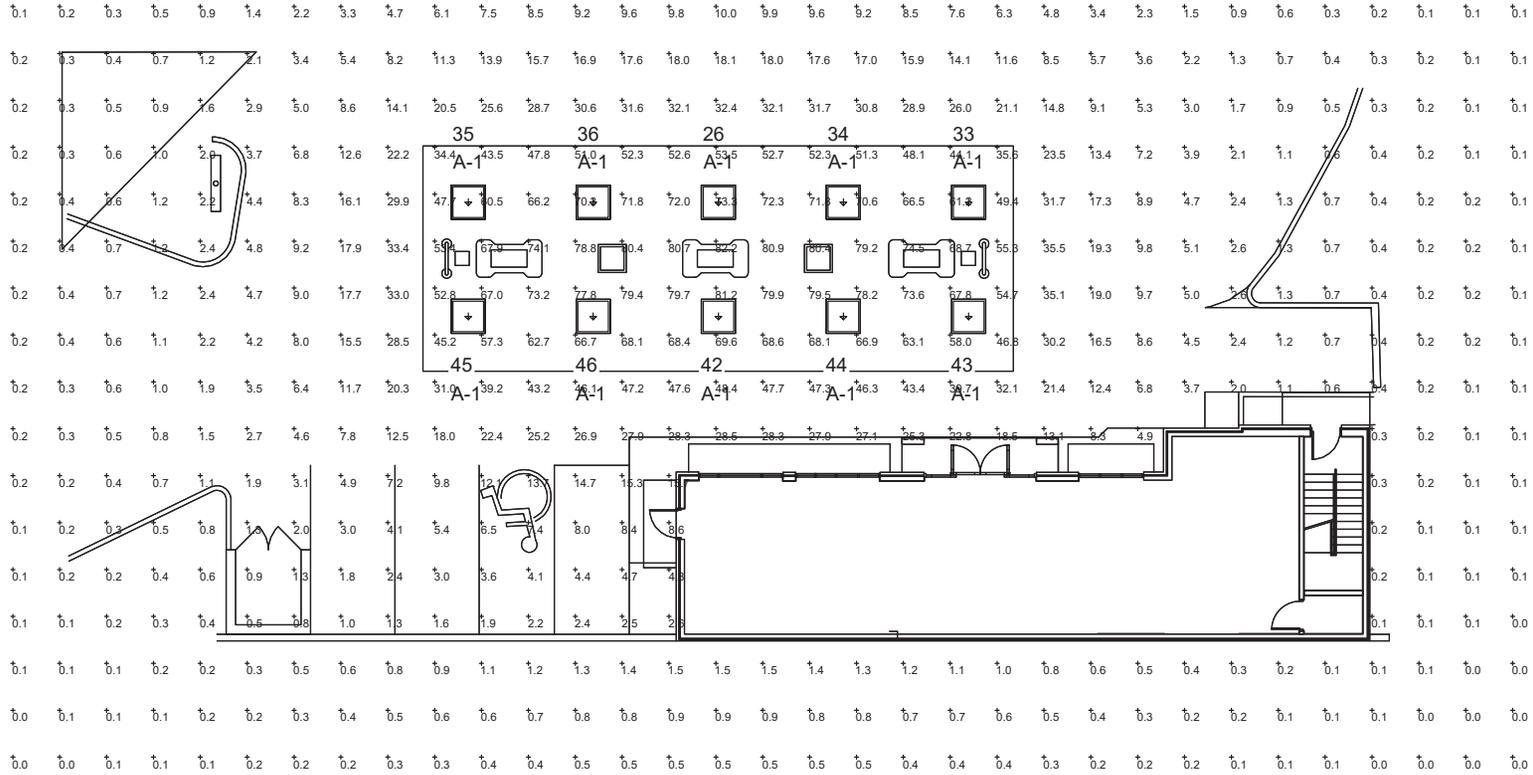
DATE: 5/6/21
 FILE: 21-006 C20
 JOB NO: 21-006
C2.2
 SHEET NO.

ST. CHARLES, ILLINOIS

ST CHARLES, IL PROPOSED PHOTOMETRIC PLAN

SCALE: NTS

ST CHARLES, IL



Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
AREA UNDER CANOPY	Illuminance	Fc	68.55	82.2	45.2	1.82	1.82

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	LLF	Description	Lum. Watts	Total Watts
+	10	A-1	SINGLE	0.95	New Fixt 133W LED 14'-0" Mtg Ht (4000K/19598 Lumens) LSI Scottsdale LED Fixture SCV-LED-20L-SC-40	133	1330

BASED ON THE INFORMATION PROVIDED, ALL DIMENSIONS AND LUMINAIRE LOCATIONS SHOWN REPRESENT RECOMMENDED POSITIONS. THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING OR FUTURE FIELD CONDITIONS.

THE LIGHTING PATTERN REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER THE 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.

FOR ADDITIONAL LIGHTING INFORMATION CONTACT:
On-Site Lighting & Survey, LLC
 PH: 763.684.1548

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1111 HIGHWAY 25 NORTH
 SUITE 201
 BUFFALO MN 55313
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COMPANY INFO

KNOCH ENGINEERING

PROJECT INFO

ST CHARLES, IL PROPOSED GAS STATION CANOPY
 1023 W MAIN ST
 ST CHARLES, IL

ENGINEER INFO

ENGINEER SEAL

#	DATE	INIT	DESCRIPTION

REVISIONS

SHEET DESCRIPTION

PROPOSED PHOTOMETRIC PLAN

PROJECT #

KE0513211

DATE

05.14.2021

DESIGN LEVEL

2

AGI

W. TOKKESDAL

CAD

C.D.HEANER

SHEET #

SL200

REV #

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GENERAL NOTES & SPECIFICATIONS

1. All roadway and pavement construction shall comply with the requirements of the latest Illinois Department of Transportation "Standard Specification for Road and Bridge Construction" or latest edition, except as may be modified by the project plans and specifications.
2. All underground construction shall comply with the requirements of the latest "Standard Specifications for Water and Sewer Main Construction in Illinois", Illinois Municipal League, latest edition, except as may be modified by project plans and specifications.
3. All work shall be in accordance with the standard specifications of the municipality. Each Contractor shall be provided with the applicable sections of this specification in the bid package.
4. All elevations shown are plus and are NAD83 Datum.
5. The Municipal building and engineering departments shall be notified at least two (2) working days prior to start construction. The contractor is responsible for notifying all jurisdictional agencies and all utility companies with facilities that may be affected by the proposed construction, and ensuring that all underground lines are located, prior to commencing construction.
6. All work to meet the Municipal Supplemental Codes unless the state codes are more restrictive.
7. The contractor(s) shall indemnify the owner, the engineer, and the municipality, their agents, etc and Illinois Department of Transportation, from all liability involved with the construction, installation and testing of the work on this project.
8. All work shall comply with the "Illinois Urban Manual." The contractor shall take whatever steps are necessary to control erosion on the site. Erosion control features shall be constructed concurrently with other work on the site. The contractor shall take sufficient precautions to prevent pollution of streams, lakes and reservoirs with fuels, oils, lubricants, calcium chloride or other harmful materials. He shall control and schedule his operations so as to avoid or minimize siltation of streams, lakes and reservoirs. Hauling will not be allowed when the work site is too wet to maintain acceptable conditions on adjacent streets. Adjacent streets and sidewalks shall be mounded or mechanically seamed periodically as may be responsible for removing sediment resulting from the project from storm sewers and drainage structures to no additional cost.
9. The contractor shall be responsible for the compliance with all of the requirements of the occupational safety and health including the necessary requirements for open cut trenches and shoring and bracing as required. It is the sole liability of the contractor for any of his field labor, either directly or as their party contractors in any filtration concerned with construction project.
10. All existing field drainage lines encountered or damaged during construction are to be restored to their original condition, properly resealed, and/or connected to the storm sewer system. The contractor shall keep record of all locations of field drainage lines encountered unless otherwise specified.

11. Commonwealth Edison, AT&T, NCR gas, and other utility company easements are shown on the drawings and must be located in the field prior to construction.
12. The contractor shall field verify the existing conditions and notify City of Knoxville & Associates, Civil Engineers P.C. of any discrepancies prior to submitting a bid.
13. The contractor will be responsible for reaping all existing pavement damaged during construction that is not specified.
14. All concrete used shall be I.D.O.T. class S1.
15. Subgrade preparation for all placements shown on the drawings shall include placing stripshoring and removal of any underling asphalt/deteriorated material.
16. Apply prime coat uniformly over surface of compacted aggregate base to a rate of 0.46 gal/SY. Apply enough material to penetrate and seal to moist sub surface. Allow prime coat to cure for 72 hours minimum.
17. All shall be the responsibility of each contractor to notify JULLIE prior to performing any excavations.
18. Cable routing and specification in accordance with village ordinance.
19. The contractor shall provide the municipality and Craig R. Knoche & Associates Civil Engineers, P.C. with a complete set of record drawings within 30 days of completion of the work. Drawings shall include elevations, location of other utilities, services, field files, etc.
20. All property dimensions and areas are approximate and subject to change per final survey.
21. All dimensions are back of curb unless otherwise noted.
22. All curb radii are back of curb unless otherwise noted.
23. See architectural plans for exact building dimensions.
24. Contractors to verify dimensions prior to starting work and notify engineer if any discrepancies are found.
25. Sidewalk around perimeter of the building shall be integral curb / walk.
26. All pavement markings shall be painted traffic yellow 4" wide and 2 coats
27. Contractor to provide temporary traffic control measures during construction of entrances of R.O.M. in accordance with Illinois D.O.T. Requirements.
28. Contractor shall verify with local municipality or controlling jurisdiction as to the necessity for and requirements relating to the inspection by an approved on-site engineer.
29. The Municipal standard notes and details shall take precedence. Craig R. Knoche and Associates will not take responsibility for the accuracy of the Municipal details.
30. Knoxville Engineering PC shall not have control or be in charge of and shall not be responsible for the means, methods, safety, safety precautions techniques, sequence procedures or time of performance of the client, the contractor, other contractors or subcontractors performing any of the work or providing any of the services on the project.

FAHRTWORK NOTES & SPECIFICATIONS

1. All trenches in green / landscape area shall be backfilled with earth composed of 60% A. A minimum of 5' of topsoil shall be provided in green / landscape area. Trenches in all paved areas, curbed, and sidewalk areas shall be backfilled with approved Engineering Beneficial composed of SCS Modified Friction 3.
2. All disturbed areas shall be restored and positive drainage must be maintained.
3. All landscaping must be restored to its original condition. Replacement of all black dirt, seed, trees, bushes, etc. shall be provided by the contractor and guaranteed for one year following final inspection by the local governmental agency having jurisdiction. Guarantee shall include replacement of plants and shrubs as needed to bring trench to original grade.
4. Existing drainage patterns shall be restored following construction. Positive drainage shall be maintained throughout construction.
5. All existing utilities or improvements, including walk, curbs, pavements, driveways, and parking damaged or removed during construction shall be restored to their original condition.
6. See soil report for testing requirements.

7. The contractor is advised that soil borings have been performed for this project. Borings logs and the soil report are available from the engineer. The report and log were performed by [redacted] and copies are a part of the bidding documents and the soil reports responsibility to obtain and review the soil report and borings prior to submitting final bid.
8. After stripping and rough grading is completed, the exposed sub grade shall be graded first. Final grading may be accomplished with a fully loaded tandem-side dump truck or other equipment providing an equivalent sub grade loading. Unstable areas observed at this time should be improved by specification and recompaction or by undercutting and replacement with suitable backfill material.
9. Storm erosion control measures must be implemented and maintained throughout construction.
10. Contractor shall provide soil control during site work demolition or reconstruction. Contractor shall control dust during site construction and associated traffic using water or other approved means.
11. Protect trees, plant growth, and features designated to remain as final grade. All trees to be removed shall be cut and stumps shall be removed under arid lines of trees to be protected.
12. Protect benchmarks from damage or displacement.
13. Remove trees and shrubs, stumps, and root system to a minimum depth of 42 inches.
14. Moisture Control-Where subgrade or layer of soil material must be moisture conditioned before compaction, uniformly apply water to surface of subgrade or layer of soil material. Apply water in minimum quantity as necessary to prevent free water from appearing on surface during or subsequent to compaction operations.
15. Remove and replace, or scarify and air dry, soil material that is too wet to permit compaction to specified density.
16. Stockpile or spread soil material that has been removed because it is too wet to permit compaction. Aerial grading by discing, harrowing or tilling uniformly soil moisture content is reduced to a satisfactory value.

TRAFFIC CONTROL NOTES & SPECIFICATIONS

1. The contractor in accordance with I.D.O.T. standards shall provide all required traffic control and signs.
2. The contractor shall maintain temporary access to all roadways and driveway during construction. The contractor shall notify homeowners at least 24 hours in advance of temporary access cuts require initial utilities across driveway.

GENERAL UTILITY NOTES & SPECIFICATIONS

1. Water and sewer manholes constructed in a flood plain shall have a rim 18 inches (457 mm) above finished elevation and have a water-tight lid type frame and cover, Weems #1-10B or approved equal. Cover must have "SAFARI" cast into top of the cover.
2. In cases as provided in § 6, above, all frames and covers are to be East Jordan Iron Works Number 1000-Z1, with concealed jolt holes and sealed cover. Variations in casting dimensions shall be approved by the Superintendent. Manhole covers must have "SAFARI" cast into the top of the cover. Manhole covers shall be East Jordan Iron Works, product No. 102331, catalog No. 1020A, reference No. 1000B. The cover casting shall include the Municipality's logo. All casting shall be coated immediately after cleaning and machining. Coating shall be a non-toxic water based paint, complying with the AWWA C104 specification.
3. If all utility and service trenches under or within feet of ground surface or driving areas shall be backfilled with C-6 material properly compacted backfill shall be placed in 6" maximum compacted lifts. Each layer shall be evenly spread, moistened and compacted. It shall be compacted and rolled until 90 percent relative compaction is achieved.
4. All utility and service trenches under or within feet of ground surface or driving areas shall be backfilled with C-6 material properly compacted backfill shall be placed in 6" maximum compacted lifts. Each layer shall be evenly spread, moistened and compacted. It shall be compacted and rolled until 90 percent relative compaction is achieved.
5. Underground conduits shall have a minimum of 2' clear spacing between conduits and be back filled and compacted to the density specified elsewhere to eliminate all of pockets. Conduits from buildings to full pumps may be clustered in the same trench with minimal separation as required by owner.
6. All underground conduits shall be protected against future excavation by placing a plastic tube warning marking in each trench during backfill. Install tape full length of the trench.
7. Contractor shall verify with local municipality or controlling jurisdiction as to the necessity for and requirements relating to the inspection by an approved on-site engineer.

GENERAL NOTES FOR SANITARY SEWER CONSTRUCTION

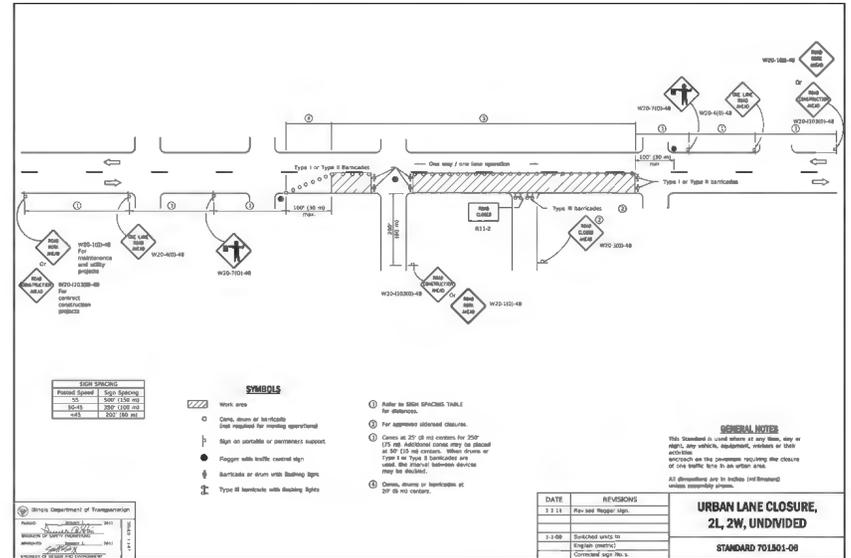
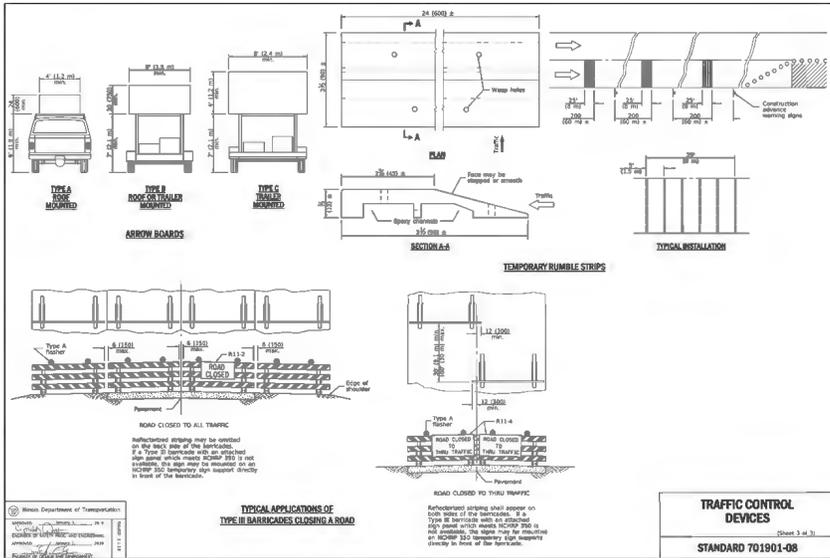
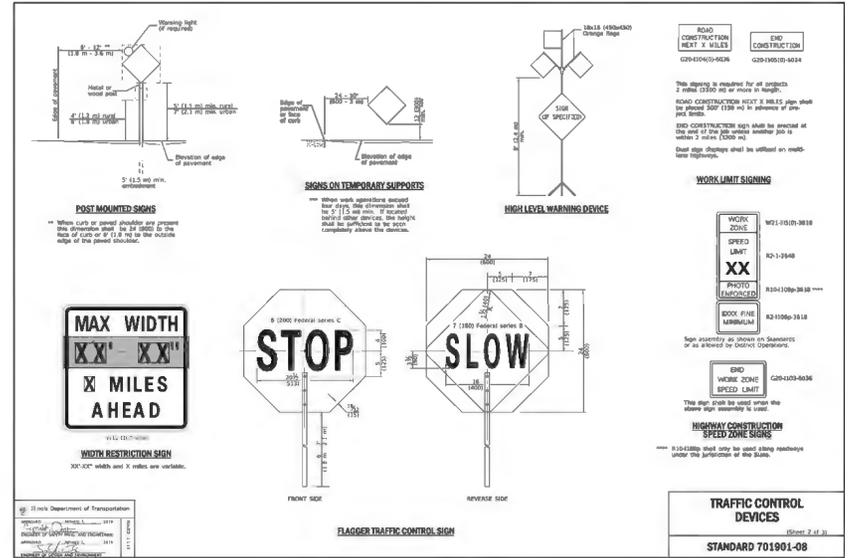
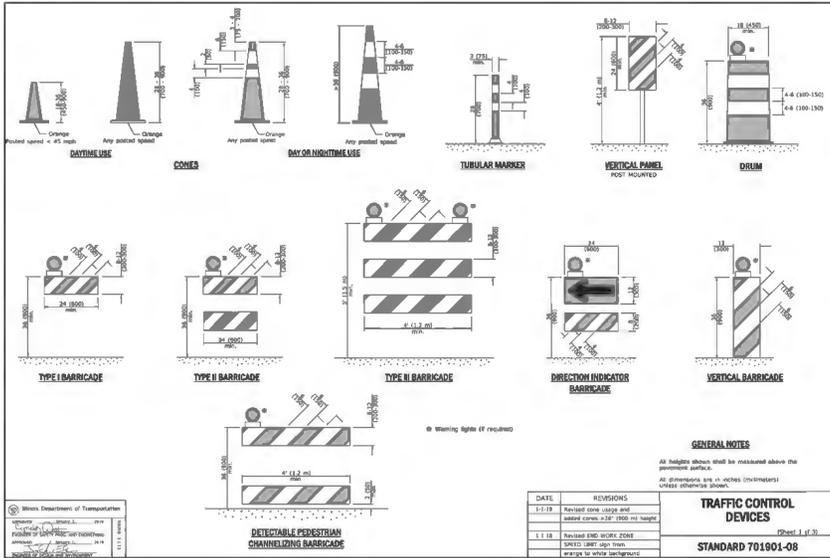
DESIGN STANDARDS

1. Sanitary sewer system
- Sanitary sewer system shall be designed to meet Illinois Environmental Protection Agency (EPA), The Standard Specifications for Sewer and Water Main Construction in Illinois, latest edition, Metropolitan Water Reclamation District of Greater Chicago and other applicable requirements. The design shall incorporate the more stringent requirements of the following items in particular:
 - A. Each single-family lot or each building in other than single-family development shall be served with a separate sanitary sewer service.
 - B. All structures shall include provisions for an overhead sewer system, unless otherwise approved by the Utilities Superintendent or Director of Public Works.
 - C. Manholes are to be provided at each change in direction of flow, change in pipe size, change in slope, change in material and at each intersection. Maximum manhole spacing is three hundred feet (300). Where feasible, the sanitary sewer system shall be designed so as to provide for manholes to be installed within the R.O.M. Sanitary sewers installed within the right-of-way shall not be placed more than eight feet from edge of pavement.
 - D. Provide calculations to substantiate the available capacity of the receiving sewer.
 - E. Note on the plans which sewer lines are to be public and private.
 - F. Pipe shall be laid in approved bedding. Minimum size sewer man hole shall be eight inches (8"). Sanitary sewers with an invert elevation fifteen feet or greater in depth shall be ductile iron pipe. Sanitary sewers shall be a minimum of 4" with a minimum slope of .0026'
2. When connecting to an existing sewer main by means other than an existing "Y", "T", or an existing manhole, one of the following methods shall be used:
 - a) Remove an entire section of pipe and replace with a "Y" or "T" branch section. Pipe section shall be removed by breaking only top of one half. After the "Y" or "T" branch is installed, concrete shall be placed over the broken area to a minimum thickness of four inches (4") and to a dimension of eight inches (8") in all directions.
 - b) Using pipe cutter, neatly and accurately cut out desired length of pipe for insertion of proper fittings. Use "barb-weld" couplings or similar couplings, and shear rings and couplings to fasten the inserted fitting and seal it firmly in place. Mason couplings shall have the length of about approximately equal to the pipe diameter. Follow manufacturer's recommendations for the proper fitting.
 - c) Pipe penetrations into existing sanitary manholes shall be properly sized and covered and sealed with flexible waterproof connections. No cut-in connection made by breaking or cutting a hole in the main and inserting the spigot and of an ordinary sewer pipe shall be permitted. No connections to manholes are permitted unless approved by the Superintendent.
3. New sanitary manholes are to be pre-cast reinforced concrete eccentric type with a minimum 48" (1.2) barrel section, and monolithic bottom section. Pipe penetrations are to be sealed into the use of a cast-in-place flexible synthetic rubber pipe seals, which is to be fastened to the pipe with stainless steel bands. Barrel sections shall be sealed using a butyl rubber material strip and/or rubber gasket and a one-half (1/2) "maximum" external seal band or approved equal. Frames shall be sealed to the manhole by using either synthetic rubber seals with stainless steel bands or a steel shrinkable wrap around sleeve. Approved systems are external pipe clamps, manufactured by "Cobac" or Consens Ringed Seal monolithic encasement system. Existing frames requiring adjustment will also be required to be sealed. A maximum of eight inches (8") of adjusting rings may be used. All joints between pre-cast elements, adjusting rings, and manhole frames shall be sealed in place using butyl rubber joint sealer. Steps shall be made of steel reinforced plastic, using an approved plastic meeting ASTM D4910, type I grade 4910N, over a #3 grade #6, ASTM A575, reinforcing bar. Steps shall be at 16" (inch) centers.

4. Sanitary sewer manholes constructed in a flood plain shall have a rim 18 inches (457 mm) above finished elevation and have a water-tight lid type frame and cover, Weems #1-10B or approved equal. Cover must have "SAFARI" cast into top of the cover.
5. In cases as provided in § 6, above, all frames and covers are to be East Jordan Iron Works Number 1000-Z1, with concealed jolt holes and sealed cover. Variations in casting dimensions shall be approved by the Superintendent. Manhole covers must have "SAFARI" cast into the top of the cover. Manhole covers shall be East Jordan Iron Works, product No. 102331, catalog No. 1020A, reference No. 1000B. The cover casting shall include the Municipality's logo. All casting shall be coated immediately after cleaning and machining. Coating shall be a non-toxic water based paint, complying with the AWWA C104 specification.
6. If all utility and service trenches under or within feet of ground surface or driving areas shall be backfilled with C-6 material properly compacted backfill shall be placed in 6" maximum compacted lifts. Each layer shall be evenly spread, moistened and compacted. It shall be compacted and rolled until 90 percent relative compaction is achieved.

MANHOLE / SEWER PIPE MATERIALS AND INSTALLATION SPECIFICATIONS

1. PIPE & FITTINGS
- Pipe and fittings used in sanitary sewer construction, unless otherwise specified, approved by the City, shall be polyvinyl chloride (PVC) pipe. PVC Pipe and fittings used over one year old shall not be permitted for use in the types of pipe and fittings that are used in the City include:
 1. PVC (Polyvinyl Chloride) (PVC) Sewer Pipe and Fittings (ASTM - C-905 series),
 2. PVC (Polyvinyl Chloride) (PVC) Sewer Pipe and Fittings (ASTM - C-905 series),
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 202. PVC (Polyvinyl Chloride) (PVC) Sewer Pipe and Fittings (ASTM - C-9



REVISIONS	
NO.	DESCRIPTION

TRAFFIC CONTROL DETAILS

GAS STATION
 1023 W. MAIN STREET
 ST. CHARLES, ILLINOIS

Craig R. Knoche & Associates • Civil Engineers
 Civil Engineers, P.C.
 22 N. Summit Street • Geneva, IL 60136 • phone (630) 893-2070 • fax (630) 893-2070

DATE: 5/6/21
 FILE: 21-008_CTD
 JOB NO: 21-008
 SHEET NO: C7.3

ST. CHARLES, ILLINOIS

Traffic Planning Project Brief

To: **Sarah Dring and Eric Carlson**
ECA Architects & Planners

From: Bill Grieve, P.E., PTOE
Senior Transportation Engineer

Date: June 29, 2021

Subject: ***Proposed Gas Station and Apartment
1023 W. Main Street (IL 64) – St. Charles, Illinois***

Gewalt Hamilton Associates, Inc. (GHA) has considered the traffic planning requirements of the above captioned project. As proposed, a new gas station with six fueling stations, a convenience store, and an apartment for the site manager would be located at a former gas station at 1023 W. Main Street in St. Charles, Illinois. We offer the following information for your consideration.

Background Information

- The site is located in the southeast corner of the W. Main Street (IL 64) intersection with S 11th Street in St. Charles, Illinois (see *Exhibit 1*).
- *Exhibit 2* illustrates and *Appendix A* provides a photo inventory of the current traffic operations in the site vicinity. Main Street (IL 64) is an east-west route that is under the jurisdiction of the Illinois Department of Transportation (IDOT) and is classified as a Strategic Regional Arterial (SRA) route. As an SRA, more stringent site access guidelines are usually required.
- IL 64 has two travel lanes in each direction and a two-way center left turn lane in the site vicinity. The posted speed limit is 30-mph. On-street parking is prohibited.
- S 11th Street is a local north-south street that has its northern terminus at IL 64 where it has Stop control. S 11th Street serves a park and school about two blocks to the south.
- The site currently has three access drives, all of which appeared to previously allow all movements; two on IL 64 and one on S 11th Street.

Site Traffic Characteristics

- *Exhibit 3* illustrates the proposed site plan. The previous gas station had four fueling positions and a small convenience store. As proposed, there will be six fueling positions, a larger C-store, and an apartment on the 2nd floor for the site manager to reside in. The C-store will offer a variety of beverages and snacks for off-site consumption. It can be expected that about 25-30% of those who stop for fuel may also go into the C-store, while their vehicle is at the pump.
- The gas station will be open 7 days a week from 5 AM to 11 PM. One employee will be on-duty with an occasional supervisor in attendance for short periods of time.

- It is proposed that all three current access drives remain. However, the on-site travel pattern will change. The west drive on Main Street will be one-way in and the east drive will operate one-way out. This will help eliminate on-site vehicle conflicts and potential congestion. The drive on S 11th Street will remain two-way but is expected to have minimal customer activity.
- *Exhibit 4* summarizes the site traffic characteristics, including the projected trip generations and trip distribution. Also provided is a comparison to the previous gas station trip generations. Pertinent comments include:
 - Per ITE, about 65% of gas station trips will be “pass-by” in nature. These are trips made by vehicles already traveling on the adjacent roads, perhaps as a stop for fuel or a beverage / snack on the way to work in the morning.
 - The new gas station and apartment is expected to generate about one additional driveway trip every two minutes than the original gas station.
 - As with many service-related commercial uses, the trip distribution will be focused on the convenience of right turns in and out movements. This “rule of 65s” suggests that only about 30% of the site trips will be oriented along Main Street as left turns in and left turns out. The use of the S 11th Street access should be limited to locally generated trips, only about 5%.

Key Finding. As can be seen from *Exhibit 4 – Part A*, the proposed gas station and apartment will generate only a few additional “new” trips from the previous gas station use. It is estimated that only about one additional new trip will be generated every ten minutes during the weekday morning and evening peak hours.

- *Exhibit 5* illustrates the project traffic assignment. It considers the site traffic characteristics provided in *Exhibit 4*, as well as historical background traffic data available from the Illinois Department of Transportation (IDOT), which is provided in *Appendix B*. The IDOT counts are from March 2019, prior to the Covid pandemic.
- As can be seen from *Exhibit 5*, left turns in and out of the site will be limited to about one trip every three minutes during the morning and evening peak hours. Per the site plan (see *Exhibit 3*) and aerial imagery, the site’s depressed curbs along IL 64 can accommodate two vehicles side-by-side. This will allow a customer exiting to the east to make their right turn without having to wait for vehicle turning left out to find a gap in opposing traffic on IL 64. It should also be noted that the center two-way left turn lane will provide staging for a “two-step” left turn exit.

On-Site Planning Elements

- *Exhibit 6* illustrates the path of a fueling tanker truck. As can be seen, it will enter from the S 11th Street access drive, then depart from the tank-hold via S 11th Street then east on Main Street. It is anticipated that there will be one to two fuel deliveries per week. They should be scheduled to avoid busier gas station customer activity.
- As noted, the access drives on Main Street will operate one-way inbound at the west drive and one-way outbound at the east drive. This will help to minimize any potential vehicle conflicts and congestion in the Main Street / S 11th Street intersection influence area. Exiting site traffic should have Stop control at both the Main Street and S 11th Street access drives. Pavement striping may also be helpful to emphasize the one-way access operations.

- It is our understanding that the parking provided meets City code requirements. One parking space is required for the apartment. It should be located at the east end of the site away from gas station customer activity. It should also be remembered that many of the C-store customers will also be refueling their vehicles. There will be six parking spaces available at the pump islands in addition to the three parking spaces located at the west end of the site.
- The trash enclosure will be located in the southwest corner of the site. Refuse pick-up will be a few times a week. As with the fueling trucks, trash pick-up should be scheduled as much as possible to avoid busy customer times. C-store deliveries are also anticipated to be limited per week.

* * * * *

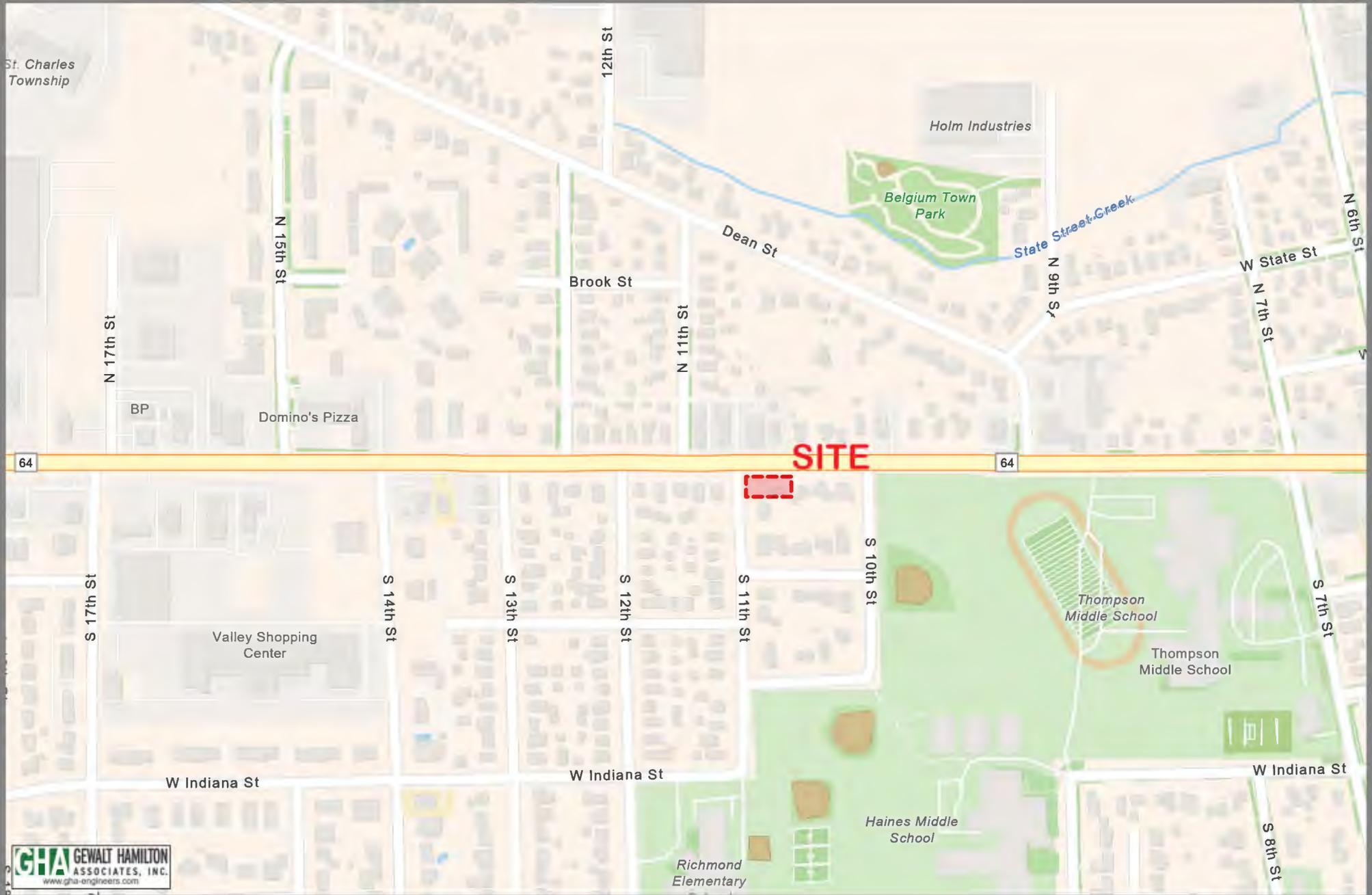
This Traffic Planning Project Brief prepared by:



William C. Grieve, P.E., PTOE
Senior Transportation Engineer
bgrieve@gha-engineers.com

EXHIBITS

St. Charles Township



1 inch = 530
Feet

Exhibit 1 - Location Map

Proposed Gas Station Redevelopment
St. Charles, IL

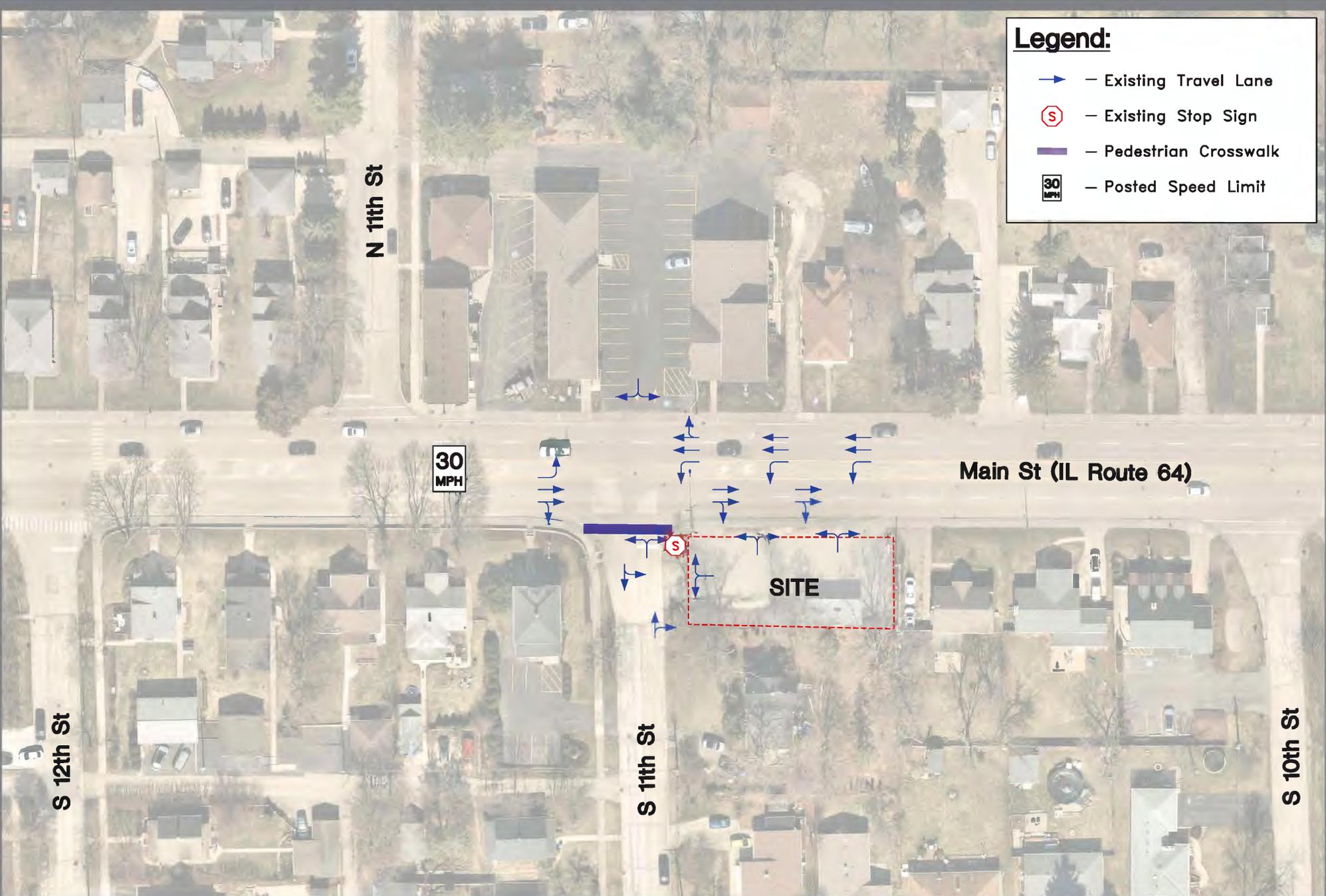


Exhibit 4 Traffic Characteristics

Proposed Gas Station and Apartment - 1023 W. Main Street (IL 64) - St. Charles, IL

Part A. Trip Generations

Land Use	Size	ITE Code	Weekday Peak Hours								Daily	
			Morning				Evening				Sum	New
			In	Out	Sum	New	In	Out	Sum	New	Sum	New
Step 1. Proposed Development												
Gas Station w/ C-Store	1,440 SF 6 fuel positions	#945	55	54	109	38	65	62	127	44	2,074	726
Apartment	1 Dwelling	#220	0	1	1	1	1	0	1	1	7	7
		Totals =	55	55	110	39	66	62	128	45	2,081	733
Step 2. Previous Development												
Gas Station w/ C-Store	850 SF 4 fuel positions	#945	33	32	65	34	38	37	75	38	1,224	430
		Totals =	33	32	65	34	38	37	75	38	1,224	430
		Step 3. Increments (Step 1. - Step 2.) =	+22	+23	+45	+5	+28	+25	+53	+7	+857	+303

Notes:

- 1) Source: Institute of Transportation Engineers (ITE) Trip Generation Manual (10th Edition)
- 2) Per ITE, 65% or more of the gas station trips could be "pass-by" in nature.
- 3) The discounts for pass-by trips were not taken in order to test maximum site impacts.

Part B. Trip Distribution

Route & Direction	Percent Use	
	Approach Site From	Depart Site To
Main Street (IL 64)		
- East of Site	30%	65%
- West of 11th Street	65%	30%
11th Street		
- South of Site	5%	5%
Totals =	100%	100%

Legend:

- XX** — Weekday AM Peak Hour
- (XX)** — Weekday PM Peak Hour
- XX** — Annual Average Daily Traffic (AADT)
-  — Existing Stop Sign
-  — Proposed Stop Sign

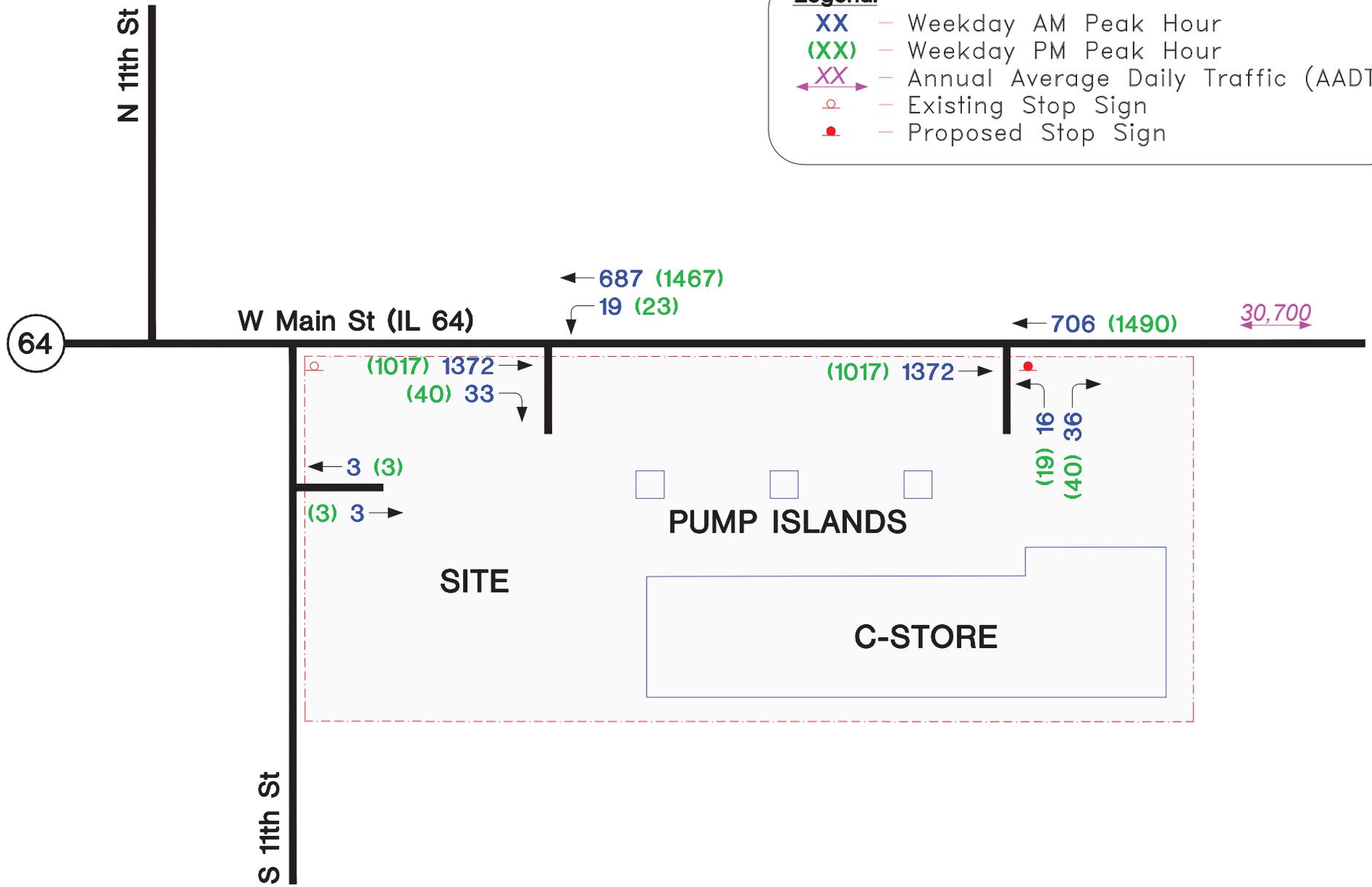
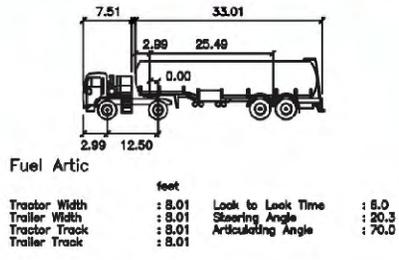
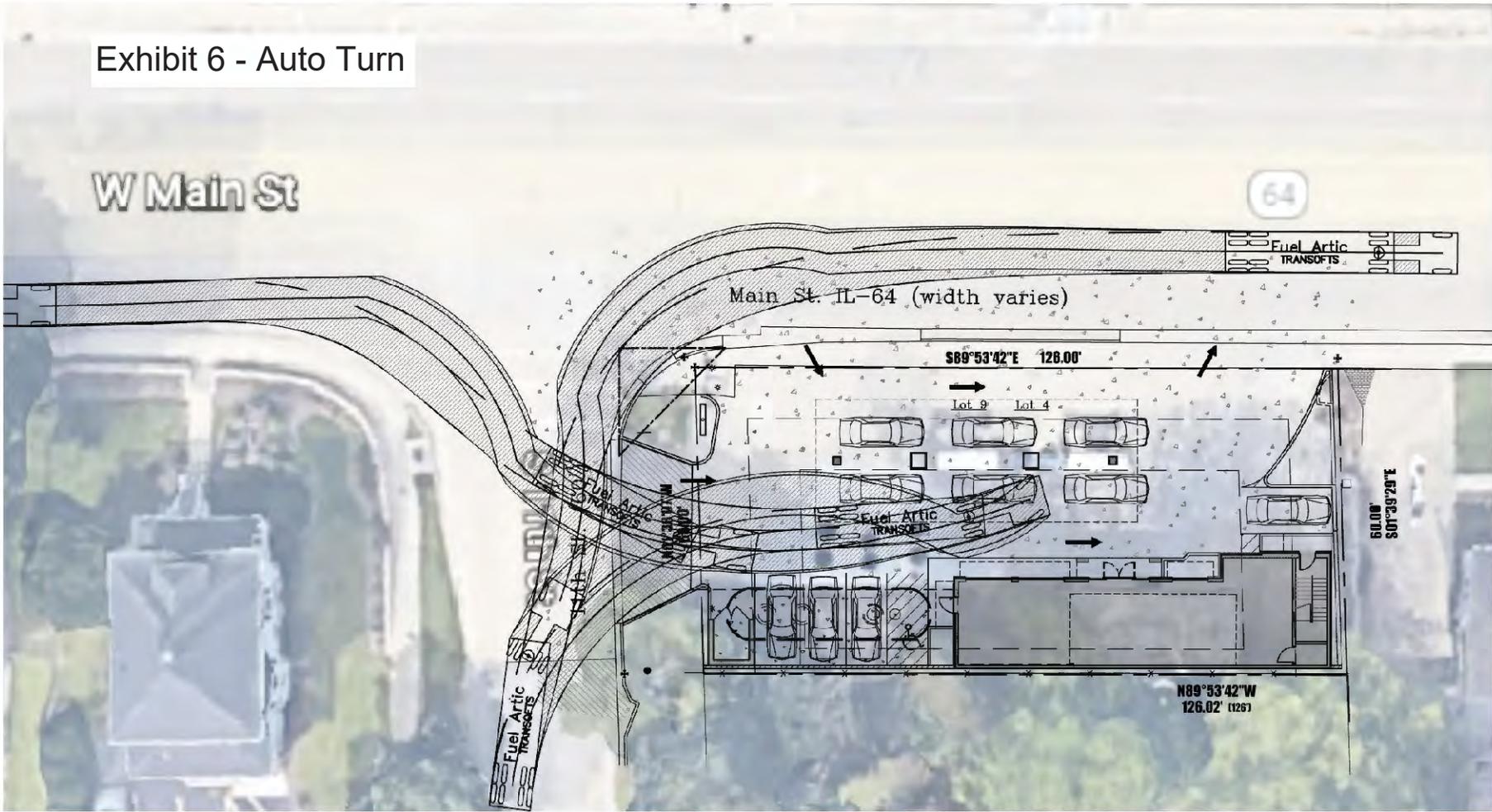


Exhibit 6 - Auto Turn



24 N BENNETT ST.
GENEVA, IL 60134
PHONE 630 408 0500
FAX 630 839 8875

PROFESSIONAL DESIGN FIRM
NO. 184 053766



Preliminary Site Plan
Gas Station
1023 W. Main Street
St. Charles, IL 60174

REVISIONS	DRAWN BY: SBD/ERC
	DATE: 05-14-2021
	REV 1:
	REV 2:
	REV 3:
	REV 4:

Turning Exhibit
SHEET
EX-3

IF PRINTED TO SCALE, BOTH THESE BARS WILL MEASURE 1" [1][2][3][4][5][6][7][8][9][10]

APPENDIX A
Photo Inventory



Looking north along S 11th St at Main St



Looking north at West Site Access from S 11th St



Looking east along Main St at S 11th St



Looking east through Site from S 11th St



Looking west along Main St at Site



Looking west through Site



Looking north from site at Northwest Site Access



Looking north from site at Northeast Site Access

APPENDIX B
IDOT Traffic Count Summary Sheets



Volume Count Report

LOCATION INFO	
Location ID	045 0009_EB
Type	LINK
Funct'l Class	3
Located On	Main St
From Road	Randall Rd
To Road	2ND ST
Direction	EB
County	Kane
Community	ST CHARLES
MPO ID	
HPMS ID	
Agency	Illinois DOT

COUNT DATA INFO	
Count Status	Accepted
Start Date	Wed 3/13/2019
End Date	Thu 3/14/2019
Start Time	1:00:00 PM
End Time	1:00:00 PM
Direction	Approach
Notes	
Station	045_IL 64 (W Main St) & IL 31 (S 2nd St)
Study	
Speed Limit	
Description	
Sensor Type	
Source	TcdsBinToVol
Latitude,Longitude	

INTERVAL:60-MIN	
Time	Hourly Count
0:00-1:00	71
1:00-2:00	43
2:00-3:00	42
3:00-4:00	59
4:00-5:00	202
5:00-6:00	459
6:00-7:00	1,163
7:00-8:00	1,372
8:00-9:00	1,233
9:00-10:00	831
10:00-11:00	814
11:00-12:00	896
12:00-13:00	906
13:00-14:00	868
14:00-15:00	961
15:00-16:00	974
16:00-17:00	1,017
17:00-18:00	1,004
18:00-19:00	825
19:00-20:00	699
20:00-21:00	579
21:00-22:00	389
22:00-23:00	216
23:00-24:00	137
Total	15,760
AM Peak	07:00-08:00 1,372
PM Peak	16:00-17:00 1,017



Volume Count Report

LOCATION INFO	
Location ID	045 0009_WB
Type	LINK
Funct'l Class	3
Located On	Main St
From Road	Randall Rd
To Road	2ND ST
Direction	WB
County	Kane
Community	ST CHARLES
MPO ID	
HPMS ID	
Agency	Illinois DOT

COUNT DATA INFO	
Count Status	Accepted
Start Date	Wed 3/13/2019
End Date	Thu 3/14/2019
Start Time	1:00:00 PM
End Time	1:00:00 PM
Direction	Approach
Notes	
Station	045_IL 64 (W Main St) & IL 31 (S 2nd St)
Study	
Speed Limit	
Description	
Sensor Type	
Source	TcdsBinToVol
Latitude,Longitude	

INTERVAL:60-MIN	
Time	Hourly Count
0:00-1:00	105
1:00-2:00	60
2:00-3:00	42
3:00-4:00	45
4:00-5:00	91
5:00-6:00	197
6:00-7:00	363
7:00-8:00	687
8:00-9:00	792
9:00-10:00	754
10:00-11:00	759
11:00-12:00	854
12:00-13:00	1,004
13:00-14:00	861
14:00-15:00	1,128
15:00-16:00	1,322
16:00-17:00	1,467
17:00-18:00	1,528
18:00-19:00	1,099
19:00-20:00	837
20:00-21:00	613
21:00-22:00	483
22:00-23:00	277
23:00-24:00	160
Total	15,528
AM Peak	11:00-12:00 854
PM Peak	17:00-18:00 1,528



Volume Count Report

LOCATION INFO	
Location ID	045 0009
Type	LINK
Funct'l Class	3
Located On	Main St
From Road	Randall Rd
To Road	2ND ST
Direction	2-WAY
County	Kane
Community	ST CHARLES
MPO ID	
HPMS ID	
Agency	Illinois DOT

COUNT DATA INFO	
Count Status	Accepted
Start Date	Wed 3/13/2019
End Date	Thu 3/14/2019
Start Time	1:00:00 PM
End Time	1:00:00 PM
Direction	2-WAY
Notes	
Station	045_IL 64 (W Main St) & IL 31 (S 2nd St)
Study	
Speed Limit	
Description	
Sensor Type	
Source	CombineVolumeCountsIncremental
Latitude,Longitude	

INTERVAL:60-MIN	
Time	Hourly Count
0:00-1:00	176
1:00-2:00	103
2:00-3:00	84
3:00-4:00	104
4:00-5:00	293
5:00-6:00	656
6:00-7:00	1,526
7:00-8:00	2,059
8:00-9:00	2,025
9:00-10:00	1,585
10:00-11:00	1,573
11:00-12:00	1,750
12:00-13:00	1,910
13:00-14:00	1,729
14:00-15:00	2,089
15:00-16:00	2,296
16:00-17:00	2,484
17:00-18:00	2,532
18:00-19:00	1,924
19:00-20:00	1,536
20:00-21:00	1,192
21:00-22:00	872
22:00-23:00	493
23:00-24:00	297
Total	31,288
AM Peak	07:00-08:00 2,059
PM Peak	17:00-18:00 2,532



Hampton, Lenzini and Renwick, Inc.

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

Memorandum

To: City of St. Charles
ATTN: Ms. Ellen Johnson

From: Hampton Lenzini & Renwick, Inc. (HLR)
Callie Castro, PE, PTOE and Amy McSwane, PE, PTOE

Date: 7/13/2021

Re: 1023 W. Main Street (IL 64) – Proposed Gas Station and Apartment

HLR has reviewed the subject traffic study submitted on June 29, 2021 by Gewalt Hamilton Associates, Inc. (GHA). The following comments were noted for consideration.

Traffic Study and Site Plan Comments

1. Was a traffic analysis conducted for the site driveways and the intersection of 11th Street at Main Street? How do they operate with new trips and existing traffic? Are there any existing operational issues?
2. What are the peak hours/periods used in this study for the proposed site? Include in study.
3. Under Site Traffic, where is the value of 25-30% for those who may stop for fuel may also go to the C-store assumed from? Clarify and reference in discussion.
4. What is the “rule of 65’s” based on? Clarify/reference in the study. The assumed directional distribution to and from the site should also align with existing traffic patterns along Main Street.
5. Include City Code parking requirements in Appendix and detail in study.
6. The proposed site plan shows less than 10’ of travel way between cars parked at the service pumps and the sidewalk on north side of the site/the convenience store on the south side of the property. There is concern if there is enough room for vehicles to maneuver the site properly. Provide passenger vehicle Auto-Turn exhibit for the proposed site plan.
7. There does not seem to be any curb or physical separation between the vehicle travel way and the sidewalk on the north side of the site which is a safety concern for pedestrians using the sidewalk.
8. Main Street (IL 64) is an SRA route. Per IDOT guidelines for SRA routes, it is recommended to consolidate curb cuts/driveways and provide access onto non-SRA routes. Right-in right-out only access is most desirable along SRA routes.
 - a. There is safety concern with the amount of conflict points between motorists entering and exiting the site using three different driveways (two on an SRA route), vehicles

entering and exiting the pumps, and pedestrians/bicyclists that use the sidewalk along Main Street.

- b. There is also a safety concern with how close the existing western driveway on Main Street is to 11th Street. This driveway could create conflict for vehicles turning into the gas station and vehicles turning onto Main Street from 11th Street.
9. The existing driveways along Main Street are very wide. There is major concern if these driveways are to remain as is that there is nothing to stop drivers from using both driveways as full access driveways. Drivers don't always follow pavement markings and posted signage. Narrower driveways and curbs/physical separation should be considered to effectively direct drivers to the correct driveway.
10. The traffic study mentions the proposed driveways can accommodate vehicles side-by-side when exiting the site. Is it necessary to provide a left and a right turn lane to exit? Was a capacity analysis done showing the need to have two exiting lanes based on the proposed traffic volumes?
11. Based on the circulation arrows on the current proposed site plan, does the driveway on 11th Street need to be full access if all vehicles are expected to travel in one-way direction through the site?

If you have any questions or concerns regarding this study, please contact HLR at 847-697-6700.

Memorandum

To: **Eric Carlson**
ECA Architects & Planners

From: Bill Grieve, P.E., PTOE
Senior Transportation Engineer

Date: July 26, 2021

Subject: Hampton, Lenzini and Renwick, Inc. (HLR) Review Comments
Proposed Gas Station and Apartment
1023 W. Main Street, St. Charles, Illinois

625 Forest Edge Drive, Vernon Hills, IL 60061

TEL 847.478.9700 ■ FAX 847.478.9701

www.gha-engineers.com

Gewalt Hamilton Associates, Inc. (GHA) has received the review comments from HLR dated July 13, 2021 regarding the above captioned project. As proposed, a gas station and an apartment would be developed at 1023 W. Main Street in St. Charles, Illinois on a former gas station site. We offer the following responses for your consideration.

1. Was a traffic analysis conducted for the site driveways and the intersection of 11th Street at Main Street? How do they operate with new trips and existing traffic? Are there any existing operational issues?
Response: Per City guidance, we did not perform a full Traffic Impact Study (TIS). Traffic counts were not conducted. Instead, we used available data from the IDOT web-site.
2. What are the peak hours/periods used in this study for the proposed site? Include in study.
Response: The street peak hours generally occur between 7-9 AM and 4-6 PM. The available IDOT data along Main Street suggests that the peak hours occur from 7-8 AM and 5-6 PM.
3. Under Site Traffic, where is the value of 25-30% for those who may stop for fuel may also go to the C-store assumed from? Clarify and reference in discussion.
Response: The client provided the information on the percentage of multi-use stops. This percentage is also consistent with historical GHA survey data at similar developments. This factor was not used in our evaluation.
4. What is the "rule of 65's" based on? Clarify/reference in the study. The assumed directional distribution to and from the site should also align with existing traffic patterns along Main Street.
Response: The "Rule of 65s" has evolved from a combination of client data and GHA traffic counts and observations at many service-oriented businesses, such as gas stations and fast-food restaurants. It is logical that drivers would elect to perform easier right turn in/out movements instead of negotiating left turns across busy traffic. The GHA traffic assignment reflects this especially during the busy AM peak hour when eastbound Main Street traffic is almost double the westbound traffic.
5. Include City Code parking requirements in Appendix and detail in study.
Response: The parking requirements and calculations are provided on the ECA site plans.

6. The proposed site plan shows less than 10' of travel way between cars parked at the service pumps and the sidewalk on north side of the site/the convenience store on the south side of the property. There is concern if there is enough room for vehicles to maneuver the site properly. Provide passenger vehicle Auto-Turn exhibit for the proposed site plan.

Response: Knoche Engineering will be providing the requested AutoTurn template.

7. There does not seem to be any curb or physical separation between the vehicle travel way and the sidewalk on the north side of the site which is a safety concern for pedestrians using the sidewalk.

Response: The site does not now have a buffer.

8. Main Street (IL 64) is an SRA route. Per IDOT guidelines for SRA routes, it is recommended to consolidate curb cuts/driveways and provide access onto non-SRA routes. Right-in right-out only access is most desirable along SRA routes.

- a. *There is safety concern with the amount of conflict points between motorists entering and exiting the site using three different driveways (two on an SRA route), vehicles entering and exiting the pumps, and pedestrians/bicyclists that use the sidewalk along Main Street*

Response: We believe that the shift to a one-way in and out operation at the site drives will be an improvement to the previous operations.

- b. There is also a safety concern with how close the existing western driveway on Main Street is to 11th Street. This driveway could create conflict for vehicles turning into the gas station and vehicles turning onto Main Street from 11th Street.

Response: The drive on 11th Street is important from a site access standpoint for fuel tankers. The drive also provides access for the trips oriented to/from the south on 11th Street.

9. The existing driveways along Main Street are very wide. There is major concern if these driveways are to remain as is that there is nothing to stop drivers from using both driveways as full access driveways. Drivers don't always follow pavement markings and posted signage. Narrower driveways and curbs/physical separation should be considered to effectively direct drivers to the correct driveway.

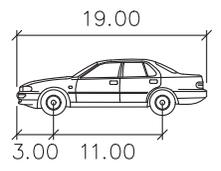
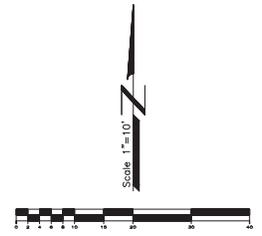
Response: Appropriate signing and striping should be provided to effectively narrow the drives.

10. The traffic study mentions the proposed driveways can accommodate vehicles side-by-side when exiting the site. Is it necessary to provide a left and a right turn lane to exit? Was a capacity analysis done showing the need to have two exiting lanes based on the proposed traffic volumes?

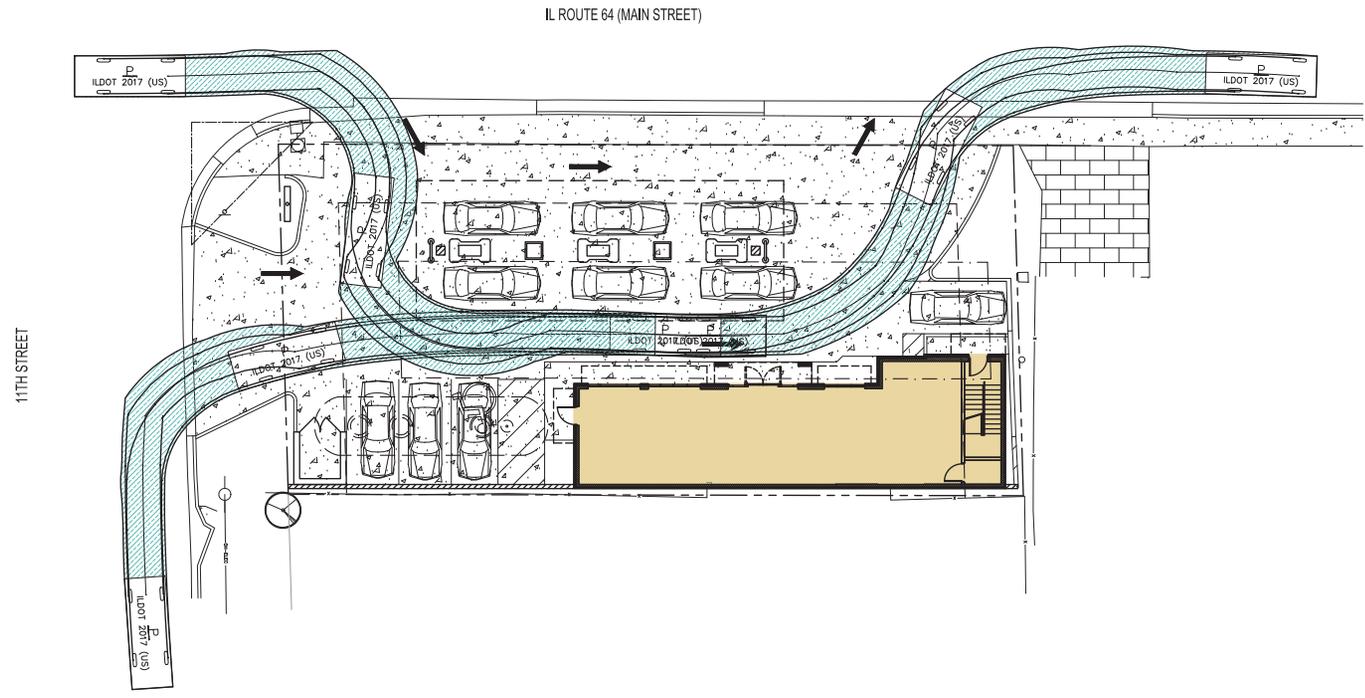
Response: As noted, this was not a full TIS so capacity analyses were not conducted. From a planning standpoint it seems reasonable that separate outbound left and right turns would help promote more efficient operations.

11. Based on the circulation arrows on the current proposed site plan, does the driveway on 11th Street need to be full access if all vehicles are expected to travel in one-way direction through the site?

Response: Full access for the driveway on 11th Street will allow those vehicles destined to the south to not have to circulate along Main Street as "back-track" movements.



- P
- Width : 7.00 feet
 - Track : 6.00
 - Lock to Lock Time : 6.0
 - Steering Angle : 31.9



REVISIONS					
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION

**TURNING
EXHIBIT**

GAS STATION
1023 W. MAIN STREET
ST. CHARLES, ILLINOIS



Craig R. Knoche & Associates • Civil Engineers
• Surveyors • Land Planners
Civil Engineers, P.C.
1161 Commerce Drive • Geneva, IL 60134 • phone (630) 849-2270 • fax (630) 849-2272

DATE: 7/29/21	C1.2
FILE: 21-006 C10	
JOB NO: 21-006	

Memorandum

To: **Eric Carlson**
ECA Architects & Planners

From: Bill Grieve, P.E., PTOE
Senior Transportation Engineer

Date: July 26, 2021

Subject: Hampton, Lenzini and Renwick, Inc. (HLR) Review Comments
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1. Was a traffic analysis conducted for the site driveways and the intersection of 11th Street at Main Street? How do they operate with new trips and existing traffic? Are there any existing operational issues?

Response: Per City guidance, we did not perform a full Traffic Impact Study (TIS). Traffic counts were not conducted. Instead, we used available data from the IDOT web-site.

Concur.

2. What are the peak hours/periods used in this study for the proposed site? Include in study.

Response: The street peak hours generally occur between 7-9 AM and 4-6 PM. The available IDOT data along Main Street suggests that the peak hours occur from 7-8 AM and 5-6 PM.

Include peak hours in traffic study.

3. Under Site Traffic, where is the value of 25-30% for those who may stop for fuel may also go to the C-store assumed from? Clarify and reference in discussion.

Response: The client provided the information on the percentage of multi-use stops. This percentage is also consistent with historical GHA survey data at similar developments. This factor was not used in our evaluation.

Include this clarification in traffic study and note that it was not used in the evaluation.

4. What is the "rule of 65's" based on? Clarify/reference in the study. The assumed directional distribution to and from the site should also align with existing traffic patterns along Main Street.

Response: The "Rule of 65s" has evolved from a combination of client data and GHA traffic counts and observations at many service-oriented businesses, such as gas stations and fast-food restaurants. It is logical that drivers would elect to perform easier right turn in/out movements instead of negotiating left turns across busy traffic. The GHA traffic assignment reflects this especially during the busy AM peak hour when eastbound Main Street traffic is almost double the westbound traffic.

The "rule of 65's" sounds more like engineering judgment based on x,y,z. Describing this as a rule is misleading.

5. Include City Code parking requirements in Appendix and detail in study.

Response: The parking requirements and calculations are provided on the ECA site plans.

Concur, however the site plan attached to the traffic study did not include the parking requirements.

6. The proposed site plan shows less than 10' of travel way between cars parked at the service pumps and the sidewalk on north side of the site/the convenience store on the south side of the property. There is concern if there is enough room for vehicles to maneuver the site properly. Provide passenger vehicle Auto-Turn exhibit for the proposed site plan.

Response: Knoche Engineering will be providing the requested AutoTurn template.

AutoTurn was received.

7. There does not seem to be any curb or physical separation between the vehicle travel way and the sidewalk on the north side of the site which is a safety concern for pedestrians using the sidewalk.

Response: The site does not now have a buffer.

We maintain our original safety concern for pedestrians described in comment 7.

8. Main Street (IL 64) is an SRA route. Per IDOT guidelines for SRA routes, it is recommended to consolidate curb cuts/driveways and provide access onto non-SRA routes. Right-in right-out only access is most desirable along SRA routes.

- a. *There is safety concern with the amount of conflict points between motorists entering and exiting the site using three different driveways (two on an SRA route), vehicles entering and exiting the pumps, and pedestrians/bicyclists that use the sidewalk along Main Street*

Response: We believe that the shift to a one-way in and out operation at the site drives will be an improvement to the previous operations.

- b. There is also a safety concern with how close the existing western driveway on Main Street is to 11th Street. This driveway could create conflict for vehicles turning into the gas station and vehicles turning onto Main Street from 11th Street.

Response: The drive on 11th Street is important from a site access standpoint for fuel tankers. The drive also provides access for the trips oriented to/from the south on 11th Street.

The concern was with the western driveway proximity to 11th St, not the driveway on 11th St.

9. The existing driveways along Main Street are very wide. There is major concern if these driveways are to remain as is that there is nothing to stop drivers from using both driveways as full access driveways. Drivers don't always follow pavement markings and posted signage. Narrower driveways and curbs/physical separation should be considered to effectively direct drivers to the correct driveway.

Response: Appropriate signing and striping should be provided to effectively narrow the drives.

We maintain our original concerns described in comment 9.

10. The traffic study mentions the proposed driveways can accommodate vehicles side-by-side when exiting the site. Is it necessary to provide a left and a right turn lane to exit? Was a capacity analysis done showing the need to have two exiting lanes based on the proposed traffic volumes?

Response: As noted, this was not a full TIS so capacity analyses were not conducted. From a planning standpoint it seems reasonable that separate outbound left and right turns would help promote more efficient operations.

From a traffic and safety standpoint, there should be justification or engineering judgment based on x,y,z for two exiting lanes at this driveway.

11. Based on the circulation arrows on the current proposed site plan, does the driveway on 11th Street need to be full access if all vehicles are expected to travel in one-way direction through the site?

Response: Full access for the driveway on 11th Street will allow those vehicles destined to the south to not have to circulate along Main Street as "back-track" movements.

If the site is to operate in a one-way manner based on the circulation arrows shown in the site plan, how are vehicles suppose get to the exit on 11th Street without traveling the wrong direction within the site? If pumps are occupied there is not enough room for two-way travel throughout the site.

From: Lourdes Rosales <lourdesrosales98@gmail.com>
Sent: Thursday, July 15, 2021 2:45 PM
To: CD <cd@stcharlesil.gov>
Subject: Proposed Gas Station on Main St

My name is Lourdes Rosales Sanchez and my family and I own and live on the house next to the proposed gas station, 1007 W Main St. Looking and reviewing the redeveloped property that is intended to be made on 1023 W Main St I have concerns regarding having a gas station and a residential unit on the same lot. Having a residential unit will not only increase the traffic that the convenience store and gas station will cause but also cause how many individuals are in this location. Being a mom of two kids under the age of 3, it worries me about who will reside in this location as well as how many individuals will be coming to this location because of the proposed gas station. I respectfully oppose of this property that will be build next to my home.

From: Mark S. Hernandez <c_y_b_e_r_s_u_l_t_a_n@yahoo.com>

Sent: Monday, July 26, 2021 6:12 PM

To: CD <cd@stcharlesil.gov>

Subject: NOT In Favor of STC Apartment Construction

Hello,

This message is to support the neighborhood concern of a proposed apartment above a local convenience store. I am not in favor of construction for an apartment above the convenience store & gas station on the SW corner of West Main (Rt 64) & South 11th Street.

Thank You,

30+ Year St. Charles resident

From: Pnutts21 <pnutts21@yahoo.com>
Sent: Monday, July 26, 2021 12:28 PM
To: CD <cd@stcharlesil.gov>
Subject: Apartments above gas station on 64 or Main st

Hello

We are residents of 12th st. Although we miss the local gas station and the amenities, we do not want apartments built above or around it.

Thank you

3 s 12th st

The Reeds

From: Christine Farley <cfarley1273@yahoo.com>

Sent: Monday, July 26, 2021 6:57 AM

To: CD <cd@stcharlesil.gov>

Subject: Concerned resident

Good morning,

I am not in favor of an apartment above the proposed convenience store and gas station on the southwest corner of West Main Street (rt 64) and South 11th street.

I am a mother of 2 young kids who now play and ride their bikes behind my house. The front of my house is the busy road rout 64 and so behind my house is safer ally. We take walks, ride bikes and scooters using the ally and neighbors drive ways.

Having a gas station on the corner will have more traffic. It's nice how it is now. Less traffic and happy neighbors. With the added gas station it will be more people and cars to disturb our family and neighbors back yards and driveways. We already live on a busy street in the front please don't make our ally a busy one as well.

Please no gas station or apartments.

Thank you for considering my plea for a safer play and quieter back yard and ally.

Walk in peace

Chrissy

Long time resident

1109 W. Main Street

From: Lynne Ellberg <lellberg020@gmail.com>
Sent: Saturday, July 24, 2021 1:48 PM
To: CD <cd@stcharlesil.gov>
Subject: 1023 W. Main St.

I am in favor of the gas station and convenient store but definitely NO on the second floor residential unit.

Sincerely
Lynne Ellberg
1111 W Main St.
lellberg020@gmail.com

From: Bobbi Daly <dalyb46@gmail.com>

Sent: Wednesday, July 28, 2021 3:33 PM

To: CD <cd@stcharlesil.gov>

Subject: PROPOSED APARTMENT, CONENIENCE STORE & GAS STATION ON SW CORNER OF WEST MAIN ST. (ROUTE 64) & 11TH ST.

As a resident of St. Charles for over 68 years with 41 years in my current home on 12th Street, I am not opposed to the convenience store & gas station that has been on this corner for many years. However, I am opposed to the proposed apartment above the store. This is a very small area which is fine for the store & gas but I feel that having a residential unit there would cause too much congestion. In the architect's rendering I do not see any gas pumps by the street. Unless I am missing something, I only see the sign that says convenience store & the elevation above for the apartment. This does not make sense to me. I am in favor of the convenience store & gas station but am expressing my opposition to the apartment. Please take this into consideration at the hearing on August 3.

Thank you

Barbara Daly
26 S. 12th Street
St. Charles, IL 60174

City of St. Charles Community Development Division
2 E. Main Street
St. Charles, IL 60174
Attn: Ellen Johnson, City Planner

We the undersigned residents of South 11th Street, St. Charles, IL 60174 and surrounding area, oppose the proposed Planned Unit Development to redevelop the property at 1023 W. Main Street, St. Charles, Illinois with a new gas station, large convenience store and a second floor residential unit. We would like our concerns detailed here to be made part of the public record. While we do not completely oppose the construction of a gas station and convenience store, we have several concerns with the proposed changes. We have concerns about the effects of having a gas station so close to our homes with respect to our health and safety, property values, and quality of life. Additionally, we oppose the second-floor residential unit which would set a precedent for mixed use development in our residential neighborhood and present parking issues on South 11th Street. These issues will demonstrate how the proposed PUD does not conform with the Finding of Fact Recommendation Requirements listed under section iii, and specifically subsections c., and e. of the PUD Application. For these aforementioned reasons we ask you to deny the Planned Unit Development Application for the 1023 W. Main Street location.

A. Parking Issues:

1. Present Parking of vehicles on S. 11th Street.
 - First, there has been an ongoing issue of non-residents from surrounding businesses parking along S. 11th Street, specifically, a mechanics shop located across Route 64 which has parked as many as three vehicles at a time along S. 11th Street, resulting in several complaints calls to the police.
 - Additionally, State Farm located adjacent to the proposed gas station has recently begun parking in the same area.
2. One parking space allotted for the 2nd Floor residential unit above the gas station.
 - It has been noted that there is only one space allotted for the 2nd floor residential unit located in the gas station parking lot. Typically, more than one vehicle accompanies most single residences. These include vehicles from other occupants, visitors and employees of the gas station. They will have no other place to park other than along South 11th Street.
3. Litter thrown in yards and street by non-residents has been a frequent issue.
 - Litter from non-residential vehicles have also been another matter. Residents have had to pick up empty containers of liquor bottles and cans disposed in the street and in our yards. Our concern is that the proposed gas station with 2nd floor residence will lead to a residential street packed with cars, present parking issues for current residents, and will appear unsightly to current residents as well as potential home buyers.

City of St. Charles Community Development Division
 2 E. Main Street
 St. Charles, IL 60174
 Attn: Ellen Johnson, City Planner

B. Health and Safety of Residents

1. Storage and fueling of gasoline within 220 ft of residential homes

- Another matter to consider is the impact a gas station/convenience store will have on the health and safety of nearby residents.
- Numerous studies have shown the dangers of having a gas station in such close proximity to homes (see link below). Proven harmful effects of living close to a gas station include exposure to benzene, a known cancer-causing carcinogen. A study led by Markus Hilpert, associate Professor of environmental health science at Columbia University stated, “We found evidence that much more benzene is released by gas stations than previously thought. In addition, even during a relatively short study period, we saw a number of instances in which people could be exposed to the chemical at locations beyond the setback distance of 300 feet.” There is presently a residence that sits less than 20 ft from the proposed gas station and several residences within 300 ft that may have their health negatively impacted.
- Link: <https://www.publichealth.columbia.edu/public-health-now/news/gas-stations-vent-far-more-toxic-fumes-previously-thought>

2. Increased Crime

- Thefts, robbery, and assaults have occurred at gas stations and convenience stores in the area. According to the City of St. Charles police records obtained through The Freedom of Information Act, there have been numerous thefts and two robberies, (one an armed robbery) that have occurred at the prior gas station on 1023 W. Main Street within the last 10 years.

ST CHARLES POLICE - CASE REPORTS INVOLVING THEFT, ARMED ROBBERY OR ASSAULTS SINCE 2011 1023 W MAIN STREET - ST CHARLES, ILLINOIS			
Incident Number	Call Date/Time	Dispositions	Incident Type
2011-00020353	9/27/2011 23:54	REPORT WITH ARREST	ROBBERY
2011-00025941	12/8/2011 17:14	REPORT WITH NO ARREST	THEFT UNDER \$500
2012-00012368	6/12/2012 11:15	REPORT WITH NO ARREST	THEFT UNDER \$500
2013-00019860	9/21/2013 10:27	REPORT WITH NO ARREST	THEFT OVER \$300
2016-00009440	5/1/2016 11:57	REPORT WITH NO ARREST	THEFT UNDER \$500
2017-00003548	2/13/2017 19:02	REPORT WITH ARREST	ARMED ROBBERY

- While this may be a risk the gas station employees accept, the draw of increased crime is not one the neighborhood should be forced to accept.

3. Sale of Drug Paraphernalia and Liquor

- The same owner applying for the PUD previously sold “Tobacco Paraphernalia”, as he described it, as well as synthetic stimulants like “bath salts” at this location. One of the arrests noted above was for theft of these types of products in which

City of St. Charles Community Development Division
2 E. Main Street
St. Charles, IL 60174
Attn: Ellen Johnson, City Planner

the gas station attendant was also assaulted. This is a bigger concern considering how close the property is to Thompson Middle School.

- It is also not unreasonable to think the owner will apply for a liquor sales license in the near future based on the size of the convenience store. This would create dangerous foot traffic across route 64 as seen at the liquor store 3 blocks west and could also increase crime and littering in the neighborhood.

4. Public Safety

- As residents we have also noticed a traffic safety issue of vehicles heading eastbound on rt. 64 and entering the gas stations' west entrance. Vehicles will often cut across South 11th Street without yielding to traffic heading northbound in order to access the west entrance of the gas station.
- A convenience store of the size being proposed would increase foot traffic to the location dramatically. Some of that foot traffic coming from the north side of Route 64. This will cause a public safety concern as the closest crosswalks are several blocks away at 7th and 15th Street and will not be utilized.

C. Quality of Life Impacted for Current Residents

1. Bright fluorescent light emanating from gas station into nearby homes.

- There will also be a quality-of-life impact for nearby residents. There is a concern that the bright fluorescent light emanating from the gas station including signage and large awning will illuminate nearby homes. This will lead to more light pollution, which in turn may impact sleep and natural circadian rhythms of the local residents.

2. Sound of fueling tanks and increased traffic.

- Tanker truck route through neighborhood in order to refuel underground fuel tanks.
- The neighbor who resides behind the proposed gas station site, stated that she was impacted by the bright lights and sounds of the fueling tanks at night during our last meeting with the city. Hopefully her statement will be taken into account in regard to the impact on her quality of life when the proposed PUD is evaluated.

D. Why? How does this benefit the surrounding community?

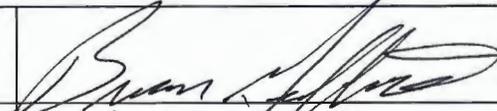
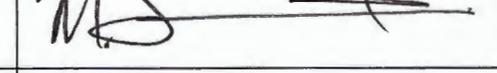
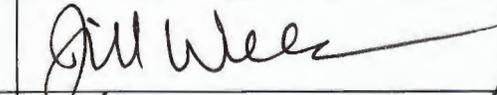
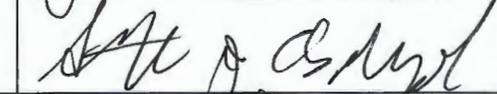
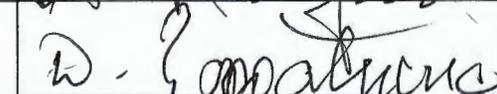
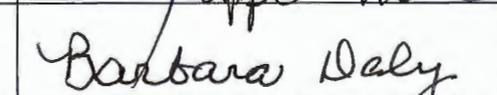
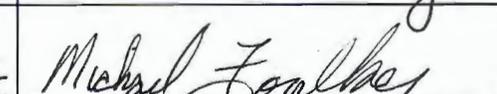
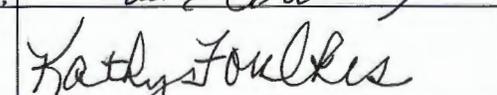
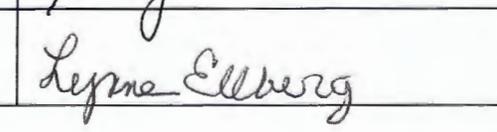
- We opened this letter by stating that we were opposed to the current plan but not necessarily to a gas station of a smaller scale; however, we must ask why? Why do we need another gas station at this location? There are numerous gas stations in the area to serve the surrounding residents. In fact, there are 3 gas stations in a ¾ mile stretch from 3rd Street to Randall Road.

City of St. Charles Community Development Division
 2 E. Main Street
 St. Charles, IL 60174
 Attn: Ellen Johnson, City Planner

- The owner of the property is not a member for the Saint Charles community and does not have our interests in mind as evidenced by the current state of the property which has been in disarray since the tanks were removed in 2019.

In conclusion, the issues addressed here will likely lead to decreased property values for nearby homes. We believe the present proposal for redevelopment of 1023 W. Main Street, St. Charles will lead to overcrowded parking, have a negative impact on the health and safety, and quality of life for nearby residents. For those reasons we urge you to consider how the proposed PUD can adversely affect and become a further blight on the surrounding neighborhood and deny this proposed application for approval

Respectfully submitted,

Brian Gebhardt	17 S 11 th Street	
Heather Gebhardt	17 S 11 th Street	
Mike Steinmetz	6 S 11 th Street	
Jill Walker	6 S 11 th Street	
Steve Ashfield	21 S 11 th Street	
Pat Ashfield	21 S 11 th Street	
Duane Zappaterreno	2 S 11 th Street	
Bobbi Daly	26 S. 12 th St.	
Mike Foulkes	1117 W. Main St.	
Kathy Foulkes	1117 W. Main St.	
Lynne Elberg	1111 W. Main St.	

City of St. Charles Community Development Division
2 E. Main Street
St. Charles, IL 60174
Attn: Ellen Johnson, City Planner

Nick Nielsen	21 S. 13 th St. St. Charles, IL 60174	
LINDA BRINK	12 S 11 th ST ST CHARLES, IL	

From: Kathy Foulkes <kffoulkes@yahoo.com>
Sent: Wednesday, July 28, 2021 1:37 PM
To: CD <cd@stcharlesil.gov>
Subject: Project Name 1023 West Main Street

To Whom it May Concern:

We received in the mail a Notice of Public Meeting regarding the property at 1023 West Main Street. The proposal calls for the redevelopment of the property with a new gas station/ convenience store with a second floor residential unit.

We have no problem with the new gas station and convenience store, however, we are opposed to the second floor residential unit and the proposed size of the convenience store. The residential unit and convenience store is out of proportion to the size of the lot. It should be much smaller.

It seems as the applicant is trying to find a zoning category that can allow the applicant to have many variances.

This property should be one of two zoning categories, business or residential. The structure on this property should be scaled in proportion to the lot. The applicant is either a gas station/ convenience store operator or a landlord.

No other gas station/convenience store in St. Charles has a residential unit or a second floor.

Parking is more than a casual concern. All gas stations and mini-marts in St. Charles have more than ample parking to accommodate the in and out flow of traffic. The applicant should purchase more lots and provide more parking to accommodate the business. Maybe the Plan Commission members and City Council members should drive through the gas stations/mini-marts in St. Charles, notice the parking spots provided and the open space surrounding the property that is used for delivery and excess parking when required at peak times. I did!!

In an e-mail to the City of St. Charles dated Tuesday, October 6, 2020, Linda Brink who owns the property bordering the south side of the gas station cited why she strongly opposed the new plan. The last sentence of her e-mail stated "If the developer would like to consider purchasing my property I would be happy to discuss it."

How many people on the Planning Commission and the City Council have stood on the lot and considered the enormity of the project?

The zoning request points out that the developed property across Main Street as an example of what could be. The request fails to point out that the new building there has much more space surrounding the building.

Look at the lot today!! It is overgrown with weeds up to your waist. We would think that the applicant would keep the lot presentable or the city would site the property.

Thank you for your consideration with this matter.

Sincerely,
Michael and Kathleen Foulkes
1117 West Main Street
St. Charles, IL 60174

Please send us a confirmation that you have received this e-mail and it will be included in the packet presented to the Plan Commissioners and will go down as a matter of public record.

 <p>CITY OF ST. CHARLES ILLINOIS • 1834</p>	AGENDA ITEM EXECUTIVE SUMMARY		Agenda Item Number: 4d
	Title:	Plan Commission recommendation to approve a General Amendment to Title 17 of the St. Charles Municipal Code (Zoning Ordinance) pertaining to Microbreweries.	
	Presenter:	Ellen Johnson, Planner Russell Colby, Assistant Director of Community & Economic Dev.	
Meeting: Planning & Development Committee		Date: August 9, 2021	
Proposed Cost:	Budgeted Amount:	Not Budgeted: <input type="checkbox"/>	
<p>P&D Committee discussed the General Amendment pertaining to microbreweries on 6/14/21. At the meeting, neighbors of D&G Brewing addressed the Committee and expressed concerns pertaining to outdoor entertainment. Discussion of the item was postponed.</p> <p><u>Proposal from June P&D:</u> Staff had proposed that different standards apply to Microbreweries in M1 or M2 zoning districts that are adjacent to residential zoning districts. Such requirements would apply to D&G Brewing and any similarly situated microbrewery in M1 or M2 zoning, but as proposed would not apply to Riverlands.</p> <p>The proposed standard would have prohibited use of amplification for outdoor entertainment after 8pm. However, this did not appear to address all concerns from nearby residents, as the noise was cited by some residents as a disturbance during daytime hours.</p> <p><u>Options to move forward:</u> The General Amendment can move forward as presented in June, but in order to respond to the concerns raised at the June meeting, staff offers the following options to consider:</p> <ol style="list-style-type: none"> 1. Prohibit all “Outdoor Entertainment” for all Microbreweries in M1/M2. <i>(Would apply to D&G Brewing, Riverlands, and any other microbrewery in M1/M2)</i> <ul style="list-style-type: none"> • Option 1a. Prohibit “Outdoor Entertainment” only for Microbreweries in M1 or M2 adjacent to residential zoning. <i>(Would apply to D&G Brewing and any similarly situated microbrewery)</i> -OR- 2. Limit the hours for all “Outdoor Entertainment” for all Microbreweries in M1/M2. <i>(Would apply to D&G Brewing, Riverlands, and any other microbrewery in M1/M2)</i> <ul style="list-style-type: none"> • Option 2a. Limit hours for “Outdoor Entertainment” only for Microbreweries in M1 or M2 adjacent to residential zoning. <i>(Would apply to D&G Brewing and any similarly situated microbrewery)</i> <p><i>Considerations:</i></p> <ul style="list-style-type: none"> • “Outdoor Entertainment” includes both acoustic and amplified music. Acoustic performers often use amplification for vocals. It is simpler from an enforcement standpoint to simply place limits on all forms of “Outdoor Entertainment”. • Prohibiting “Outdoor Entertainment” altogether, or restricting the hours, is more effective than relying on only a noise-level or volume standard, which can be difficult to enforce. • The purpose of the M-1 Special Manufacturing District is: <i>“to accommodate older manufacturing areas in the City that are either in transition from manufacturing to alternative uses, or are in need of rehabilitation. The M-1 District shall provide flexibility in design and parking requirements to allow for adaptive reuse and/or redevelopment for viable light assembly, processing, heavy retail and service, and office uses.”</i> Note that the M1 district permits other activities that may generate noise. <p><u>General Amendment:</u> The proposed General Amendment to the City Code, which includes a number of other provisions related to Microbreweries, is otherwise unchanged from the June P&D meeting. The amendment is outlined in the staff report.</p> <p><u>Attachments (please list):</u> Resolution, Staff Report (revised), Application, Map, Correspondence from Business Owners & Residents</p> <p><u>Recommendation/Suggested Action (briefly explain):</u> Recommendation to approve a General Amendment as proposed, subject to one of the options to address Outdoor Entertainment for Microbreweries in M1 or M2 zoning.</p>			

City of St. Charles, Illinois
Plan Commission Resolution No. 10-2021

**A Resolution Recommending Approval of a General Amendment to
Ch. 17.14 “Business and Mixed-Use Districts”, Ch. 17.20 “Use Standards”,
Ch. 17.24 “Off-Street Parking, Loading and Access”, and Ch. 17.30
“Definitions” regarding microbreweries, outdoor dining, outdoor
entertainment, and related uses**

Passed by Plan Commission on June 8, 2021

WHEREAS, it is the responsibility of the St. Charles Plan Commission to hold public hearings and review requests for amendments to Title 17, “Zoning”; and

WHEREAS, the Plan Commission held a public hearing and has reviewed the petition for a General Amendment to Ch. 17.14 “Business and Mixed-Use Districts”, Ch. 17.20 “Use Standards”, Ch. 17.24 “Off-Street Parking, Loading and Access”, and Ch. 17.30 “Definitions” regarding microbreweries, outdoor dining, outdoor entertainment, and related uses; and

WHEREAS, in accordance with Section 17.04.320.C, the Plan Commission has considered the following criteria for General Amendment:

1. The Consistency of the proposed amendment with the City’s Comprehensive Plan.

The proposed amendment promotes the following goals/objectives:

Commercial & Office Areas –

Goal 1: “Develop attractive and highly functional retail and commercial areas that are market responsive, create a diverse tax base, and serve the needs of the City’s residents and, in some areas, a larger regional market.”

Objective 1: “Maintain a range of retail and service activities throughout the City.”

Goal 2: “Enhance the economic viability, productivity, appearance and function of the City’s commercial corridors, including Randall Road, Main Street, Lincoln Highway, and Kirk Road.”

Objective 1: “Promote a healthy and mutually reinforcing mix of commercial, retail, and service uses along key corridors within the City.”

Goal 3 “Revitalize Downtown St. Charles as the symbolic “heart” of the community and enhance its role as the City’s primary mixed-use pedestrian environment.”

Objective 1: “Continue to revitalize Downtown with a mixture of uses including commercial, office, restaurant and residential.”

Industrial Areas-

Goal: “Continue to support a diversified light industrial/business park/commercial service economic base that provides employment opportunities within the community.”

Objective 3: “Promote and encourage the improvement and rehabilitation of older industrial buildings and areas which are, or are becoming, functionally obsolete or undesirable...”

2. The Consistency of the proposed amendment with the intent and general regulations of this Title.

The proposed amendment supports the following purpose statements contained in Section 17.02.020:

A. Promoting the public health, safety, comfort, convenience and general welfare.

D. Maintaining business and industrial areas that are attractive and economically viable.

3. Whether the proposed amendment corrects an error or omission, adds clarification to existing requirements, is more workable than the existing text, or reflects a change in policy.

Microbrewery is not currently listed in the Zoning Ordinance as a use category. The amendment clarifies zoning provisions for Microbreweries which will be more workable than Staff’s current zoning interpretations regarding microbrewery uses.

4. The extent to which the proposed amendment would be in the public interest and would not serve solely the interest of the applicant.

The proposed amendment will allow additional opportunities for Microbreweries to serve the needs and requests of the public by allowing such businesses to provide opportunities for outdoor gathering and consumption. Restrictions on amplified music hours are intended to limit nuisances for neighboring residents.

5. The extent to which the proposed amendment creates nonconformities.

The proposed amendment will not create nonconformities. Existing Microbreweries comply with the proposed provisions. Parking for one existing Microbrewery is currently nonconforming; the proposed amendment does not create a new parking nonconformity. Existing Microbreweries will be subject to the use standards regarding Outdoor Dining and Outdoor Entertainment.

6. The implications of the proposed amendment on all similarly zoned property in the City.

The proposed amendment will apply to all applicable commercial and manufacturing districts.

NOW, THEREFORE, be it resolved by the St. Charles Plan Commission to recommend to City Council approval of a General Amendment to Ch. 17.14 “Business and Mixed-Use

Resolution 10-2021

Page 3

Districts”, Ch. 17.20 “Use Standards”, Ch. 17.24 “Off-Street Parking, Loading and Access”, and Ch. 17.30 “Definitions” regarding microbreweries, outdoor dining, outdoor entertainment, and related uses, with a condition that Section 17.20.050.I “Food Trucks” be further amended to clarify that operation of each food truck shall be limited to no more than two days in any seven day period.

Roll call vote:

Ayes: Holderfield, Vargulich, Moad, Melton, Purdy, Funke, Wiese, Wallace

Nays:

Absent: Becker

Motion carried 8-0

PASSED, this 8th day of June 2021.

Chairman



General Amendment – Microbreweries

Applicant:	City of St. Charles
Purpose:	Establish zoning regulations for microbreweries and amend related uses
Application:	General Amendment
Public Hearing:	Yes, held by Plan Commission 6/8/21

Summary of Proposal: Staff has filed this General Amendment based on direction received at the 4/12/21 Planning & Development Committee meeting.

The Zoning Ordinance does not currently list “microbrewery” as a business/use category. Existing microbreweries in St. Charles have been permitted based on classification within related use categories, which limits their scope of operation and potential for expansion. This amendment clarifies and formalizes regulations surrounding microbreweries while allowing for microbreweries to incorporate permanent outdoor dining and outdoor entertainment. The amendment proposes the following:

- Establish a “Microbrewery” use category, where beer brewing and the manufacture of wine/spirits are permitted, and which may include a taproom open to the public.
- Identify Microbrewery as a permitted use in the M-1 and M-2 industrial districts.
- Identify Microbrewery as an accessory use to restaurants, taverns/bars, and retail sales in commercial and downtown districts.
- Allow Outdoor Dining as an accessory use to microbreweries.
- Allow Outdoor Entertainment as an accessory use to microbreweries, potentially with limitations for microbreweries in the M-1 and M-2 districts.
- Require 10 parking stalls per 1,000 sf of Gross Floor Area for the taproom portion of microbreweries.
- Clarify and clean-up provisions related to outdoor dining, outdoor entertainment, live entertainment, and food trucks in relation to microbreweries, restaurants, and taverns/bars

Info / Procedure on Application:

- See **Sec. 17.04.320** regarding General (Text) Amendments. A General Amendment (or Text Amendment) is an application requesting a change to the Zoning Ordinance, Title 17 of the City Code. A change may be requested to a numerical standard (such as a setback requirement) or to any other text of the Zoning Ordinance. Often, a General Amendment is proposed to change the standards that apply to a specific zoning district or a specific land use or business category. Changes to the text apply to all properties in the City that are located in the same zoning district or fall within the same category of land use or business. A General Amendment application may also involve changes to procedures or application requirements that are listed in the Zoning Ordinance.
- Public hearing is required. No mailed notice to surrounding property owners.

-
- Findings: 6 items of information to consider in making a recommendation; all items need not be in the affirmative to recommend approval.
-

Suggested Action: Recommendation to approve a General Amendment as proposed, subject to one of the options to address Outdoor Entertainment for Microbreweries in M-1 or M-2 zoning districts.

Staff Contact: Ellen Johnson, Planner

I. BACKGROUND

A. Current Zoning Interpretation

Over the past few years, a number of microbreweries and taprooms have opened in St. Charles. The Zoning Ordinance does not list “microbrewery” as a business/use category. As such, the existing businesses were classified within related use categories to permit them to establish.

In commercial zoning districts, microbreweries have been permitted to function as an “accessory” use to a Restaurant or Tavern/Bar. Existing businesses include Alter Brewing + Kitchen, Pollyanna Brewing Company, and 93 Octane Brewing. Broken Brix Winery & Cidery makes wine, cider and mead on-site within the Home Brew Shop. Outdoor dining is allowed for these locations, since outdoor dining is permitted as an accessory use in commercial districts.

In industrial zoning districts, microbreweries have been classified as “Light Manufacturing”, which is a permitted use in these districts. The taproom portion of such businesses have been considered an accessory use, requiring the taproom to be subordinate in area and function to the principal use; the taproom cannot occupy more than 50% of the total floor area of the business. Existing microbreweries in industrial districts are Riverlands Brewing Company and D&G Brewing.

B. Existing Business Requests

The Zoning Ordinance allows Outdoor Dining only as accessory to a Restaurant. In response to the COVID-19 pandemic, the City created the Temporary Outdoor Dining program, which will continue through the end of 2021. Through the program, microbreweries in industrial districts were eligible to create temporary outdoor dining areas. Once the program ends, these businesses will not be permitted to maintain a permanent outdoor area. Outdoor entertainment is also not allowed in conjunction with microbreweries.

Riverlands Brewing Company, in the M-1 District, has submitted a letter to the City requesting to permanently establish an outdoor area in the location of their temporary outdoor area (see letter attached). Both Riverlands and D&G Brewing, also located in the M-1 District, are interested in offering outdoor entertainment. The Zoning Ordinance must be amended to allow these requests.

C. P&D Committee Direction

A discussion regarding zoning regulations for microbreweries was held at the Planning & Development Committee meeting on 4/12/21. The Committee directed staff to initiate a General Amendment to the Zoning Ordinance to create a use category for microbreweries and to establish standards for related accessory uses, such as Outdoor Dining.

II. PROPOSAL / ANALYSIS

Staff is proposing the following amendments to the Zoning Ordinance, Title 17 of the City Code to add provisions for Microbreweries and related uses. The proposed amendments will clarify zoning requirements for existing Microbreweries and businesses with accessory Microbreweries. It will also allow for Microbreweries in industrial districts to expand their operations and will offer more flexibility in the use of their interior space.

A. Add provisions for Microbreweries:

1. Ch. 17.30 “Definitions”, Section 17.30.020 “Use Definitions” – Define Microbrewery as follows:

Microbrewery - An establishment where beer is brewed in quantities not exceeding 15,000 barrels per year. This use shall also permit the manufacture of wine and spirits. As a principal use, the establishment may include a taproom which is open to the public primarily for the sale of beer, wine, and/or spirits manufactured on-site for on-site and/or off-site consumption. Live Entertainment is permitted as an accessory use in completely enclosed, indoor areas. Outdoor Dining and Outdoor Entertainment are permitted as accessory uses, subject to the Use Standards established in Ch. 17.20. As an accessory use, Microbrewery shall be permitted only in conjunction with a Restaurant, Tavern/Bar, or Retail Sales.

Discussion: According to the Brewer’s Association, a brewery that produces 15,000 barrels of beer per year and sells a percentage on and off-site is classified as a Microbrewery. The proposed definition adopts this quantity limitation. The existing breweries in town produce less than 15,000 barrels per year. Microbreweries can also include a tap room open to the public, where beer produced on-site can be sold at retail and for on-site consumption. Live performances, defined as Live Entertainment per Ch. 17.30, are allowed inside the building. Outdoor Dining, which is defined in Ch. 17.30 to include the serving of food and/or beverages in an outdoor space, is allowed as an accessory use, as is Outdoor Entertainment, subject to the Use Standards contained in Ch. 17.20 (see below).

Manufacture of wine and spirits are also included in the definition of Microbrewery to accommodate breweries that wish to expand to other types of products and small-scale wineries or distilleries looking to establish in St. Charles.

The definition also states microbreweries are allowed as an accessory use to a Restaurant, Tavern/Bar, or Retail Sales. These uses are permitted in commercial districts only. “Accessory Use” is defined in Ch. 17.30 as follows:

A use that is subordinate in area, extent and purpose to the principal use on the lot, and that is customarily maintained for the benefit of a permitted principal use.

2. Ch. 17.16 “Office/Research, Manufacturing and Public Land Districts” – Identify Microbrewery as a permitted principal use in the M-1 Special Manufacturing and M-2 Limited Manufacturing districts. Depict this information in Table 17.16-1 as follows:

Use	O-R	M-1	M-2	PL
Microbrewery		P	P	

Discussion: Proposed is to allow Microbrewery as a permitted principal use in the M-1 Special Manufacturing and M-2 Limited Manufacturing zoning districts. Currently, Riverlands Brewing Company and D&G Brewing are both zoned M-1. The purpose of these districts per Ch. 17.16 are as follows:

M-1 Special Manufacturing District – To accommodate older manufacturing areas in the City that are either in transition from manufacturing to alternative uses, or are in need of rehabilitation. The M-1 District shall provide flexibility in design and parking requirements to allow for adaptive reuse and/or redevelopment for viable light assembly, processing, heavy retail and service, and office uses.

M-2 Limited Manufacturing District – To accommodate a wide range of manufacturing, assembly, processing, warehousing and office/research activities, both as individual users and in a business park setting. New development and redevelopment in this District shall focus on providing sufficient setbacks, and adequate landscaping and buffering from adjacent nonindustrial uses and public rights-of-way. Outdoor storage and loading, and other outdoor activities, shall be adequately screened.

As a permitted principal use, a Microbrewery could establish in any location within the M-1 and M-2 zoning districts, assuming the parking requirement can be met (see #4 below). Microbreweries within these districts would no longer be subject to the current zoning interpretation limiting the taproom size to 50% of the building's floor area; microbreweries would have the potential to expand their taprooms. Other use standards applicable to Microbreweries, such as limitations on Outdoor Entertainment, would be applied to each business administratively based on the use standards in the code. Individual approval by the City of each Microbrewery would not be required.

Alternative Option: As an alternative, Microbrewery could be classified as a Special Use. This would require any proposed Microbrewery to gain Special Use approval in order to establish. Special Uses are uses that may be acceptable if established in an appropriate manner and location within an identified zoning district, but may not be acceptable if established in a different manner or location. Special Uses require a public hearing held by Plan Commission and ultimately City Council approval. Findings of Fact must be found in the affirmative for the City Council to grant a Special Use. These findings include considerations such as effects on nearby property and effects on the general welfare, among others. Through the public hearing process, neighbors are notified and given the opportunity to weigh in on the proposed use.

If Microbrewery is established as a Special Use instead of a permitted use, the two existing Microbreweries, Riverlands Brewing Company and D&G Brewing, would be allowed to continue operating as-is, without Special Use approval. However, if they desire to expand their operations in any way, such as adding a permanent outdoor dining area or interior alterations to increase brewing capacity, Special Use approval would be necessary prior to the expansion.

- Ch. 17.14 “Business & Mixed Use Districts” – Identify Microbrewery as an accessory use in the BL Local Business, BC Community Business, BR Regional Business, and CBD-1 Central Business districts. Depict this information in Table 17.14-1 as follows:

Use	BL	BC	BR	CBD-1	Downtown First Floor Overlay		CBD-2
					CBD-1	CBD-2	
Microbrewery	A	A	A	A	A		

Discussion: Proposed is to allow Microbrewery as an accessory use in the BL, BC, BR, and CBD-1 commercial zoning districts. Per the definition of Microbrewery, within these districts, the use can be accessory to Restaurant, Tavern/Bar, and Retail Sales. A Microbrewery could not locate as an accessory use in the CBD-2 Mixed Use Business District. The purpose of the CBD-2 District is to: *“Provide for a properly scaled mixed-use transition between single-family residential neighborhoods and the retail core of the CBD-1 Central Business District. The CBD-2 District permits a mix of retail, service, office, and medium-density residential uses...”* Restaurant and Tavern/Bar are not permitted uses in the CBD-2 District. Existing businesses in the downtown area which incorporate brewing are zoned CBD-1.

Allowing microbrewery as an accessory use within the BL, BC, BR, and CBD-1 districts codifies the current zoning interpretation for existing businesses in commercial districts that incorporate brewing as a component of the business, but for which the brewing operations are not the principal use. Currently, Alter Brewing + Kitchen (CBD-1) is classified as a Restaurant. Pollyanna Brewing Company (CBD-1) and 93 Octane Brewing (BR) are classified as Tavern/Bar. Broken Brix Winery & Cidery (CBD-1) is within the Home Brew Shop, which is classified as Retail Sales. These principal use designations will remain as a result of the amendment, but the brewing component of the business will be formally permitted to continue as an accessory use.

- Ch. 17.24 “Off-Street Parking, Loading & Access”, Section 17.24.140 “Required off-street parking spaces” – Add a parking requirement for Microbrewery to Table 17.24-3 as follows:

Use	Parking Requirement
Microbrewery	1 per 1,000 sf of GFA + 10 per 1,000 sf of GFA for the taproom portion of the floor area

Discussion: The proposed parking requirement of 1 parking space per 1,000 sf of Gross Floor Area of the building would apply to the brewery portion of the business. This is the same parking requirement as light/heavy manufacturing and warehouse/distribution uses. For the taproom portion of the building, 10 spaces per 1,000 sf of Gross Floor Area would be required. This is the same parking requirement as for Tavern/Bar and Restaurant. This parking count was chosen due to the similar operational characteristics of a taproom and Tavern/Bar. Parking areas within manufacturing districts are generally minimal. A parking requirement comparable to the type of activity generated by a Microbrewery taproom will also help to ensure that microbreweries with taprooms locate within industrial buildings that can accommodate an operation open to the public.

Currently, Riverlands Brewing Company and D&G Brewing are subject to the manufacturing/warehouse/distribution parking requirement of 1 space per 1,000 sf of Gross Floor Area. For Riverlands, parking within the business park is shared among the various businesses. Based on hours of operation of existing businesses, it appears there will be adequate parking to meet the parking requirements for the various uses that are open at the same time, including Riverlands' taproom.

D&G Brewing, located at 303 N 4th St., shares a building and parking with a number of other uses. Under the current parking requirement of 1 space per 1,000 sf of GFA, required parking for D&G and the other businesses exceeds the number of existing spaces during weekday and weekend afternoons. The site will continue to be deficient in parking with the proposed taproom parking requirement.

The parking requirement for businesses that contain accessory Microbreweries would continue to be calculated based on the principal use of the building.

B. Amend Provisions for Outdoor Dining & Outdoor Entertainment

1. Ch. 17.20 "Use Standards", Section 17.20.030 "Standards for Specific Uses" – Amend the following sections; additions to the existing text are underlined.

Outdoor Dining:

1. Permanent Outdoor Dining shall be permitted only as an accessory use to a Restaurant, Tavern/Bar, or Microbrewery, or when specifically permitted in conjunction with a temporary use.
2. Outdoor Dining areas shall not be located in a required yard abutting any residential district.
3. The sound level of any music or other sound shall not exceed sixty (60) decibels, as measured at the property line, and no music or other sound under the control of the property owner shall occur outdoors between the hours of 10:00 pm and 10:00 am.

Outdoor Entertainment:

1. Outdoor Entertainment shall be permitted only as an accessory use to a Restaurant, Tavern/Bar, or Microbrewery except as a temporary use in accordance with Section 17.20.050 E.
2. **Options for Outdoor Entertainment in industrial districts:**
 1. **Outdoor Entertainment shall be prohibited for Microbreweries in the M-1 or M-2 districts.**
 - 1a. **Outdoor Entertainment shall be prohibited for Microbreweries in the M-1 or M-2 districts that are adjacent to residential zoning.**
 - OR-**
 2. **Outdoor Entertainment shall be limited to the hours of.... for Microbreweries in the M-2 or M-2 districts.**
 - 2a. **Outdoor Entertainment shall be limited to the hours of.... for Microbreweries in the M-1 or M-2 districts that are adjacent to residential zoning.**

Discussion: Currently, Outdoor Dining is allowed only in conjunction with a Restaurant. However in practice, there are a number of existing Taverns/Bars that have outdoor areas. Proposed is to expand the allowable uses which can incorporate outdoor dining to

Tavern/Bar and Microbrewery, in addition to Restaurant. This would allow the existing microbreweries in the M-1 District to have permanent outdoor areas. The existing provision prohibiting Outdoor Dining areas within any required yard (setback area) abutting residential districts will remain. Also to remain unchanged is the provision regarding sound levels at the property lines and that no music shall occur outdoors after 10pm or before 10am.

Outdoor Entertainment is also currently only permitted in conjunction with a Restaurant. Proposed is to allow Outdoor Entertainment accessory to Tavern/Bar and Microbrewery. In late 2020 and in 2021, the Police Dept. received a number of complaints from neighbors regarding amplified music at D&G Brewing. Options are provided to limit Outdoor Entertainment for microbreweries in industrial districts to address noise concerns and to prevent similar issues in the future should another microbrewery be similarly situated. Option 1 would restrict both D&G Brewing and Riverlands from having any Outdoor Entertainment. Option 1a would place the restriction only on microbreweries adjacent to residential zoning. D&G is adjacent to residential zoning, but Riverland is not. For Option 2, hours may be limited to certain times of day and/or days of the week, either for all microbreweries in industrial districts, or only those that are adjacent to residential zoning.

C. Amend Existing Definitions of Related Uses

1. Ch. 17.30 “Definitions”, Ch. 17.30.020 “Use Definitions” – Amend the following existing use definitions. Additions to existing text are underlined and deletions are crossed out.

Tavern/Bar- An establishment primarily engaged in serving alcoholic liquor for consumption on the premises. This use may also include accessory sale of prepared food. Live Entertainment is permitted as an accessory use in completely enclosed areas. ~~This use does not include Outdoor Dining, unless permitted as a Special Use. Outdoor Dining and Outdoor Entertainment are permitted as accessory uses, subject to the Use Standards established in Ch. 17.20.~~

Restaurant- An establishment in which the primary activity is prepared food service, provided for consumption on the premises or for carry-out. Live Entertainment is permitted as an accessory use within completely enclosed areas. Outdoor Dining and Outdoor Entertainment are permitted as accessory uses, subject to the Use Standards established in Ch. 17.20.; ~~and outdoor dining, including service to patrons seated outdoors, is permitted as an accessory use on the premises. This use is distinct from a Tavern/Bar where the primary purpose is the sale of alcoholic beverages, or snack bars or refreshment stands that are accessory to recreational or amusement facilities. For restaurants with drive-through windows, see Drive-Through Facility.; for restaurants with outdoor live entertainment, see Outdoor Entertainment.~~

Outdoor Dining- The serving of food and/or beverages in an outdoor space with seats and/or tables accessory to a Restaurant, Tavern/Bar, or Microbrewery, subject to the Use Standards established in Ch. 17.20. ~~restaurant or other food service establishment.~~

Outdoor Entertainment- An outdoor show, performance or the playing of recorded or amplified sound, accessory to a Restaurant, Tavern/Bar, or Microbrewery, subject to the Use Standards established in Ch. 17.20.

Live Entertainment (G)- The performance of singing, playing musical instruments, spoken word, or dancing by live performers within an establishment such as a

Restaurant, Tavern/Bar, or Microbrewery, or portion thereof. Live Entertainment does not include Theaters that may have live musical performances as part of a theatrical production, or Restaurants that play low volume background music. Live Entertainment is conducted indoors, while Temporary Outdoor Entertainment and Outdoor Entertainment are subject to the use standards of Ch. 17.20. ~~Section 17.20.020 (Temporary Uses).~~

Discussion: The proposed changes ensure related provisions are consistent and appropriately cross-referenced in the Zoning Ordinance. The changes reflect the proposed Use Standards discussed in the previous section and are in line with the definitions of Outdoor Dining and Outdoor Entertainment. The proposed changes to Outdoor Dining and Outdoor Entertainment are also in line with proposed Use Standard changes discussed in the previous section. For Live Entertainment, Microbrewery was added to clarify that indoor live entertainment is permitted; this is also referenced in the definition of Microbrewery.

D. Amend Food Truck Use Standards

1. Ch. 17.20 “Use Standards”, Section 17.20.050 “Permitted Temporary Uses” – Add Microbrewery as a type of business that can offer food trucks:

Food Trucks

Food trucks shall be permitted in the following circumstances and do not require a permit or prior approval of the City to operate, unless operation of the food truck will occur in conjunction with a Special Event, Temporary Outdoor Sales, or other permit, in which case the food truck shall be included in the permit application:

1. At private events not open to the public.
2. At events associated with a Special Event permit approved by the City.
3. In association with a Temporary Outdoor Sales permit approved by the City. Operation of the food truck shall be limited to no more than two (2) days in any seven (7) day period and shall not serve customers outside of the business hours of the permanent business.
4. In association with a Restaurant, ~~or Tavern/Bar, or Microbrewery (where the Restaurant or Tavern/Bar is either a principal or accessory use)~~, as defined herein, where the food truck is offered in conjunction with the permanent business. Operation of ~~the each~~ food truck shall be limited to no more than two (2) days in any seven (7) day period and shall not serve customers outside of the business hours of the permanent business.

Discussion: The proposed change adds Microbrewery to the list of the businesses which can offer food trucks. The rest of the existing provisions remain; Restaurants, Taverns/Bars and Microbreweries can offer food trucks two times per week during business hours. **Per the Plan Commission recommendation, the language has been amended to clarify that businesses may offer food trucks more than two days per week, however a single food truck cannot remain parked in a location for an extended period.**

5. ATTACHMENTS

- General Amendment Application; filed 4/27/21
- Microbreweries Location Map
- Riverlands letter dated 3/24/21
- Letters from neighboring residents

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

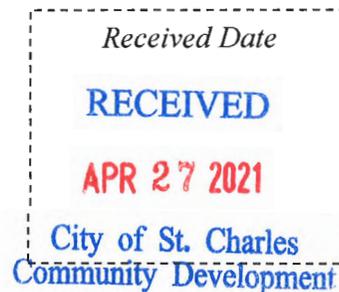


COMMUNITY DEVELOPMENT DIVISION

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

GENERAL AMENDMENT APPLICATION

CITYVIEW	
Project Name:	<u>GA-Microbreweries</u>
Project Number:	<u>2021 -PR- 013</u>
Cityview Project Number:	<u>PLGA202100018</u>



Instructions:

To request an amendment to the text of the St. Charles Zoning Ordinance (City Code Title 17), complete this application and submit it with all required attachments to the Planning Division.

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

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

Applicant:	Name	City of St. Charles	Phone	(630)377-4443
	Address	2 E Main St. St. Charles, IL 60174	Fax	
			Email	ejohnson@stcharlesil.gov

Attachment Checklist

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

- APPLICATION FEE:** Application fee in accordance with Appendix B of the Zoning Ordinance (\$500)
- REIMBURSEMENT OF FEES AGREEMENT:**
An original, executed Reimbursement of Fees Agreement and deposit of funds in escrow with the City, as provided by Appendix B of the Zoning Ordinance.
- REIMBURSEMENT OF FEES INITIAL DEPOSIT:**
Deposit of funds in escrow with the City. (For a General Amendment application only: \$1,000 deposit.)
- FINDINGS:** Fill out the attached form or submit responses on a separate sheet.

□ **WORDING OF THE REQUESTED TEXT AMENDMENT**

What is the amendment regarding?

Add provisions to the Zoning Ordinance regarding and related to microbrewery establishments.

What sections are proposed for amendment?

Chapters(s): Ch. 17.14, 17.16, 17.20, 17.24, 17.30

Section(s): 17.14.020, 17.16.020, 17.20.030, 17.20.050, 17.24.140, 17.30.020

The wording of the proposed amendment: Insert below or attached wording on a separate page.

See 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.

Ellen A. Johnson
Applicant

4/27/2021
Date

Findings of Fact

1. The Consistency of the proposed amendment with the City's Comprehensive Plan.

The proposed amendment promotes the following goals/objectives:

Commercial & Office Areas –

Goal 1: “Develop attractive and highly functional retail and commercial areas that are market responsive, create a diverse tax base, and serve the needs of the City’s residents and, in some areas, a larger regional market.”

Objective 1: “Maintain a range of retail and service activities throughout the City.”

Goal 2: “Enhance the economic viability, productivity, appearance and function of the City’s commercial corridors, including Randall Road, Main Street, Lincoln Highway, and Kirk Road.”

Objective 1: “Promote a healthy and mutually reinforcing mix of commercial, retail, and service uses along key corridors within the City.”

Goal 3 “Revitalize Downtown St. Charles as the symbolic “heart” of the community and enhance its role as the City’s primary mixed-use pedestrian environment.”

Objective 1: “Continue to revitalize Downtown with a mixture of uses including commercial, office, restaurant and residential.”

Industrial Areas-

Goal: “Continue to support a diversified light industrial/business park/commercial service economic base that provides employment opportunities within the community.”

Objective 3: “Promote and encourage the improvement and rehabilitation of older industrial buildings and areas which are, or are becoming, functionally obsolete or undesirable...”

2. The Consistency of the proposed amendment with the intent and general regulations of this Title.

The proposed amendment supports the following purpose statements contained in Section 17.02.020:

A. Promoting the public health, safety, comfort, convenience and general welfare.

D. Maintaining business and industrial areas that are attractive and economically viable.

3. Whether the proposed amendment corrects an error or omission, adds clarification to existing requirements, is more workable than the existing text, or reflects a change in policy.

Microbrewery is not currently listed in the Zoning Ordinance as a use category. The amendment clarifies zoning provisions for Microbreweries which will be more workable than Staff’s current zoning interpretations regarding microbrewery uses.

4. The extent to which the proposed amendment would be in the public interest and would not serve solely the interest of the applicant.

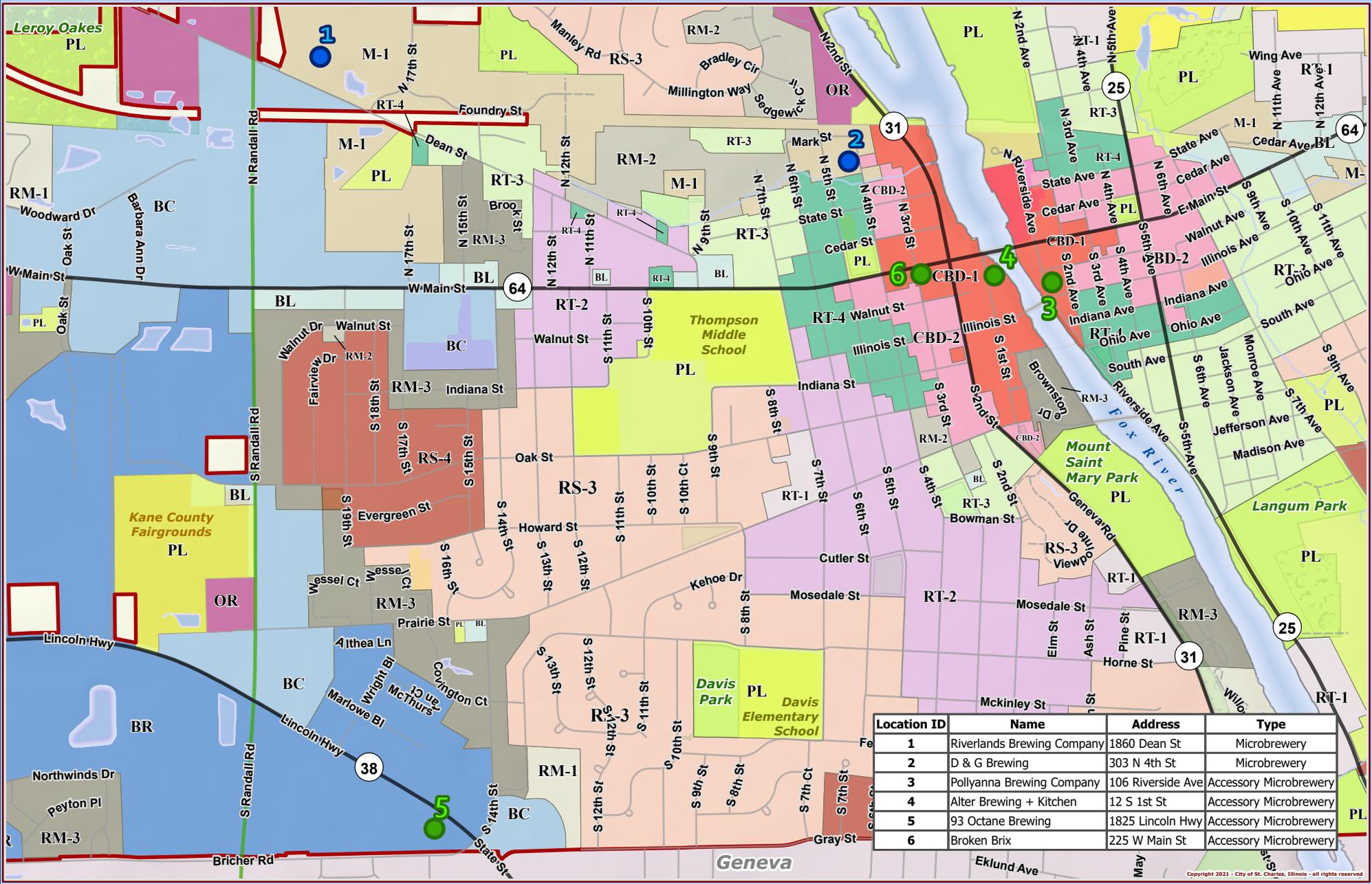
The proposed amendment will allow additional opportunities for Microbreweries to serve the needs and requests of the public by allowing such businesses to provide opportunities for outdoor gathering and consumption. Restrictions on amplified music hours are intended to limit nuisances for neighboring residents.

5. The extent to which the proposed amendment creates nonconformities.

The proposed amendment will not create nonconformities. Existing Microbreweries comply with the proposed provisions. Parking for one existing Microbrewery is currently nonconforming; the proposed amendment does not create a new parking nonconformity. Existing Microbreweries will be subject to the use standards regarding Outdoor Dining and Outdoor Entertainment.

6. The implications of the proposed amendment on all similarly zoned property in the City.

The proposed amendment will apply to all applicable commercial and manufacturing districts.



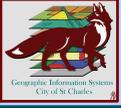
Location ID	Name	Address	Type
1	Riverlands Brewing Company	1860 Dean St	Microbrewery
2	D & G Brewing	303 N 4th St	Microbrewery
3	Pollyanna Brewing Company	106 Riverside Ave	Accessory Microbrewery
4	Alter Brewing + Kitchen	12 S 1st St	Accessory Microbrewery
5	93 Octane Brewing	1825 Lincoln Hwy	Accessory Microbrewery
6	Broken Brix	225 W Main St	Accessory Microbrewery

● Accessory Microbrewery ● Microbrewery



Data Source:
City of St. Charles, Illinois
Kane County, Illinois
DuPage County, Illinois
Projection: Transverse Mercator
Coordinate System: Illinois State Plane East
North American Datum 1983
Trick: # 118

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March 24, 2021

St. Charles Community & Economic Development Team
2 East Main Street
St. Charles, IL 60174

Russell Colby & Team,

Riverlands Brewing Company would like to install a permanent patio, directly adjacent to our taproom, to accommodate the rapidly growing popularity of our craft brewery, provide outdoor seating for events and activities, and provide a better overall experience for our guests. Riverlands currently has a temporary outdoor patio, on the site of the proposed permanent patio, but the temporary permit expires at the end of 2021. The current outdoor patio is on privately owned property. The owners of Riverlands Brewing Company are extremely grateful for the cooperation that the City of St. Charles has granted our brewery and other small businesses that have been instrumental to our survival during the lengthy coronavirus pandemic. However, we learned the hard way that a temporary outdoor patio has major drawbacks during the long cold months of winter. It has been a constant struggle and financial challenge to provide shelter and a comfortable environment for our guests when blitzed by snow, sleet, and wind storms, downpours of rain as well as frigid temperatures. As spring approaches, our guests are eager to be outdoors, our temporary outdoor patio is virtually unusable until it dries out and the grass returns. It should also be noted that many other breweries in the surrounding area have permanent or semi-permanent outdoor spaces, and Riverlands and D&G are subject to an unusual limitation because of the zoning restrictions unique to St. Charles manufacturing. The relatively new craft brewing industry is constantly evolving and adapting to changing consumer behavior. City ordinances of many communities, including St. Charles, have struggled to keep up with ever evolving needs of the craft beer industry. The purpose of this letter is not to point out shortcomings rather to request a change to city zoning codes to assist small businesses, including Riverlands and D&G, keep guests patronizing our establishments instead of going to a brewery in another nearby city because they can enjoy a cold refreshment on a permanent outdoor patio during the hot summer months. This request is crucial to the long term viability of Riverlands and D&G Brewing Company.

The History of Riverlands Brewing Company:

Riverlands Brewing Company was founded by the Marck family, who have lived in St Charles for three generations, have supported and been actively involved in the community since 1959.

Our other two business partners have many ties to St. Charles as well and both have recently moved to the Tri-Cities. After two long years of planning and six months of intense construction, Riverlands Brewing Company finally opened in March of 2019. The two years following our grand opening was an unbelievable journey, a lot of work and more than challenging. However, we have been handsomely rewarded for our efforts by the citizens of St. Charles who supported us through difficult times and the ongoing support of the mayor, councilman and city department personnel who have been very responsive and cooperative.

Riverlands mantra is to tantalize and amaze our customers with creativity when crafting unique beers in traditional as well as trendy styles. Our goal is to raise the bar in the Chicagoland area by making new, experimental and delicious fermented beverages. In our first two years of operation, Riverlands has extended our area of distribution of draft (barrels) and packaged beer from Gurnee to Rockford, Ottawa to Moline, Tinley Park to Frankfort and much of Chicago.

The vibrant and dynamic craft beer scene in the Tri-Cities is drawing beer tourism from across the state and even across the country. After nine months in business, Riverlands increased production capacity to accommodate the rapidly growing demand for our craft beer. Our fermenter capacity increased from 80BBL to 120BBL, and our year over year production volume jumped from 736BBL in 2019 to 1177BBL in 2020. While increasing off site sales at retail accounts is important for sustained sales growth, our primary goal has been and will always be our taproom. We sought to create an upscale rustic, yet modestly modern comfortable place for our patrons to enjoy a refreshing full flavored craft beer. The taproom is also family friendly. Food trucks provide unique delicious meals, on almost all weekends. We welcome people of all ages, including young families who need entertainment too, and occasionally have local live entertainment. While offering a relaxed and fun environment, we have always adhered to all city rules and regulations (including state mandated coronavirus restrictions) to provide a safe and secure workplace for our employees and patrons.

Conditions became much more challenging with the advent of the coronavirus pandemic. With careful financial budgeting and a bit of luck, we were able to retain all of our staff employees and re-direct sales efforts into more retail distribution in order to stay solvent. The "gift" from the city of allowing us to create a temporary taproom patio adjacent to our taproom enabled us to continue to operate, albeit well below previous levels, through the long cold winter.

Even before Riverlands opened for business, we worked hard to establish a strong connection with the community, devoting a lot of time, energy and free craft beer to many charitable causes; the park district, city events, local artisans and musicians. This past weekend, seventeen people, including four Riverlands employees, shaved our heads for St. Baldricks, a worthy cause for which we raised over \$20,000. We have also done fundraising events for The St. Charles History Museum, Support over Stigma, Hands for Hope, Project Mobility, the new Tiny & Tall Animal Rescue Shelter and many more.

Lessons Learned from a Temporary Outdoor Patio:

Shortly after the pandemic struck, Riverlands was granted a temporary outdoor patio permit which we graciously accepted. State mandated coronavirus restrictions prevented indoor seating or serving which closed our taproom....one of our major sources of revenue and profit. Our taproom was closed permanently for nine months! Without a very successful online order/curbside pickup program and a rapidly growing retail distribution program, Riverlands would not have survived an interruption of business of this length. Significant support from the community immediately poured in, which made our online order/curbside pick up program and outdoor patio huge successes. Even after limited indoor seating was recently restored, we found the vast majority of our guests would much prefer to sit on the outdoor patio than in the taproom when weather permitted.

While requesting assistance from the Kane County grant program, we discovered Riverlands had incurred incremental COVID related expenses in excess of \$100,000 since the lockdown began in late spring of 2020. We implemented a labor intensive online ordering/curbside pickup program, new stricter cleaning regiments, ramped up employee training and instituted new staff policies, extensive COVID testing for staff and owners, increased packaging costs, and began to serve tables (in lieu of self ordering at the bar) and purchased eighteen Sun Bubbles and two large "wedding" tents. Keeping outdoor seating open throughout the winter months was a constant struggle. The Sun Bubbles were destroyed by a powerful wind storm. One "wedding" tent succumbed to a surprise derecho, the other to the weight of snow from multiple storms. In all of this chaos, Riverlands remained resilient, creative and flexible (we had no other option). More importantly we learned how valuable the taproom business was to the survival of our relatively new small business, to our mission to do right by the community and its citizens.

That brings us to our need for a permanent patio that will enable Riverlands to continue to grow and prosper. Many of our struggles and difficulties will be ease when the coronavirus is under control. Herd immunity from mass vaccination will eventually allow Riverlands (and so many other small businesses) to return to some level of normalcy. However, our patrons are now accustomed to eating and drinking outside which makes having an outdoor patio essentially all but mandatory. If we do not have one, our guests will go to another brewery that does have a permanent outdoor patio.

Benefits Derived from a Permanent Outdoor Patio:

- Improve the look and greater usage of the adjacent outdoor space with a permanent patio as a natural extension of our attractive and modestly modern indoor taproom.
- Provide a clean, comfortable and safe outdoor environment for our guests.
- Maximize utilization of the outdoor space with more weather-proof structures.
- Eliminate closures caused by flooding and muddy conditions by installing a foundation of gravel below the pavers that can trap excess water and will prevent standing water.

- Provide a space of sufficient size to allow yard games, events and activities that will attract more traffic and increase sales.
- Install an attractive fence for privacy and security purposes that also conveys an upscale brand image.
- Provide soothing greenspace and landscaping that provides shade and improves the overall appearance of the neighborhood.
- Drive increased traffic to Riverlands which will generate increased sales and profits for the brewery as well as the City of St. Charles.

Image of the Temporary Outdoor Patio of Riverlands Brewing Company in 2020:



When the weather cooperated, we were able to provide a pleasant outdoor atmosphere, with colorful decorative plants in wood half barrels and hanging lighting. Umbrellas, which were not permanent, provided shade and picnic tables, made of a durable plastic, could be quickly and easily cleaned between guest visits during the coronavirus pandemic. Unfortunately, heavy traffic caused the grass to eventually become trampled beyond repair. When wet from rain or snow, the temporary patio area becomes a sea of mud. Although our patrons are very forgiving,

Google Map Image of Proposed Permanent Outdoor Patio:



Why Pavers versus Concrete?

We decided to go with man made pavers over concrete for two main reasons. First, they are more attractive than concrete. Second, we hope that the new permeable paver technology combined with the extra foot or so of foundation will provide better water runoff and the patio will dry quickly. The brand of pavers we have selected are coated with a special epoxy which

makes them more durable. When finished, the patio will be strong enough for a truck to drive on it without damaging the patio.

Image of the marketing materials that show the show the finished foundation:



Pavers also have an advantage in that they are much less likely to crack than concrete. Since our installation will be a permeable paver system, instead of a sand leveled sub-base, the material will be $\frac{3}{8}$ inch angular limestone and the sub-base will be minimum 8" deep $\frac{3}{4}$ inch angular gravel to allow for water to percolate through the entire system.

Fencing:

Since Riverlands is still in the planning process, we have not yet finalized the type and style of the parameter fence. We plan to have a mix of colors and styles from black aluminum fencing similar to Global Brew's in the short area, and larger shade providing wooden fencing. Also, the existing barrier fence, to shield the Malcor Roofing yard, is slated to be replaced with a taller, more attractive option. We will coordinate with them to ensure their new enhanced fence is similar in appearance to our parameter fence.

Expected Use:

We intend to create and use the outdoor patio as a natural extension of our existing taproom. The much needed additional space will allow for outdoor activities & events, fundraising events, live entertainment and most importantly, it will allow our patrons to simply enjoy the outdoors.

Hours of Use:

Currently, we are open until 9pm on weekdays (with last call at 8:30pm) and 10pm on Friday and Saturday (with a 9:30 last call). As the days get longer we plan to return to 10pm on weekdays, as long as the traffic supports it, and come the dog days of summer we may try going to 11pm on Fridays and Saturdays if we think traffic will support it. Our current license allows us to have patrons until Midnight, but we use this very rarely (we had two closed/private events that had an 11pm last call so far). Our crowd is not a late night crowd.

We do intend to have ample lighting so that the outdoor space can be enjoyed after sundown, but we are not asking for any extension of the hours allotted. The current plan is string lighting that is designed for outdoors, similar to the style we had last year (hanging edison bulbs) but more robust and dimmable.

Entertainment:

Having had an outdoor space for nearly a year now, we've found that it lends itself to several entertainment options. We do our Sunday Sessions indoors in the winter, and started going outdoors as weather permitted and found it drew a lot of interest. Sunday Sessions is where we bring in some local bands to play mood music. These are not raging angry bands. *Make it a Double* includes a guitar and a mandolin. The current ordinance has disallowed us from playing amplified music outside, which restricts which sorts of instruments artists can use. We would like to see if there was a way to amend that so we could bring this back outside, but it is not the focus of this request.

Other activities on the temporary outdoor patio were bags game competitions (aka Cornhole), a variety of other yard games, a Support over Stigma fundraising event with a speaker who talked

about the struggles of Kane County Veterans who suffered from PTSD, many private parties/events and a few holiday celebrations.

Impact on Neighbors:

We are fortunate to have found and located our business on the far west side of St. Charles. Our business blends well with the other businesses in the privately owned light industrial park. Most of these businesses operate from 8 - 5, when Riverlands is typically not as busy as on weekends. There are two fitness centers nearby that operate until 7. Their customers often stop by Riverlands after a hard workout. We have had no complaints about noise (or any other problems) from neighboring businesses. Our landlord, Malcor Roofing is an ardent supporter (and frequent visitor) of Riverlands Brewing Company. Lastly, there are no residential homes within earshot of our location and the closest homes are blocked by trees and buildings.

Conclusion:

Riverlands would like to request an adjustment to the manufacturing zoning restriction on outdoor space to allow us to build a permanent patio that will offer an attractive and fun venue for our patrons, allow for more community building activities, help us remain on a level playing field with other craft breweries in St. Charles and, ultimately, encourage more "craft beer tourism" which will generate more revenue for the city as well as Riverlands Brewing Company.

Cordially,

Steve Marck
Co-Founder / Bean Counter
Riverlands Brewing Company, LLC
1860 Dean Street
St. Charles, IL 60174
630-488-8854
Steve@RiverlandsBrewing.com

May 31 2021



Shirley Fulbright
300 N 5th St
Saint Charles, IL 60174-1831

Dear Plan Commission,

I live at 300 North 5th street. I don't
want live music or entertainment, or loud
music. Soft music is OK with me.

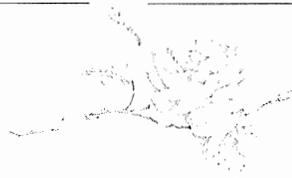
Outdoor dining and food trucks is
also OK.

The tent is about 30ft+ from my house.

If they close at 9:pm.

Sincerely

Shirley Fulbright



June 1, 2021

Dear Rita Turare
Economic Development Director

I am writing in regards to the D+G Brewing,
303 N. Fourth St.

The music is so loud & clear in the late evenings.
I am elderly⁽⁹¹⁾ & would appreciate it if they would
play inside.

They are in the middle of a neighborhood with
houses.

I am thinking of selling next year & no one would
buy my house with loud music playing at night.

Please take this in consideration for us,
I have lived here for over 25 years & love the area.

Thank you —

Donna J. Nelson
202 N. 5th St
St. Charles

630-587-2341

From: Nicole Nottke <nicole.nottke@gmail.com>

Sent: Thursday, June 3, 2021 8:59 AM

To: Tungare, Rita <rtungare@stcharlesil.gov>

Cc: Mick Nottke <nottkem@gmail.com>; bnelson58 <bnelson58@att.net>; eeinoris1@aol.com; maxandkatie@outlook.com; kens@trendnorth.com

Subject: Amendments to Chapter 17.30

Plan Commission of the City of St. Charles,

As neighbors of D&G Brewing that is located on 4th Street in Saint Charles, we are concerned regarding the amendments to *Chapter 17.30 "Definitions", regarding microbreweries, brewpubs, and related uses including, but not limited to: taverns/bar; restaurants; outdoor dining; outdoor entertainment; live entertainment; and food trucks.* Although we are all big supporters of local business, the noise disturbance has interfered with our quality of life. D&G is located in the middle of a residential neighborhood. Several properties back up to D&G. 300 N. 5th Street's bedroom is 50 ft. from their *outdoor dining* (aka Beer Garden) as well as 222 N. 5th Street's backyard living space/fire pit which backs up to it. Allowing additional *outdoor dining*, although not appealing due to the proximity of the "beer garden", is a separate issue to that of allowing *outdoor entertainment; live entertainment.* There is already a restriction to amplified outdoor music, but D&G continues to amplify it from within the facility for all the outdoor patrons to hear having all their doors and windows open. We witnessed a musician addressing the crowd outside, "you all can hear me out there, right?" D&G has said that they do not have music later in the evening in order to accommodate the neighbors. However, the time of the day does not matter as it intrudes on life style regardless of the time of day. Our fear with this amendment, is that the brewery will have the freedom to not only have *outdoor dining*, but *outdoor entertainment; live entertainment.* Currently they have scheduled five days a week with live music. If this is allowed *outdoor*, there will be no volume consideration. We have reported the "indoor" music volume being extremely loud and intrusive, however, it is in their rights to be playing amplified music inside. Police have stopped by and have noted that the music is clearly heard from a block away. Again, although we are not fond of the noise from the *outdoor dining*, we are extremely against the *outdoor live entertainment.* Please consider our plea for quality of life and see the attached photos to put the proximity of the brewery in prospective.

Sincerely,

Neighbors of D&G Brewery:

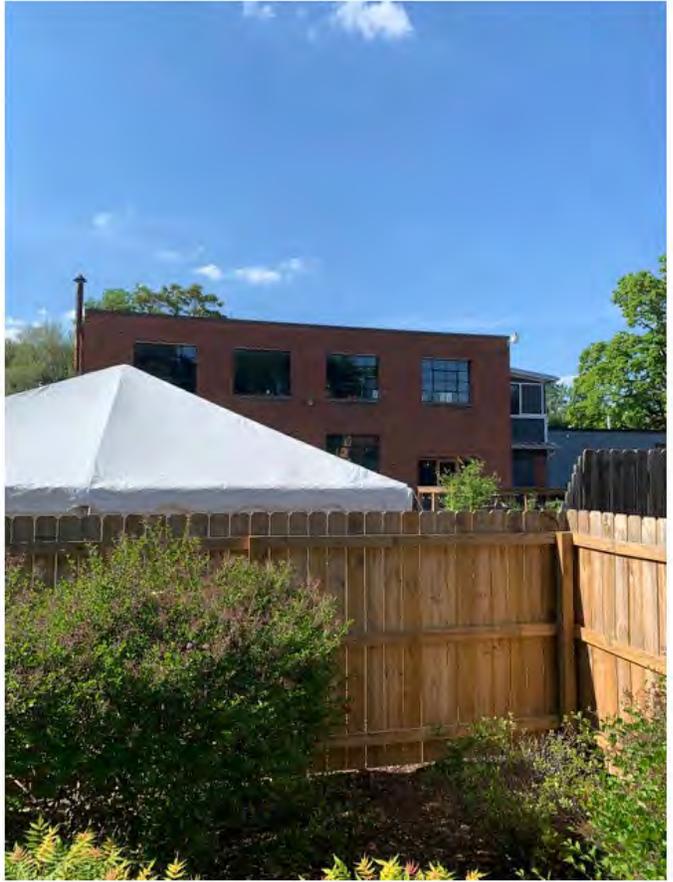
Nicole and Mick Nottke; 222 N. 5th Street

Beth Nelson; 223 N. 5th Street

Julius and Evonne Elnoris; 221 N. 5th Street

Shirley Fulbright; 300 N. 5th Street

Ken Stellan; 209 N. 5th Street





Entertainers are good for business; D&G and many other establishments employ entertainers responsibly throughout our business community. D&G and others are not being irresponsible with respect to volume and curfew.

However, there are noise issues within our community that need attention.

The pleasant level of sound generated by music being played at D&G is mute when compared to the noise generated from Main Street (Rt. 64). The noise level from illegal exhaust systems, Jake brakes, street racing and amplified air horns is deafening.

Additionally, there are downtown businesses playing theme music through loudspeakers well into the morning hours as well as beer gardens hosting unchecked rowdy patrons until 2 am.

Noise is unwanted sound that is disruptive and unpleasant to hearing. Acoustic noise such as music is pleasant to hearing.

To single out a business like D&G for noise is an entirely other issue altogether.

Respectfully,

Ed Seaman

Homebrew Shop, 225 W. Main St.

From: D & G Brewing <dandgbrewery@gmail.com>
Sent: Tuesday, June 8, 2021 10:51 AM
To: CD <cd@stcharlesil.gov>
Subject: Comment for the Plan Commission Meeting

Plan Commission:

We are writing to comment on the proposal for the General Amendment on Microbreweries.

We are Brittany Groot and Alexander Drayer and we own D & G Brewery.

We are writing to express support for the Amendment regarding Microbreweries, even with the additional restrictions placed on us, specifically, regarding outdoor entertainment. For context, we currently have a permitted, permanent outdoor dining area, and have clarified with the police and the City, on multiple occasions, that we are allowed amplified sound, including live music, on this space until 10pm, provided it is under 60 decibels - which we have consistently utilized since we opened this space in September 2018.

Although the new amendment restricts our outdoor entertainment at 8pm, we feel this is a fine compromise. It allows us and local residents a reasonable use of our spaces. Additionally, it allows for continued growth of our business and continued development of this manufacturing district. For additional context, before our moving in, the warehouse was a storage space and housed a machine shop. The back parking lot was filled with garbage. Our opening has brought additional businesses to the building, including Board and Brush. We are the anchor business in this development and being used to spur future development. Future plans focus on bringing additional parking, retail, and food service to the area.

(We also really want this bike trail connection to happen - but I guess that's for another meeting!)

However, for us, the biggest positive for this amendment is the allowance for growth of our brewhouse area. We are proud that our business has grown and is currently in need of (another) expansion. This amendment will allow for our expansion to continue inside our current warehouse location to include more brewing capacity and a canning line for packaging. This allows for growth on our wholesale and off-premise sales - which is where we are looking to increase our reach and revenues. This growth in the brewhouse is what has allowed us to increase our full-time employees and will continue to do so. Further, as a microbrewery, our focus has always been to increase our brewing capacity and be able to provide our beer to more people - because, not to brag, it's pretty awesome.

Thank you for your time. Thank you for those that submitted letters and spoke on our behalf.

Alex will be at the meeting to speak and answer any questions that may come up.

Brittany Groot and Alex Drayer

D & G

To: City of St. Charles (City Council and Plan Commission)

From: Eric Larson, Larson Properties Group LLC

Subject: Zoning Amendment on Microbreweries

Date: June 7, 2021

I am writing in support of the clarification being proposed as an amendment to Zoning ordinance effecting M-1 property we own in downtown St. Charles. We purchased a 23,000 sq ft warehouse and six adjacent homes with the hope of positively transforming a blighted area in the center of our community. We have made great strides adapting our warehouse into a trendy use as was the intent for the M-1 Zoning.

Board and Brush Art Studio/ D and G Brewing/ Bring It! Sports Academy/ Out of Body Fitness/ Fit U / 4th Street Automotive

We have only just begun! Along with Lexington Homes and the potential for The Great Western bike trail extension we hope to recreate a blighted industrial neighborhood. The factory at 303 N. 4th Street dates to the early 1900's and was a steel parts manufacturing company for the last 50 years. Tractor-trailers coming and going daily through our town's streets and the hum of machinery running all day long.

The perfect transition from its past as heavy manufacturing to align with the intent of its zoning district has been the addition of a Microbrewery.

(read Below)

industrial uses.

B. M-1 Special Manufacturing District

The purpose of the M-1 Special Manufacturing District is to accommodate older manufacturing areas in the City that are either in transition from manufacturing to alternative uses, or are in need of rehabilitation. The M-1 District shall provide flexibility in design and parking requirements to allow for adaptive reuse and/or redevelopment for viable light assembly, processing, heavy retail and service, and office uses.

From C M-2 Limited Manufacturing District

I ask that the commission keep in mind the past uses when evaluating pros/cons of new uses.

Here are a few thoughts on the proposed Amendment....

- 1) Outdoor music until 9pm on weekends is very reasonable. 8pm weekdays?
- 2) If brewing is an accessory to a brewpub, then why not have food be an accessory to a microbrewery? Many breweries have concession style food or permanent food trucks. Why limit Food? A restaurant in M-1 zoning even seems reasonable?

- 3) One person with a guitar, Amp, and Microphone is very different then a large live band. I believe this too shall be defined. Maybe full bands should require a special permit for occasional events?
- 4) If M-1 zoning is meant to be flexible to allow for re-use of old buildings.....I propose parking for breweries be reduced to 6-8 spots per 1,000

D and G Brewing has a wonderful atmosphere and live small-scale music is REASONABLE and critical to its future success.

Warm regards,

Eric Larson



CITY OF
ST. CHARLES
ILLINOIS • 1834

AGENDA ITEM EXECUTIVE SUMMARY

Agenda Item Number: 4e

Title:

Presentation of a Concept Plan for Dean Street Mixed Use Project.

Presenter:

Ellen Johnson, Planner

Meeting: Planning & Development Committee

Date: August 9, 2021

Proposed Cost: \$0

Budgeted Amount: \$0

Not Budgeted:

Background

A Concept Plan has been submitted by John Slaten for a vacant, 1.3-acre parcel fronting Dean St., adjacent to the West Dean Center. Proposed is a mixed-use building containing offices for Slaten Construction Inc. on the first two floors and residential units on a partial third floor.

The property is zoned M-1 Special Manufacturing District. Residential uses are not permitted in industrial districts. To allow the residential component, either a General Amendment to the Zoning Ordinance or a Planned Unit Development (PUD) would be needed. Details of the plan:

- 16,817 sf, 36’ building
- First and second floor office/warehouse space
- Partial third floor with 1-3 apartment units
- Access from Dean St. and adjacent western private drive

The Land Use Plan adopted as part of the 2013 Comprehensive Plan identifies the subject property as “Corridor/ Regional Commercial”.

Plan Commission Review

Plan Commission reviewed the Concept Plan on 7/20/21. Summary of comments:

- General support for the idea of allowing residential units within the office building, for occupancy by the business owners/employees.
- Preference for allowing the residential component through a General Amendment to the Zoning Ordinance instead of a Planned Unit Development.
 - The General Amendment could be crafted to establish a Live/Work type of use in the M-1 District.
- A second Dean St. access point is not desirable given proximity to the existing Dean St. access.

Attachments (please list):

Staff Report, Application, Plans

Recommendation/Suggested Action (briefly explain):

Provide comments - Staff is recommending the Committee provide comments on the following topics:

- 1) Proposed land use and compatibility with surrounding development, particularly the proposed residential use within an industrial zoning district.
- 2) Site layout and access.
- 3) Building design.
- 4) Whether a General Amendment to allow multi-family residential, in some form, as an allowable use in the M-1 District would be appropriate.
- 5) Whether a PUD would be justified or desirable for this project.



Applicant:	John Slaten
Property Owner:	Malcor Properties, LLC
Location:	North side of Dean St. east of Randall Rd.
Purpose:	Feedback on a mixed-use building in an industrial district
Application:	Concept Plan
Public Hearing:	Not required
Zoning:	M-1 Special Manufacturing
Current Land Use:	Vacant
Comprehensive Plan:	Corridor/Regional Commercial

Dean Street Mixed-Use Project



Subject Property

Summary of Proposal: John Slaten of Slaten Construction has submitted a Concept Plan proposing to develop a mixed-use building on a vacant parcel fronting Dean St., adjacent to the West Dean Center. The proposed building will be the home of Slaten Construction Inc. Residential units are proposed as a component of the building. Residential uses are not permitted in industrial districts. To allow the residential component, either a General Amendment or a Planned Unit Development would be needed. Details of the proposal:

- 16,817 sf, 36' building
- First and second floor office/warehouse space
- Partial third floor with 1-3 apartment units
- Access from Dean St. and adjacent western private drive

Info / Procedure on Application:

Concept Plan:

- Per Sec. 17.04.140, the purpose of the Concept Plan review is as follows: “to enable the applicant to obtain informal input from the Plan Commission and Council Committee prior to spending considerable time and expense in the preparation of detailed plans and architectural drawings. It also serves as a forum for owners of neighboring property to ask questions and express their concerns and views regarding the potential development.”
- A formal public hearing is not involved, although property owners within 250 ft. of the property have been notified and may express their views to the Commission.
- No recommendation or findings are involved.

Suggested Action: Provide feedback on the Concept Plan. Staff has provided questions Commissioners may wish to consider to guide their feedback to the applicant.

Staff Contact: Ellen Johnson, Planner

I. PROPERTY INFORMATION

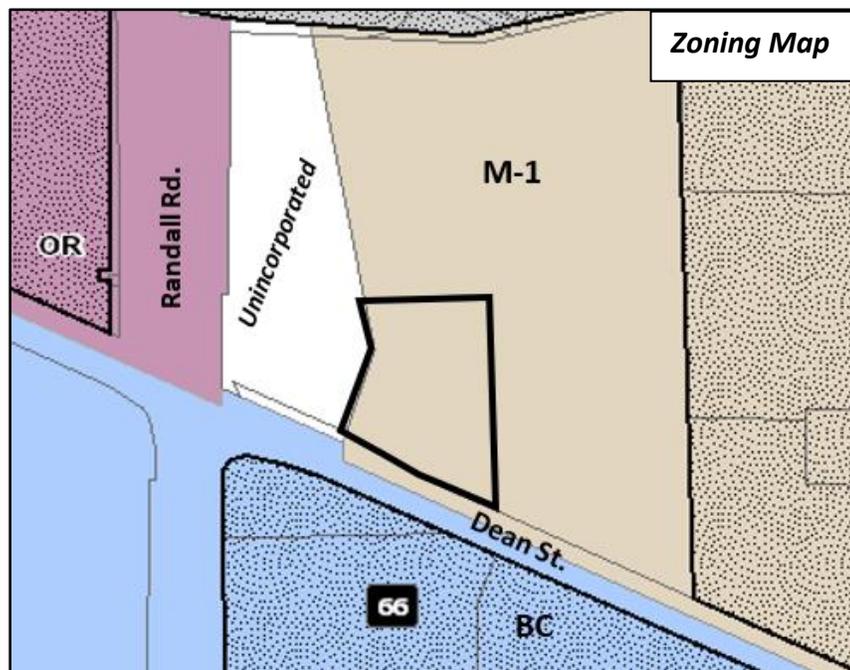
A. History / Context

The subject property is a 1.3-acre, undeveloped parcel fronting on Dean St. The property was added to the Driessen Industrial Condominiums, known as the West Dean Center, in 1999. The West Dean Center encompasses seven industrial buildings on the north side of Dean St., west of Foundry Business Park. The existing buildings were constructed from the 1970s – 1990s and are now occupied by various light industrial and personal service uses including Riverlands Brewing Co., Tri-City Boxing and Ruffner’s Pet Boarding.

B. Zoning

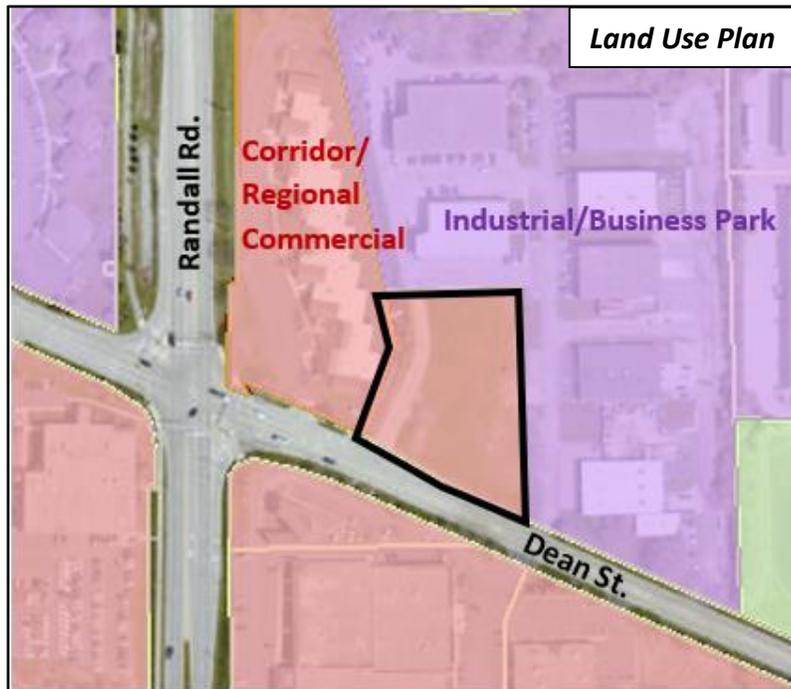
The subject property is zoned M-1 Special Manufacturing. M-1 zoning also exists to the north and east, covering the West Dean Center. The mixed commercial uses to the south fronting Randall Rd. and Dean St. are zoned BC Community Business. To the west is a multi-tenant office building, not annexed into the City of St. Charles, zoned PUD under the Kane County Zoning Ordinance.

	Zoning	Land Use
Subject Property	M-1 Special Manufacturing	Vacant
North	M-1 Special Manufacturing	Tri-City Boxing (West Dean Center)
East	M-1 Special Manufacturing	Grind 365 Fitness, Riverlands Brewing (West Dean Center)
South	BC Community Business/PUD	Dental office, multi-tenant retail/service
West	Unincorporated Kane County PUD District	Multi-tenant office/service



C. Comprehensive Plan

The Land Use Plan adopted as part of the 2013 Comprehensive Plan identifies the subject property as “Corridor/Regional Commercial”, reflecting the property’s proximity to the Randall Rd. corridor. The adjacent Industrial/Business Park land use covering the Dean Street Center places the subject property in a potentially transitional position between the existing industrial uses and Randall Rd. commercial development.



The Corridor/Regional Business land use 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 customer base that extends beyond 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.

Chapter 3 of the Comprehensive Plan contains the following goal for industrial areas, which may be relevant to the Concept Plan given the proposed use and the adjacent industrial park (p. 25):

Goal: Continue to support a diversified light industrial/business park/commercial service economic base that provides employment opportunities within the community.

Objective 1: Preserve the integrity of the industrial park by preventing the encroachment of businesses or land uses that could impact the long term viability of industrial areas. Parking needs, traffic issues, and potential impacts

to existing or future industrial business operations should be considered when uses such as entertainment or recreational uses, community facilities, schools, places of worship, etc. locate in industrial areas.

Chapter 4 provides the following Commercial Area land use policies relevant to the proposed development given the proposed mix of uses and position adjacent to an industrial park (p. 48-50):

To the extent possible, mitigate the negative effects of commercial and industrial uses on adjacent and nearby residential properties through use of setbacks, screening, buffers, orientation of activity, and more. *The composition of the City’s commercial districts along corridors that transect the City means that there are many areas where commercial uses abut residential properties and neighborhoods. The use of horizontal and vertical buffering and screening, including berms, fencing, and landscaping, should be promoted to protect neighborhoods from abutting commercial or industrial land uses. The City should identify areas where land use conflicts are problematic and explore solutions to mitigate the conflicts, including buffering and screening. Additionally, the City’s landscape ordinance could be revised to require enhanced screening and an amortization schedule to ensure compliance for non-conforming properties within a set time frame*

Limit the infiltration of recreation and non-industrial uses into the City’s industrial and business parks. *The City’s larger industrial areas should be preserved and specifically targeted to industrial/business park improvements rather than athletic, institutional, or other uses. Over time, the intrusion of non-industrial/business park uses can reduce the desirability of an area from being sought out for new industrial investment and businesses.*

II. CONCEPT PLAN REVIEW PROCESS

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

III. PLANNING ANALYSIS

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

- Ch. 17.16 Office/Research, Manufacturing & Public Lands Districts
- Ch. 17.24 Off-Street Parking, Loading & Access
- Ch. 17.26 Landscaping & Screening

A. Proposed Uses & Zoning

The applicant is proposing a mixed-use building containing office and warehouse space on the first two floors and up to three third-floor residential units. The property’s existing M-1 Special

Manufacturing zoning would permit development of an office/warehouse building by-right. However, incorporating residential units is not permitted under the M-1 zoning. The purpose of the M-1 District is as follows:

To accommodate older manufacturing areas in the City that are either in transition from manufacturing to alternative uses, or are in need of rehabilitation. The M-1 District shall provide flexibility in design and parking requirements to allow for adaptive reuse and/or redevelopment for viable light assembly, processing, heavy retail and service, and office uses.

The applicant has identified that rezoning to the CBD-2 Mixed Use Business District would be proposed for this project.

Staff Comments:

- CBD-2 zoning would not be appropriate for this property. The CBD-2 District is intended for the transitional area between the downtown core and adjacent residential neighborhoods.
- Based on the proposed mix of uses and the location of the subject property, there is not an appropriate zoning district that can accommodate the proposal. The only commercial districts which also allow multi-family units are the CBD-1 and CBD-2 districts, reserved for downtown. Office/warehouse uses are not permitted in any residential district. Regardless, residential zoning would not be appropriate for this site given adjacent zoning and the commercial land use contemplated by the Comprehensive Plan. Multi-family units are also not permitted in the OR Office/Research District, nor the M-2 Limited Manufacturing District. Under the existing M-1 zoning, the only type of residential use allowed is Artist Live/Work Space which is identified as a Special Use.
- Instead of rezoning, there are two zoning actions that could be requested to accommodate the proposed mixed-use building:
 1. General Amendment – Amend the Zoning Ordinance to add multi-family units, in some form, as a Permitted or Special Use in the M-1 District. Whether it would be appropriate to introduce a multi-family residential land use within an industrial district is a policy question for the Plan Commission and City Council to consider. Permitted and Special Uses currently allowed in the M-1 District are attached, for reference. OR
 2. Planned Unit Development (PUD) – Establish unique development standards for the property, incorporating the proposed uses and any additional deviations from zoning standards such as bulk requirements, landscaping, etc.
- As outlined in the analysis to follow, the Concept Plan does not conform to certain zoning standards. If the applicant wishes to request approval of the project as proposed, approval of a PUD would be necessary. If a PUD is requested, a General Amendment would not be required.

B. Bulk Standards / Site Plan

The table below compares the Concept Plan with the bulk standards applicable to the M-1 District. The analysis includes the future expansion shown on the site plan. Setback dimensions are approximate; a full-size site plan printed to scale was not provided. Any

deviations from the bulk standards required for the development as proposed would need to be requested through a Planned Unit Development.

Category	M-1 District	Concept Plan
Min. Lot Area	None	1.31 acres / 57,063 sf
Min. Lot Width	None	265 ft.
Max. Building Coverage	70%	29%
Max. Building Height	40 ft.	36 ft.
Front Yard (Dean St.)	Building/Parking: 20 ft.	Building: 31 ft. Parking: none
Interior Side Yard (east & west sides)	Building: 10 ft. Parking: None	Building- East Side: 52 ft. Building- West Side: 47 ft. Parking- East Side: 6 ft. Parking- West Side: 4 ft.
Rear Yard (north)	Building: 20 ft. Parking: None	Building: 8 ft. Parking: None
Landscape Buffer	Not required	N/A
Parking Spaces	Office: 3/1,000 sf GFA 1 BR Dwelling: 1.2 per unit 2 BR Dwelling: 1.7 per unit Total required: 54 spaces (Office: 50 spaces Dwelling units: 4 spaces)	56 spaces

Staff Comments:

- ✓ The Concept Plan does not meet the front parking and rear building setbacks. The building would need to be be resized and/or repositioned to provide the required setbacks. Approval of a PUD would be necessary in order to allow deviations from setback requirements. The proposal would need to meet all bulk standards in order to be developed without PUD approval.
- ✓ The square footage of the office space needs to be clarified. The square footage of 16,817 sf identified on the application appears to reflect only the first floor of the building, including the area identified for future expansion. Second floor office space would also need to be calculated as part of the Gross Floor Area of the building for purposes of calculating the parking requirement.
- ✓ Several aspects of the site plan are unclear, including:
 - It appears there are landscape beds and/or sidewalk along the building walls.
 - Three loading docs appear to be shown on the east side of the building.
 - Several parking spaces/partial parking spaces are hatched; it is unclear what this indicates.
 - The existing Dean St. driveway is not depicted; the plan cuts off the SW corner of the site.
- ✓ Should the project move forward, an engineered site plan will be required.

C. Landscaping

A landscape plan was not provided as part of the Concept Plan. The table below lists the landscaping requirements that would apply to this development and identifies whether it

appears compliance is possible based on the site layout. Any deviations from the landscaping requirements for the development would need to be requested through a Planned Unit Development.

Category	Zoning Ordinance Standard	Proposed
Overall Landscape Area	15%	Appears to meet
Public Street Frontage Landscaping	1 tree / 50 ft. of street frontage (Dean St: 5 trees) 75% of street frontage landscaped along front lot line	<i>Adequate space not provided</i>
Parking Lot Screening	50% of parking lot to height of 30"	<i>Adequate space not provided</i>
Interior Parking Lot Landscape Area	1 landscape island / 10 parking spaces All parking rows terminate in landscape area	<i>Does not meet</i>
Parking Lot Landscape Materials	1 tree per island Variety of plantings in islands	TBD
Building Foundation Landscaping		
<i>Foundation Planting Beds</i>	50% of total building walls 50% of walls facing a public street 5 ft. wide planting beds	<i>Does not meet</i>
<i>Foundation Plantings</i>	20 shrubs/bushes/perennials per 50 ft. of planting bed	TBD
<i>Foundation Trees</i>	2 trees per 50 ft. of planting bed	TBD
Monument Sign Landscaping	3 ft. around sign	No sign shown; TBD
Refuse Dumpster Screening	Enclosed and screened on all sides when visible from public street	No dumpster shown; TBD

Staff Comments:

- ✓ The site plan depicts space for street frontage landscaping/parking lot screening along the eastern side of the Dean St. frontage, however the setback area reduces down to 0 ft. moving west. The parking lot/building would need to be pushed back to create adequate space for required street frontage landscaping/parking lot screening.
- ✓ The rows of parking adjacent to the building should terminate in landscape areas.
- ✓ It is unclear whether sidewalk and/or landscape beds are intended to surround the building. If the site plan is meant to indicate landscape beds, the length of beds along the building walls are sufficient. However, the beds must be 5 ft. in width measured out from the building wall.

D. Building Design

A rendering of the east building elevation was submitted with the Concept Plan. The building is 36' high to the top of the partial third floor. It appears the building's primary entrance would be located on the east elevation. Materials are not identified on the rendering. A significant amount of fenestration is proposed. The overall style appears streamlined and modern.

Buildings in the M-1 District are not subject to specific design standards. However, Ch. 17.06 does contain standards and guidelines applicable to all zoning districts.

Staff Comments:

- ✓ The Dean St. facing building façade should be designed to the same level of detail as the east façade.

E. Site Access

The subject property is currently accessed from Dean St. via a driveway at the west end of the parcel. This driveway extends to the north, providing an additional means of access to the industrial buildings to the north. The Driessen Industrial Condominiums (Dean Street Center) plat established a 40 ft. access easement through the subject property from Dean St. to the north property line, encompassing the existing driveway. The Concept Plan appears to retain this easement area as an internal driveway, but it is unclear whether the existing curb cut will remain based on the site plan. A new curb cut onto Dean St. is also proposed, closer to the middle of the street frontage. Access is also proposed from the private drive running along the east side of the property.

Staff Comments:

- ✓ An additional curb cut onto Dean St. is not desirable given the proximity to the existing western driveway.

F. Plat of Subdivision

If a Planned Unit Development is proposed, a Plat of Subdivision will be required as part of the PUD Preliminary Plan to plat the property. If a PUD is not proposed, a Plat may or may not be required depending on the proposal and need for utility easements and access easements, etc.

IV. DEVELOPER CONTRIBUTIONS

A. Inclusionary Housing

This development will be subject to the Inclusionary Housing Ordinance, Title 19 of the City Code. The three units would generate an affordable unit requirement of 0.15 units. Based on the current fee in-lieu amount of \$39,665.75 per required affordable multi-family unit, a total fee in-lieu of \$5,949.86 would be due at the time of building permit.

B. School District

If a Plat of Subdivision is required for this development, Ch. 16.10 “Dedications” of the Subdivision Code will apply, requiring a land or cash contribution to St. Charles CUSD 303. A cash contribution would be anticipated and would be calculated based on the number of units and bedroom count. The fee would be due prior to issuance of building permit.

C. Park District

If a Plat of Subdivision is required for this development, Ch. 16.10 “Dedications” of the Subdivision Code will apply, requiring a land or cash contribution to the St. Charles Park

District. A cash contribution would be anticipated and would be calculated based on the number of units and bedroom count. The fee would be due prior to issuance of building permit.

V. DEPARTMENTAL REVIEWS

A. Engineering Review

Stormwater management for the seven existing buildings within the Driessen Industrial Condominiums (West Dean Center) were provided in detention basins located north of 1890 and 1930 Dean St.

The proposed development results in more than 25,000 square feet of new impervious area, and therefore, will require stormwater detention in accordance with the new Kane County Stormwater Ordinance. The open space areas do not appear large enough to accommodate the detention. Modifications to the site plan will likely be needed to provide the required detention. Underground detention can also be explored.

Public watermain and sanitary sewer run through the property within a utility easement. Any improvements will need to accommodate the existing utilities and easements.

B. Fire Dept. Review

The Concept Plan is under review by the Fire Dept. Feedback will be provided regarding fire access requirements.

VI. FUTURE APPROVAL PROCESS

If the applicant chooses to move forward with the proposed development at the conclusion of the Concept Plan process, the following zoning/subdivision approvals would be necessary if a Planned Unit Development is proposed:

1. Special Use for PUD: To establish a PUD ordinance with unique zoning use and bulk standards to accommodate the project.
2. PUD Preliminary Plan: To approve the physical development of the property, including site, engineering, and landscape plans.
3. Final Plat of Subdivision: To re-plat the property.

Alternatively, if the development is able to comply with all zoning requirements except the proposed residential use, a General Amendment application could be filed to request the addition of multi-family residential as an allowable use in the M-1 District. In that case, only a General Amendment application would need to be filed. The project could then move forward to the building permit phase if the General Amendment is approved.

VII. SUGGESTED ACTION

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

- ✓ Proposed land use and compatibility with surrounding development, particularly the proposed residential use within an industrial zoning district.
- ✓ Site layout and access.
- ✓ Proposed building design.
- ✓ Whether a General Amendment to add multi-family residential, perhaps with some limitations, as an allowable use in the M-1 District would be appropriate.
- ✓ Whether a PUD would be justified or desirable for this project. Does the plan adequately advance one or more of the purposes of the PUD procedure?
 1. *To promote a creative approach to site improvements and building design that results in a distinctive, attractive development that has a strong sense of place, yet becomes an integral part of the community.*
 2. *To create places oriented to the pedestrian that promote physical activity and social interaction, including but not limited to walkable neighborhoods, usable open space and recreational facilities for the enjoyment of all.*
 3. *To encourage a harmonious mix of land uses and a variety of housing types and prices.*
 4. *To preserve native vegetation, topographic and geological features, and environmentally sensitive areas.*
 5. *To promote the economical development and efficient use of land, utilities, street improvements, drainage facilities, structures and other facilities.*
 6. *To encourage redevelopment of sites containing obsolete or inappropriate buildings or uses.*
 7. *To encourage a collaborative process among developers, neighboring property owners and residents, governmental bodies and the community*

VIII. ATTACHMENTS

- Zoning Ord. Table 17.16-1 “Office/Research, Manufacturing and Public Lands Permitted & Special Uses”
- Application for Concept Plan; received 6/11/2021
- Plans

17.16.020 Permitted and special uses

17.16.020 – Permitted and special uses

Table 17.16-1 lists permitted and special uses for the office/research, manufacturing and public and districts.

TABLE 17.16-1					
OFFICE/RESEARCH, MANUFACTURING AND PUBLIC LANDS					
PERMITTED AND SPECIAL USES					
P=Permitted Use S=Special Use A=Permitted Accessory Use SA=Special Use, Accessory Only	ZONING DISTRICT				SPECIFIC USE STANDARDS
	O-R	M-1	M-2	PL	
RESIDENTIAL USES					
Artists Live/Work Space		S			Section 17.20.030
Assisted Living Facility	P				
CULTURAL, RELIGIOUS, RECREATIONAL & ENTERTAINMENT USES					
Art Gallery/Studio	P	P			
Carnival (as temporary use)				P	Section 17.20.040,050
Cultural Facility	P	P	P	P	
Golf Course				P	
Indoor Recreation & Amusement	P	S	P	P	
Model Airplane Facility				S	
Outdoor Amusement				S	
Outdoor Entertainment, Temporary				P	
Outdoor Recreation				P	
Park, Neighborhood				P	

TABLE 17.16-1 OFFICE/RESEARCH, MANUFACTURING AND PUBLIC LANDS PERMITTED AND SPECIAL USES					
P=Permitted Use S=Special Use A=Permitted Accessory Use SA=Special Use, Accessory Only	ZONING DISTRICT				SPECIFIC USE STANDARDS
	O-R	M-1	M-2	PL	
Place of Worship	P	S	S		Section 17.20.030
Theater				P	
RETAIL, OFFICE AND SERVICE USES					
Adult Use			S		Section 17.20.030
Bank	P				
Car Wash			S		Section 17.24.100
Day Care Center	P	P	P	A	
Drive-In Facility	SA				Section 17.24.100
Emergency Medical Center	P				
Financial Institution	P				
Heavy Retail and Service		S	P		
Heliport			S		
Hotel/Motel	P	P	P		
Kennel			S		Section 17.20.030
Medical/Dental Clinic	P	P	P		
Medical Cannabis Dispensing Organization			P		

TABLE 17.16-1 OFFICE/RESEARCH, MANUFACTURING AND PUBLIC LANDS PERMITTED AND SPECIAL USES					
P=Permitted Use S=Special Use A=Permitted Accessory Use SA=Special Use, Accessory Only	ZONING DISTRICT				SPECIFIC USE STANDARDS
	O-R	M-1	M-2	PL	
Motor Vehicle Service and Repair, Major			P		Section 17.20.030
Motor Vehicle Service and Repair, Minor		P	P		Section 17.20.030
Motor Vehicle Rental	P	P	P		
Office, Business or Professional	P	P	P		
Outdoor Sales, Permanent		SA	SA		Section 17.20.030
Outdoor Sales, Temporary		A	A	A	Section 17.20.040, 050
Personal Services, Limited	P				
Professional Training Center	P	P			
Recreational Cannabis Dispensing Organization			S		Section 17.20.030
Veterinary Office/Animal Hospital	P	P	P		
GOVERNMENTAL AND INSTITUTIONAL USES					
Cemetery				P	
College/University	P			P	
Correctional Facility				S	
Fairground				P	

TABLE 17.16-1 OFFICE/RESEARCH, MANUFACTURING AND PUBLIC LANDS PERMITTED AND SPECIAL USES					
P=Permitted Use S=Special Use A=Permitted Accessory Use SA=Special Use, Accessory Only	ZONING DISTRICT				SPECIFIC USE STANDARDS
	O-R	M-1	M-2	PL	
Hospice	P				
Hospital	P				
Nursing Home	P				
Office, Government	P	P		P	
Police Firearms Training Range				S	
Public Service Facility		P	P	P	
School, Primary or Secondary				P	
School, Private Boarding				P	
School, Specialized Instruction	P	P	P		
INDUSTRIAL/STORAGE USES					
Junkyard			S		
Manufacturing, Heavy			S		
Manufacturing, Light		P	P		
Medical Cannabis Cultivation Center			P		
Mini-Warehouse		P	P		

TABLE 17.16-1 OFFICE/RESEARCH, MANUFACTURING AND PUBLIC LANDS PERMITTED AND SPECIAL USES					
P=Permitted Use S=Special Use A=Permitted Accessory Use SA=Special Use, Accessory Only	ZONING DISTRICT				SPECIFIC USE STANDARDS
	O-R	M-1	M-2	PL	
Outdoor Storage		A	A	A	Section 17.20.030, 17.26.120
Permanent Motor Vehicle Storage		P	P		Section 17.20.030
Recycling Facility			S		
Research and Development Use	P	P	P		
Warehouse/Distribution		P	P		
OTHER					
Accessory Uses	A	A	A	A	
Agriculture				P	
Communication Antenna	P	P	P	P	Section 17.22.020
Communication Tower*	S	P	P	P	Section 17.22.020
Parking Garage/Structure	A	A	A	A	Chapter 17.24
Parking Lot, Private	A	A	A	A	Chapter 17.24
Planned Unit Development	S	S	S	S	Chapter 17.04, 17.06
Transportation Operations Facility		S	P	S	
Utility, Local	P	P	P	P	

TABLE 17.16-1 OFFICE/RESEARCH, MANUFACTURING AND PUBLIC LANDS PERMITTED AND SPECIAL USES					
P=Permitted Use S=Special Use A=Permitted Accessory Use SA=Special Use, Accessory Only	ZONING DISTRICT				SPECIFIC USE STANDARDS
	O-R	M-1	M-2	PL	
Utility, Community/Regional	S	S	P	P	
Wind Turbine, Structure Mounted	A	A	A	A	Section 17.22.020.G
Wind Turbine, Tower Mounted	S	S	P	P	Section 17.22.020.H
*Communication Towers that are Wireless Support Structures supporting Small Wireless Facilities, as defined in Chapter 13. 24 " Small Cell Wireless Facilities", are permitted uses in any Right-of-Way within the City, and, in conformance with State law, are a permitted use, as opposed to a special use, in the O-R District when all other applicable zoning requirements and the requirements of Chapter 13. 24 are met.					

(2020-Z-9 : § 3; 2018-Z-22 : § 3; 2014-Z-8 : § 2; 2013-Z-8 : § 2; 2013-Z-6 : § 2; 2011-Z-11 : § 3; 2009-Z-7 : § 2; 2008-Z-24 : § 7; 2006-Z-19 : § 1; 2006-Z-9 : § 1; 2004-Z-25 : § 1; 2003-Z-1 : § 1; 2001-Z-19 : § 1; 1999-Z-8 : § 1; 1997-Z-28 : § 1; 1996-Z-12 : § 14; 1995-Z-14 : § 2, 3; 1994-Z-17 : § 1; 1994-Z-7 : § 1-3; 1993-Z-19 : § 5; 1993-Z-4 : § 1 (E, F); 1993-Z-1 ; 1987-Z-16 : § 1, 2; 1967-14 : (part); 1966-33 : § 2; 1960-16 : § IX (B) (1, 2))

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



COMMUNITY DEVELOPMENT DIVISION

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

CONCEPT PLAN APPLICATION

CITYVIEW	
Project Name:	<u>Dean Street Mixed-Use</u>
Project Number:	<u>2021 -PR- 019</u>
Cityview Project Number:	<u>PLCP202100031</u>



To request review of a Concept Plan for a property, complete this application and submit it with all required attachments to the Planning Division.

When the application is complete and has been reviewed by City staff, we will schedule a Plan Commission review, as well as a review by the Planning and Development Committee of the City Council. While these are not formal public hearings, property owners within 250 ft. of the property are invited to attend and offer comments.

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

1. Property Information:	Location: One parcel west of 1850 Dean Street	
	Parcel Number (s): 09-28-301-043	
	Proposed Project Name: Dean Street Project	
2. Applicant Information:	Name John Slaten	Phone 630-330-3772
	Address Slaten Construction, Inc. 2325 Dean Street, Suite 900 St. Charles, IL 60175	Fax 630-584-0349
		Email admin@slatenconstruction.com
3. Record Owner Information:	Name Moleor Properties	Phone 630-896-6479
	Address Malcor Properties, LLC 1850 Dean Street St. Charles, IL 60174	Fax
		Email pam@malcorroofing.com

Please check the type of application:

- PUD Concept Plan:** Proposed Name: _____
- Subdivision Concept Plan** Proposed Name: _____
- Other Concept Plan** Office Building

Zoning and Use Information:

Current zoning of the property: M1

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

Current use of the property: Vacant land

Proposed zoning of the property: CBD - 2 PUD? No

Proposed use of the property: Office building & warehouse

Comprehensive Plan Designation: Corridor/Regional Commercial

Attachment Checklist

REIMBURSEMENT OF FEES AGREEMENT:

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

REIMBURSEMENT OF FEES INITIAL DEPOSIT:

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

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

PROOF OF OWNERSHIP and DISCLOSURE:

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

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

NOTE: Private covenants and deed restrictions can limit private property rights with respect to the use of land even though the City's Zoning Ordinance may authorize the use or a less restrictive use. We strongly advise that

you perform a title search on the property to determine if there any private covenants containing use restrictions or other deed restrictions. As those private covenants and deed restrictions may conflict with the City's Zoning Ordinance, it is further recommended that you consult with an attorney to obtain an opinion with respect to whether your intended use is compatible with those restrictions.

☞ **LEGAL DESCRIPTION:** For entire subject property, on 8 ½ x 11 inch paper

☞ **PLAT OF SURVEY:**

A current plat of survey for the Subject Realty showing all existing improvements on the property, prepared by a registered Illinois Professional Land Surveyor.

☐ **AERIAL PHOTOGRAPH:**

Aerial photograph of the site and surrounding property at a scale of not less than 1"=400', preferably at the same scale as the concept plan.

☐ **PLANS:**

All required plans shall be drawn on sheets no larger than 24" x 36", unless the Director of Community Development permits a larger size when necessary to show a more comprehensive view of the project. 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. A pdf document file or files of all plans shall be required with each submittal. The number of paper plans required shall be as determined by the Director of Community Development, based upon the number of copies needed for review.

Copies of Plans:

Initial Submittal - Ten (10) full size copies for non-residential projects OR Twelve (12) full size copies for residential projects; Three (3) 11" by 17"; and a PDF electronic file (On a CD-ROM or may be emailed to the Project Manager). For subsequent submittals, please contact the Project Manager to determine how many copies are required.

Concept Plans shall show:

1. Existing Features:

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

2. Proposed Features:

- Name of project, north arrow, scale, date
- Boundaries of property with approximate dimensions and acreage
- Site plan showing proposed buildings, pedestrian and vehicular circulation, proposed overall land use pattern, open space, parking, and other major features.
- Architectural elevations showing building design, color and materials (if available)
- General utility locations or brief explanation providing information on existing sanitary sewer, storm sewer, water, and other utilities necessary to service the development

SUMMARY OF DEVELOPMENT:

Written information including:

- List of the proposed types and quantities of land use, number and types of residential units, building coverage, floor area for nonresidential uses and height of proposed buildings, in feet and number of stories.
- Statement of the planning objectives to be achieved and public purposes to be served by the development, including the rationale behind the assumptions and choices of the applicant
- List of anticipated exceptions or departures from zoning and subdivision requirements, if any

PARK AND SCHOOL LAND/CASH WORKSHEETS

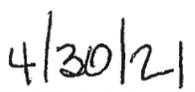
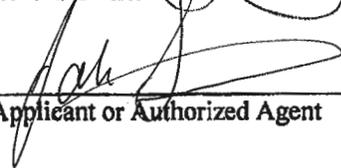
For residential developments, Park and School land/cash worksheets in accordance with Title 16 of the St. Charles Municipal Code with population projections establishing anticipated population and student yields.

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

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.

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

	
Record Owner	Date
	
Applicant or Authorized Agent	Date

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

STATE OF ILLINOIS)
) SS.
KANE COUNTY)

I, Scott Theisen, being first duly sworn on oath depose and say that I am
Manager of MALCOR PROPERTIES, 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.:

Pam Theisen
Jason Doran
Marco Cardenas

Pamela SM Theisen
Jason Doran
Marco Cardenas

By: Scott Theisen, Manager

Subscribed and Sworn before me this 30th day of
April, 2021.

Pamela SM Theisen
Notary Public OFFICIAL SEAL
PAMELA SM THEISEN
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 11/14/2022

MALCOR PROPERTIES, LLC

*1850 Dean Street
St. Charles, IL 60174*

Federal I.D. No. 47-5667792

April 29, 2021

Malcor Properties LLC
1850 Dean Street
St Charles, IL 60174

City of St. Charles
Two East Main Street
St. Charles, IL 60174

RE: Letter of Authorization – Parcel # 09-28-301-043

To Whom it may Concern:

Please accept this letter as authorization for John Slaten, President of Slaten Construction, Inc to act on our behalf in all aspects regarding the Concept Plan Application enclosed.

If you have any questions concerning this authorization, you may contact Pam Theisen at 630.896.6479.

Sincerely,



Owner

Cc: John Slaten

1850 Dean Street, St. Charles, IL 60174

1850 Dean Street Concept Plan Description

We are requesting approval to construct a 2 story office and warehouse building, with a maximum height of 36 feet at 1850 Dean Street. The proposed building will be 16,817 sf and will also include 1 to 3 second floor private apartments for the business owners. 42 parking spaces will be provided for employees and visitors.

The new building will be the home of Slaten Construction, Inc. currently at 2325 Dean Street. Slaten Construction wishes to move from a rental property to an owned property. Due to the requested rooftop apartments, a zoning variance would be requested to allow the private residential units.

Dean St



05/16/2020

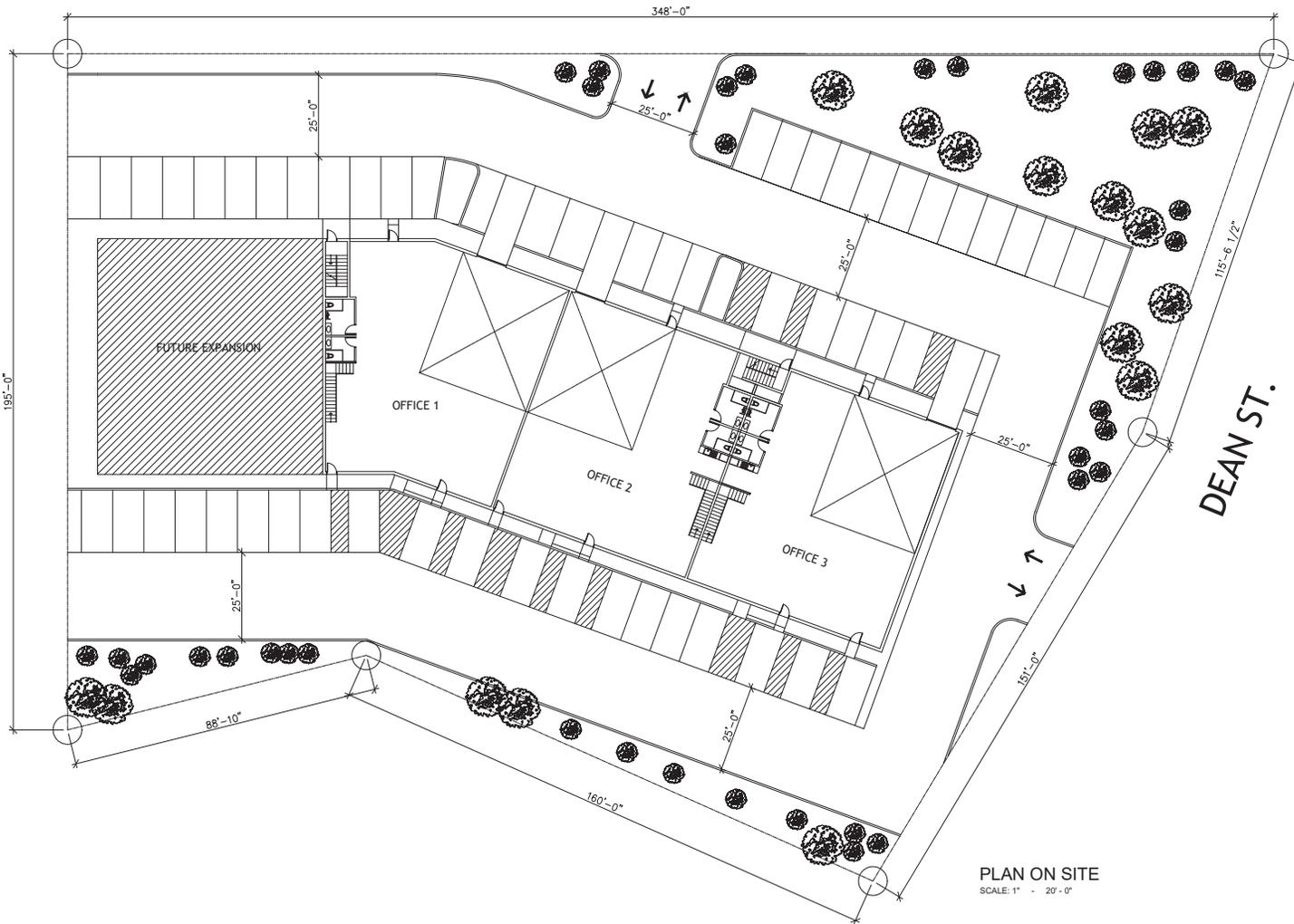
NOTES:

MISCELLANEOUS NOTES:

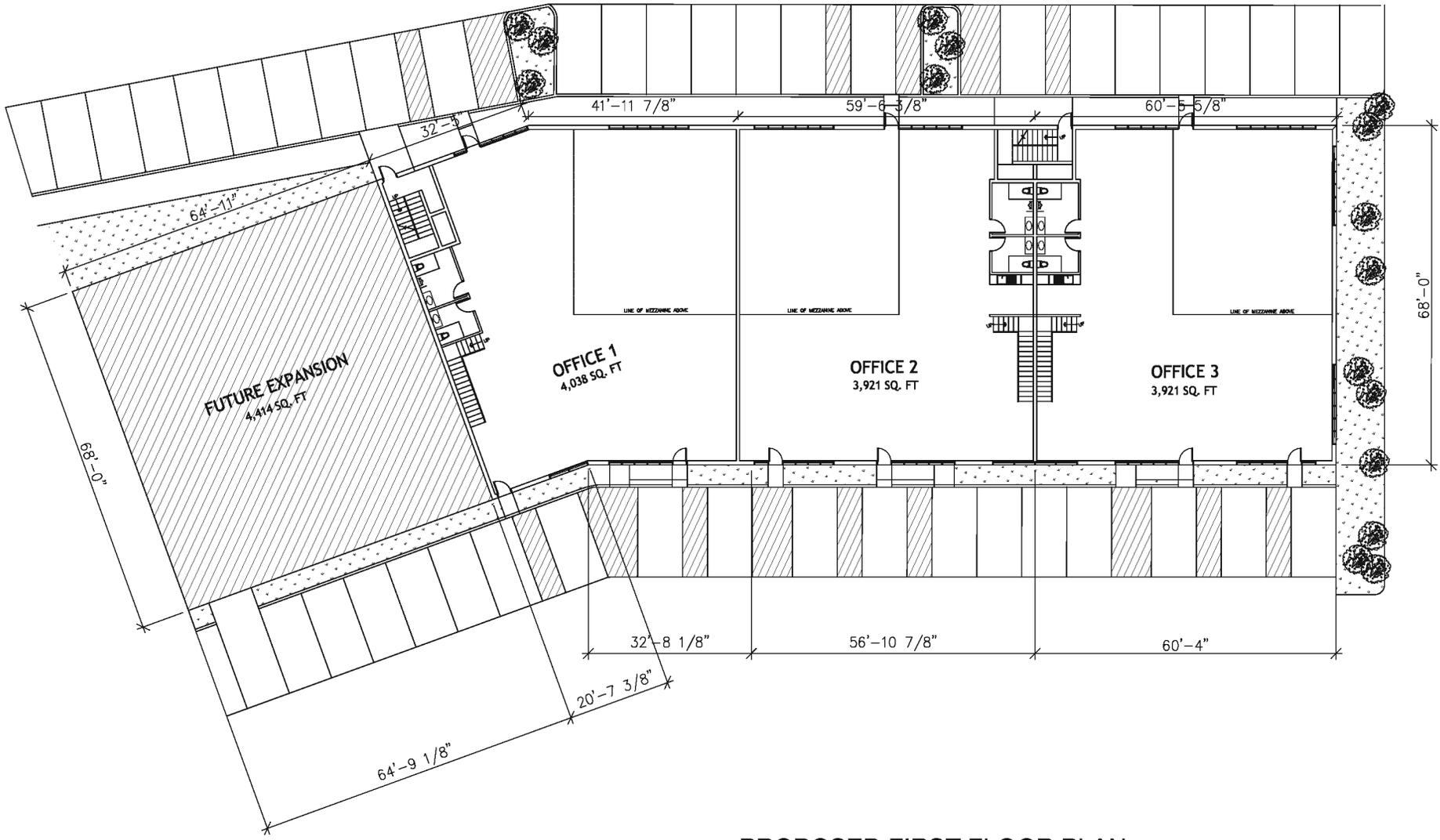
DEAN ST. BUILDING

SHEET CONTENT:

DRAWN BY:	RSM
DATE:	06/30/21
SCALE:	1: -20'



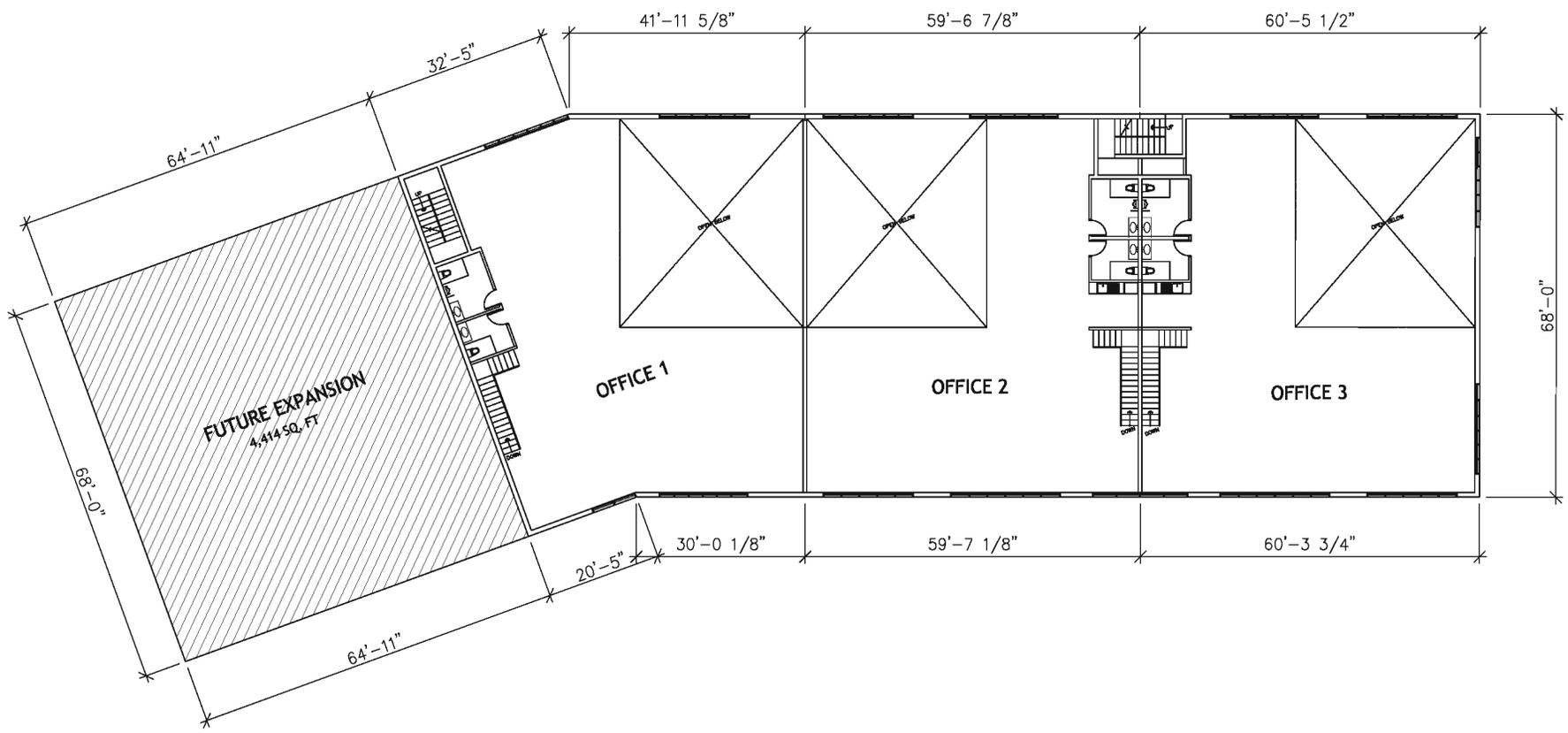
PLAN ON SITE
SCALE: 1" = 20'-0"



PROPOSED FIRST FLOOR PLAN
 SCALE: 1" = 20'-0"



DRAWN BY:	RSM
DATE:	04/28/2021
SCALE:	1" = 20'-0"



FUTURE EXPANSION
4,414 SQ. FT.

OFFICE 1

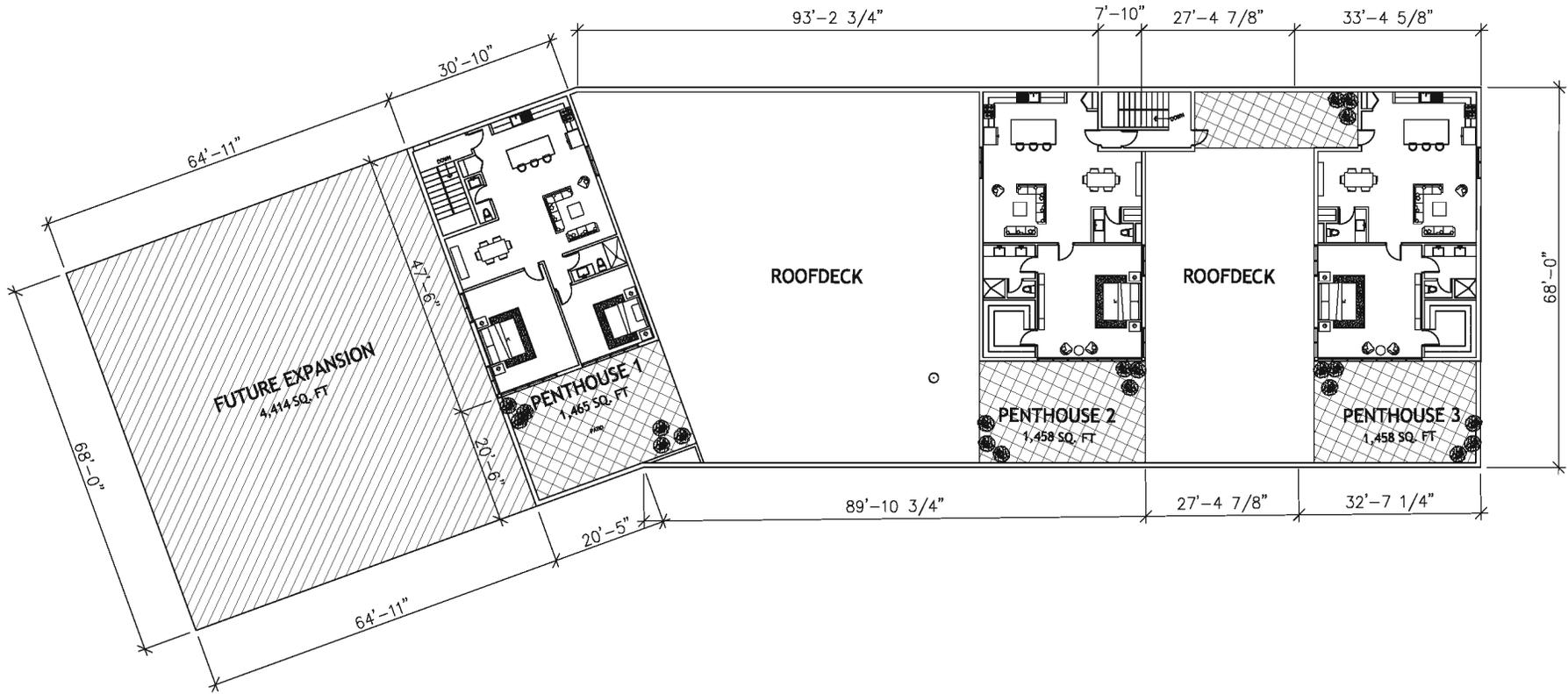
OFFICE 2

OFFICE 3

PROPOSED SECOND FLOOR PLAN
SCALE: 1" = 20'-0"



DRAWN BY:	RSM
DATE:	04/28/2021
SCALE:	1" = 20'-0"



PROPOSED PENTHOUSE PLAN
 SCALE: 1" = 20' - 0"



DRAWN BY:	RSM
DATE:	04/28/2021
SCALE:	1" = 20'-0"



PROPOSED EAST ELEVATION
SCALE: 1" = 20'-0"

 <p>CITY OF ST. CHARLES ILLINOIS • 1834</p>	AGENDA ITEM EXECUTIVE SUMMARY		Agenda Item Number: 4f
	Title:	Presentation of a Concept Plan for River East Apartments	
	Presenter:	Russell Colby, Assistant Director of Community & Economic Dev.	
Meeting: Planning & Development Committee		Date: August 9, 2021	
Proposed Cost:	Budgeted Amount:	Not Budgeted: <input type="checkbox"/>	
<p><u>Background</u></p> <p>Conrad Hurst of Frontier Development, as property owner, has filed for a Concept Plan review for property located at the southeast corner of Riverside Ave. and Illinois Ave. The site includes:</p> <ul style="list-style-type: none"> • A private parking lot with ATM drive-through facility. • 216 Riverside Ave. office building (recently home to the Chamber of Commerce). • Indiana Ave. and property to the south comprising a triangular area of City street right-of-way. <p>The proposal includes:</p> <ul style="list-style-type: none"> • Retaining the existing building footprint, private parking lot and ATM drive-through facility. • Retail use on the ground floor, plus 4 stories of upper floor residential apartments (48 units). • Closure of Indiana Ave. and use of the grass area to the south for street parking and open space. • Narrowing Riverside Ave, and adding angled parking and a pedestrian crossing at Indiana Ave. <p>The property is zoned CBD-1 Central Business District. A PUD would be required based upon the building size (height and gross floor area) and density (residential unit count).</p> <p>The 2013 Comprehensive Plan identifies the property as “Mixed Use” and the property is identified as a “Catalyst” development site in the Downtown Sub Area Plan, as outlined in the Staff Report.</p> <p><u>Plan Commission Review</u></p> <p>Plan Commission reviewed the Concept Plan on 7/20/21. A summary of Commission comments is provided below, please see the attached transcript for additional detail:</p> <ul style="list-style-type: none"> • Support for the mixed-use concept and housing opportunity downtown; however, density is too high. • Concern with size/bulk/scale relative to the adjacent neighborhood; suggestion for a shadow study. • Building should be a gateway and transition into downtown; step/vary the building mass. • Consider different architecture for the building to appear less massive. • More detail needed to understand the courtyard, green space and Indiana Ave. viewshed to the river. • Concern about diagonal parking on Riverside Ave. • Concern about use of public streets for private parking. • Need for a larger parking study that considers availability for all users in SE quadrant of downtown. • Need for a traffic study to review potential changes and impacts to Riverside, 2nd and Indiana Aves. <p>There has been a significant amount of comments received- Letters are attached.</p>			
<p>Attachments <i>(please list)</i>: Staff Report, Application, Plans, Letters, Plan Commission transcript</p>			
<p>Recommendation/Suggested Action <i>(briefly explain)</i>: Provide feedback on the Concept Plan. Staff suggests providing feedback regarding:</p> <ol style="list-style-type: none"> 1) Land Use 2) Building mass and scale, including request for increased building size 3) Unit count and parking impacts 4) Proposed modifications to City streets- Riverside, Indiana and 2nd Ave. 5) Request to convey City property for the project (or granting an easement or license for private use) 6) Whether the project meets the purposes for a PUD 			



Staff Report
 Plan Commission Meeting – July 20, 2021
 P&D Committee – August 9, 2021

Applicant:	Conrad Hurst
Property Owner:	STC Morse, LLC STC 216, LLC (Frontier Dev.)
Location:	Southeast corner of Riverside Ave. and Illinois Ave.
Purpose:	Receive feedback on Concept Plan
Application:	Concept Plan
Public Hearing:	Not required
Zoning:	CBD-1 Central Business District & Downtown Overlay
Current Land Use:	Office building, parking lot and bank ATM
Comprehensive Plan:	Mixed Use

River East Apartments



Subject Property

Summary of Proposal:	<p>Conrad Hurst, Frontier Development, property owner, has filed a Concept Plan:</p> <ul style="list-style-type: none"> Mixed-Use building with ground floor commercial and parking, and upper floor residential apartments (48 units) Closure of Indiana Ave. and use of City-owned grass area to the south for street parking and open space
Info / Procedure on Application:	<ul style="list-style-type: none"> Per Sec. 17.04.140, the purpose of the Concept Plan review is as follows: “to enable the applicant to obtain informal input from the Plan Commission and Council Committee prior to spending considerable time and expense in the preparation of detailed plans and architectural drawings. It also serves as a forum for owners of neighboring property to ask questions and express their concerns and views regarding the potential development.” A formal public hearing is not involved, although property owners within 250 ft. of the property have been notified and may express their views to the Commission. No recommendation or findings are involved.
Suggested Action:	<p>Provide feedback on the Concept Plan. Staff suggests providing feedback regarding:</p> <ul style="list-style-type: none"> Land Use Building mass and scale, including PUD request for increased building size Unit count and parking impacts Proposed modifications to City streets- Riverside, Indiana and 2nd Ave. Request to convey City property (or an easement or license for private use)
Staff Contact:	Russell Colby, Assistant Director of Community & Economic Development

I. PROPERTY INFORMATION

A. History / Context

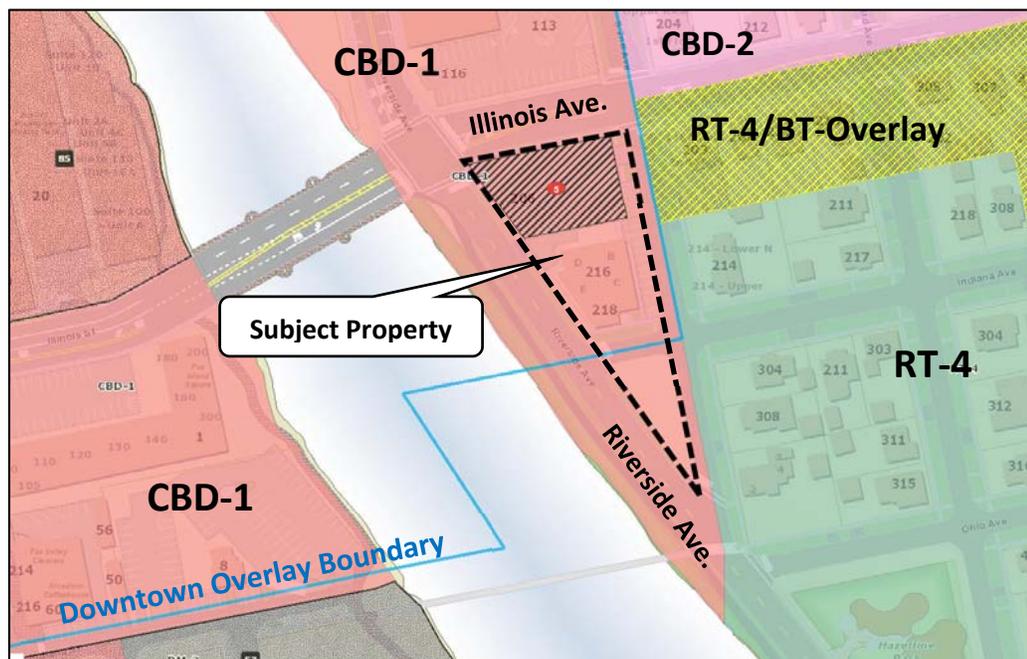
The subject property is comprised of three areas:

- 206 Riverside Ave, at the corner of Illinois Ave. This site is a parking lot that was previously owned by BMO Harris Bank and served as parking for the former bank facility at 1 E. Main St. The property is now owned Frontier Development and is used informally for general downtown parking. A Special Use was approved in 2020 to install a bank ATM drive-through facility within the parking lot.
- 216 Riverside Ave, which most recently was occupied by office and services uses, including the Chamber of Commerce. The building was previously owned by Batavia Enterprises and is now owned by Frontier Development. The building was originally the Riverview Dairy, constructed in the early 1900s.
- City-owned property to the south, comprising a triangular grass area, south of Indiana Ave. According to current tax maps, this grass area is not a land parcel but rather part of the street right-of-way. Because the adjacent streets are all City jurisdiction, the City effectively owns this grass area.

B. Zoning

The subject property is zoned CBD-1 Central Business District.

	Zoning	Land Use
Subject Property	CBD-1 Central Business & Downtown Overlay District (part)	Office building Parking lot with ATM
North	CBD-1 Central Business	Parking lots and commercial uses
East	RT-4 Traditional Single and Two Family Residential; BT Transitional Business Overlay	Single family and multi-unit residential structures, Residential structures converted to office uses
South	CBD-1 Central Business	Fox River
West	CBD-1 Central Business	Fox River



C. Comprehensive Plan

The 2013 Comprehensive Plan identifies “Mixed Use” as the future land use of the property:



Mixed use areas should be characterized by uses and development patterns that provide a vibrant, safe, attractive, and “walkable” pedestrian environment. Mixed use areas should have strong pedestrian orientation and seek to create a more interesting and engaging pedestrian experience, accommodating pedestrian generating uses on the ground floor, and other uses above. Mixed use areas should provide a balance of uses unique to each site based on its location. Retail, entertainment, and dining uses are ideally suited for the ground floor with residential, educational, medical and/or office uses located on the upper floors. The primary objective is to provide an appropriate and compact mix of uses to foster an active and interesting district. Parking in the mixed use areas should be provided on-street, or in subtly located parking garages or parking lots. Although the Land Use Plan designates only Downtown St. Charles as a Mixed Use area, the Commercial Area Framework Plan identifies other locations where Mixed Use development could occur.

Downtown Subarea Plan

Chapter 8 of the Comprehensive Plan contains the Downtown Subarea Plan (p. 86). Subarea plans contain location-specific recommendations. The subject property is located within the Downtown Subarea and is referenced in a number of locations:

Downtown Framework Plan (p. 87): The site is shown in the “Gateway Corridor Frontage” or streets that “offer primary entry into Downtown, and therefore provide the first impression.” Both Riverside Ave. and S. 2nd Ave. are identified as part of the Gateway frontage. The following recommendations are provided for properties along Gateway Corridor Frontages:

- ***Building Massing & Placement:*** Buildings should be generally located on the front lot line, although small setbacks could accommodate gateway landscaping. To the extent possible, buildings should be built to the side lot lines to create a continuous streetwall.
- ***Building Facade Orientation and Design:*** Facades should have strong orientation to the public side-walk, or angled toward key gateway intersections, with welcoming

entrances. Attractive and safe rear entrances from rear parking areas or public walks should also be provided where appropriate.

- **Architectural Style and Design:** *Buildings should use traditional building materials and design elements, and generally align with surrounding buildings in terms of horizontal elements and vertical rhythm. However, more flexibility and creativity should be encouraged within this general framework.*
- **Vehicular Access & Parking:** *Parking should be located to the rear of the lot, and minimal curb cuts should be provided from the public street. Development should share curb cuts and provide access from side streets instead of gateway streets wherever possible.*
- **Bicycle Access & Pedestrian Mobility:** *All buildings should provide an attractive and discernable public entry from the sidewalk, and to the extent possible, bicycle parking should be provided at the rear or sides of buildings, near parking areas or other pedestrian accessible areas.*
- **Land Use:** *Uses should be mixed, comprised of traditional downtown mixed use activities such retail, restaurant, and local services, as well as secondary uses including offices and services with less customer visitation. Multi-story mixed use buildings should also be encouraged. Multi-family may also be appropriate on the fringe areas of Downtown.*

Downtown Improvement Plan (p. 89): The plan identifies locations of Gateways, including the intersection of Riverside and 2nd Ave., and states the following:

While streetscaping in Downtown distinguishes this part of the City from other areas, the differences can be subtle to a casual observer and the edges of Downtown are not well demarcated. Given the importance of Downtown, the City should install gateway features at key entry points, that are integrated to the extent possible, with redevelopment of prominent parcels and highly visible locations. North-south gateways are currently less defined and would benefit most from enhancement. Gateway features consisting of signage, lighting, and landscaping should complement the existing streetscape and announce entry into Downtown St. Charles.

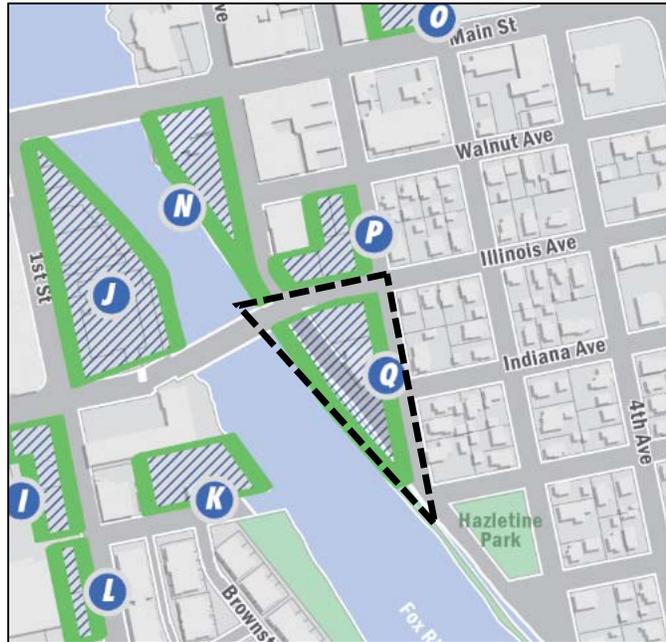
Catalyst Sites (p. 90): The subject property is identified as a “Catalyst Site”, defined as follows:

Catalyst sites are those parcels where redevelopment could have a catalytic impact on the surrounding area. In the identification of catalyst sites, certain criteria are considered. Catalyst sites are determined based on the sites exhibiting some or all of the following characteristics: Underutilized buildings or land; Vacant buildings or land; Structural soundness of buildings; Size of property; Ownership (e.g., unified private ownership or City-owned); Visibility and access; Current zoning and adjacent zoning; and Surrounding land uses. Although the sites identified provide alternatives if a property is proposed for future redevelopment, it is not necessarily an interest by the City to acquire or redevelop the site.

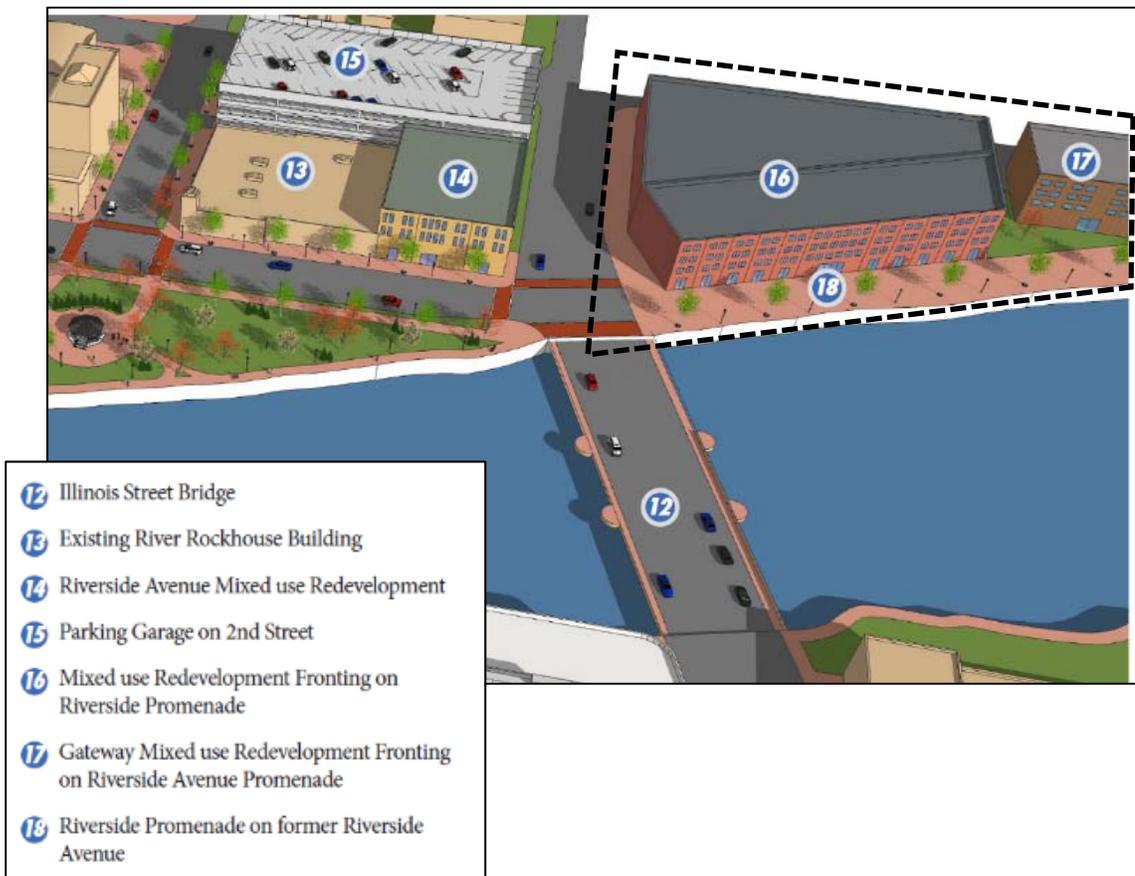
It should be recognized that some of the catalyst sites are existing public or private parking lots. The parking supply near each site should be assessed as each is considered for development. Downtown parking is further discussed on p. 74 and p. 89.

The subject property is identified as **Catalyst Site Q**.

Recommendation for Catalyst Site Q:
 This opportunity site represents the greatest potential for riverfront redevelopment on the east side of the Fox River. This site currently hosts a small office building and modest open space. However, it is the southern gateway to downtown along Riverside Avenue. Redevelopment of the site could vary based on the City’s ability to address transportation and circulation. Redevelopment should also include a significant gateway feature at the southern end of the site, and gathering spaces for riverfront events, cafes, or other activities and uses.



Downtown Redevelopment Concept (p. 92): This image depicts a development concept for a number of Catalyst Sites, including Site Q, but notes “the concept is only meant to illustrate one possible approach for redevelopment that satisfies the goals, objectives and guidelines as expressed in the St. Charles Comprehensive Plan.”



II. CONCEPT PLAN REVIEW PROCESS

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

III. PLANNING ANALYSIS

Staff has analyzed the Concept Plan to determine the ability of future plans based on the Concept Plan to meet applicable standards of the Zoning and Subdivision ordinances. Based on the level of information provided, the plan was primarily reviewed against the following code sections:

- Ch. 17.06 Design Review Standards & Guidelines
- Ch. 17.16 Business and Mixed Use Districts
- Ch. 17.24 Off-Street Parking and Loading

A. Zoning

The property is located in the CBD-1 Central Business District and Downtown Overlay District. No change to the underlying zoning is proposed.

The property is located in the Central Historic District.

B. Proposed Uses

The Concept Plan proposes first floor retail use and upper floor 1- and 2-bedroom residential apartments.

- Use of the first floor of the building is subject to the Downtown Overlay District permitted use list. “Retail Sales” is a permitted use.
- The residential apartments are categorized as a “Multi-Family Dwelling”, which is a permitted use in the CBD-1 district, subject to a minimum lot area per unit limitation.

C. Bulk Standards

The table below compares the Concept Plan with the bulk standards applicable to the CBD-1 Zoning District. Any deviations from the bulk standards required for the development would need to be approved through a Planned Unit Development (PUD).

Category	CBD-1 Zoning	Concept Plan
Min. Lot Area	1,000 sf per residential unit 48,000 sf required for 48 units	25,930 sf for 48 units (Existing site is approx. 21,400 sf, which would allow 21 units)
Min. Lot Width	None	N/A
Max. Building Coverage	None	N/A
Max. Gross Floor Area per Building	40,000 sf	64,354 sf
Max. Building Height	50 ft.	63 ft.
Front Yard	Max. 5 ft.	0 ft.

Interior Side Yard	Max 5 ft.	0 ft.
Exterior Side Yard	Max. 5 ft.	0 ft.
Rear Yard	None	N/A
Landscape Buffer	Not required	N/A
Parking Spaces	48 spaces for residential units (1 space per unit, regardless of bedroom count. Note SSA parking exemption may apply, see section D below)	62 spaces shown (32 existing private spaces and 30 existing and proposed street parking)

Staff Comments:

- ✓ PUD deviations would, at a minimum, be required based upon the building size, including deviations to Minimum Lot Area per Residential Unit, Maximum Gross Floor Area of the Building and Maximum Building Height.

D. Parking Exemption

The property is located within the Downtown Special Service Area taxing districts 1A and 1B, Per Section 17.24.080, an off-street parking exemption is permitted, provided conditions in the table below are met:

Code Requirement to qualify for Parking Exemption	Concept Plan/Subject Property
<p><u>Residential Uses:</u> Overnight parking available within 200 ft. walking distance</p> <p><u>Non-Residential Uses:</u> Parking for general public during the business hours within 500 ft. walking distance</p>	<p><u>60 ft. away:</u> Municipal Parking Lot B (north of Illinois Ave., behind Pollyanna & Flagship): 63 total spaces, with 38 spaces designated for 24-hour parking. Remaining spaces are available for evening/ overnight parking.</p> <p><u>350 ft. away:</u> Municipal Parking Lot S (Walnut/Norris Parking Deck): 108 spaces available for 24-hour parking</p> <p><u>650 ft. away:</u> Municipal Lot I (the larger First Street Parking Deck): 269 spaces designed for 24-hour parking.</p>
<p><u>Existing off-street parking spaces</u> Shall not be eliminated unless: a) the same number of private, off-street spaces are constructed elsewhere by the property owner, within the distance specified above, or b) the City Council determines that, based upon a parking study, adequate public parking is available within the required distance to serve the use.</p>	<p><u>Current parking: 48 parking stalls:</u></p> <ul style="list-style-type: none"> • 37 private stalls on the 206 Riverside lot • 11 public stalls on 2nd Ave. adjacent to the 216 Riverside building. <p><u>Concept Plan: 62 parking stalls</u></p> <ul style="list-style-type: none"> • 32 private stalls on the 206 lot (5 spaces removed for building stair core and patio ramp) • 11 existing, plus 11 new stalls on 2nd Ave. • 8 angled stalls on Riverside Ave. <p><i>The developer has requested that the public street stalls be conveyed for private ownership for use by the building tenants/residents.</i></p>

On-street parking credit

On-street parking spaces located within three hundred (300) feet of the use may be credited to meet up to twenty-five percent (25%) of the requirement for off-street parking for *non-residential* uses only.

Staff Comments:

- ✓ With respect to distance to public parking, the site meets the code standards to qualify for the parking exemption.
- ✓ With respect to existing off-street spaces, the developer would need to provide 5 privately owned parking stalls, in order to maintain the existing total of 37 private off-street parking stalls.
- ✓ Given that the project will likely require a Planned Unit Development (PUD) approval, the PUD approval ordinance could allow for the use of public street spaces adjacent to the building to count toward meeting the parking requirement, even if they remain publicly owned, or are reserved for private use via an agreement with the City.

E. Design Review Standards and Guidelines

The Zoning Ordinance, Chapter 17.06, contains Design Review Standards and Guidelines for the Central Business District. In general, the plans comply with most requirements.

For the items listed below, plans differ from guidelines, and/or additional information will be required to verify compliance, should the project be submitted for PUD approval:

Building Placement and Lot Coverage

- *To maintain historic patterns of building development in downtown St. Charles, building footprints should not occupy more than 75% of a block.*

Parking and Service Areas

- *Surface parking lots shall not be located between buildings and the street, but may instead be located behind or beside buildings.*
- *Where a lot or use is eligible for the parking exemption (Section 17.24.080), onsite parking is discouraged. Where parking is provided, its design and location should minimize impacts on the pedestrian environment. Perimeter landscaping or decorative walls for screening, parking courtyards, and use of brick or other decorative pavers for surfaces, are examples of ways to accomplish this.*

Building Design Guidelines:

- *For buildings greater than four stories or 50 feet in height, higher stories should be stepped back from street level facades a minimum of six feet and a maximum of sixteen feet.*
- *Use earth tones or muted colors in the materials used for building exteriors. The goal is to achieve a design where no single building stands out or overpowers the views or the natural landscape of the valley. Lighter colors or bright colors should be used only in minor accents.*

IV. DEPARTMENTAL REVIEWS

The Concept Plan has been reviewed by the Fire Department, Development Engineering, and Public Works. Relevant comments are summarized below.

A. Lot/Subdivision

The property will need to be platted into a single lot. Additionally, the developer is proposing that the City convey adjacent street right-of-way, including Indiana Ave. and adjacent parkway along 2nd and Riverside Avenues., for private ownership and use.

Staff Comments:

- ✓ The process and requirements for conveying the property have not been determined. Most of the property appears to be City street right-of-way.
- ✓ As an alternative to conveying the property, the City could retain ownership but grant easements or licenses to the property owner to allow for use and maintenance of the parking and open space areas shown on the plan.
- ✓ City public utility and access easements would need to be maintained over any area that is conveyed.

B. Street Improvements

The Concept Plan shows closure of Indiana Ave., narrowing of Riverside Avenue, and addition of parking stalls along both 2nd Ave. and Riverside Ave.

Staff Comments:

Illinois Ave.

- ✓ Left turns from northbound 2nd Ave. to Illinois Ave. are restricted. This may need to be reevaluated given the proposed change to the street network.
- ✓ An intersection site visibility issue may be created by the proposed building. This will require evaluation.

2nd Ave.

- ✓ The street is currently 22 ft. wide. A 24 ft. width is preferred due to traffic volumes.

Riverside Ave.

- ✓ Proposed width of 22 ft. will require further evaluation. A 24 ft. width is preferred due to traffic volumes.
- ✓ Angled parking on Riverside Avenue may pose safety issues, including backing up into traffic on a busy roadway and line of sight problems for traffic at 2nd Ave and Riverside. The northbound traffic lane may need to be a minimum of 12 ft. wide to keep vehicles from backing up into the oncoming traffic lane.
- ✓ Proposed paver crossing will require further evaluation, as this would be a mid-block crossing. A traffic signal-controlled crosswalk is provided at Illinois, and a signed and striped pedestrian crossing is provided at the 2nd Avenue intersection.

Other comments

- ✓ ATM usage may create conflicts with the parking lot, as the lot will be more consistently utilized.

C. Utilities

Water

- Fire hydrant locations and water supply will need to be reviewed based on the building construction type and design layout.
- Water mains along Illinois and 2nd Aves. are smaller sized mains, a larger main exists on the west side of Riverside Ave. near Illinois Ave.

Sanitary Sewer

- The sanitary sewer service to the building will require evaluation. A service line cannot be connected to the large trunk sewer on the west side of Riverside Ave. Other sewers adjacent to the property may need to be analyzed to determine if there is capacity available.

Electric

- There are number of overhead and underground electrical infrastructure items that cross through and around the site. Some of these facilities will need to be modified, upgraded or expanded based on the concept plan. Equipment structure boxes (including a transformer) may need to be accommodated within the site. This will require further coordination with the City's Electric Utility.
- The developer has indicated an interest in pursuing underground placement of the tall overhead wires along the west side of Riverside Ave. This would be a complex and costly project and would require coordination with both the City with a number of utility providers.

Stormwater

- Floodplain is located on the property and therefore compensatory floodplain storage volume will need to be accounted for within the project.
- The existing building appears to be in the floodplain and substantial improvements will require full compliance with floodplain regulations, including dry floodproofing the structure to 3 ft. above the base flood elevation. An elevation certificate can confirm if the structure is in the floodplain or not.

V. DEVELOPER CONTRIBUTIONS

A. Inclusionary Housing

This development will be subject to the Inclusionary Housing Ordinance, Title 19 of the City Code. The affordable unit requirement for this development is 4.8 units (10% of the total number of units). A fee worksheet has been submitted indicating the applicant's intent to pay a fee in-lieu of providing 4.8 affordable units. Based on a fee in-lieu amount of \$39,665.75 per required affordable multi-family unit, a total fee in-lieu amount of \$190,395.60 would be due at the time of building permit.

B. School District

This development will be subject to Ch. 16.10 "Dedications" of the Subdivision Code and will be required to provide either a land or cash contribution to St. Charles CUSD 303. Given the site size, it is anticipated a cash contribution would be accepted by the School District. Based

on the anticipated bedroom count of 20 1-bedroom units and 28 2-bedroom units, a total contribution of \$48,557.05 would be due prior to issuance of building permit.

C. Park District

Also per Ch. 16.10 of the Subdivision Code, a land or cash contribution will be required for the St. Charles Park District. Given the site size, it is anticipated a cash contribution would be accepted by the Park District. If a cash contribution is acceptable to the Park District, it will total \$213,448.56 based on the proposed bedroom count, due prior to issuance of building permit.

VI. HISTORIC PRESERVATION COMMISSION REVIEW

For properties within a Historic District and for designated Landmarks, and for properties within 250 feet of a Historic District or designated Landmark, the Zoning Ordinance calls for the Historic Preservation Commission to review the Concept Plan and comment regarding its potential impact on the historic resources of the City, particularly with regard to designated landmarks and historic districts directly affected.

The Historic Preservation Commission reviewed the Concept Plan on July 7, 2021, and offered the following comments:

- Concern was expressed regarding the scale and proportion of the building, given that surrounding buildings are shorter and there are no tall structures around the site.
- A preference was expressed to stay within the current zoning height limitation.
- Suggestions were offered to vary the building mass or step back portions of the building.
- The Commission questioned the architectural style, and recommended use of architecture found in downtown and the surrounding area to better blend with the neighborhood.
- Incorporation of greenspace is important to transition to the adjacent neighborhoods.

Although the Concept Plan proposes to retain the existing building, the Commission commented that the structure was not architecturally or historically worthy of being preserved.

VII. FUTURE APPROVAL PROCESS

If the applicant chooses to move forward with the proposed development at the conclusion of the Concept Plan process, the following zoning/subdivision approvals would be necessary, assuming the project would require a PUD:

1. Special Use for PUD: To establish a PUD ordinance with unique zoning use and standards to accommodate the project.
2. PUD Preliminary Plan: To approve the physical development of the property, including site, engineering, and landscape plans.
3. Final Plat of Subdivision: To re-plat the property and potentially vacate City street right-of-way for the development.

VIII. SUGGESTED ACTION

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

- ✓ Land Use
- ✓ Building mass and scale, including PUD request for increased building size
- ✓ Unit count and parking impacts
- ✓ Proposed modifications to City streets- Riverside, Indiana and 2nd Ave.
- ✓ Request to convey City property for the project (or granting an easement or license for private use)
- ✓ Planned Unit Development (PUD):
Does the project meet the purposes of the PUD procedure:
 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*

IX. ATTACHMENTS

- Application for Concept Plan
- Plans
- Letter received

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



COMMUNITY DEVELOPMENT DIVISION

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

CONCEPT PLAN APPLICATION

CITYVIEW
Project Name: River East Apartments
Project Number: -PR-
Cityview Project Number: _____



To request review of a Concept Plan for a property, complete this application and submit it with all required attachments to the Planning Division.

When the application is complete and has been reviewed by City staff, we will schedule a Plan Commission review, as well as a review by the Planning and Development Committee of the City Council. While these are not formal public hearings, property owners within 250 ft. of the property are invited to attend and offer comments.

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

1. Property Information:	Location:	SE CORNER OF RIVERSIDE ? ILLINOIS	
	Parcel Number (s):	09-34-130-006 ? 0934-130-005	
	Proposed Project Name:	RIVER EAST - APARTMENTS	
2. Applicant Information:	Name	LOWRAB HURST	Phone 630 461 7075
	Address	9 E MAIN ST. SAINT CHARLES, IL 60174	Fax _____
			Email LOWRAB@FRONTIERDEVELOPMENTGROUP.COM
3. Record Owner Information:	Name	STC MORSE LLC ? STC 216 LLC	Phone 630 461 7075
	Address	1 E MAIN ST SAINT CHARLES, IL 60174	Fax _____
			Email LOWRAB@FRONTIERDEVELOPMENTGROUP.COM

Please check the type of application:

- PUD Concept Plan:** Proposed Name: RIVER EAST APARTMENTS
- Subdivision Concept Plan** Proposed Name: _____
- Other Concept Plan** _____

Zoning and Use Information:

- Current zoning of the property: ABD 2
- Is the property a designated Landmark or in a Historic District? W/IN DISTRICT
- Current use of the property: OFFICE
- Proposed zoning of the property: ABD 1 PUD? YES
- Proposed use of the property: MIXED RETAIL ? RENTAL RESIDENTIAL
- Comprehensive Plan Designation: Mixed Use

Attachment Checklist

REIMBURSEMENT OF FEES AGREEMENT:

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

REIMBURSEMENT OF FEES INITIAL DEPOSIT:

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

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

PROOF OF OWNERSHIP and DISCLOSURE:

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

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

NOTE: Private covenants and deed restrictions can limit private property rights with respect to the use of land even though the City's Zoning Ordinance may authorize the use or a less restrictive use. We strongly advise that

you perform a title search on the property to determine if there any private covenants containing use restrictions or other deed restrictions. As those private covenants and deed restrictions may conflict with the City's Zoning Ordinance, it is further recommended that you consult with an attorney to obtain an opinion with respect to whether your intended use is compatible with those restrictions.

✓ **LEGAL DESCRIPTION:** For entire subject property, on 8 ½ x 11 inch paper

✓ **PLAT OF SURVEY:**

A current plat of survey for the Subject Realty showing all existing improvements on the property, prepared by a registered Illinois Professional Land Surveyor.

✓ **AERIAL PHOTOGRAPH:**

Aerial photograph of the site and surrounding property at a scale of not less than 1"=400', preferably at the same scale as the concept plan.

✓ **PLANS:**

All required plans shall be drawn on sheets no larger than 24" x 36", unless the Director of Community Development permits a larger size when necessary to show a more comprehensive view of the project. 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. A pdf document file or files of all plans shall be required with each submittal. The number of paper plans required shall be as determined by the Director of Community Development, based upon the number of copies needed for review.

Copies of Plans:

Initial Submittal - Ten (10) full size copies for non-residential projects OR Twelve (12) full size copies for residential projects; Three (3) 11" by 17"; and a PDF electronic file (On a CD-ROM or may be emailed to the Project Manager). For subsequent submittals, please contact the Project Manager to determine how many copies are required.

Concept Plans shall show:

1. Existing Features:

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

2. Proposed Features:

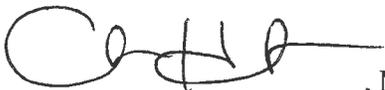
- Name of project, north arrow, scale, date
- Boundaries of property with approximate dimensions and acreage
- Site plan showing proposed buildings, pedestrian and vehicular circulation, proposed overall land use pattern, open space, parking, and other major features.
- Architectural elevations showing building design, color and materials (if available)
- General utility locations or brief explanation providing information on existing sanitary sewer, storm sewer, water, and other utilities necessary to service the development

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

STATE OF ILLINOIS)
) SS.
KANE COUNTY)

I, CURTIS HURST, being first duly sworn on oath depose and say that I am
Manager of BTC MORSE, 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.:

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

By: , Manager

Subscribed and Sworn before me this 23rd day of
June, 20 21.



Notary Public



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

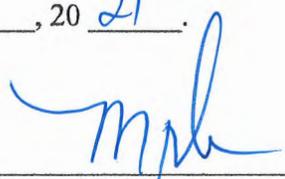
STATE OF ILLINOIS)
) SS.
KANE COUNTY)

I, CURTIS HURST, being first duly sworn on oath depose and say that I am
Manager of STC 216, 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.:

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

By: , Manager

Subscribed and Sworn before me this 23rd day of
June, 2021.



Notary Public



River East- Apartments

Summary of Development

Proposed Land Use –

The proposed redevelopment will consist of a 64,354 square foot, 63' tall, 5 story building. This includes 56,796 square feet across 4 stories of 1&2 bedroom apartment units & 7,558 square feet of retail space on the first floor, an outdoor courtyard with improved landscaping & benches/seating areas. The ATM & existing surface parking will remain & an additional 19 parking stalls will be added (67 total within the proposed PUD).

Planning Objectives –

The underlying land for the proposed development is situated as a key gateway to the City's CBD-1 & Downtown Overlay districts. Its current uses, listed below, are severely underutilized and undermine the stated objectives of these districts & its positioning as a gateway.

- An underutilized, connector/public roadway
- 48 Surface parking spots & ATM
- Single story, office building

The opportunity to redevelop a critical site such as this does not present itself very often. The goal of this PUD is to maximize that opportunity and enhance the objectives for the City described within the CBD-1 and Downtown Overlay Districts. A key resource in determining the highest and best use for this development, in addition to the zoning ordinance, was the 2013 Comprehensive Plan. The Plan identified this site as a catalyst site and contemplated a use similar to the one proposed.

The first floor will consist of a single retail user, an established brand with a focus on outdoor/recreational sales and rentals. This use will be profoundly additive to the retail and pedestrian friendly character the CBD-1 and Overlay districts were created to achieve, in addition to enhancing the visibility of and opportunities to utilize the existing resources of the river and St. Charles River Trail system.

The plan includes 48 1 & 2 bedroom apartments, offered at competitive market rates that are directly in line with the goal of creating higher density residential opportunities for new residents to live, work, & play within the central area of the city.

The proposed courtyard/greenspace will serve as a gathering space for riverfront events, seating for local cafes and pedestrians and other activities and uses while the additional parking will accommodate all additional residents & help to alleviate the burden of additional local daytime business for the retailer.

Anticipated Zoning Variances Required

- Minimum lot area required (48,000 sf), 25,930 as proposed.
- Maximum gross floor area (40,000), 64,354 as proposed.
- Maximum building height (50'), 63' as proposed.

NONRESIDENTIAL ZONING COMPLIANCE TABLE

Name of Development: RIVER EAST- APARTMENTS

	Zoning District Requirement	Existing PUD Requirement (if applicable)	Proposed
	District:	Ordinance #:	
		N/A	
Minimum Lot Area	48,000		25,930 24,200
Minimum Lot Width	NONE		N/A
Maximum Building Coverage	NONE		N/A
Maximum Gross Floor Area per Building	40,000		64,354
Maximum Building Height	50'		63'
Front Yard	MAX 5' MIN 0		PER ORDINANCE
Interior Side Yard	IF PROVIDED MIN 5'		N/A
Exterior Side Yard	MAX 5'		PER ORDINANCE
Minimum Rear Yard	NONE		N/A
Landscape Buffer Yard ²	NONE		N/A
% Overall Landscaped Area	NONE		N/A
Building Foundation Landscaping	W/IN 5' OFFSET BACK		PER ORDINANCE
Public Street Frontage Landscaping	N/A		N/A
Parking Lot Landscaping	PER ORDINANCE 17.26.100		PER ORDINANCE
# of Parking Spaces	48		67
Drive-through Stacking Spaces (if applicable)	N/A	√	N/A

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



ILLINOIS AVENUE

RIVERSIDE AVENUE

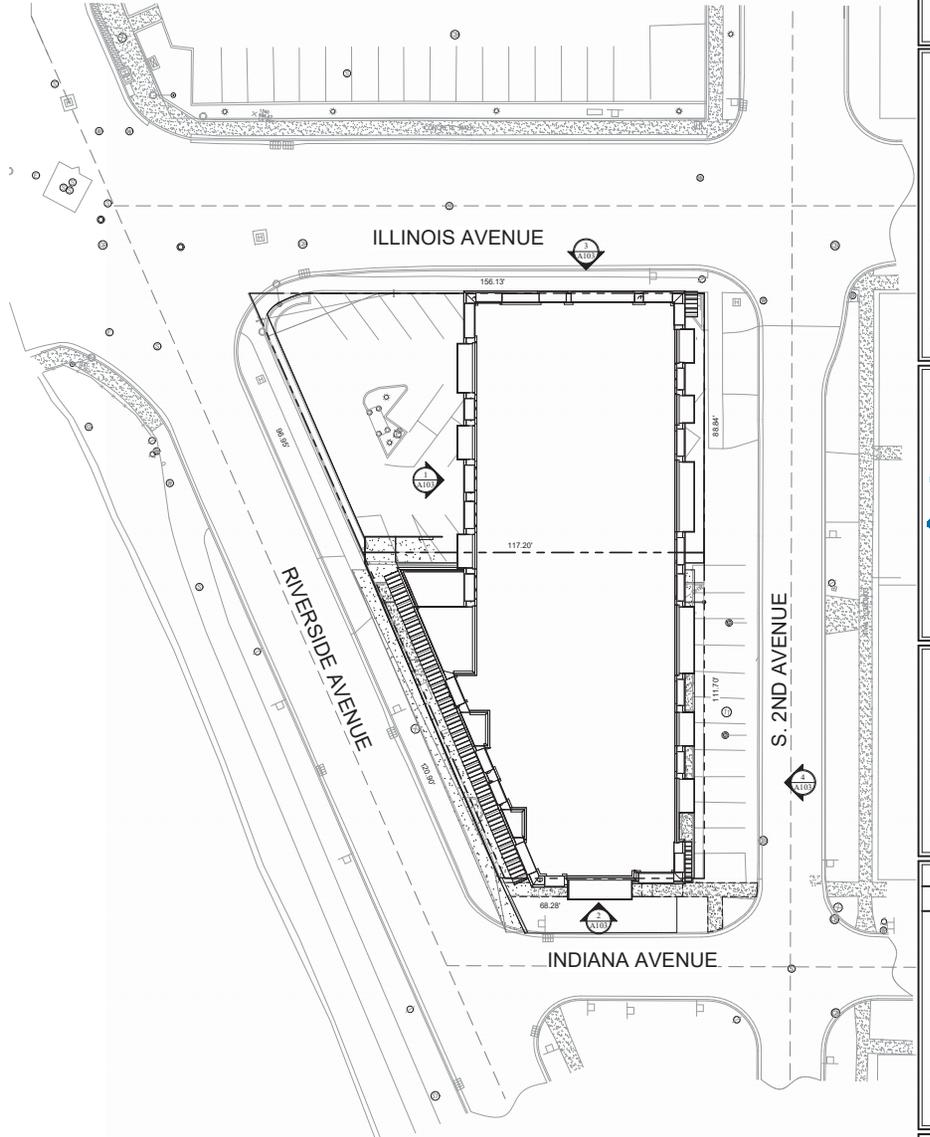
S. 2ND AVENUE

INDIANA AVENUE



AERIAL PLAN

SCALE: 1" = 30'-0"



ILLINOIS AVENUE

RIVERSIDE AVENUE

S. 2ND AVENUE

INDIANA AVENUE



OVERALL SITE PLAN

SCALE: 1" = 30'-0"

PROJECT:
21021

216 S. RIVERSIDE
ADDITION & REMODEL

216 S. Riverside St. Chicago, IL 60674

BATR

BATR ARCHITECTURAL LTD.
1121 E. MAIN ST. SUITE 226, ST. CHARLES, IL 60304
PHONE: WWW.BATRARCH.COM

AERIAL SITE PLAN AND
OVERALL SITE PLAN

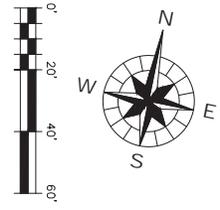
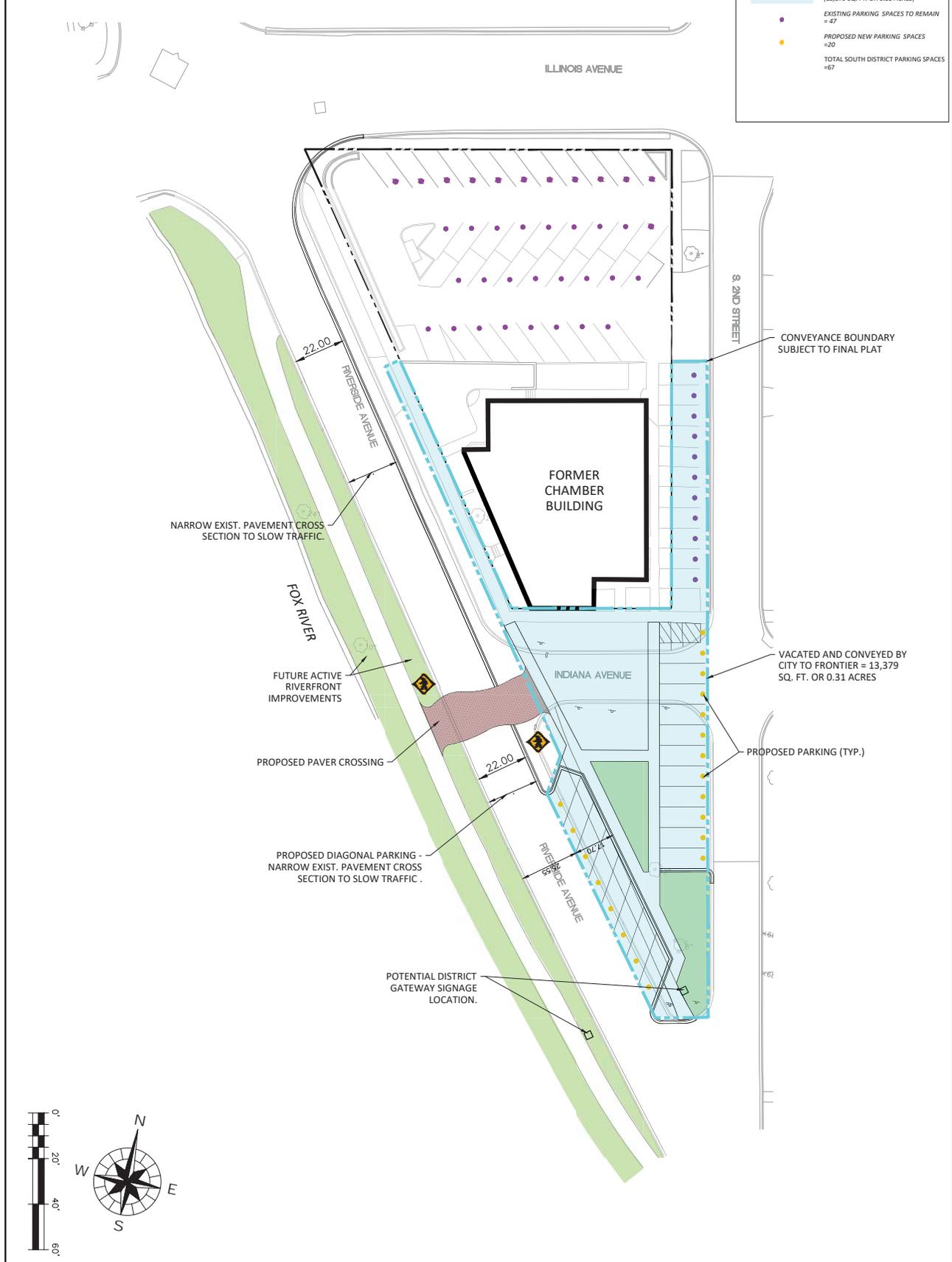
ISSUED:
06-29-2021
CONCEPT REVIEW

SCALE
As indicated
(UNLESS NOTED OTHERWISE)

A101

SOUTH DISTRICT PROPOSED CONDITIONS LEGEND

- EXISTING R.O.W.
- PROPOSED R.O.W.
- CONVEYED BY CITY TO FRONTIER
(13,379 SQ. FT. OR 0.31 ACRES)
- EXISTING PARKING SPACES TO REMAIN
= 47
- PROPOSED NEW PARKING SPACES
= 20
- TOTAL SOUTH DISTRICT PARKING SPACES
= 67



PROJECT NO. 202204 DATE: 06/28/2021 DRAWING NO. EX SHEET: 1 OF 1	WBK ENGINEERING, LLC 116 WEST MAIN STREET, SUITE 201 ST. CHARLES, ILLINOIS 60174 (630) 443-7735	CLIENT: FRONTIER GROUP 4N316 STATE ROUTE 31 ST. CHARLES, IL 60174	DSGN. - DWN. - CHKD. - SCALE: AS NOTED NO. DATE NATURE OF REVISION EX200254-PARKING.DWG	TITLE: STC RIVER EAST REDEVELOPMENT DISTRICT IMPROVEMENTS SUMMARY
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1 ELEVATION - WEST
SCALE: 3/32" = 1'-0"



3 ELEVATION - NORTH
SCALE: 3/32" = 1'-0"



2 ELEVATION - SOUTH
SCALE: 3/32" = 1'-0"



4 ELEVATION - EAST
SCALE: 3/32" = 1'-0"



PROJECT:
21021

216 S. RIVERSIDE
ADDITION & REMODEL

216 S. Riverside St. Charles, IL 60174

BÂTIR
BÂTIR ARCHITECTURE, LTD.
121 E. MAIN ST. SUITE 220, ST. CHARLES, IL 60174
PHONE: 618.255.9719
WWW.BATIRARCH.COM

PERSPECTIVE
RENDERINGS

ISSUED:
08-29-2021
CONCEPT REVIEW

© COPYRIGHT 2021
BÂTIR ARCHITECTURE, LTD.

SCALE
1 1/2" = 1'-0"
UNLESS NOTED OTHERWISE

A104



PROJECT:
21021

216 S. RIVERSIDE
ADDITION & REMODEL

216 S. Riverside St. Charles, IL 60174

BATR
BATR ARCHITECTURE, LTD.
121 E. MAIN ST. SUITE 220, ST. CHARLES, IL 60174
PHONE: 618.255.9719
WWW.BATRARCH.COM

PERSPECTIVE
RENDERINGS

ISSUED:
08-29-2021
CONCEPT REVIEW

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BATR ARCHITECTURE, LTD.

SCALE
1 1/2" = 1'-0"
INCLUDE NOTED DIMENSIONS

A105

July 6, 2021

Dear Historic Preservation Committee, Ms. Rita Tungare, and Rachel Hitzemann

Reference: River East Apartments Concept Plan Application

From: Martha Gass and Greg Taylor Residents of 211 South Third Ave

Marilyn Shulski and Tony Shulski Residents of 304 South Second Ave

Bob Carter and Zane Carter Residents of 217 South Third Ave

Brandi Murray and Robert Sheridan Residents of 211 Indiana Ave

We have read the proposed concept plan for the River East Apartments and feel strongly that said proposal should be rejected for the below outlined reasons.

- The proposed building would reduce the current residents' quality of life.
 - o Being an eye sore. The proposed construction is not attractive at all in our views.
 - o Being an obstruction to viewing the river for many residents.
 - o Add additional parking pressure on a neighborhood that already is challenged by this issue.
 - o Put additional sewage processing load on a system that is often overloaded when we receive a heavy rain. Raw sewage is pumped now directly into the river during heavy rain events.
- The five-story building is inconsistent with the current architecture of this single-family low occupancy rent neighborhood where many of the buildings were built in the mid to late 1800s.
- The proposed ceding of the park to be used for parking is an affront to the Shulskis who asked to purchase the land from the city when Fred Norris was mayor so that their view of the river would not be obstructed. The Shulskis were told that the city would make the property a park so that no development would happen on that property without an extensive approval process that included public notice and input.
- The destruction of the old dairy building and chimney would be a historic loss for the city.

We plan to engage our neighbors on this issue and generate a petition in opposition to the plan as provided on-line on the city's website if this application is forwarded to Planning Committee.

We appreciate the investment that Frontier has made in their other properties in downtown Saint Charles improving our quality of life and property values, but this project would be very detrimental to our quality of life and property values. If the city determines that the current building can not be repurposed and new development must happen, we would like to see a plan that is capped at two stories, construction is consistent with current architecture, the park remains a park, a meaningful green space is included in the plan, and that our parking and swage processing concerns are addressed.

Best regards,

Marilyn and Tony Shulski

Martha Gass and Greg Taylor

Bob and Zane Carter

Brandi Murray and Robert Sheridan

From: anton shulski <shulski@att.net>
Sent: Thursday, July 15, 2021 1:31 PM
To: Tungare, Rita <rtungare@stcharlesil.gov>
Subject: River East Apartments

River East Apartments Problems and Solutions.

1. Question?

Why does St. Charles need a 48 unit apartment high-rise on the old dairy site?

- a. because the builder wants to.
- b. grow the size of the town to compete with the other towns in the Fox Valley area.
- c. not enough patrons to make owning a new bar or restaurant profitable.
- d. make the town more beautiful. (In whose eye)

My response:

1. Problems:

A five or six story building on top of the old dairy is not compatible with the area and parking is a major problem.

Impact on increased traffic and major gridlocks.

Blocking the last block of Indiana Avenue causing problems for traffic to make a left turn onto

Illinois where there is presently no left turn on 2nd or 3rd Avenue. (making a left turn onto a busy road with no stop light is not healthy)

This whole road, parking concept is a body and fender repair shop's dream come true. The major problem is the building at the proposed height and architecture will not fit in with the

demographics of the area.

2. Alternate Solution :

- a. Erecting the proposed building on top of the old bowling alley building (Pollyanna and Flagship)
- b. This location with larger square footage would allow for more units generating a better cost based return.
- c. This location would complement the high-rise on the west side of the river and five or six stories at this location would be more attractive covering the blank wall of the Arcada.
- d. If the dairy site must be destroyed, build a two story enclosed parking garage on the dairy property leaving Indiana Avenue intact, also getting the needed parking for this area.

This is my logical solution to the problems generated from the proposed apartment building as being presented.

From: DICK PETRIZZO <dpetrizzo@aol.com>
To: CD@STCHARLESIL.GOV <CD@STCHARLESIL.GOV>
Cc: RTUNGARE@STCHARLESIL.GOV <RTUNGARE@STCHARLESIL.GOV>
Sent: Sat, Jul 17, 2021 12:52 pm
Subject: PROPOSED RIVER EAST CONDO PROPOSAL

AFTER READING THE PROPOSED INFORMATION ON THE RIVER EAST CONDO'S I CAME AWAY WITH THE FEELING OF FRUSTRATION AND DEEP CONCERN, THAT OUR GREAT CITY WOULD EVEN CONSIDER THE PLACEMENT OF THIS FIVE STORY MULTIFAMILY UNIT IN A SINGLE FAMILY RESIDENTIAL AREA.

THE PROPOSED FACILITY WILL BE FIVE STORIES AND HAVE THE LOWER LEVEL, THE PATIO GREEN SPACE, OPEN TO THE PUBLIC AS POSSIBLY A NEW SPOT IN TOWN FOR FOOD AND DRINK. THIS AREA IS FOR THE DOWNTOWN AREA, BUT THIS SITE IS NOT DOWNTOWN, IT IS SOUTH OF DOWNTOWN. THIS AREA FOR A FIVE STORY CONDO DOES NOT BELONG IN A SINGLE FAMILY RESIDENTIAL AREA. ONE MIGHT CALL THIS COMMERCIAL SPRAWL IN A QUIET RESIDENTIAL AREA. SHAME ON THE CITY FOR EVEN ALLOWING THIS PROJECT TO BE CONSIDERED FOR THIS SINGLE FAMILY AREA..HOW WOULD THE BOARD OF COMMISSIONERS FEEL IF THEIR HOMES WERE JUST TO THE EAST OF THIS PROPOSED SITE?

THIS IS AN AREA WITH KIDS RIDING BIKES, SKATEBOARDS, AND KIDS JUST PLAYING WITH FAMILY, FRIENDS AND OTHER NEIGHBORHOOD FESTIVITIES!! IT IS NOT AN AREA THAT NEEDS AN INCREASE IN TRAFFIC, VIEWS OF THE RIVER BLOCKED TO CURRENT RESIDENTS, AND ALL THE TRAFFIC ASSOCIATED WITH IT!!

PERHAPS THIS MIGHT ALSO BE A TEST FOR THE CITY AS TO HOW MUCH THEY ARE WILLING TO SUPPORT LOCAL RESIDENTS VS WHAT APPEARS TO BE GREED ON THE PART OF THE CITY AND ITS COMMISSIONERS FOR EVEN CONSIDERING TO ALLOW THIS HIGH RISE SPRAWL IN A QUIET RESIDENTIAL AREA. SHAME ON THE CITY FOR EVEN ALLOWING THIS PROJECT TO BE CONSIDERED AT THIS LOCATION.

MAYBE THE CITY SHOULD HELP THE RIVER EAST APARTMENTS CONCEPT TO FIND A MORE APPROPRIATE SITE ON VACANT LAND THAT EXISTS ON THE WEST SIDE OF THE RIVER OR ON MANY OF THE OTHER VACANT SITES OR UNDEVELOPED LAND THAT STILL EXISTS IN THE CITY??

IN ADDITION THERE APPEARS TO BE SOME PRESSURE TO RUSH THIS PLAN THROUGH, GIVEN THE COMMENT THAT RIVER EAST APARTMENTS DIDNT EVEN HAVE TIME TO GET THE PROPER RENDERINGS COMPLETED PRIOR TO SUBMISSION?? IS THERE SOMETHING GOING ON HERE THAT THE PUBLIC MIGHT NOT BE AWARE OF?

IT IS A FINE GESTURE BOTH FOR THE HOMEOWNERS AND THE CITY TO SEE A MUNICIPALITY TO CONTINUE TO ENCOURAGE APPROPRIATE GROWTH, BUT LET IS BE SENSITIVE TO WHAT IS GOOD FOR THE CITY AND WHAT IS GOOD FOR THE PROPERTY OWNERS AND OTHER RESIDENTS . AND AS A REMINDER MUNICIPALITIES MUST ALWAYS REMEMBER TO KEEP ALL ELEMENTS OF ALL DEALINGS OPEN TO THE PUBLIC FOR THE GOOD OF ALL PARTIES.

I WOULD HOPE TO SEE THIS PROJECT BUILT IN A MORE SUITABLE LOCATION IN KEEPING WITH LOCAL PLANS AND ORDINANCES.

RESPECTFULLY SUBMITTED,

DICK PETRIZZO AND PAM FEATHER
FRIDAY, JULY 16, 2021

TO WHOM IT MAY CONCERN

PLEASE SHARE WITH THE COMMISSIONERS AND INCLUDE IN THE MINUTES...MANY THANKS PS WE ARE UNABLE TO ATTEND THE MEETING..

PS FOR ALL TO KNOW, PLEASE EXCUSE MY ALL CAPS FORMAT. IT IS EASIER FOR ME TO TYPE WITH ALL OF THE SHIFTING, ETC ON THE KEYBOARD..THERE IS NO OTHER MEANING OR INTENTION CONVEYED..THANK YOU FOR UNDERSTANDING

From: Asucena Saldivar <saldivar.asucena@gmail.com>

Sent: Tuesday, July 20, 2021 11:29 AM

To: Tungare, Rita <rtungare@stcharlesil.gov>

Cc: martha.gass@sbcglobal.net; Pietryla, David <dpietryla@stcharlesil.gov>; bryan4stc@gmail.com

Subject: River East Apartments

Hi Rita,

To echo and build on other affected homeowners' questions and comments regarding the River East Apartments:

- Is the subject property for sale?
- Did the City issue a Request for Proposals? If so, when and through what method? And if so, what other proposals did the City receive if any?
- Does the proposed developer have any conflicts of interest? If so, what are they, and have they been previously and fully disclosed to the public?
- What other options has the City considered for the subject location?
- Has the City considered other "draws" to the area other than apartments (e.g., recreational)?
- If there are not enough parking spaces for the proposed units, why is the solution to take away the current homeowners' beloved river views and green spaces to create more parking spaces (rather than adjusting the plan to fit the available parking)?
- Is there a traffic analysis on how much of the affected homeowners' street parking will be consumed by weekend downtown patrons (that even now currently fill the chamber parking and spill into the street parking surrounding the chamber)? If as the concept plan suggests, only a net +19 spaces will result, then the neighborhood should expect far more parking congestion spilling into the area from the people occupying 48 additional apartments, and their guests.
- What is the plan for leasing the commercial space? Will there be any restrictions? And again, does the proposed developer have any conflicts of interest that may impact that decision?
- Is the City considering any other 5-story (or more) mixed-use building in downtown St. Charles? If so, in what locations?

I am disappointed this option is being acted upon as viable. From my perspective, it shows the developer (and any others involved to get it to this point) did not consider the existing homeowners and how deeply and negatively that plan would affect us.

I am hopeful our elected officials will advocate for the best interest of the homeowners and reject the proposed development.

Asucena (Susie) Saldivar
304 South 3rd Avenue
630-508-9354

From: Sharon <sbringelson@netscape.net>

Sent: Tuesday, July 20, 2021 12:10 PM

To: Tungare, Rita <rtungare@stcharlesil.gov>; Colby, Russell <rcolby@stcharlesil.gov>; CD <cd@stcharlesil.gov>

Subject: Comment for Jul 20 Plan Commission Meeting - River East Apartments

Dear Rita Tungare, Russell Colby, and the St Charles Plan Commission;

We are writing to you as a residents of downtown St Charles, with feedback on the River East Apartments building proposal. We appreciate the ongoing investments being made in St Charles by Frontier Development, and pleased to see the new businesses which have been added and enhanced. This riverfront site is underutilized, and the mixed use zoning is appropriate for the location.

We are happy to see potential development at this location and have several concerns about the project as proposed:

- **Building size and height.** While we would strongly prefer building height no more than 3 stories, we ask that you not grant exceptions to the current CBD-1 zoning requirements for minimum lot area, gross floor area, and maximum building height.
- **Design of building.** We would like to see a revised design that visually fits our historic downtown, and suitable for the southern gateway to downtown. Please ask for varied frontage, natural colors, and brick facade.
- **Greenspace.** Add greenery to the lot to add color and visually soften the size of the building.
- **Parking.** We see no issue with the closing of the short section of Indiana Street. There is already a serious parking deficit in the downtown area, even with the existing surface lot at 206 Riverside which is used as public parking for Arcada, Flagship, and Pollyanna. The majority of patrons for the commercial businesses are in the evening, the same time the apartment residents would likely be home. The requirement of 1 parking spot per unit is very low for 1-2 bedroom apartments. Designating street stalls for apartment residents will further inhibit business patrons and residential guests coming to the area. Can the City and Developer partner together to add a multi-story parking garage in the immediate vicinity? At minimum, the existing number of spots should be maintained for public parking and additional spots should be added for the new apartment residents. If not addressed, the parking shortage will be exacerbated due to:
 - Current parking already insufficient for local businesses and with Arcada reopening more parking is needed, even without the new building residents. We don't want to have a reputation like downtown Naperville, where people don't want to visit because of parking shortage.
 - Apartment residents are likely to have more than one car per unit.
 - Guests of the apartment residents, coming to enjoy our wonderful downtown.
 - Retail customers for the new business on the ground floor.
 - Additional businesses on Main Street, like Graceful Ordinary and Arcada's restaurants.

We appreciate your attention to our concerns and feel optimistic that a revised proposal can address these issues.

Best regards,

Mark and Beth Culotta, 371 Brownstone Drive
Beth Fancsali, 341 Brownstone Drive
David and Margaret Garagiola, 542 Brownstone Drive
Frank Giannetto, 332 Brownstone Drive
Robert and Fran Gilmartin, 550 Brownstone Drive
Melanie Henderson and Becki Holt, 432 Brownstone Drive
David Langowski and Sharon Bringelson, 372 Brownstone Drive
Charlotte Moore, 362 Brownstone Drive
Doug and Renee Peck, 452 Brownstone Drive
Ken and Maureen Pinter, 361 Brownstone Drive
Jeff and Sharon Potter, 381 Brownstone Drive
Robert Zander and Monica Eorgoff , 535 Brownstone Drive

From: marilyn shulski <mshulski@att.net>
Sent: Tuesday, July 20, 2021 1:14 PM
To: Tungare, Rita <rtungare@stcharlesil.gov>
Subject: River East Complex

Plan Commission Members:

Having lived in our house for over 60 years, I have seen many changes in the neighborhood but nothing as profound as the five story 48 apartment complex proposed on the old dairy property. This is completely out of character for the neighborhood and would destroy the quality of life for area residents. This is an older well established neighborhood where you can walk to the library, Mount Saint Mary's Park, Blue Goose and downtown with ease. This massive building does not fit in at all and would block river views for many homes.

The City should not cede the triangular park and the last block of Indiana Avenue to a private developer. Closing Indiana Avenue will create a safety hazard for cars wanting to go west. If you turn left it would necessitate making a u-turn onto Riverside and turning right you would have to cross a very busy Illinois Avenue and go to Main Street which is even busier. During the school year there are school buses coming down Indiana Avenue daily and they would not be able to negotiate a u-turn onto Riverside. Turning right would be dangerous for the school children. Diagonal parking, although not the best option, could be instituted on Second Avenue without giving away the little park and losing green space.

Frontier already owns the former bowling alley building where Flagship and Pollyanna are located and this would be a much better location for 48 apartments since there are already tall buildings in the area. Something more appropriate and not higher than two stories could be constructed on the dairy property.

Please do not allow such a monstrous building to ruin our neighborhood.

Marilyn Shulski
304 South second Avenue

From: janet@wilsontravelandcruise.com
Sent: Tuesday, July 20, 2021 3:52 PM
To: Tungare, Rita <rtungare@stcharlesil.gov>
Cc: CD <cd@stcharlesil.gov>
Subject: Proposed Building of Riverside East Apartments

Hello,

I own the property and run the business at 203 Illinois Ave which is just across 2nd Ave from the proposed building project and I have some comments and concerns. Would you please forward my letter to the appropriate people and ask that they be included in the minutes?

First, as a commercial property owner, I understand that the value of the land in question is that it can be developed and do not oppose something happening. My concern goes to **how** the development is carried out.

Here are the issues as I see them:

1 – the **style** of the development: the proposed building as shown is not in keeping with the neighborhood (a good example of an architecturally pleasing fit would be the buildings east up the street on Illinois that have a variation in the façade to appear as separate buildings of a similar style to those already in the neighborhood)

2 – the **extent of the development**: five stories is waaaaaaay too high! For this area, 3 stories would be a much better fit. And upper floors with 48 housing units is waaaaaaay too dense! These streets are narrow, partially residential and definitely inadequate to handle the increase in traffic (complicated by no left turn onto Illinois to go west over the bridge). Because my parking lot enters off of 2nd Ave., a bottle neck will affect my customers and potentially cause them to move on rather than stopping in the office.

3 – **parking and traffic**: naturally the developer is concerned with parking for the development. I am concerned about the loss of community parking that will arise. The current parking lot is often full on weekend evenings or when there are events in town. There is no street parking so my customers have needed to use it when our lot is full. With retail in the new development the parking would need to be enough for that and all the tenants. I definitely DO NOT AGREE with adding parking by sacrificing the triangle park (a spot of green has great value!) and the piece of street to the south of the building!!! That will make the traffic situation even worse. Again, a bottle neck will affect my customers and potentially cause them to move on rather than stopping in the office causing a negative effect on my business.

We all work hard to maintain and upgrade our business buildings, including plantings of trees and flowers with some green space. That is one of the charms of the business area surrounding the core of the business district. Unfortunately, the proposal comes off as a huge, imposing concrete block totally lacking in charm and open/green space, extremely oversized for the space.

I appreciate your consideration of these points as you work with the developer to come up with a plan that is great for downtown St. Charles.

Thank you,

Janet

Janet K Foster, President
Wilson Travel & Cruise
J Foster Enterprises, Inc.
203 Illinois Ave
St Charles, IL 60174
Phone - 630-377-3700
janet@wilsontravelandcruise.com
www.wilsontravelandcruise.com

To: Plan Commission, Planning and Development Committee
From: Martha Gass
Ref: River East Apartments
July 20, 2021

I have taken some photos that I would like the Commission and Committee to consider for the development of this block. I hope to show with these photos that a development in this area should be capped at two stories and the architectural style should match the neighborhood.

This is a 4-story building in downtown Geneva on the NE corner of routes 25 & 38. This building has similar features to the proposed in that it has no alternate contours or interesting features. In my opinion, it looks like a solid brick stuck on the block. It also is taller than other buildings in the area and looks out of place. There is minimal green space.



These are some two-story buildings with mansard roofs. I urge you to reject the mansard style for any development in this neighborhood. No other nearby buildings have this style.



This is the front and back of a two-story row house block in Geneva just south of the new library. This is an appealing look and feel for our neighborhood for several reasons. They have a green space in front. They are similar in size to other houses in the neighborhood. There could be two rows of these with a small alley in between, with the south end unit being not exactly like this.



This is on 5th Ave between Illinois and Indiana. This gets more stories by incorporating the hill into the design. Two and half stories front 5th Ave, while going down the hill, another story is added. Look at how tall and massive these are. I like the idea of incorporating the hill, but think the building should be capped at two stories.



This is on E. Main and 7th Ave. This is another example of incorporating the hill to get another story, but this building is two and half stories total. It looks a lot more like the houses in the neighborhood than the above example.



**Additional Letters Received for
Planning & Development Committee**

From: MaryAnn Maksinski <maks4055@yahoo.com>

Date: 7/20/21 4:58 PM (GMT-06:00)

To: "Tungare, Rita" <rtungare@stcharlesil.gov>

Cc: Carol Rabe <carol.rabe@sbcglobal.net>

Subject: River East Apartments

Hello Rita: Carol and I have concerns about the River East Apartments. As residents of St. Charles, we feel that the high-rise buildings are ruining that views of our beautiful river and charming buildings. The Fox River and historic buildings are the very characteristics that make St. Charles unique and special. 1st Street is a tunnel...we don't need or want more high-rises along the Fox River. The other issue with the River East Apartments is the lack of parking required for a building of that size. We already lack parking and the parking that exists on that site should belong to the city. While we understand the need for housing and business diversity, we hope that the city will decline plans for a 5-story building on that site.

Respectfully,
MaryAnn Maksinski and Carol Rabe

Sent from my iPhone

From: collins_cathy@yahoo.com <collins_cathy@yahoo.com>

Sent: Monday, July 26, 2021 4:25 PM

To: INFO <info@stcharlesil.gov>

Subject: [General inquiries] River East Apartments

Catherine Collins (collins_cathy@yahoo.com) sent a message using the contact form

I live in St. Charles and have been extremely disappointed with the number of multi-story buildings being allowed along the river. 1st street is a dark, foreboding, and ugly street due to the height of the buildings. Blocking views of the river and Baker Hotel as you walk and drive through St. Charles is very upsetting. I hate to see the City continue to make the same mistakes by allowing another 5 story apartment on the corner of Illinois and Riverside Ave. The city needs to draw up new or revised guidelines for development along the river. I would suggest lower profile buildings with more architectural significance. I don't think the current design of the River East Apartments is a good idea.

From: Susan Lloyd <suegee.lloyd@gmail.com>

Sent: Tuesday, July 27, 2021 8:12 PM

To: CD <cd@stcharlesil.gov>

Subject: East Side Apartment Development

My name is Susan Lloyd. I live at 410 State Ave in St. Charles. I am not able to attend the meeting on August 9 but I do want to express my concern that a 48 unit apartment building is proposed for the Indiana Ave - Riverside Drive location. I feel the proposed building is too tall for the neighborhood and it appears there will not be adequate parking for residents of the building as well as customers of the retail space.

I am also not in favor of closing off a section of Indiana Ave to provide part of the parking for the building. I feel it cuts off the neighborhood to the east of the proposed building from the river as well as access to Riverside Drive.

It seems all the new development along the Fox River has not considered how much parking is needed for residents as well as visitors to the area. First Street parking is a good example of this. Not only is there very limited parking for residents, the street is not wide enough for the angled parking along the block south of Illinois St. sometimes large pickup trucks partially block the driving lanes.

All in all, I see the need for AFFORDABLE housing but I do not see why it has to change the entire neighborhood.

Thank you for your consideration,

Susan Lloyd

From: Leah Beck <leahlbeck@msn.com>
Sent: Friday, July 30, 2021 3:49 PM
To: Tungare, Rita <rtungare@stcharlesil.gov>
Cc: Wirball, Bryan <bwirball@stcharlesil.gov>; dpietrlya@stcharlesil.gov
Subject: Riverside - East development

I live in and own properties in St. Charles and have been extremely disappointed with the number of multi-story buildings being allowed along the river. 1st Street is an ugly, un-inviting street due to the height of the buildings and the excessive use of concrete. Blocking views of the river and Baker Hotel as you walk and drive through St. Charles has diminished the attractiveness to visit and live in St. Charles. The building on the west side has destroyed the natural beauty of the river & river front. I understand the need to develop along the river but a well-thought plan incorporating natural spaces and keeping a low profile is critical. I hate to see the City continue to make the same mistakes that Naperville & Wheaton have by allowing another 5 story apartment on the corner of Illinois and Riverside Ave. The city needs to revise guidelines for development along the river. I would suggest lower profile buildings with more architectural significance, taking advantage of the gem which is the Fox River instead of blocking views, creating dark outdoor space and making it feel like the financial district/LaSalle Street of downtown Chicago. I do not support the current proposed design for River East Apartments.

Thank you.
Leah Beck
1015 & 1019 Ash Street

From: Nicole Loisi <nloisi1@yahoo.com>
Sent: Monday, August 2, 2021 10:43 AM
To: Colby, Russell <rcolby@stcharlesil.gov>
Subject: Apartment building

Hello,

I am a St. Charles resident and I want to voice my opposition to the proposed five-story apartment building at the corner of Riverside Ave. and Illinois Ave. This is already a busy intersection and adding a large influx of cars would have a negative impact on traffic and safety. One of the reasons people love this particular part of town is the ease of walking and biking. Adding such a large amount of vehicles to a concentrated space would increase hazards for pedestrians and bicyclists who regularly use the space.

The building would also impede natural light exposure for existing residents in the area. It would dramatically change the open nature of that stretch of the river - which, again, is something that attracts people to the area. People love that we have green spaces and our riverfront isn't completely built up, like other areas. It's not a negative, it's a positive.

Thank you for your consideration.

Nicole

From: Mary Gaffney <maryev2018@gmail.com>

Date: 8/3/21 5:03 PM (GMT-06:00)

To: "Tungare, Rita" <rtungare@stcharlesil.gov>

Subject: River East Apartment Complete Plan

Rita,

Please share my concerns with city council.

This proposal of a 5 story complex is not a good proposal for this location.

As a citizen that has driven in this area daily over my career, that corner needs to be visual. That can be a very congested area at times and during rush hour. Driving down Illinois to the bridge needs to be an open view of our beautiful river as well as open to see what vehicles are where on a slick snowy day. I have slide into that intersection more then once.

From an historical point of view it is not cohesive with the area. None of the building in the area are over two story. The brick building across the street from the Arcadia Building to the now Pollyanna Brewery flows with the rest of the downtown city construction. Even just across the river the building are brick and two story. The look of 'whatever' that would go into that corner needs to blend with the existing 'look' of the existing city.

Then thinking of the residential area that would now have there view blocked by the building, their streets altered to accommodate additional traffic and parking seems quiet unfair. That is an established area with a community of people that deserve consideration. I don't live there, but I would not be happy if this were proposed in my neighborhood.

Please consider all community issues.

Thank you,
Mary Gaffney

Sent from my iPad

DEAR COMMITTEE MEMBERS

7/22/2021

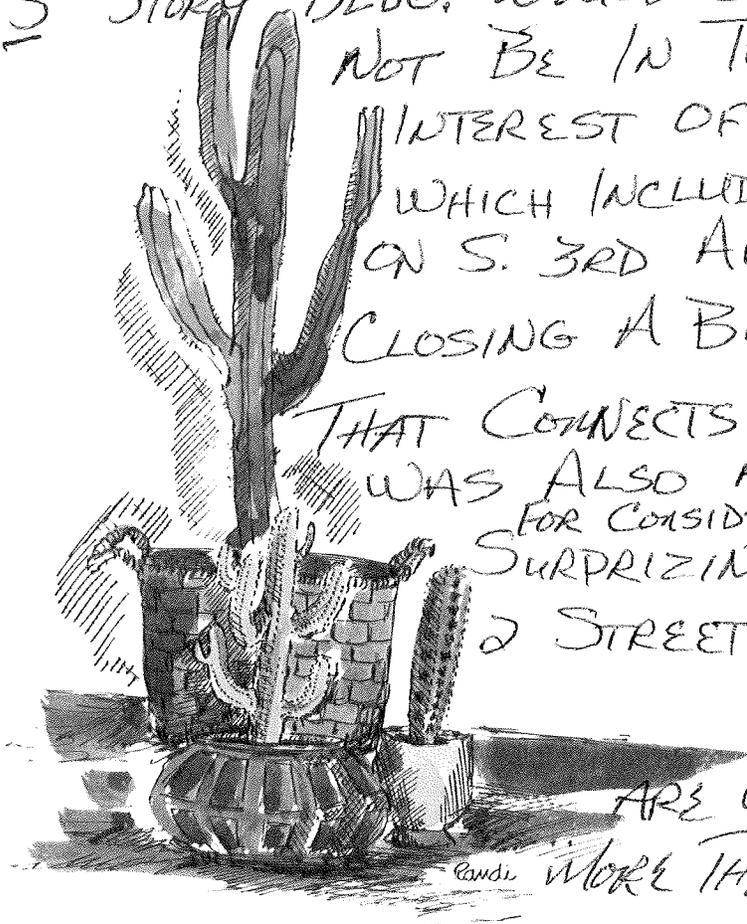
I WANT TO THANK YOU FOR LISTENING TO THE FOLKS LIVING IN THE NEIGHBORHOOD OF THE PROPOSED SITE OF RIVER EAST APTS.

I AM IN AGREEMENT THAT A 5 STORY BLDG. WOULD CERTAINLY NOT BE IN THE BEST INTEREST OF "DOWNTOWN" WHICH INCLUDES MY HOME ON S. 3RD AV.

CLOSING A BLOCK OF STREET THAT CONNECTS TO RIVERSIDE WAS ALSO A VALID POINT FOR CONSIDERATION.

SURPRIZINGLY, THESE 2 STREETS (INDIANA & RIVERSIDE)

ARE USED SO MUCH MORE THAN PEOPLE THINK.



PARKING IN OUR NEIGHBORHOOD IS ALWAYS AT A PREMIUM. ADDING MORE TO THIS ALREADY FULL SITE SEEMS ABSURD. I TRUST THAT A FEW OF THE STUDIES PROPOSED WILL ENABLE YOU TO ANALYZE & UNDERSTAND THAT MORE CONDOS & SUCH WILL BE A BURDEN TO OUR ALREADY BURSTING PARKING PROBLEMS.



MY LAST COMMENT IS ABOUT THE REALITY OF A STORE (RETAIL) BASED UPON THE RIVER. HAVE YOU FOLKS ACTUALLY WALKED BY & VIEWED OUR FOX RIVER?

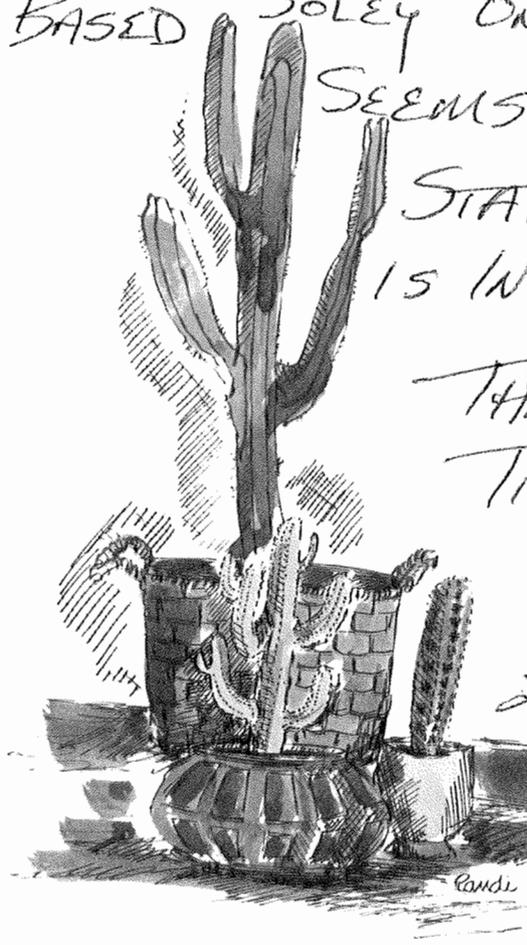
I LIVE A BLOCK & A HALF EAST OF RIVERSIDE. I CAN VIEW THE FOX DAILY. THE STATE IT IS IN NOW IS IN NEED OF A LOT OF CLEAN UP.

HAVING A RETAIL & LIVING QUARTERS BASED SOLEY ON THE FOX RIVER SEEMS FOOLISH WITH THE STATE THAT THE RIVER IS IN AT PRESENT.

THANK YOU FOR YOUR TIME,

ROBERT E. CARTER
217 So. 3RD AV.
ST. C.

Robert Carter



To: Planning and Development Committee
From: Robert Altergott
August 6, 2021

I am sending some photos to show the parking situation we have in our neighborhoods. This is typical any time there is good show at the Arcada or Pollyanna, or there are other community events downtown.

Here are four cars parked on a block ignoring the Illinois parking laws as follows You Can Not park Within: Fire Hydrant = 15 feet, Crosswalk = 20 feet, Stop Sign, Yield Sign or Traffic Signal = 30 feet Each Edge of Driveway = 5 feet.



This first car in this photo is 18" into the driveway apron of the house shown.

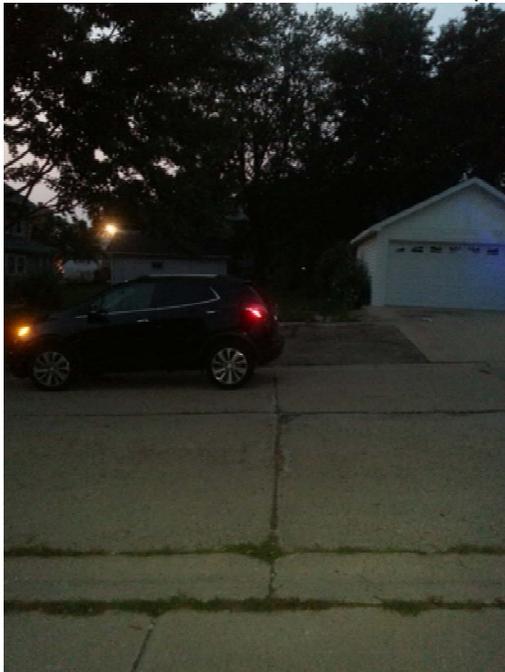
The last car is parked 41.5" from the center of the fire hydrant.



Here is a car parked completely blocking the crosswalk on Indiana Ave at 3rd Ave.



Just down the hill on Indiana Ave, here is a car parked substantially over the blacktop driveway apron.



Having walked the blocks in this area most have two to three driveway.
I don't mind Festival traffic a few times a year, but if this project causes the parking to be like this everyday I will be calling the police.

From: Kristine Fulton <kmcfulton87@gmail.com>

Sent: Friday, August 6, 2021 1:46 PM

To: Vitek, Lora <lvitek@stcharlesil.gov>; Pietryla, David <dpietryla@stcharlesil.gov>; birball@stcharlesil.gov; Bancroft, Todd <tbancroft@stcharlesil.gov>; Lencioni, Paul <plencioni@stcharlesil.gov>; Silkaitis, Ron <rsilkaitis@stcharlesil.gov>; Payleitner, Rita <rpaleyitner@stcharlesil.gov>; Bongard, Ryan <rbongard@stcharlesil.gov>; Bessner, Edward <ebessner@stcharlesil.gov>; Weber, Steve <sweber@stcharlesil.gov>; Tungare, Rita <rtungare@stcharlesil.gov>

Subject: Opposing Frontier Development project - 5-story condo

Mayor, Aldermen, and Director of Community & Economic Development,

I am writing to oppose the Frontier Development planned 5-story condo project on the east side of the river.

To quote Curtis Hurst in the Daily Herald article 'The plans are very raw and you have to kind of look at it with what the intentions are as opposed to the specific things within it because they're not fully developed.'

That sounded awfully familiar...how do I know?

I have personal experience with Frontier Development as I lead the residential opposition to rezone the white mansion (4N262 Rte 31) from residential to commercial in the spring of 2019.

From his sweet, charming April 11, 2019 letter (attached) sent to a handful of the WildRose Springs residents saying the rezoning purpose was to host small, high end, intimate events to their ultimate plan – it was all a lie.

The facts:

- Frontier was adding 122 parking spaces and parking lighting located less than 50 feet from the back yards of townhome properties.
- Impact to environment, storm drainage, sewer was critical...and downplayed by his son Conrad at the May zoning meeting.

- Noise, parking, and traffic residential concerns were ignored. Spoiling the quiet residential area that had been in existence for over 30 years was not a concern to Frontier – they would plant bushes to drown out any party noise.
- Wildrose Springs Townhomes, WildRose Springs Estates, Timbers, Thornwood on the Fox neighborhoods all opposed this rezoning and submitted 200+ petition signatures to the Zoning Board. The evening of the May zoning board meeting, hundreds of neighborhood residents showed up in opposition.

Fast forward to the 5-story condo project. It's very clear Frontier (again) does not care about residential issues: noise, parking, traffic, river views, sewer, water, congestion.

Frontier's priority remains the business side. Given the announcement of Sammy's Bike's moving into the new building, it certainly gives the impression this project is being fast tracked behind the scenes.

Residents matter. We are opposed to this project.

Kristine Fulton

I would like to introduce myself & my wife, Curtis and Anna Hurst. We are 20+ plus year residents of St. Charles and have a fond connection to the community. We are your neighbors at 4N316 Route 31.

My Mother, Bobbie (we call her Grammy), is one of your neighbors too as she lives in Wildrose Springs. You may have seen her in the red convertible with "Bobbie 1" plates. She frequently walks up to see us through the Sumac Ct access. We love that! We know other folks in the community too like Jay & Dawn Rodgers.

We want to let you know we are working with the county for our home and the white house on the hill adjacent to us on the south at 4N262 Rt 31 (which we are purchasing) to allow us to host events. We will be working on smaller, higher end events such as charity fund raisers with a focus on exceptional experiences. The reason I mentioned Grammy and the Rodgers is to let you know we will be doing this as if our Mother and friends live here, because, they actually do. We will also continue to live in our home and we love our privacy. We have made our application to the county and they are reviewing it.

There will be no visible signs of change to the property from a distance because we think the big white house on the hill is spectacular the way it is. We are embarking on this journey because we wanted to share the grandness of one of St. Charles true sophisticated gems with the community.

As Anna and I will continue to live here, as well as Grammy and our friends, we welcome you to enjoy our journey with us. Our vision includes having informal, private neighbor gatherings we can all enjoy together. We'll be sure to let you know when those are planned. Thank you for your time and feel free to call me at (630) 330-7215.

Sincerely,



Curtis & Anna

From: Mary O'Connor <MOConnor@mocandco.com>

Sent: Friday, August 6, 2021 1:52 PM

To: kmcfulton87@gmail.com; Vitek, Lora <lvitek@stcharlesil.gov>; Pietryla, David <dpietryla@stcharlesil.gov>; birball@stcharlesil.gov; Bancroft, Todd <tbancroft@stcharlesil.gov>; Lencioni, Paul <plencioni@stcharlesil.gov>; Silkaitis, Ron <rsilkaitis@stcharlesil.gov>; Payleitner, Rita <rpaleyitner@stcharlesil.gov>; Bongard, Ryan <rbongard@stcharlesil.gov>; Bessner, Edward <ebessner@stcharlesil.gov>; Weber, Steve <sweber@stcharlesil.gov>; Tungare, Rita <rtungare@stcharlesil.gov>

Subject: RE: Opposing Frontier Development project - 5-story condo

It's a bad plan and the city should learn from previous bad plan that it should not go forward.

Mary O'Connor



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moconnor@mocandco.com | www.mocandco.com | m: 630.788.8167 | d: 630.338.8440 | o: 630.443.4300

From: Kristine Fulton <kmcfulton87@gmail.com>

Sent: Friday, August 6, 2021 1:46 PM

To: lvitek@stcharlesil.gov; dpietryla@stcharlesil.gov; birball@stcharlesil.gov; Bancroft, Todd <tbancroft@stcharlesil.gov>; plencioni@stcharlesil.gov; rsilkaitis@stcharlesil.gov; rpaleyitner@stcharlesil.gov; rbongard@stcharlesil.gov; ebessner@stcharlesil.gov; sweber@stcharlesil.gov; rtungare@stcharlesil.gov

Subject: Opposing Frontier Development project - 5-story condo

CAUTION: Think Security! This email is not from someone at MOC. Do not click any links or open any attachments you are not expecting.

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Residents matter. We are opposed to this project.

Kristine Fulton



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Transcript of River East Apartments

Date: July 20, 2021

Case: St. Charles Plan Commission

Planet Depos

Phone: 888.433.3767

Email: transcripts@planetdepos.com

www.planetdepos.com

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BEFORE THE PLAN COMMISSION
OF THE CITY OF ST. CHARLES

-----x
In Re: River East :
Apartments, Application :
for Concept Plan :
-----x

HEARING
St. Charles, Illinois 60174
Tuesday, July 20, 2021
7:17 p.m.

Job No.: 336730B
Pages: 1 - 93
Reported by: Joanne E. Ely, CSR, RPR

1 HEARING, held at the location of:

2

3 ST. CHARLES CITY HALL

4 2 East Main Street

5 St. Charles, Illinois 60174

6 (630) 377-4400

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13 Before Joanne E. Ely, a Certified Shorthand
14 Reporter, and a Notary Public in and for the State
15 of Illinois.

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Transcript of River East Apartments
Conducted on July 20, 2021

1 PRESENT:

2 PETER VARGULICH, Vice Chairman

3 JENNIFER BECKER, Member

4 JEFFREY FUNKE, Member

5 LAURA MACKLIN-PURDY, Member

6 LAUREL MOAD, Member

7 COLLEEN WIESE, Member

8

9 ALSO PRESENT:

10 RUSSELL COLBY, Assistant Director of
11 Community & Economic Development

12 ELLEN JOHNSON, Planner

13 RACHEL HITZEMANN, Planner

14 RITA TUNGARE, Director of Community &
15 Economic Development

16 MONICA HAWK, Development Engineer

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1 P R O C E E D I N G S

2 VICE CHAIRMAN VARGULICH: Now, we come
3 back to Item 5 on the agenda.

4 So the next two items, the first one will
5 be River East Apartments, are going to be concept
6 plan types of discussions and public input.

7 So for these plans, everyone here, these
8 are just for remarks. There's no particular
9 voting with respect to something being approved.
10 So the purpose of this is we allow the applicant
11 to have informal input on their conceptual plan,
12 which would be their application that they have
13 submitted and with respect to any drawings or
14 details that they have provided.

15 The concept plan process serves as a forum
16 for our citizens, neighboring property owners to
17 ask questions and express views on the potential
18 development.

19 Our procedure tonight will be to start
20 with the applicant's presentation. After that,
21 the Plan Commission will ask questions. Then
22 members of the public who wish to speak will be
23 given a chance to do so. After that, finally,
24 Plan Commission members will offer final feedback.

1 The Plan Commission will not take any
2 action with respect to approving or denying this
3 project. After this meeting, the concept plan
4 will be discussed again at the Planning and
5 Development Committee meeting of the City Council.
6 If the applicant decides to pursue this project,
7 zoning applications will be filed, and property
8 owners will be noticed again.

9 I ask anyone who wishes to speak to allow
10 me to recognize them. Again, you will come up to
11 the lectern, state your name and your address for
12 the record.

13 So River East Apartments, Conrad Hurst.
14 You guys ready?

15 MR. CURT HURST: Good evening. Thank you
16 for letting us present this evening. Thanks for
17 the introduction as well in terms of the process,
18 which is really what we're wanting to do is to get
19 some informal input before we go through all of
20 the, you know, final engineering and those
21 processes to make sure that -- oh, I'm sorry.

22 VICE CHAIRMAN VARGULICH: And also if you
23 could please introduce yourselves --

24 MR. CURT HURST: Yeah. I'm sorry. I

1 apologize.

2 VICE CHAIRMAN VARGULICH: -- for the
3 record and for the public.

4 MR. CURT HURST: Yes. I'm Curt Hurst, and
5 I live on 700 North Third Avenue in St. Charles.

6 MR. CONRAD HURST: Conrad Hurst, 9 East
7 Main Street, St. Charles.

8 MR. CURT HURST: So I already said that
9 part, so I won't go back on that.

10 I'd like to open with the fact that what
11 we've been looking at, you know, over the
12 course -- and, obviously, everybody is relatively
13 aware of, you know, that we are doing some other
14 things in downtown St. Charles.

15 But we paid close attention to what the
16 2013 comprehensive plan for the City of
17 St. Charles is really presenting because it's gone
18 through a rigorous process over the years to kind
19 of get to where it is now, which is really to help
20 guide development within the City to what the
21 community and the City wants. So it's been very
22 well thought out, and it's been put together in
23 terms of how that is presented.

24 What this site is identified within that

1 comprehensive plan -- it's a 2013 plan, which was
2 updated in 2020 as well. And this site is located
3 in what's called the "Downtown Subarea" within the
4 comprehensive plan. That's all in the package.
5 Rather than kind of flipping back and forth, I
6 think I'll just keep the comments relatively
7 general.

8 It's further identified as a catalyst
9 site; and in that catalyst site, it's got one of
10 the greater potentials for riverfront development
11 on the east side, particularly, which we think is
12 significant.

13 And then also it's a southern gateway to
14 the downtown area. As a southern gateway, it
15 should include some features that are important
16 not only, you know, it is, you know, the front
17 door, if you will, from the south. So some things
18 that, you know, architecturally and, you know, use
19 wise we think should be part of the plan.

20 The primary objective of the comp plan is
21 to provide mixed uses that foster active -- an
22 active and interesting district. These are all
23 things -- I'm paraphrasing a little bit, but these
24 are all things identified in the comprehensive

1 plan. We just wanted to make sure that everybody
2 understands that we are trying to work within the
3 framework of that comprehensive plan.

4 So having said that, some of the things
5 that are on this site plan that we think are
6 relevant are looking at the southern part of
7 that -- again, we'll admit that the plans at this
8 stage are very raw. So you have to kind of look
9 at it with, you know, what the intentions are as
10 opposed to the specific things within it because
11 they're not fully developed.

12 We continue to develop them as we get
13 input, as we think of things, as we, you know,
14 look around at what's happening in the rest of
15 downtown St. Charles. We want to make sure that
16 we're considering all those things. So this is
17 just a very raw plan at this stage.

18 At the southern part of the -- we'll just
19 call it -- there's actually three parcels there.
20 It's the -- on the north side, which is -- it's
21 hard, I don't know if I have a pointer there. But
22 the north side where the existing parking lot is,
23 you're all familiar with it, it's got the BMO ATM
24 in it.

1 We currently own that site. It came as
2 part of our acquisition with the BMO parcel.
3 There were three parcels that came with that
4 acquisition. One was the BMO building and the
5 parking that's to the south of that immediately,
6 this site, and then also the site on the other
7 side of Illinois Street here which is part of the
8 Riverside building, which has Pollyanna and
9 Flagship in it. So those three parcels were part
10 of that acquisition.

11 Subsequent to that, we bought the former
12 Chamber building, which is how that's identified
13 on there, and that's how everybody, you know,
14 affectionately knows that building. It housed the
15 Chamber of Commerce for the most part. There were
16 a couple of other smaller tenants in there, but we
17 purchased that building about four months ago.

18 And then the balance of that triangular
19 area, the southern part is currently Indiana
20 Avenue and a small open area of park space.

21 So our thoughts here are, to be consistent
22 with the comp plan, to kind of, first of all,
23 consolidate all of those just so we can get more
24 of an entrance feature, if you will, from the

1 south, including, you know, again it may not show
2 it here very well, but it does anticipate open
3 space down there that, you know, encourages
4 outdoor activity. You know, whatever outdoor
5 activity is, whether it's for public or private
6 use.

7 Our anticipated use on that would be --
8 and I've had the conversations with the intended
9 user in here, so I can now kind of talk about it
10 publicly, which I haven't been able to do previous
11 to this.

12 The first floor of this building is going
13 to be Sammy's Bikes, and he's going to expand his
14 operation and to do a lot of other things that are
15 very pedestrian oriented, which will be some
16 rentals of kayaks, those types of things. He's
17 going to have an outdoor cafe that has mostly a
18 juice bar, that type of thing.

19 If you're familiar with, which you all
20 are, the Riverside corridor, it's a very active
21 bicycle and pedestrian area already; and we're
22 just trying to take that momentum and enhance it
23 so that, you know, this site is fully utilized not
24 only for that but also for the Riverside Avenue

1 corridor altogether.

2 So that's kind of the plan, if you will,
3 for the southern tip of that. The Chamber
4 building we're currently -- it's currently an
5 existing building obviously. We're expanding the
6 footprint a little bit to the north, not
7 significantly, but on the first floor that
8 building will go from approximately 5700 square
9 feet to approximately 7500 to 8,000 square feet,
10 depending on how that final footprint works out,
11 and that will all be one user, which is Sammy's
12 Bikes.

13 And then above that, as the architecture
14 kind of indicates, we're doing four stories of
15 apartment units that will also extend out over the
16 existing parking lot. That existing parking lot
17 is going to stay in place, as noted in the
18 package, and so there's currently 37 parking spots
19 on there.

20 Depending on how the architecture lays
21 out, you know, we have to think of structural
22 items, it could be as low as 32 but somewhere
23 between 32 and 35 parking spots will remain on
24 that flat-surface parking lot.

1 There's also currently 11 parking spots in
2 the rear of the building that exist today. Those
3 are City parking spots, and then we're proposing
4 adding another 11 spots along Second Avenue and
5 eight more spots on Riverside Avenue. That will
6 get the count up to approximately 62, depending on
7 how that 37 shakes out between 32 and 37.

8 So currently there are 48 spots. We're
9 proposing to make it into 62 spots. I think the
10 package actually says 51; but if you do the count,
11 it gets it to 62.

12 In addition to that, a lot of the things
13 that we're really focused on here are -- and it
14 actually is part of the comprehensive plan as well
15 is that a big component of being in the downtown
16 area is to make it pedestrian friendly, to make it
17 oriented to, you know, walk about, walkability in
18 the downtown area, using the services that are
19 provided by all businesses within the downtown
20 area.

21 And currently, Riverside Avenue is -- I'm
22 not going to state the width because it's X width.
23 We are proposing to narrow that down a little bit
24 just so that we can slow the traffic down a little

1 bit. It's called -- in the engineering world,
2 which we learned, it's called traffic-calming
3 measures.

4 So really one of the things that you can
5 do is to narrow the street down a little bit and
6 provide some things, for instance, the crosswalk
7 that goes across to the street there is raised
8 about 6 inches. I forget the technical name
9 for it.

10 It's a sidewalk basically but, you know,
11 maybe it's done in pavers, but it's raised up a
12 little bit, and you put signs there to let
13 everybody know, but it definitely slows things
14 down. It acts as a speed bump essentially. It
15 also elevates pedestrians so that they can be seen
16 as they're going back and forth, which again
17 that's all part of the comprehensive plan is to
18 make this, you know, very accessible to
19 pedestrians, bicycles, everybody using the
20 downtown services.

21 So, in general, we want to continue that.
22 It's not reflected in this PUD or this plan; but
23 further north on the other side of Illinois on
24 Riverside Avenue, we're continuing that theme so

1 that there's a lot of walkability and
2 traffic-calming measures so that we're slowing
3 that traffic that's going down.

4 We don't have the opportunity to do that
5 on Route 64, but we can certainly impact that
6 here, and I think First Street is a great example
7 of that. The First Street development has done a
8 great job down there in terms of slowing traffic
9 down and making it very walkable.

10 Even with the new closure of that First
11 Street from North Avenue, I think it's a great
12 addition to downtown as well because it does do
13 all of that -- make it much more pedestrian
14 friendly.

15 So in general, those are the overall
16 comments that I would make rather than getting
17 into each of the specific items, but I'm sure, you
18 know, there's going to be an opportunity to talk
19 about those as questions come up.

20 VICE CHAIRMAN VARGULICH: Before you
21 conclude, could you -- if they're available on
22 this, could you walk us through the building a
23 little bit both architecturally or floor plan just
24 so that we understand what you're -- you've talked

1 about the units, but could you help us understand
2 that.

3 MR. CURT HURST: Sure. Absolutely. This
4 is probably the right picture for that, for the
5 footprint.

6 If you see the dotted line kind of in the
7 middle of that building, and the part to the south
8 is, essentially, the existing Chamber of Commerce
9 building right now.

10 The part to the north would be the added
11 part on the second -- second, third, fourth, and
12 fifth floors. And also on the south part, which
13 is the current Chamber building, we would have the
14 second, third, fourth, and fifth floor as well.

15 The first floor will remain, essentially,
16 intact as it is from a front elevation with some
17 awnings, decorative items that are included in the
18 architecture, and a little bit of an expansion of
19 the footprint. So like I said earlier, that
20 footprint gets from about 5700 square feet plus or
21 minus to 8,000 square feet, depending on what that
22 final architecture looks like.

23 So that, essentially, you know, talks
24 about the footprint of it. The architecture --

1 well, okay, let's go back to that one.

2 So you can see how the apartments lay out
3 on there. Our goal for the apartments here -- you
4 know, our target for these are to be the urban
5 professional, for lack of a better word, don't
6 know what that means necessarily, but for those
7 people that want to use the downtown services,
8 live, work in the downtown area.

9 And maybe it's a springboard to buying
10 their first home as well. I don't want to
11 pigeonhole myself into X dollars per month, but
12 they're certainly for that urban professional; and
13 if I can use, you know, an example of somebody, we
14 have 300 employees that work at ALE. That's our
15 target market.

16 We want those folks to live, work,
17 entertain downtown, grow their families, move to,
18 you know, homes within the St. Charles community
19 because they love being in the St. Charles
20 community. That's what we've done in the last 20
21 years. I've raised my sons, my children here. So
22 we love the downtown area.

23 So that's kind of the footprint. There
24 are 12 apartments, plus or minus. Again, we say

1 that based on what the final architecture and
2 footprints come out to, the engineering, all of
3 those things. So we're working through all of
4 those, again, getting all the input from all the
5 stakeholders in it.

6 The next one is the architecture, which,
7 again, we've been through a couple of iterations
8 through this both before we put the first one in
9 front of the Historic Commission, which really
10 wasn't -- you know, they didn't like it, to be
11 very honest. It was somewhat -- it was the first
12 one before this.

13 It was somewhat modern. You know, you
14 could say that, you know, and that's what was
15 told. So we made some adjustments to it, and then
16 we looked at the comprehensive plan and took some
17 of the things in there again as well.

18 They want you to step back -- you know, if
19 you're going to go to a certain number of floors,
20 they want you to step back that top floor. Maybe
21 we accomplished that, maybe we didn't on this one,
22 but we're certainly open to the comments on how we
23 get through that process.

24 By no means are we, you know, necessarily

1 locked in on architecture at this point. We're
2 just trying to get an idea and a sense of the
3 input on, you know, how we get through that, and
4 we're continuously, you know, going through
5 iterations of this.

6 And we've gotten some very good input from
7 the Historic Commission as well in terms of ideas
8 that they would like us to incorporate. We've
9 missed the mark, so we're going back and changing
10 that. So we're, you know, open to those ideas.

11 So that's kind of the overlay of the
12 building itself.

13 MEMBER WIESE: Could I ask a question?

14 VICE CHAIRMAN VARGULICH: If I could
15 just --

16 MEMBER WEISE: Sure.

17 VICE CHAIRMAN VARGULICH: -- just from a
18 standpoint -- there have been several letters, two
19 letters that were in our packets, and then
20 apparently there's been about six other letters
21 that have been submitted to us.

22 MR. CURT HURST: Sure.

23 VICE CHAIRMAN VARGULICH: I'm sure they've
24 been provided to you in some format.

1 MR. CURT HURST: Yes. All of those
2 letters -- we've gotten all of those letters, just
3 so you know.

4 VICE CHAIRMAN VARGULICH: Yes. And so are
5 those -- I mean, obviously, some people are here
6 to testify or provide some comment and things like
7 that.

8 MR. CURT HURST: Sure.

9 VICE CHAIRMAN VARGULICH: And we just hope
10 that then you'll take the opportunity to address
11 those to the best you can and to at least address
12 these comments. Would that be okay? For you to
13 be able to address those comments at some future
14 date if you proceed ahead.

15 MR. CURT HURST: Oh, absolutely, yes.

16 VICE CHAIRMAN VARGULICH: So just for the
17 record, we have two letters that we received in
18 our packet from a Greg Taylor at 211 South Third
19 Avenue and also a letter from Anton Shulski at 304
20 South Second Avenue. So those were in our packet.

21 We also received six additional letters
22 recently. One from a Dick Petrizzo dated the 17th
23 of July; a letter from -- I'm sorry I'm doing this
24 a disservice -- Asucena Saldivar -- I apologize --

1 304 South Third Avenue dated the 7th of July -- or
2 I'm sorry, the 20th of July; Sharon Bringelson,
3 from 372 Brownstone Drive, and some Brownstone
4 residents also signed her letter, dated the 20th
5 of this month; Marilyn Shulski, 304 South Second
6 Avenue, letter dated the 20th of this month; Janet
7 Foster, 203 Illinois Avenue, dated the 20th; and
8 also Martha Gass, 211 South Third Avenue.

9 So we have received all these. We have
10 tried to digest them and also provide our own
11 comments, and then there will still be
12 opportunities for people to speak.

13 So now I can open it up, so please.

14 MEMBER WIESE: I just wanted to clarify
15 what I'm looking at. So is the parking underneath
16 that second floor that extends over the current
17 parking lot now?

18 MR. CURT HURST: That's correct.

19 MEMBER WIESE: Okay.

20 MR. CURT HURST: Because those 37 spots
21 that are there today will stay as a parking lot.
22 There will be a few changes in the count just
23 based on how the structure lays out.

24 MEMBER WIESE: Got it. Okay. I just

1 wanted to make sure.

2 MEMBER FUNKE: I've got a couple
3 questions.

4 MR. CURT HURST: Sure.

5 MEMBER FUNKE: Right now your
6 architectural plans are showing, is that Second
7 Avenue, as being a street, and the civil plans are
8 showing that you're vacating that. So is that
9 correct?

10 MR. CURT HURST: Which one?

11 MEMBER FUNKE: The architectural site
12 plan.

13 MR. CONRAD HURST: Yeah. That hasn't been
14 updated to reflect the site plan.

15 MEMBER FUNKE: So we're supposed to go
16 with the civil drawings? If you look at the
17 architectural site plan --

18 MR. CURT HURST: Oh, right, that's
19 correct, yes. No. Right. That was an early
20 iteration and we haven't -- so that's not part of
21 the current site plan that we're expecting to do
22 as part of the PUD application or the plan.

23 MR. CONRAD HURST: We do have a plan to
24 incorporate some kind of a courtyard patio space

1 like the architectural site plan shows there, but
2 you kind of have to look at the engineering site
3 plan, which isn't really a site plan at this
4 point, to understand the rest of that. Everything
5 below the architecture shown as a patio will
6 become courtyard and parking.

7 MEMBER FUNKE: I think it would be helpful
8 next time to incorporate the architecture into the
9 proposed site plan.

10 MR. CURT HURST: Yeah. That's a good
11 point. It's an iteration -- the one previous is
12 an iteration that the architect had done versus
13 the engineer, which is the site plan, so.

14 MEMBER FUNKE: No, I get it. I get it.
15 The next question I have is that you're
16 showing a 59-foot height in the elevations. It's
17 saying that you're going 63 in the application.
18 And then the elevations also show a negative 5
19 foot 1. So I'm really confused as to what the
20 height of the building is going to be.

21 MR. CURT HURST: That's a good point. The
22 59 feet is on the Second Avenue side.

23 MEMBER FUNKE: Right.

24 MR. CURT HURST: And the 63 feet would be

1 on Riverside Avenue because there is a slope to
2 that from Second Avenue.

3 MEMBER FUNKE: But it's showing minus 5
4 foot 1.

5 MR. CURT HURST: That five-foot
6 difference -- and maybe the math is off. Is it 59
7 and 5 is 64, so it should be 64.

8 MEMBER FUNKE: Okay.

9 MR. CURT HURST: So that's really, you
10 know, we had to work through that, you know, that
11 engineering.

12 MEMBER FUNKE: All right.

13 MR. CURT HURST: But that's, essentially,
14 the difference is, you know, Riverside Avenue
15 obviously is lower than Second Avenue. So there
16 will be a shorter height in the back.

17 MR. CONRAD HURST: It has an awkward
18 slope, and we measured from the tallest point just
19 to make sure we're covering our bases.

20 MR. CURT HURST: Right.

21 MR. CONRAD HURST: So the 63 illustrates
22 what is the tallest opportunity for that building.

23 MEMBER FUNKE: Okay. The next question I
24 have is you're in close proximity to single-family

1 homes to the east, and it would be good to see,
2 like, something to show what the difference in
3 height is from the building to the buildings next
4 door and the proximity to those buildings. I
5 don't know what that is from the street, how big
6 the street is.

7 MR. CURT HURST: Right.

8 MEMBER FUNKE: And, you know, and maybe
9 some shadow studies to show what kind of shadows
10 are going to be cast on the neighbors next door.

11 MR. CURT HURST: Okay.

12 MEMBER FUNKE: I think that's important.

13 MR. CURT HURST: We're working on that on
14 a lot of the background engineering and
15 architecture, so we can to do a lot of perspective
16 so that you really get a good sense of, you know,
17 what that looks like from the south, from the
18 east, from the west, including some of the, you
19 know, the green spaces and greenery more detailed.
20 So all of those will definitely be, you know, part
21 of our next approval process.

22 MEMBER FUNKE: I think a shadow study
23 would be key because that's going to --

24 MR. CURT HURST: Right. Show what is

1 casting a shadow --

2 MEMBER FUNKE: Casting a shadow on, you
3 know, the next-door buildings.

4 MR. CURT HURST: Sure. Absolutely.

5 MEMBER FUNKE: And did you speak to the
6 neighbors next door? Did you kind of talk to them
7 about what you're proposing?

8 MR. CURT HURST: No. We have not talked
9 specifically to the neighbors other than the
10 Historic Commission preliminary concept review.
11 They were here, and we had a little bit of
12 dialogue during that process but not any direct
13 conversation.

14 MEMBER FUNKE: And then my last comment
15 is, you know, in the existing zoning you have, you
16 know, the MGA is 40,000 square feet, your
17 allowable square footage, and the lot area is
18 48,000 square feet. So that comes out to .83, and
19 you guys are proposing 64,000 square feet of MGA,
20 and your lot is 25.9 thousand, which comes out to
21 2.5.

22 So you guys are, essentially, three times
23 the allowable area for that site. So it's quite a
24 density. You're asking for three times the amount

1 of area that's allowed.

2 MR. CURT HURST: It's an interesting
3 point, and I think that, you know, it's currently
4 two parcels, actually it's going to be -- there's
5 three parcels there if you could consider the park
6 there and Indiana Avenue.

7 It's currently -- but it is two things
8 there, so two parcels. And if you look at the
9 ordinance, it's actually 40,000 per parcel per
10 building. So if you don't combine the pins, then
11 you actually get the 80,000 because you'd get the
12 40,000 for each parcel. So, you know, we're
13 trying to figure out what the best way to present
14 that is.

15 MEMBER FUNKE: It would be good to see
16 that analysis --

17 MR. CURT HURST: Right.

18 MEMBER FUNKE: -- and compare them, to see
19 what the zoning allows --

20 MR. CURT HURST: Right. Because then we
21 wouldn't be looking for that density variance --

22 MEMBER FUNKE: Right.

23 MR. CURT HURST: -- based on per lot if we
24 didn't combine the pins.

1 It's also, you know, not necessarily for
2 this conversation, but at least for, you know,
3 knowledge, that the southern -- or the northern
4 parcel, which is the current parking lot, is in
5 the TIF, the First Street TIF, and the Chamber
6 building is not in the TIF.

7 So we're kind of wrestling with how do we
8 put all that together. And so we'll figure all
9 that engineering out, what the best way to do
10 that is.

11 MEMBER FUNKE: It would be nice to see
12 the -- you know, whatever this site is, I mean,
13 the entirety of the site --

14 MR. CURT HURST: Sure.

15 MEMBER FUNKE: -- what that square footage
16 of what, you know, you're proposing compared to
17 what the zoning allows.

18 MR. CURT HURST: Right.

19 MEMBER FUNKE: It would be nice to see
20 that number and that comparable.

21 MR. CURT HURST: Okay.

22 MEMBER FUNKE: That's all I have. Thanks.

23 MEMBER BECKER: I'll take a few.

24 VICE CHAIRMAN VARGULICH: Sure.

1 MEMBER BECKER: I guess regardless of the
2 math, my opinion is that building is too bulky for
3 the site, and I think that it will be an
4 encroachment on the neighborhood across the
5 street.

6 In thinking about it being a gateway, I
7 think that is an appropriate thing to think about.
8 If you think about the mass across the river where
9 they even on the Fox, even on the River, I think
10 that scale is -- to mirror something like that
11 across the river and then step up to the north, to
12 the more dense and higher buildings would be more
13 appropriate at this part in the downtown.

14 The other thing I'm wrestling with is the
15 use of public right-of-way for private parking
16 spaces. So it sounds like it's going to be a
17 challenge as well as the vacation of Indiana
18 Avenue and using public park or open space for
19 private.

20 So I'll be interested to see how that
21 works out from a land transfer standpoint. I
22 don't think it's appropriate to have those
23 diagonal spaces on Riverside Avenue backing out
24 into that. I acknowledge that they're already on

1 Second Street. So that seems to be working all
2 right, but adding new ones onto Riverside
3 regardless of trying to do some traffic calming, I
4 don't think that's an appropriate use there.

5 So those are my comments.

6 MR. CURT HURST: Okay.

7 MEMBER MOAD: I am largely concerned with
8 parking availability because parking on the
9 weekends in particular in that portion of downtown
10 on the east side is always full. And if we add
11 more residential units to that area, the residents
12 are going to have an expectation of parking, and
13 that will deter visitors from being able to park.

14 So I think we have an inadequacy in terms
15 of anticipating our parking needs long term, and I
16 agree with the comments that have been made with
17 regards to the bulk of the building for the space
18 that it's on.

19 I am in favor of the multiuse concept and
20 multifamily housing --

21 MR. CURT HURST: Sure.

22 MEMBER MOAD: -- above Sammy's, but the
23 building feels much too massive for a gateway to
24 our town.

1 MEMBER MACKLIN-PURDY: Are we giving
2 comments or questions?

3 VICE CHAIRMAN VARGULICH: Whichever, it's
4 our turn.

5 MEMBER MACKLIN-PURDY: Okay.

6 VICE CHAIRMAN VARGULICH: You can if
7 you're ready.

8 MEMBER MACKLIN-PURDY: I don't have any
9 questions per se. I do agree with Commissioner
10 Funke about a shadow study. That is something
11 that I know the neighbors would appreciate.

12 MR. CURT HURST: Okay.

13 MEMBER MACKLIN-PURDY: I do like the
14 project. I think it's a great use of the space.
15 If we're ever going to develop into a larger
16 community, that we're all striving for, we need
17 more density downtown.

18 It may be a little bit large for the
19 space, but I think you're going to do some --
20 maybe working on that. I know that you're
21 probably going to go back to the drawing board a
22 few times.

23 I like the whole concept. I like Sammy's.
24 I like the apartments above it. And I know your

1 kind of MO is to create pedestrian friendly, bike
2 access, river access. So I think the whole
3 concept is very positive for our downtown.

4 MR. CURT HURST: Thank you.

5 VICE CHAIRMAN VARGULICH: Go ahead.

6 MEMBER WIESE: I like the one thing that
7 you did say in terms of helping drive more people
8 to St. Charles and giving them an opportunity for
9 a place to live that they may not buy into right
10 away and eventually grow to love the downtown and
11 grow into St. Charles.

12 And I agree that I think the mixed-use,
13 the idea of Sammy's is something that provides
14 St. Charles more access to the river and to be
15 able to use the river, and the site plan is
16 phenomenal. I think that's a necessary asset for
17 downtown.

18 My suggestion would be the ideas for the
19 courtyard, for that to be more fully developed.
20 You know, any changes that you make -- anything
21 that can show and bring to light, I think, will
22 help kind of determine what is the road to -- like
23 what does that look like and is it going to create
24 more green space. Is it going to create more --

1 you know, I think those are the things that are
2 unclear and probably causing hesitancy.

3 The idea of parking seems to be answered.
4 I understand that there probably would be
5 increased density, but I also think future parking
6 in St. Charles isn't solely on your shoulders.
7 That's something the City needs to think about
8 with the Arcada, with all the great things that
9 are coming downtown.

10 So I think that's something that in some
11 way the City as a whole needs to think about
12 because I think the idea of bringing more people
13 to St. Charles is a good thing.

14 I would agree with some of the comments
15 about the density of the building. So I'd like to
16 see what that ends up looking like, but I do think
17 this is a gateway entry point. You know, as a
18 resident that doesn't live far from this area, I
19 have always wondered why that space has been
20 vacant --

21 MR. CURT HURST: Right.

22 MEMBER WIESE: -- and looked the way it
23 looks. So I'm excited about something coming
24 there, and I think you're on the right track. I

1 just think that there's probably some tweaks and
2 things that need to -- and to the point, listening
3 to the residents and hearing concerns, I think is
4 valid and seeing where we can then take it.

5 MR. CURT HURST: We appreciate those
6 comments, and that's really the value of this
7 process of an informal versus the formal process
8 and getting here and not being able to do that.
9 So we're continually going through that and taking
10 all the input and trying to incorporate those in.

11 VICE CHAIRMAN VARGULICH: I have
12 somewhat -- I'll start with some high-level
13 questions --

14 MR. CURT HURST: Sure.

15 VICE CHAIRMAN VARGULICH: -- and some
16 thoughts for you.

17 MR. CURT HURST: Okay.

18 VICE CHAIRMAN VARGULICH: We've touched a
19 little bit on parking. I guess I'm a little
20 uncertain as to how -- is all this parking, the
21 existing spaces and the proposed spaces,
22 understanding that this can change, but let's just
23 work with what you have right now.

24 MR. CURT HURST: Sure.

1 VICE CHAIRMAN VARGULICH: Are all those
2 intended to be public parking spaces, or is some
3 of it, specifically for the residents, like on the
4 existing lot? Because right now I think people
5 use it as public parking.

6 MR. CURT HURST: Right.

7 VICE CHAIRMAN VARGULICH: So if you build
8 a building, you're going to need parking for
9 residents at some level, and how would that be
10 secured for them?

11 MR. CURT HURST: Yeah. So I'll try to
12 answer that sort of in a direct and roundabout
13 way. So there's 37 spots there, and they're
14 private. And they're currently used, you know,
15 for the enjoyment of everybody, and we fully
16 expect that there's going to be a large component
17 of that to remain.

18 Largely, because we have a very vested
19 interest in the community, not just in what we do
20 financially but what we do personally. We live
21 here. We enjoy the community. We do all those
22 things. So we want to make -- we want to be as
23 respectful as we can to what the parking is.

24 With that in mind, there are ordinances

1 that, you know, kind of dictate that. You know,
2 the ordinance says you have to have one per unit,
3 so 48 spots, and they can be public spots. They
4 can be across the street. There's a, you know,
5 it's in the package, X number of feet away.

6 And so you could say that, you know, if
7 you did an apartment and just did the ordinance
8 and they were all public and you had no private
9 and you met that ordinance, then none of those
10 residents would have any specific parking, other
11 than fight for the parking that's on the public
12 streets or in other public lots within that area.

13 We've got sort of a hybrid going. We
14 don't know what the final metric is going to be.
15 There's going to be some, and you'll pay for it,
16 no different than if you're doing an apartment
17 complex somewhere else.

18 You have X number of open spots. Those
19 are sort of in -- and it's a little different in a
20 non-downtown area because they build X amount of
21 parking for the residents and typically no other
22 people are going to use them unless they're
23 located near retail, which that probably happens
24 as well.

1 But then they build covered spots or
2 garages, and they charge X dollars for those, and
3 there's some ratio. I don't know exactly what
4 that ratio is, but there's some ratio.

5 So we anticipate that that will happen,
6 that there will be some ratio of spots that
7 tenants would pay for additional in order to have
8 the private reserved spot underneath the building
9 so their car doesn't get snowed on or whatever the
10 case may be. Again, so we don't know exactly what
11 that's going to work out to be.

12 We have a retail component here, a very
13 vibrant retail component that we want to
14 accommodate as well, which is why we want to make
15 sure we're trying to do as much as we can with
16 additional parking in the limited space that we
17 have.

18 So there's going to be some push and pull
19 of where that parking goes. And so the other ways
20 you can control things is, you know, 24-hour
21 overnight parking restrictions and things like
22 that. So we haven't really gotten to that point
23 in the engineering yet, but that's a way to let
24 the public use the parking in general so that

1 whether you're going to the Arcada or you're going
2 to Alter or you're going somewhere else because
3 that lot gets full over there, and people have to
4 walk across the street as well. Maybe they have
5 to come over here and park.

6 So we want to encourage that as much as we
7 can, and then we'll figure out what the right
8 components of all of that kind of come together.
9 So I know that's not the direct answer, but it at
10 least gives you a flavor of what we're trying to
11 figure out and what that right ratio would be.

12 VICE CHAIRMAN VARGULICH: And maybe for
13 you and for staff, is this something that gets
14 rolled up into any kind of a parking study that
15 they would do or a traffic study that they might
16 need to do in conjunction with how all the
17 downtown parking is working because of the varying
18 intensities of uses that we have?

19 MR. COLBY: Yes. That is something that
20 could be requested by the Plan Commission and/or
21 City Council as a comment in reaction to this
22 concept plan if you believe that type of analysis
23 is warranted.

24 VICE CHAIRMAN VARGULICH: Yeah. Okay.

1 All right.

2 A second thought with respect to just
3 general planning independent of how many units
4 you're going to end up with and all of that is I
5 think with respect to the concept plan and also
6 our downtown plans that have been done, and
7 there's little vignettes that have been done, and
8 I think part of them were in our packet.

9 I mean, one of the options that seems to
10 be identified was actually closing Riverside
11 Avenue --

12 MR. CURT HURST: Uh-huh.

13 VICE CHAIRMAN VARGULICH: -- and making it
14 all pedestrian. As you talk about pedestrians and
15 the use, and you have a bike path that, you know,
16 traverses north past the property. And you're
17 trying to, you know, have a speed table to help
18 slow people down and, you know, do all those
19 things. And not necessarily that it has to be a
20 totally paved plaza --

21 MR. CURT HURST: Sure.

22 VICE CHAIRMAN VARGULICH: -- but the idea
23 becomes instead of the right-of-way trying to
24 accommodate a narrow bit of traffic and the

1 challenges with that with respect to is that okay,
2 is the pavement width okay, does public works feel
3 that's okay, and all these other parties.

4 Is it possible to look at using the entire
5 thing as a pedestrian space and how that -- I
6 guess even to further go beyond that is would the
7 consideration be if the right-of-way was -- I
8 don't know if vacated is the right word, but I
9 will start with that. That's the most permanent
10 versus a license, versus an easement, that kind of
11 thing.

12 MR. CURT HURST: Correct.

13 VICE CHAIRMAN VARGULICH: If it was
14 vacated and you could adjust the massing of the
15 building and move some of it forward, but now you
16 still have a pedestrian way --

17 MR. CURT HURST: Correct.

18 VICE CHAIRMAN VARGULICH: -- there, and
19 move some of the massing forward, which would then
20 if your number is 48 units for a good reason for
21 now, would then potentially spread that out and
22 lower the building or move the mass forward with
23 respect to Commissioner Funke's question about
24 shadows obviously in the afternoon. How far does

1 the building cast a shadow onto the Second Street
2 right-of-way and does that -- you know, at what
3 time of the day does it, you know, impede on the
4 neighbors on the other side, on the east side of
5 Second Avenue.

6 MR. CURT HURST: Correct.

7 VICE CHAIRMAN VARGULICH: And so I guess I
8 ask for that thought. I don't know who the right
9 people are at the City to ask about that kind of
10 thing. But I think, you know, since our comp plan
11 did suggest that as one attempt at redevelopment,
12 I think that could be another way to look at this
13 and still accomplish all the things you are trying
14 to do as well as Sammy's and all of that.

15 MR. CURT HURST: Right. We're definitely
16 open to a lot of that. You know, that's exactly
17 what the comp -- what you described, obviously, is
18 straight out of the comprehensive plan, and we
19 looked at that. And you know we're, you know,
20 just wrestling with how all of that works with,
21 you know, timing, costs, city participation.

22 At this point, and I don't want to, you
23 know -- I don't know a way to say it. You know,
24 at this point, we're really not asking -- it's

1 kind of been our format. We're not asking the
2 City for financial assistance on this. We haven't
3 asked for it for any of our other developments.
4 And so we're really trying to, you know, wrestle
5 with all of those components. And are we open to,
6 you know, that concept? Sure.

7 And, you know, the one thing that also
8 came in was how do we preserve the amount of
9 traffic for getting to some things that are
10 already downtown, whether it's on the east or the
11 west side of the river. So that's a consideration
12 as well.

13 And that's kind of how we came up with the
14 hybrid was, sure, we love this concept that has
15 been, you know, part of the comprehensive plan,
16 but how do we preserve that look and feel. And
17 you can do a similar thing by -- and what we came
18 up with was what we came up with, which is slowing
19 the traffic down and narrowing it down and leaving
20 it as a street.

21 There's another way to do that is to kind
22 of go in between those two and have, you know,
23 even less of a street. So you can still use it
24 whether it's for parties or events or whatever it

1 is, you can still use it, but you kind of open and
2 close it because it's private, and you can kind of
3 make a hybrid of that. So there's a lot in that
4 small package, if you will.

5 VICE CHAIRMAN VARGULICH: Agreed.

6 MR. CURT HURST: But we love the thought
7 process and are certainly open to that.

8 VICE CHAIRMAN VARGULICH: Again, none of
9 that is a simple answer.

10 MR. CURT HURST: Right.

11 VICE CHAIRMAN VARGULICH: I mean, you
12 already identified -- I wasn't focusing, but you
13 already identified that technically the parking
14 lot is in the TIF. So while you're not asking for
15 assistance, but maybe to do some of this, you
16 might, you know, if everybody is -- if all parties
17 together are in agreement, where the TIF funds
18 could be used to help with these kinds --

19 MR. CURT HURST: Sure.

20 VICE CHAIRMAN VARGULICH: -- of
21 infrastructure and that kind of thing.

22 Part of that parking study but also a
23 traffic study is if you take out Riverside Drive
24 there, all of a sudden you're shifting how traffic

1 moves.

2 MR. CURT HURST: Correct.

3 VICE CHAIRMAN VARGULICH: And so that
4 becomes important because -- you know, maybe to a
5 lesser degree, but it certainly does impact, you
6 know, the traffic onto Second Street then. You're
7 not balancing it on the light anymore. And so,
8 you know, with it being a gateway from the south,
9 you know, how important is it that you hit that
10 light. I don't know. I think a traffic study --

11 MR. CURT HURST: Right.

12 VICE CHAIRMAN VARGULICH: -- would help to
13 sort that out. You can still make the changes,
14 but I think it helps to sort that out.

15 I know you've worked on the building. We
16 have had some people already comment. I'm sure
17 there's others who will, and you've already gotten
18 feedback from the Plan Commission.

19 I think with the idea of a gateway, you
20 know, into our City from the south and coming out
21 of 25, I do think that there's at a high level
22 some improvements to this.

23 MR. CURT HURST: Sure.

24 VICE CHAIRMAN VARGULICH: And if you still

1 end up at, say, four stories, even if it's five, I
2 think the building now feels just really massive.
3 If there are some things either with a combination
4 of materials or windows that can help give it a
5 lighter touch --

6 MR. CURT HURST: Sure.

7 VICE CHAIRMAN VARGULICH: -- a lighter
8 feel visually. I think that goes a long way.
9 That may tend to make it more modern, and I think
10 there's, you know, some balance between those.
11 But I think making it feel lighter so that it
12 doesn't have the sense of mass that the current
13 building feels that it does.

14 I think visually at least right now in the
15 elevations and the renderings that you've shown,
16 realizing that there could be development. Right
17 now it just feels pretty massive.

18 MR. CURT HURST: The massing is definitely
19 ringing loud and clear, and we're working through
20 that.

21 VICE CHAIRMAN VARGULICH: Yeah. And I
22 think there are ways architecturally -- I'm sure
23 Jeff would agree.

24 MR. CURT HURST: Sure.

1 VICE CHAIRMAN VARGULICH: There are ways
2 architecturally that will make it feel a lot
3 lighter visually.

4 MR. CURT HURST: Absolutely.

5 VICE CHAIRMAN VARGULICH: And I think that
6 then that not necessarily changes opinions for
7 people who just don't like the idea of it --

8 MR. CURT HURST: I understand.

9 VICE CHAIRMAN VARGULICH: -- but I think
10 that architecturally how it fits to the City and
11 everything, it does make a difference.

12 MR. CURT HURST: Correct.

13 VICE CHAIRMAN VARGULICH: And as a
14 gateway, I think that does make a difference.

15 MR. CURT HURST: And that's great input,
16 and that's what we really, you know, wanted to
17 have.

18 VICE CHAIRMAN VARGULICH: So if we're done
19 for now, I'd like to open it up.

20 MEMBER BECKER: I'm sorry. I have one
21 more question.

22 VICE CHAIRMAN VARGULICH: Okay.

23 MEMBER BECKER. I'm so sorry. I might as
24 well ask it now.

1 There's some discussion in the staff
2 report about the floodplain. Could you maybe talk
3 about how the floodplain affects your development
4 at this point in the process. You probably don't
5 have it all nailed down.

6 MR. CURT HURST: He's much better at it
7 than I am.

8 MR. CONRAD HURST: It basically just
9 dictates a specific elevation that we can have our
10 lowest opening or our lowest floor at. So it's a
11 little bit additive to the height factor, which is
12 that if you look at the building as it exists,
13 there's a tall foundation, and whether or not that
14 was done to remediate some floodplain issues, it
15 actually serves that purpose today.

16 So it's really just a matter of getting
17 the openings, doors, windows, things like that up
18 to a specific height.

19 MEMBER BECKER: So will that parking lot
20 be used as compensatory storage? Is that how it
21 operates now, or you'll have to find somewhere
22 else on site to accommodate that?

23 MR. CONRAD HURST: Well, we haven't done
24 all the calculations for compensatory storage --

1 MEMBER BECKER: Okay.

2 MR. CONRAD HURST: You know, that is
3 engineering money we'll spend once we get what the
4 final shape and footprint of the building is going
5 to be. And if we have to go underground with it
6 or whatever the case may be, we'll figure out how
7 to provide that.

8 MEMBER BECKER: Right. That will drive
9 what you have to store. Got it.

10 MR. CONRAD HURST: Detention, retention,
11 yeah.

12 MR. CURT HURST: A good example of what
13 the impact is in terms of whether you're going to
14 call architecture or engineering is the Riverside
15 building. We have the same condition there.

16 If you look at that Riverside building, we
17 have elevated all of the openings up to the FPE,
18 which is the County's requirement, which is 3 feet
19 above the base flood elevation. That's why we did
20 the garage doors there versus down at the grade
21 level, which will be a similar condition here.

22 Just because you have to get -- and the
23 County has a different requirement than the City,
24 so we follow the County -- we have to follow the

1 County's requirement which is 3 feet above the
2 base flood elevation, and that's the FPE.

3 MEMBER BECKER: Thank you.

4 MEMBER FUNKE: I've got a quick question.
5 Are you guys saving the building, and you're going
6 to build on top of it?

7 MR. CURT HURST: Correct. Yes. That's
8 the current anticipation. We're going to use the
9 existing footprint with a bit of an extension to
10 the north of that, and then the foundation of the
11 west side would move out a little bit to
12 accommodate, essentially, an awning and a patio
13 type environment, albeit closed in, but we would
14 anticipate that coming forward some, about
15 10 feet.

16 But the structural elements of the
17 building are very sound and expect -- because it's
18 basically on bedrock. You know, and if you know
19 the architecture, which you do, in those days, and
20 I found this to be true in the Arcada and the
21 other buildings that we've been doing is that
22 these foundations and buildings have been built
23 very well. So there's no reason necessarily to
24 take that down, although it could be if we changed

1 the footprint.

2 MEMBER FUNKE: Okay. And, you know, I
3 agree with Commissioner Vargulich regarding
4 spreading the building out and maybe taking over
5 Riverside Avenue. I mean, if you could lower the
6 building, but I think you need to maintain Indiana
7 Avenue, at least that vista, that view portal. I
8 mean, you can close off the street, but, you know,
9 I wouldn't push the building south so you block
10 that off.

11 MR. CURT HURST: Okay.

12 MEMBER FUNKE: I think that's a really
13 critical street. You know, I walk that street a
14 lot because I live on Indiana. I just love
15 walking down that street and seeing the river.

16 So you know, I think it would be a great
17 addition to the riverfront, that plaza on the
18 river. I think it's a great idea and getting it
19 away from the residences to the -- it would help
20 getting away from the residences to the east too.

21 MR. CURT HURST: Sure.

22 MEMBER FUNKE: Maybe making -- closing off
23 Riverside Avenue and making Second Avenue larger,
24 right, to accommodate that traffic.

1 MR. CURT HURST: Okay. We love all those
2 ideas.

3 MR. CONRAD HURST: We appreciate it.

4 MR. CURT HURST: Yeah. We appreciate your
5 input as well.

6 VICE CHAIRMAN VARGULICH: Okay. So I
7 think we're going to take a break, and we'll allow
8 you to take a break from our discussion, and we'd
9 like to hear from residents. They'll be able to
10 come up one at time, please, and then we can
11 start.

12 Is that okay with you guys?

13 MR. CURT HURST: Absolutely. Thank you
14 very much.

15 VICE CHAIRMAN VARGULICH: Would you like
16 to speak on this project? Please.

17 MR. SMUNT: Hi, I'm Dr. Steve Smunt. I'm
18 the vice chair of the Historic Preservation
19 Commission, and we've been working with Conrad
20 Hurst for a number of years, and I have the
21 highest admiration for his organization, their
22 projects, at least so far as I've seen.

23 As far as the 2013 concept plan for the --
24 comprehensive plan, I should say, as far as a

1 gateway or a catalyst site, I think we're right
2 on. That site is perfect for what he's proposing
3 as far as a gateway structure or a gateway
4 development.

5 In our review process at our Historic
6 Preservation Commission level, our ordinance
7 dictates that we actually look into certain
8 proportions such as architectural details, height,
9 massing, directional expression. These are not
10 specific to architecture, but they relate to
11 adjacent structures such as the neighborhood to
12 the immediate east, Second, Third, Fourth avenues
13 going up the hill to the east.

14 And I really feel that what we're -- that
15 we're at risk of maybe over -- I heard the word
16 overpowering this site. The size and the height
17 of this structure has a great risk of overpowering
18 an entire neighborhood in its mass and height.

19 And Mr. Hurst is aware of our feelings on
20 this. Most critical with these structures that
21 are on the east side of Second Avenue, they're
22 mainly two-story residential structures. A
23 five-story building is going to completely
24 overpower them; however, as you go up the hill,

1 Second, Third Avenue, and Fourth Avenue, that
2 becomes less and less because given a two-story
3 building going upgrade is going to not have the
4 same negative impact.

5 So perhaps there's an opportunity for them
6 to bring down the height of this building, and I
7 know it's been mentioned before, and with some
8 proper setbacks, we could make this more palatable
9 to the pedestrian who is coming in from the
10 southeast into our town.

11 I don't believe I buy into the idea of
12 closing Riverside Avenue. Riverside Avenue
13 currently is a traffic signal at Route 64. For us
14 to lose that to traffic heading and force it onto
15 north Second Avenue -- heading northbound on
16 Second Avenue is going to be a disaster when it
17 comes to Route 64. So I'm not sure that's an
18 idea.

19 And the vista on Indiana Avenue, if
20 they're only doing a patio and maybe some parking,
21 we're not going to obstruct a vista looking down
22 westward on Indiana Avenue looking at the Fox
23 River. I don't think it will obstruct any vista.
24 It will obviously force traffic to go in a

1 different direction.

2 So I think I would like to see, for the
3 benefit of our Commission and for the Plan
4 Commission, a streetscape elevation of how their
5 proposed structure relates to the streetscapes on
6 the east side of Second Avenue so we can get an
7 idea of what the height issue really is and be
8 able to compare apples to apples on this.

9 And in conclusion, I think the key to this
10 succeeding would be to add the architecture, make
11 this -- if this is an outstanding architectural
12 proposal, it's going to be a lot easier to swallow
13 than, obviously, some proposals that I don't -- I
14 think need a lot more time to develop. Thank you.

15 VICE CHAIRMAN VARGULICH: Thank you. Yes.

16 MR. RASMUSSEN: Hi, my name is Bob
17 Rasmussen. My office is at 405 Illinois Avenue,
18 right up the street from this proposed project.

19 Many things I want to address, and I'll
20 just try to walk through the packet here and
21 address the items that I've highlighted.

22 My biggest concern being -- first of all,
23 I do like the concept of the mixed use here. I
24 also did the First Street redevelopment project,

1 which is still in the works, and there's still one
2 or two more buildings to do, which I believe the
3 Hursts are planning on doing one of them. We've
4 spent 17 years on that project trying to get it
5 right for what the City set out to do.

6 So what we need in this town is more
7 bodies. We all agree to that, more homes, more
8 apartments, more condos, whatever it may be; but
9 we also need to marry it into the existing
10 structures, marry it into the downtown, marry it
11 into what our City was meant to be and what it
12 began with.

13 The first thing I'll look at is we've got
14 a series of streets and roadways in our town that
15 were created for a purpose and a reason.
16 Sometimes you can turn left. Sometimes you can
17 only turn right. In some places, there's lights,
18 what have you.

19 The closing of any street needs to be
20 considered for an extreme amount of time because
21 there's a reason that street is there. To walk up
22 that street right now where I developed Heritage
23 Square 1, Heritage Square 2, and Judd Mansion, two
24 entire City blocks in the last 21 years, our only

1 way to get to downtown St. Charles is down
2 Indiana. We can't turn left on Fourth. We can't
3 turn left on Third. We can't turn left on Second.
4 And maybe that will change, but then I've got a
5 question why we can't turn left now. There must
6 have been a traffic study. There must be a reason
7 for it.

8 So for us to go down Indiana, take a right
9 on Riverside Avenue, head to the downtown that
10 we're trying to make flourish, that's what exists
11 today. I drive it every single day. So to close
12 the street -- which I don't think we have a
13 precedence there. I fought hard to not close
14 streets when we did First Street. The Walnut
15 Street was not closed. You can still drive
16 through there. The Blue Goose parking lot, you
17 can still drive through there.

18 That was done on purpose. These are
19 extensive meetings over several years because
20 nobody wanted to close streets, and First Street
21 is a pedestrian street. It was always meant to
22 be. It's not a thoroughfare. Riverside is a
23 thoroughfare. All the people coming from the east
24 side of our east, southeast quadrant, and then the

1 northeast quadrant of Geneva come up Riverside.
2 It's the way they go downtown, turn left at that
3 light, and you have a right-in, right-out in a
4 large parking structure that we built in '08.

5 If you change that program, they're going
6 to come down 31, and they can't get in the parking
7 structures easily. So there's a lot of reasons
8 all this stuff was designed. So to throw it out
9 the window and close the street, I don't believe
10 is appropriate.

11 We also must look at the parking situation
12 that is here. If you look on your page 4, one of
13 the things that they discuss in people accessing
14 parking is parking should be located at the rear
15 of the lot, and minimal curb cuts should be
16 provided.

17 Most of this parking is at the forefront
18 of this property, some of it on Riverside, most of
19 it on the corner with the building not covering
20 it. You can see it. We just discussed it, where
21 the BMO Harris drive-thru is. This is absolutely
22 against anything we've ever tried to do in our
23 downtown.

24 Every parking garage that we built, the

1 big one and the little one behind Alley and
2 Sterling was built to be concealed by other
3 buildings so you don't see the actual parking, and
4 that's everything that was done new in this town
5 in the last 20 years.

6 So I think we need to consider that, and I
7 think the Hursts can handle that situation. I
8 just want to make sure it gets considered. It
9 just needs to be hidden.

10 If you go to the concept plan that we did
11 with those buildings, and you're going to notice
12 they were drawn at four stories, not five. So
13 consider the fact that that concept plan was
14 four-stories. Also consider the plan to the north
15 of it where they show a four-story parking
16 structure. That was all in that concept plan.
17 You can't build one without the other, I guess, is
18 my point on the parking.

19 You go to the next page, and you get into
20 bulk standards. We're not in the ballpark of bulk
21 standards. Not one bulk standard is even in the
22 ballpark. We've got to get in the ballpark with
23 something there. We can do a PUD and ignore it,
24 but I don't think we should in this scenario.

1 So going back to the parking, there's a
2 lot of development happening on the east side
3 right now, and it's all good. These guys have
4 done a tremendous job with Pollyanna, BMO,
5 Flagship, the Arcada. Imagine the potential
6 traffic we're going to have when the Arcada opens
7 back up.

8 We are losing parking. The 62 stalls that
9 currently reside in the parking around Pollyanna
10 don't reside because there's outdoor patios on
11 them. If those outdoor patios remain, the parking
12 stalls aren't there. They're just not.

13 And if we take this site and we add
14 property -- give property to the developer to put
15 street parking, which I don't know that we've ever
16 conveyed or vacated property from the City to an
17 individual to own parking.

18 I'll give you two examples. When I
19 developed the Heritage Square in 2003 across from
20 Lincoln School, there are seven angled parking
21 stalls there which I installed and I maintain and
22 I plow.

23 I have no right to use them beyond the
24 public's right to use them because they're in the

1 public right-of-way. I own the property adjacent
2 to it, and I had to build them, and that was part
3 of the way the City functioned.

4 So, again, I was not allowed to have the
5 exclusive right to that property. So it's been a
6 problem over the years because all the people park
7 there from the school. Not necessarily the
8 teachers, but every mom and dad that goes there to
9 drop their kids off. So we don't really get to
10 use those stalls that I installed, maintain, and
11 do everything on. That's the reality of the
12 public right-of-way.

13 Go to the Judd Mansion development, we
14 were losing some street parking there. So we
15 added two parking stalls in the Judd Mansion that
16 are on the street. Again, the same scenario, I
17 have paid to build them. I've paid to maintain
18 them on an annual basis. I have no more right to
19 use them than the individual across the street who
20 spent 40 years parking on that street and now he
21 can still park there.

22 I drive by this site every morning. There
23 are four cars parked along Second Avenue on that
24 triangle every single morning. On my way here

1 tonight, there were three, missing one.

2 We're going to take those away. We're
3 going give the property to an independent
4 developer, and there's no way that those are going
5 to become public stalls. So if they're going to
6 be public stalls, then we should not be vacating
7 or giving the property to the developer.

8 And I'd like to see the precedence in our
9 town where we've done that in the past because I
10 don't believe it exists. So I think it's an
11 important factor in that scenario.

12 All these parking things lead to the fact
13 that it's a great building. It's just too big for
14 this particular location. When we've developed in
15 this town, and I've done a lot of it for a lot of
16 years, it's always about where that development is
17 relative to the rest of the community.

18 What's the transitional space. What's
19 next to it. How are you getting from here to
20 there and progressing up to that big building.
21 There's no progression here. There's no
22 transition here. It's wham. It's in your face,
23 and that's a problem.

24 When I developed the Heritage Square, the

1 Historic Commission which -- Steve, were you on it
2 back then? You might have been. We're getting
3 old.

4 Anyhow, I was asked specifically to make
5 that complex look residential, to look like the
6 old 50-foot lots and houses that were in there.
7 You can drive by it today. That's exactly what I
8 did, and I internalized all the parking, and I
9 handled the street parking for folks by adding the
10 angled spaces that are public.

11 Those are the things we need to do in a
12 transitional space. This is a transitional space.
13 It is a gateway. So in the least, I would ask
14 that a parking study be done for this entire
15 corridor.

16 We can't look at the other side where we
17 built the parking garages for First Street because
18 every discussion I've had with Rita and Russ
19 throughout the years, those parking spaces are for
20 the buildings that are there and the potential
21 building 8, which right now the Hursts have a
22 development agreement on, and building 6, which we
23 still haven't built because of parking issues.
24 Building 6 goes on that Blue Goose public parking

1 lot there, if you will.

2 I've had proposals on it to replace it,
3 put parking underneath the building that equals
4 the parking, but now you've lost that parking.

5 Anyhow, so parking is a significant
6 challenge in our downtown, and nobody has looked
7 at it on this side, and I think it becomes very
8 important to do at this point. You've got some
9 very successful businesses. Just look at the
10 people that are around on a Friday and Saturday
11 night.

12 There just isn't any parking, and now
13 we're going to exacerbate the problem with a much
14 larger building, and we don't have to look at the
15 8,000 square feet of retail space because it's in
16 the CBD-1 zoning, but we do have to look at the
17 8,000 square feet from a global picture to make
18 sure that people can find a place to park.

19 Because what's going to happen is I
20 believe many of these folks live up the street.
21 Those cars are all going to be up those streets,
22 and I don't think anybody wants that in this town.
23 It's never a good thing to see that many cars
24 parked on the City streets in front of people's

1 houses on a day-to-day basis, and those are the
2 things we have to preclude.

3 So my two things are a parking study and a
4 traffic study. Riverside Drive is a thoroughfare.
5 I believe it's somewhat absurd to think that we
6 could angle the parking on Riverside Drive. I
7 think it's absurd to shrink the size of City
8 streets, which I don't believe we've done that
9 anywhere but on First Street.

10 And First Street we did it on purpose, and
11 Rita was there from the beginning, to make it a
12 pedestrian-friendly street. I'm not sure from
13 Illinois south on Riverside that it's a
14 pedestrian-friendly area. It's our only way to
15 get into downtown if we don't go to Route 31 or
16 Route 25. That's it.

17 So we have to look hard at maintaining the
18 concept of what the City was built upon and the
19 street structure that was designed for these very
20 purposes. It's been here for a long time. We
21 shouldn't just ignore it. So Riverside, the
22 thought of closing it, in my opinion, would be a
23 travesty for getting people from Geneva and
24 St. Charles into our downtown, which is our very

1 objective. So I think you need to look at that.

2 So that's all I really wanted to say, and
3 I appreciate your listening. Hopefully, we'll
4 look further at this project and bring it to
5 fruition in a much better format. Thank you.

6 VICE CHAIRMAN VARGULICH: Yes, please.

7 MS. MYERS: I'm Susie Myers, and I live on
8 Third Avenue, on the corner of Indiana and Third.

9 I wasn't going to speak tonight, but
10 there's a -- no one has mentioned the fact that
11 the fire station is on Riverside; and if you've
12 got a fire on the west side of town, you're going
13 to have to turn onto, 64 or both of them, they
14 take Riverside, and they go over to Prairie and
15 up. That's how they manage to move.

16 So I think that is a real big -- unless
17 you plan on moving the fire station, I wouldn't be
18 making 6-foot bumps and all that sort of stuff.
19 That is the firemen's road. Okay.

20 Secondly, parking. I just have to look
21 outside, and, oh, our town has got something going
22 on tonight because all up and down Indiana, all up
23 and down Ohio, all up and down Third Avenue, cars,
24 cars, cars, cars, cars. None of our cars. These

1 are all people coming in, and they come across,
2 and then they park there, and then they walk over
3 to whatever, and then they go to the bars, and
4 then they come back laughing and screaming and
5 happy at midnight.

6 So it is a real pain, and I think if you
7 put these in, I don't know where people are going
8 to park. They're going to have to be all over
9 further up from Fifth and stuff, maybe the library
10 parking. I don't know. Anyway, those are my
11 points.

12 VICE CHAIRMAN VARGULICH: Thank you.

13 Okay. Anyone else? Please.

14 MR. SHULSKI: Hi, I'm Mark Shulski,
15 S-h-u-l-s-k-i, and 4N024 Wingate Road,
16 St. Charles. My parents both wrote letters, so I
17 figured I'd better get up here and talk or they're
18 probably going to cut me out of the will or
19 something, so.

20 But I grew up in this area. I was born
21 and raised here in the area you're talking about.
22 It's where I spent my whole childhood, you know,
23 all the way through college and everything. So I
24 know the area really well.

1 Some of the points that were made are
2 excellent. I mean, one of the reasons, I mean,
3 you talk -- obviously, that area is not a gateway
4 to downtown if you can close down Riverside. The
5 reason you can't turn left on Illinois and that
6 now is because people would try to beat the light,
7 cut through Indiana, turn left onto Second Avenue,
8 and turn left onto Illinois and try to cut through
9 there.

10 I'm there every weekend cutting their
11 grass or during the week, and I can't tell you how
12 many times I've almost been hit by cars. If you
13 close down Riverside, I'm pretty much a dead man
14 trying to cut the grass there with the traffic
15 that's going to be flying through there.

16 So, I mean, that's -- I think we all
17 know -- and the only other point I'd make about
18 the parking is if you want to really see an impact
19 of what it is, go there on the 4th of July because
20 the whole area is packed with people down in the
21 area. They're watching the fireworks. It's a
22 very narrow road.

23 If you put parking on one side of the
24 road, now you're down to one lane. So you have

1 cars that come down, and basically they hit each
2 other. They can't go anywhere. People have to
3 back all the way up. So, I mean, you don't have a
4 lot of space there.

5 So that kind of leads into the point of,
6 you know, the proposal sounds nice. I mean, you
7 talk about walking areas and everything like that.
8 I mean, it sounds like a beautiful area, but the
9 thing is I don't think if anyone talked to any of
10 you and said what is your plan for beautifying
11 that area, you would say put up a 60-foot-tall
12 apartment building.

13 No matter what town you live in, no one is
14 going to say that. I mean, it blocks the views
15 and everything. And I really kind of feel when
16 you do something, you build everything off a focal
17 point. And what do you have that this town
18 doesn't have in a lot of areas, you have a
19 beautiful river here.

20 And if you enhance that, that's the
21 walking path. That's what's drawing people there,
22 and you start building tall buildings and blocking
23 that view, now all of a sudden your focal point is
24 not the river, your focal point is the apartment

1 building. And that's just not -- I don't think
2 that's a vision the City would want to have.

3 And, you know, I'm kind of just going off
4 the cuff on the things I heard tonight, but, I
5 mean, that's just kind of some of the thoughts
6 there.

7 But, you know, also the impact it's going
8 to have. You know, bringing down -- already
9 there's a lot of drainage issues in the area. So
10 you've got to have studies on what that's going to
11 do. You're going to have more people there,
12 utilities, things like that.

13 But really I just feel, you know, it
14 sounds like it's a nice area. It's just, I think,
15 you know, the point made before if you look at the
16 restaurant across the river, and you kind of scale
17 things in that area. You know, it would fit in
18 and blend into the area and not be something that
19 just sticks out, and it's a focal point for the
20 whole thing.

21 And that really doesn't matter what the
22 architecture is or how nice it looks. I mean,
23 it's not really what you want to have as your
24 image.

1 And, you know, my last point I'd make is
2 growing up in that area for my whole life, and if
3 someone said where do you live, we always said --
4 you know, anybody who lived in that neighborhood,
5 all the kids, you know, we live in town. We don't
6 say we live downtown. I don't consider that
7 downtown. It's outside of -- downtown is this
8 area here.

9 So, you know, there's a lot of points
10 about the downtown. That's not really downtown,
11 and you talk about the buildings that are built
12 here and they're higher, taller, and stuff, but
13 they're not built in front of residential homes.
14 And, like I said, that's a narrow road, and you're
15 going to talk like from here to the desk away, and
16 you're going to have a 60-foot building. I just
17 don't think that's right to do for the people who
18 are the residents here, so.

19 VICE CHAIRMAN VARGULICH: Thank you very
20 much.

21 Anyone else? Please.

22 MR. ALTERGOTT: My name is Robert
23 Altergott, A-l-t-e-r-g-o-t-t, 317 Indiana Avenue.

24 I want to -- you know, the first thing

1 I -- I'm a little hard of hearing, but they said
2 that they were going to be renting to families.
3 Right? Did they say that?

4 VICE CHAIRMAN VARGULICH: I don't believe
5 he said families. I think they -- not that that's
6 not possible, but I don't think they were
7 specifically saying families.

8 MR. ALTERGOTT: Well, what I'm saying is
9 that families have two cars nowadays. They should
10 be looking at 96 parking spots not, what, 60
11 something. That's putting 30 cars on our streets.

12 And like they had said, the people, when
13 they come for the fests, they're way past the stop
14 signs. They're blocking the fire plugs. It's a
15 mess, and you're now going to say, oh, you can
16 have that every day, and I don't want to see that
17 every day.

18 I can't back out of my drive because I got
19 a car across the street that's 2 feet away from
20 the curb. You know, and that's all along. And
21 this goes on from morning until night for any kind
22 of event. People come from -- and come in and
23 park in our area. It's perfect for them, but it
24 isn't perfect for us.

1 And the other thing is the school buses
2 run up and down Indiana Avenue to pick up the
3 kids, and another thing is they're going to have
4 children. Have they talked to the schools about
5 do they have room for more children. I mean,
6 they're bussing kids all over the place. So now
7 we're adding more buses in and out of the area,
8 and we're blocking the road that the buses take.

9 I'm just trying to say what's going on.
10 So that's all I've got to say.

11 VICE CHAIRMAN VARGULICH: Thank you.

12 Anyone else from the public?

13 MR. ANTON SHULSKI: Anton Shulski. I've
14 got a cold, so I can't speak too well.

15 THE REPORTER: Can you spell your last
16 name.

17 MR. ANTON SHULSKI: S-h-u-l-s-k-i.

18 Solve the problem. Take this building,
19 put it on top of Pollyanna's next to the Arcada
20 theater. You'll have more room up there, more
21 apartments, get more patrons into the bars and
22 restaurants. Take the old -- tear it down, put a
23 two-car height parking garage there. That takes
24 care of the parking, and leave the rest of the

1 stuff alone. That building on top of Pollyanna's
2 would fit in downtown, would complement the
3 buildings across the river and be an eyesore to
4 nobody, and that should make the Arcada building
5 look better. It's just a blank wall.

6 We should get some people with spray paint
7 and put up a mural up there or something and make
8 it look better. That's my point.

9 VICE CHAIRMAN VARGULICH: Thank you.

10 MR. SHERIDAN: Rob Sheridan, 211 Indiana
11 Avenue.

12 Thanks for your patience. You know, I
13 think people are excited about development of that
14 property in particular. I think it will actually
15 give a presence as you go north into the downtown
16 area.

17 I think the big feature is the scale of
18 the property and how it fits into the neighborhood
19 in terms of the oversize. I think if I came to
20 you as an individual and I wanted to put a 20-foot
21 fence in in my yard, I would find it difficult to
22 have the fence codes changed to accommodate my
23 particular request.

24 In fact, we have an individual trying to

1 do just that. Trying to build in a fortress
2 around his own property and not be scalable for
3 the other property owners around them.

4 You know, we came a few weeks ago to the
5 preservation group, and no mention, when it was
6 discussed, in terms of paid parking or private
7 parking. Public parking was discussed. And here
8 we are again tonight where the details aren't
9 final.

10 We seem to have a lot of floating designs,
11 and the details are very foggy and gray. You
12 would expect, as a community, that we would have
13 something more concrete, something for you to grab
14 ahold of and say this is exactly what we're
15 agreeing to.

16 When the property on the north side of
17 this, the parking lot was developed into the BMO
18 drive-thru, it was done haphazardly. There's
19 still construction debris laying in that parking
20 lot. It's not paved. The planters around the
21 edge are not even filled with dirt. They just
22 jammed in bushes like it was supposed to be final.

23 If the gentleman would come to that
24 neighborhood, he would see in that particular

1 building right there, there's garbage that's been
2 sitting out in that dumpster for two months. Now,
3 if I was an individual, the City would have a
4 problem with my construction debris laying out and
5 my garbage laying in front of my house for two
6 months.

7 That's not being a neighbor. That's not
8 supporting the community. Don't take the good
9 things that we've done and bully this project into
10 a place it's not supposed to be. This is not a
11 good fit. This is not the legacy our community
12 needs to be able to have here with a 1970s train
13 depot in the middle of our downtown community.

14 I don't think that the scale looks right,
15 the design looks right, and the proper
16 communication in terms of the final details of how
17 this is supposed to work matches anything that
18 we're talking about tonight.

19 I recommend you slow it down and make sure
20 that we get it right and have a great legacy like
21 this community deserves. Thank you.

22 VICE CHAIRMAN VARGULICH: Thank you.

23 Anyone else? Yes.

24 MS. GASS: I'd like to thank the

1 Commission for listening to all of us so
2 patiently. My name is Martha Gass, and I live at
3 211 South Third Avenue.

4 Like I did at the Historic Preservation
5 Commission meeting, I'd like to thank Conrad and
6 Curt Hurst for the development that you've put in
7 so far. I feel like it has been well done. Once
8 again, I'm going to state a few points about this
9 development that I don't like.

10 I would also just urge you to pay special
11 attention to what Mr. Rasmussen said regarding the
12 traffic studies and the parking in the area. A
13 lot of people who have spoken about this have
14 talked about Second Avenue becoming a corridor if
15 Riverside is closed.

16 I truly think it would be Third Avenue,
17 which is my street. Already we get all the
18 traffic that comes off the Prairie Street bridge.
19 For me it would be horrible to have a traffic
20 light right at the end of my street.

21 Furthermore, like everybody has talked
22 about parking being an issue, and it's not just
23 for special events. The houses in our
24 neighborhood are old, and a lot of the driveways

1 are single-car driveways. And what that means
2 just for my husband and myself is that we're not
3 getting two cars in that single-car driveway all
4 the time.

5 Around the corner on Illinois Avenue are
6 several rental houses that do not have enough
7 parking, and there are also owned homes that now
8 have teenage children that also do not have enough
9 parking in a single-car driveway; and so in front
10 of my house every day, every day, there are at
11 least three or four cars parked that belong in the
12 neighborhood.

13 And on special events, every single bit of
14 space in front of my house is taken up, which is
15 wonderful. Right. We want to have a lot of
16 support for the special events that go on in the
17 community. But it does make it difficult to pull
18 in and out of the driveway and navigate traffic.

19 I also submitted a letter to you and in my
20 letter, I put some photos of things that I feel,
21 like, should be strongly considered. One of them
22 is just an example of a very large building that
23 was put in in downtown Geneva. It's the Geneva
24 Place building, and that I'm concerned is what is

1 proposed here.

2 It's just like a singular block with
3 almost no architectural interest; and furthermore,
4 it goes straight to the maximum use of the space
5 so that there's hardly any green space to soften
6 the look of the building.

7 I urge you to cap the height of the
8 building; and with that, I know that the Hursts
9 have also proposed a mansard-style roof on their
10 building, and so I did just submit a few photos of
11 what I feel, like, are not very attractive looking
12 low-story buildings with that mansard-style roof.

13 I also submitted some photos of things
14 that I think would be more strongly supported by
15 the neighborhood, and one of them is a row house
16 concept where -- which I think would fit in that,
17 where fronts could be on either side, on Riverside
18 and on Second Avenue, with an alley-type parking
19 situation in between those row houses, garages
20 that would accommodate the cars that would be
21 associated with those.

22 And also I referenced Mr. Rasmussen's
23 development and that the parts of the building
24 that face the street, because he's on a hill, are

1 shorter, and they're more interesting, and
2 they're, I don't know, less heavy feeling I guess
3 from the street, where you're not looking at the
4 entire structure. And then as you go down the
5 hill, another story is added, but it's concealed
6 from the street view which would be our street
7 view on the higher end of the hill.

8 So his are still a little tall for my
9 taste, and I included another building that's over
10 on Seventh Avenue and Main that is similar to that
11 and it's on a hill and where they incorporated
12 another story by going on the hill.

13 My final point is going to be about the
14 ATM which is actually when you presented your
15 concept at the Historic Preservation Committee,
16 you were saying that that is actually going to
17 stay in place, and I feel like we should strongly
18 consider figuring out an alternative to that. It
19 just seems a shame that an ATM would have the
20 prime corner spot on that development. Thank you.

21 VICE CHAIRMAN VARGULICH: Thank you.

22 MR. TAYLOR: Greg Taylor, 211 South Third
23 Avenue.

24 For all of the reasons already stated, I

1 just want to go on record as opposed to this as
2 presented, and I'd like to emphasize two things
3 and offer one new thought.

4 One is the sewage, someone briefly
5 mentioned it. The sewage load on the system
6 already, people in the neighborhood have sewage
7 backing up in their basements on heavy rain days,
8 and raw sewage is pumped into the river now on
9 heavy rain events, even though it's consistent
10 with OSHA guidelines. This is only going to make
11 a bad situation worse.

12 No. 2, the thought of closing Indiana,
13 giving that property to the developers, and the
14 park, is offensive to the neighborhood and to me.
15 We use that all the time. We use the park. And
16 just to cede that to a developer, it would lessen
17 our quality of life. I'll just go on record as
18 saying that.

19 I would just like to say if the City does
20 feel that this type of development is essential
21 for the development of downtown, I would propose
22 putting this at the old police department. You
23 would get your population density. You're right
24 down by the river. Utilize that space.

1 And I would hope that the City would not
2 put a hotel there because it makes no sense to me
3 to put in a competition for a landmark business
4 already when the Baker Hotel is successful and
5 makes the whole downtown more vibrant too, and
6 that's a landmark business too.

7 So those are my comments. Thank you.

8 VICE CHAIRMAN VARGULICH: Thank you very
9 much.

10 Sir, please.

11 MR. KERSHNER: Bob Kershner, it's
12 K-e-r-s-h-n-e-r. I live at 316 South Third
13 Avenue, corner of Third Avenue and Ohio.

14 A lot of points that I was going to bring
15 up have already been addressed, so I'm not going
16 to beat a dead horse, but the parking thing was so
17 obvious to me that Bob brought up. 48 apartments,
18 that's two cars, 96 parking spots. Look what
19 would happen, so that's ridiculous.

20 The one thing that -- the architecture of
21 this really surprised me, and I want to say this
22 too. You've done a great job with what you've
23 done down here and I think this is your -- you're
24 sticking your toe in the shallow end of the

1 residential side of town. You've been downtown
2 this whole time. So I think this is kind of a
3 misstep at this point on the impact of this
4 building.

5 And the architecture, I would say this, if
6 the architect that's working on this building is
7 the one that designed it, that bank thing, I don't
8 know if I'd go with him anymore because that is
9 atrocious. That's such an eyesore, and I totally
10 agree with this gentleman over here, that that
11 whole parking area is just an eyesore, and it's
12 been for many years, far before the ATM was put in
13 there.

14 But I look at the architecture of this
15 thing, and I know you've put such great effort
16 into the architecture and the history of this
17 City; but I look at the Baker -- or, I'm sorry,
18 not the Baker but the Arcada, that's basically a
19 three-story building.

20 The thing that gets extremely high is the
21 theater portion. So you have a three-story Arcada
22 building. You have your street. Now, you have
23 basically a story part of Flagship and Pollyanna
24 building and then -- I'll even give it a story and

1 a half, and then you're going to want a five-story
2 building. It's ridiculous. It doesn't flow at
3 all.

4 And then this mansard-style building, I
5 guess you could say that the Arcada building is a
6 mansard-style building, architecture with the tile
7 on the top. It's kind of a Spanish mansard, I
8 guess, you could call it.

9 And those elements -- and I know this is
10 conceptual, but I think you might have done
11 yourself a disservice by how that looked because,
12 No. 1, I think maximum should be two-story on this
13 property.

14 And I find your study about the shadow
15 study -- I can save the City some money. It's
16 going to be a nighttime for the residents on
17 Second Street after 1:00 o'clock in the afternoon.
18 Because if you look at the First Street
19 Development, with those huge buildings there, when
20 do you get sun down that street. So that kind of
21 tells you right there how the back of that
22 building is going to be.

23 Plus, if you look at the elevation that
24 shows that east side of the building, there's

1 actually balconies back there looking into that
2 property. How would you like to be sitting on
3 your front porch waving to the guy grilling his
4 burgers up there on the fifth floor. I don't
5 think that's a real inviting part of this either.

6 So I think -- I'm in total -- I agree
7 totally with the concept of not closing Second
8 Avenue down there. A lot of people, transfers,
9 and it is going to push all that parking back up
10 on our Third Avenue.

11 And I love the events here. I enjoy
12 talking to the people when they're going down to
13 this stuff because they're all juiced up, and
14 they're really juiced up when they come back at
15 2:00 o'clock in the morning, and I've found some
16 wonderful things in my flower beds and all that
17 stuff down there. So it's exciting. It's
18 exciting between midnight and 2:00 o'clock in the
19 morning. But I don't mind that because it's for
20 the best of the City to have that going on.

21 Now, we talked about Sammy's. Sammy's is
22 great. I love that location down there, but let's
23 think about that again. Every time you've looked
24 at Sammy's parking lot, when he's got a Saturday

1 morning bike event that's going to go, there's
2 10, 15 bikes. Where are they going to congregate
3 on that street. And they've mentioned kayak
4 rentals. I competed on this river since 1971 in
5 all these kayak races, part of the St. Charles
6 canoe club, kayak club.

7 And when you rent kayaks and you're
8 training people on how to paddle, you have to
9 stage kayaks out there. Where are they going to
10 stage kayaks out there. And then you're going to
11 have Riverside Drive, and you're constantly going
12 to be going across that dragging kayaks, dragging
13 bicycles, which trust me, I love the sport.

14 I've even thought of trying to open a
15 kayak shop or a bike shop in the area, and it just
16 takes a large footprint to be able to do those
17 things. So I love the idea of Sammy's being
18 there. I think it would be an upgrade from the
19 building that he's at.

20 I think it would put him on the map. He
21 might be able to do another one of those -- I
22 think that was a national race that he had done
23 here. I'm sorry. Yes. I would love to see that
24 again in this town. I love it when -- the fellow

1 that runs all the running races around here. Dick
2 Pond.

3 We could get Dick Pond maybe a more
4 visible spot down there because those people are
5 running all the time and to have those
6 competitions down there.

7 So these are all great things, but parking
8 I think is one of the major keys here, and then
9 the size of that monstrosity, and I understand
10 you've got to have so many dollars per square foot
11 to make this whole thing viable and make a profit.

12 But if you look at what Shodeen has done
13 down there at the Mill Race, he's trying to play
14 hardball down there, and that thing just keeps
15 getting uglier and uglier and uglier, and it's
16 going nowhere because he's got -- you know, he's
17 got the property now and he keeps presenting
18 high-density situations.

19 The same situation that went on in another
20 Shodeen project in Batavia where Route 25 makes
21 the jog and they tore down that Baptist church.
22 Go back and look at all the arguments that went on
23 in that process, and they wanted high-density
24 residences, and they were not providing any

1 parking. And I still think parking is a huge
2 issue with that project, and it might even involve
3 tearing down the existing parking garage that they
4 have.

5 So there's a lot of issues. I would love
6 to see something here because everybody now with
7 this gateway thing. This has been the ugliest
8 corner that's ever been, and I love the fact that
9 that was an old creamery down there. It's just a
10 great piece of history to keep there, but it
11 didn't really fit and look good.

12 And they tried to do -- and let me say one
13 other thing is the pedestrian bridge needs some
14 real attention because that's a jewel that we
15 don't want to lose either. If you put your City
16 out there to take a walk down there and see how
17 that thing is starting to rust apart, and it
18 looked like the Adams family house today when I
19 took a walk through there because there's more
20 spiders and stuff.

21 If you want to get a community
22 organization together, we'll work on it. I think
23 that thing should be decorated at Christmastime.
24 It's a beautiful old bridge, the old Hall Company.

1 In fact, it was there from the Piano factory days.

2 So we need that architectural response to
3 what this is. We need to have it look a little
4 bit like the Arcada. We could even make it look
5 like some of the brownstones, and I think it would
6 be a good fit.

7 But keep the faith, keep working on it,
8 but this is nowhere near what it needs to be at
9 this point. Thank you, guys.

10 VICE CHAIRMAN VARGULICH: Thank you.

11 All right. Everybody done? Nobody left,
12 at least on this topic.

13 So to finish up, we're going to allow each
14 of our Plan Commission members to provide some
15 final feedback now that we've heard from our
16 residents, and then I think we'll be done with
17 this concept plan discussion. All right.

18 MEMBER BECKER: Oh, boy, thanks.

19 Well, I said my piece earlier, and I think
20 that my main comments have been talked about by
21 many, and it mainly deals with the bulk of the
22 building and the use of right-of-way for private
23 spaces. I think that's a huge challenge in
24 closing Indiana.

1 I think that the multiuse building is a
2 great idea, but interpretation of the gateway, I
3 think it's going to take a lot more work than what
4 is proposed right now. That's it. Thanks.

5 MEMBER FUNKE: Well, I agree with
6 everything that's been said, and like I said in my
7 comments earlier, I think the density is too high.
8 You know it's stated in the existing zoning of
9 .83, and you're actually tripling that.

10 So bring the scale down, you know, talk to
11 the neighbors; and if that works well, then come
12 up with a great plan that works for everybody. So
13 that's all I have to say.

14 MEMBER WIESE: Yeah. I would say my
15 comments before stand. I appreciate the community
16 being involved and wanting to be heard, and I
17 appreciate the developers wanting to listen and
18 getting input.

19 I think something will get worked out.
20 I'm excited to see the iteration -- the next
21 iteration of what this could look like. I think
22 everyone is excited that something can be done on
23 this site and give it the proper gateway that it
24 should be.

1 MEMBER MOAD: Of course, I'm echoing
2 everything that's been said. I would encourage
3 you to do a parking survey and study of the
4 community as well as a traffic study prior to
5 moving forward with the concept of closing some of
6 those streets. Love the multiuse concept and
7 would like to see the density somewhat lower.

8 MEMBER MACKLIN-PURDY: First of all, I
9 would just like to say the Hursts have been huge
10 champions for our City, and I know that everything
11 that you are working on is only for the good of
12 our community.

13 That being said, I do think that it needs
14 some massaging. I did work and live at Heritage
15 Square. I do understand -- after you kind of
16 like pinpointed the traffic, I do think that is an
17 issue. And to be honest, you did do a good job
18 with the parking situation at Heritage Square.

19 So I think that needs to be worked on a
20 little bit, and it does fit within the
21 comprehensive plan. I do like the idea of the
22 mixed use, and I love the idea of getting an
23 active business on the first floor of this plan
24 because that's the way of our future, utilizing

1 our best resource, which is the river.

2 But I do think some things need to be
3 reevaluated, and I know that you will probably
4 move forward with a parking and traffic study and
5 look at all these objections and constructive
6 comments, and I know you will look at those and
7 address them.

8 So that's really all I have to say.

9 VICE CHAIRMAN VARGULICH: As a group, I
10 think that I just want to help the audience
11 understand. There were a few questions related to
12 approval or changing information and not feeling
13 like -- at one meeting it was one thing and today
14 it's something else.

15 This is a concept plan meeting, and so it
16 is open to continued updating. This is not a
17 formal process at this point. They just are not
18 at that point to go into all of the time and
19 energy it takes to do that.

20 When that does happen, then I think you
21 will see very detailed analysis supported by
22 engineering, supported by a traffic study, which
23 some of our members have asked for, and I think it
24 will be really important with respect to parking

1 and access to this property, especially given a
2 potential for 48 units.

3 For me, I think a mixed-use project is
4 good. I think there were some things, not
5 understanding all, that somebody like Sammy's
6 does, but to introduce kayaks and understand the
7 logistics for actually doing that and how that
8 potentially works for crossing Riverside Drive,
9 which then has pros and cons if you explore
10 closing it, notwithstanding the fire department
11 using it as an access way to go south.

12 Certainly, a traffic study would look at
13 all of those issues and features. So I would
14 certainly encourage that to happen. I do like the
15 mixed-use, though, whether -- hopefully, it's
16 still Sammy's, and hopefully, all those little
17 details can get worked out with him, understanding
18 what his operations are and logistics are.

19 Because I think that a lot of the things
20 that he's doing are not only good as a business
21 but also supports continued growth in our
22 downtown, which obviously everyone would like to
23 see.

24 It's always a little awkward. A thought

1 that no matter what you do when you try to change
2 something, you're going to have things that are
3 going to not make people happy or make people
4 happy as well as you're going to have things that
5 are going to cause a little rub one way, but they
6 will be a benefit in the end for something else.
7 There's no way that everything will turn out
8 perfectly.

9 So between our City staff, our
10 departments, I'm sure a lot of that will get
11 worked out. So I encourage you to come back,
12 which I'm fairly certain you will, and I'm sure
13 we'll have detailed drawings and studies for us to
14 look at and for the public to also look at.

15 With respect to the public, if you would
16 like to continue to have the City's attention on
17 this topic, there is a meeting scheduled on the
18 9th of August with the Planning and Development
19 Committee. So you are welcome to attend that.

20 For now, I think, we'll close this and
21 move on to our next agenda item. Thank you.

22 (Off the record at 8:58 p.m.)

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CERTIFICATE OF SHORTHAND REPORTER

I, Joanne E. Ely, Certified Shorthand Reporter No. 84-4169, CSR, RPR, and a Notary Public in and for the County of Kane, State of Illinois, the officer before whom the foregoing proceedings were taken, do certify that the foregoing transcript is a true and correct record of the proceedings, that said proceedings were taken by me stenographically and thereafter reduced to typewriting under my supervision, and that I am neither counsel for, related to, nor employed by any of the parties to this case and have no interest, financial or otherwise, in its outcome.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal this 26th day of July, 2021. My commission expires: May 16, 2024



Notary Public in and for the
State of Illinois

 <p>CITY OF ST. CHARLES ILLINOIS • 1834</p>	AGENDA ITEM EXECUTIVE SUMMARY		Agenda Item Number: *4g
	Title:	Plan Commission recommendation to approve a Final Plat for St. Charles Prairie Centre Third Resubdivision.	
	Presenter:	Russell Colby	
Meeting: Planning & Development Committee		Date: August 9, 2021	
Proposed Cost: \$0		Budgeted Amount: \$0	Not Budgeted: <input checked="" type="checkbox"/>
Executive Summary <i>(if not budgeted please explain):</i>			
<p>The Prairie Centre PUD was approved by the City in March 2017. The project is a redevelopment of the former St. Charles Mall property that includes commercial, mixed use and residential buildings.</p> <p>The Subdivision and Phasing Section of the PUD Ordinance outlines the process for the review and approval of a Final Plat of Subdivision for the property:</p> <ul style="list-style-type: none"> • The property is to be initially platted in its entirety, with blanket access and utility easements over the entire site. This was completed in April 2018. • Individual building lots within the site may be proposed as determined by the developer. • No internal streets need to be designated. • The developer may phase the buildings and site improvements based upon market demand. <p>The developer, Shodeen, has filed an application for Minor Subdivision-Final Plat of Subdivision in order to plat parcels for:</p> <ul style="list-style-type: none"> • Lot 13: For Residential Building D1, which is under construction and nearing completion. • Lot 14: For the Clubhouse building attached to Residential D1, which is under construction and nearing completion. • Lot 16: For Mixed Use building D1- Construction to begin soon. 			
<u>Plan Commission Recommendation</u>			
Plan Commission reviewed the Final Plat on 8/3/2021 and voted 7-0 to recommend approval, subject to resolution of staff comments prior to City Council action.			
Attachments <i>(please list):</i>			
Plan Commission Resolution, Staff Report, Application			
Recommendation/Suggested Action <i>(briefly explain):</i>			
Plan Commission recommendation to approve a Final Plat for St. Charles Prairie Centre Third Resubdivision.			

City of St. Charles, Illinois
Plan Commission Resolution No. 14-2021

**A Resolution Recommending Approval of a Final Plat of Subdivision for
St. Charles Prairie Centre Resubdivision No. 3**

Passed by Plan Commission on August 3, 2021

WHEREAS, it is the responsibility of the St. Charles Plan Commission to review requests for Final Plat of Subdivision; and

WHEREAS, the Plan Commission has reviewed the Final Plat of Subdivision for St. Charles Prairie Centre Resubdivision No. 3; and

WHEREAS, the Plan Commission finds the Final Plat of Subdivision to be in conformance with the requirements of the Prairie Centre PUD Ordinance, No. 2017-Z-5, and applicable provisions of Title 16 of the City Code entitled, "Subdivisions and Land Improvement"; and

NOW, THEREFORE, be it resolved by the St. Charles Plan Commission to recommend to the City Council approval of the Final Plat of Subdivision for St. Charles Prairie Centre Resubdivision No. 3 contingent upon the resolution of all staff comments prior to City Council action.

Roll Call Vote:

Ayes: Moad, Melton, Funke, Macklin-Purdy, Wiese, Hibel, Ewoldt

Nays: None

Absent: Vargulich, Becker

Motion carried: 7-0

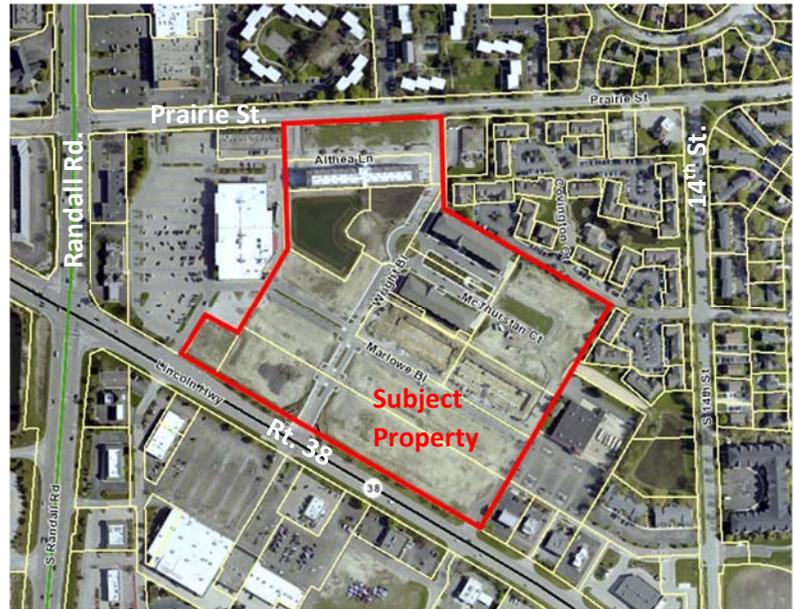
PASSED, this 3rd day of August 2021.

Chairman
St. Charles Plan Commission



Applicant:	Shodeen Construction Company, LLC
Property Owner:	4515 Marlowe, LLC; 8895 McThurstan Court LLC; Towne Centre Equities, LLC
Location:	Prairie Centre PUD, Rt. 38 & Randall Rd.
Purpose:	Approval of a plat of resubdivision
Application:	Minor Subdivision
Public Hearing:	Not required
Zoning:	BR Regional Business / PUD
Current Land Use:	Development site, partially completed
Comprehensive Plan:	Corridor/Regional Commercial and Mixed Use

Prairie Centre – 3rd Resubdivision



Subject Property

Summary of Proposal: Shodeen is developing Prairie Centre, a residential and mixed-use redevelopment of the former St. Charles Mall property on Rt. 38. The project is under construction. As the project is developed, Shodeen has been resubdividing the property to create individual parcels for buildings or other uses, as anticipated under the PUD approval. This is the third resubdivision.

- Info / Procedure on Application:**
- Final Plat is the actual plat document that will be recorded with the County to formally create new lots, dedicate streets, and provide easements, etc.
 - Recommendation is based on compliance with all other code requirements (including Zoning & Subdivision Codes). Staff has provided an analysis in the Staff Report.
 - A public hearing is not required for this type of application.
 - No findings of fact are applicable to this application.

- Suggested Action:**
- Review the Final Plat of Subdivision.
 - Staff has found the application materials to be complete and the Final Plat to be in compliance with the applicable PUD ordinance standards.
 - Staff recommends approval of the Final Plat of Subdivision, subject to resolution of all staff comments prior to City Council action.

Staff Contact: Russell Colby, Assistant Director of Community & Economic Development

I. PROPERTY INFORMATION

In March 2017, the City approved the Prairie Centre PUD. Prairie Centre is a redevelopment project that includes commercial, mixed use and residential buildings, specifically:

- 670 residential units (609 units, plus 61 units as a "density bonus" for providing affordable residential units within the project)
- A range from 80,000 to 116,000 square feet of commercial uses (depending on whether certain buildings are mixed use or residential only)

The following items were approved by the Prairie Center PUD ordinance, #2017-Z-5:

- Special Use for Planned Unit Development (PUD) to establish zoning and development standards for the project. The PUD approval granted deviations to the underlying BR Regional Business District zoning. The deviations related to: Permitted and special uses (to allow residential use), bulk requirements for buildings, building design requirements, landscaping requirements and off-street parking requirements.
- PUD Preliminary Plan approval of the overall site layout, preliminary engineering plans, partial building architectural elevations, and a partial landscape plan. A preliminary plat of subdivision was also approved.

Project Phasing

The Subdivision and Phasing Section of the PUD Ordinance, beginning on pg. 16, outlines the process for the review and approval of a Final Plat of Subdivision for the property. In summary:

- The property is to be initially platted in its entirety, with blanket access and utility easements over the entire site.
- Individual building lots within the site may be proposed as determined by the developer.
- No internal streets need to be designated.
- The developer may phase the project based upon market demand, however the following must be part of the initial development phase:
 - Rerouting of sanitary sewer exiting the site, per the engineering plans.
 - Installation of stormwater detention areas.
 - Construction of the north-south boulevard from Rt. 38 to Prairie Street (provided that the completion of the northern portion may be deferred until the adjacent buildings are constructed.)

II. PROJECT STATUS

- The Final Plat of the entire site was recorded in April 2018.
- The primary north-south and east-west boulevards through the site have been constructed with associated landscaping installed.
- Stormwater detention has been installed.
- Residential Buildings F2, E and D2 have been completed.
- Anthony Place, an affordable senior apartment building, was completed in 2020.
- Residential Building D1 and the Clubhouse are under construction and nearing completion.
- City Council approved a Minor Change in for the next building to be constructed: Mixed Use D1- construction is expected to begin soon.

III. RESUBDIVISION

The proposed Third Resubdivision includes the following parcels:

Current development parcels:

- Lot 13: For Residential Building D1, which is under construction and nearing completion.
- Lot 14: For the Clubhouse building attached to Residential D1, which is under construction and nearing completion
- Lot 16: For Mixed Use building D1- Construction to begin soon

Remaining area for future development:

- Lot 15: Future Residential B1 and Mixed Use B1
- Lot 17: Future Mixed Use D2 and D3

Existing blanket utility and access easements will remain over the property. No new easements are required.

The Final Plat complies with the requirements of the PUD and Subdivision ordinances.

IV. SUGGESTED ACTION

Review the Final Plat of Subdivision.

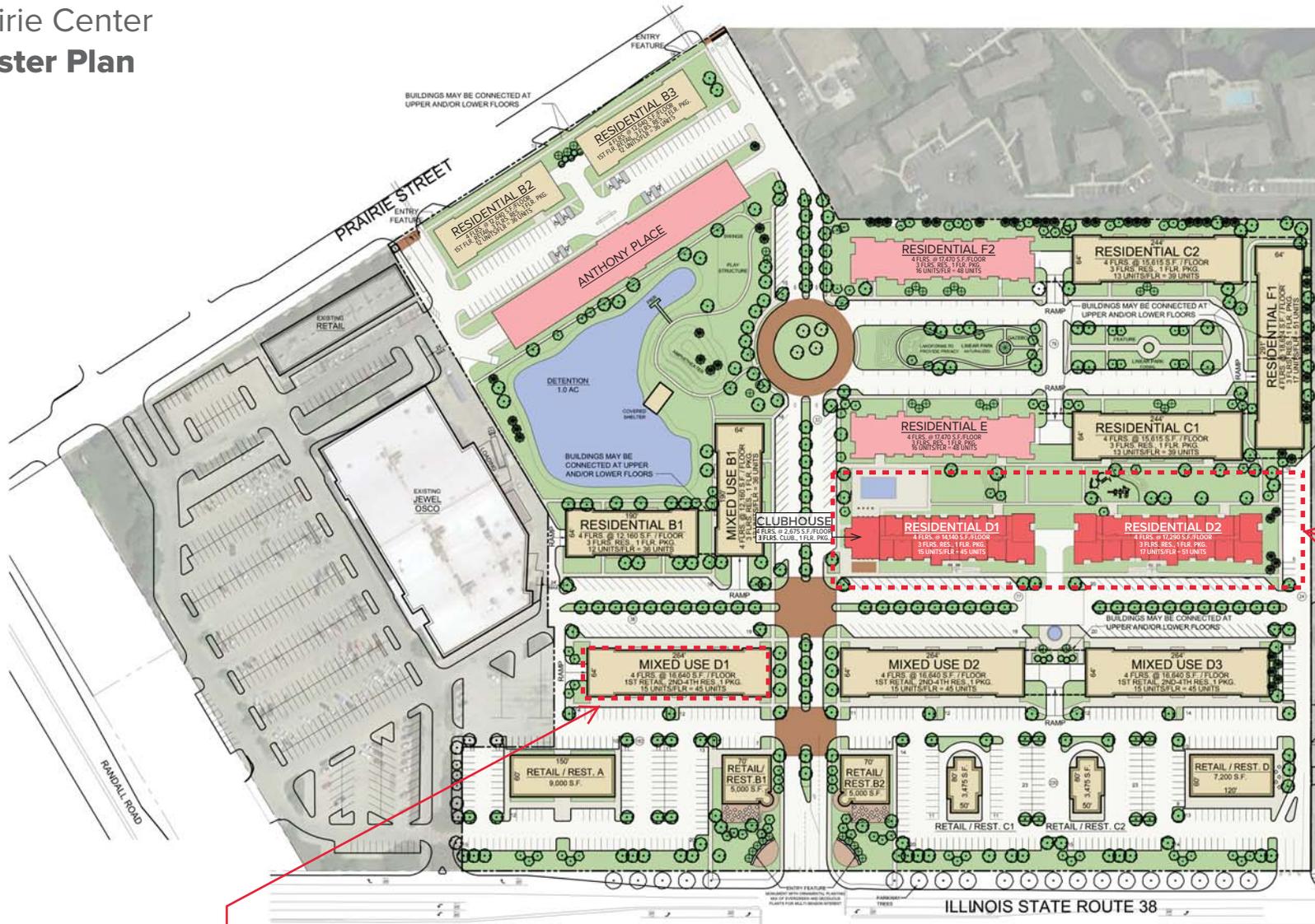
Staff has found the application materials to be complete and the Final Plat to be in compliance with the approved PUD ordinance standards.

Staff recommends approval of the Final Plat of Subdivision, subject to resolution of any staff comments prior to City Council action.

V. ATTACHMENTS

- Site Plan and Mixed Use Building D1 elevation, for reference
- Minor Subdivision – Final Plat Application
- PUD ordinance excerpt

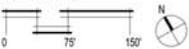
Prairie Center Master Plan



Next building planned-
Construction to begin

Current construction
phase- completion in
2021

SITE PLAN
SCALE: 1"=150'



NORTH ELEVATION (RESIDENTIAL ENTRY)

BUILDING HEIGHTS MATCH MASTER PLAN ELEVATION



- LAP SIDING: HARDIE "SAIL CLOTH"
- STRAIGHT SHINGLE SIDING: HARDIE "MOUNTAIN SAGE"
- LIGHT TRIM & ACCENT SIDING: HARDIE "MOUNTAIN TAUPE"
- DARK TRIM: HARDIE "WOODSTOCK BROWN"
- COPING, STOREFRONT, GUTTERS & DOWNSPOUTS: STANDARD DARK BROWN



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



COMMUNITY DEVELOPMENT DIVISION

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

MINOR SUBDIVISION – FINAL PLAT APPLICATION

For City Use Project Name:	<u>Prairie Centre</u>
Project Number:	<u>2015 -PR- 025</u>
Cityview Project Number:	<u>PLMS202100038</u>



Per City Code Section 16.04.04, a Minor Subdivision must meet the following criteria:

- 1) Compliance with subdivision design standards in the City Code; 2) No more than 4 lots; 3) No public utility extensions or new streets are required to serve the subdivision; 4) no stormwater detention is required to serve the subdivision; 5) all lots meet minimum zoning standards.*

Complete this application and submit it with all required attachments to the Planning Division. When this application is complete and the plans are substantially in compliance with requirements, the Final Plat will be placed on a Plan Commission agenda for review.

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

1. Property Information:	Location: Prairie Centre - Illinois Route 38 and Prairie Street, St. Charles, Illinois 2045 Marlowe Boulevard and 2015 Marlowe Boulevard, St. Charles, Illinois	
	Parcel Number (s): 09-33-329-082, 09-33-329-081, 09-33-329-077, 09-33-329-078	
	Proposed Subdivision Name: St. Charles Prairie Centre Resubdivision No. 3	
2. Applicant Information:	Name Shodeen Construction Company, L.L.C	Phone 630-444-8252
	Address 77 N. 1st St. Geneva, IL 60134	Fax 630-232-4520
		Email Dave@shodeen.com
3. Record Owner Information:	Name 4515 Marlowe, L.L.C., 8895 McThurstan Court, L.L.C., Towne Centre Equities, L.L.C.	Phone 630-444-8252
	Address 77 N. 1st St. Geneva, IL 60134	Fax 630-232-4520
		Email Dave@shodeen.com

Attachment Checklist:

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

APPLICATION FEE:

Application fee in accordance with Appendix A of the Subdivision Code. (\$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 site:

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

FEE FOR INSTALLATION OF CITY BENCHMARKS:

Payment for installation of City benchmarks in accordance with Appendix F of the Subdivision Code. 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:

Submit one of the following:

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

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

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

PLANS:

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

Copies of Plans:

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

SUBDIVISION PLAT – DRAWING REQUIREMENTS/CHECKLIST:

Complete the attached checklist and ensure that all required information is included on the plat.

PARK AND SCHOOL LAND/CASH WORKSHEETS:

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

INCLUSIONARY HOUSING SUMMARY:

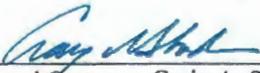
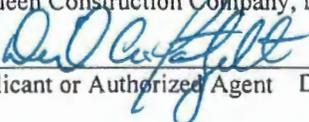
For residential developments, submit information describing how the development will comply with the requirements of Title 19, "Inclusionary Housing" of the St. Charles Municipal Code.

COPIES OF THIRD PARTY PERMIT/APPROVALS

- Kane County DOT and/or IDOT signature on Final Plat (if applicable)

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.

4515 Marlowe, L.L.C., 8895 McThurstan Court, L.L.C. and Towne Centre Equities, L.L.C.

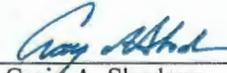
	July 6, 2021
Record Owner Craig A. Shodeen; a Manager	Date
Shodeen Construction Company, L.L.C.	
	July 6, 2021
Applicant or Authorized Agent David A. Patzelt; President	Date

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

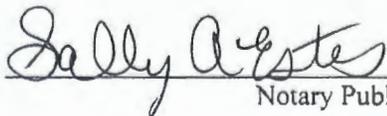
STATE OF ILLINOIS)
) SS.
KANE COUNTY)

I, Craig A. Shodeen, being first duly sworn on oath depose and say that I am
Manager of Towne Centre Equities, L.L.C., an Illinois Limited Liability
Company (L.L.C.), and that the following persons are all of the members of the said L.L.C.:

- Wennlund Farm, L.L.C. _____
- Koranda Capital Partners, L.P. _____
- RJF Towne Centre, LLC _____
- Kili, L.L.C. _____
- Silver Glen Capital, L.L.C. _____
- _____
- _____

By: , Manager
Craig A. Shodeen

Subscribed and Sworn before me this 6th day of
July, 20 21.


Notary Public

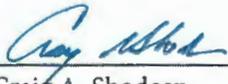


**OWNERSHIP DISCLOSURE FORM
LIMITED LIABILITY COMPANY (L.L.C.)**

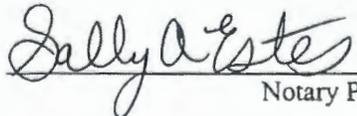
STATE OF ILLINOIS)
) SS.
KANE COUNTY)

I, Craig A. Shodeen, being first duly sworn on oath depose and say that I am
Manager of 8895 McThurstan Court, L.L.C., an Illinois Limited Liability
Company (L.L.C.), and that the following persons are all of the members of the said L.L.C.:

<u>Towne Centre Equities, L.L.C.</u>	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

By: , Manager
Craig A. Shodeen

Subscribed and Sworn before me this 6th day of
July, 2021.


Notary Public

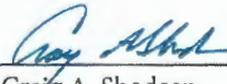


**OWNERSHIP DISCLOSURE FORM
LIMITED LIABILITY COMPANY (L.L.C.)**

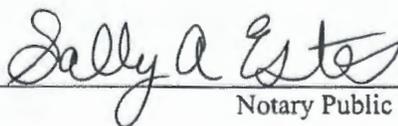
STATE OF ILLINOIS)
) SS.
KANE COUNTY)

I, Craig A. Shodeen, being first duly sworn on oath depose and say that I am
Manager of 4515 Marlowe, L.L.C., an Illinois Limited Liability
Company (L.L.C.), and that the following persons are all of the members of the said L.L.C.:

<u>Towne Centre Equities, L.L.C.</u>	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

By: , Manager
Craig A. Shodeen

Subscribed and Sworn before me this 6th day of
July, 2021.

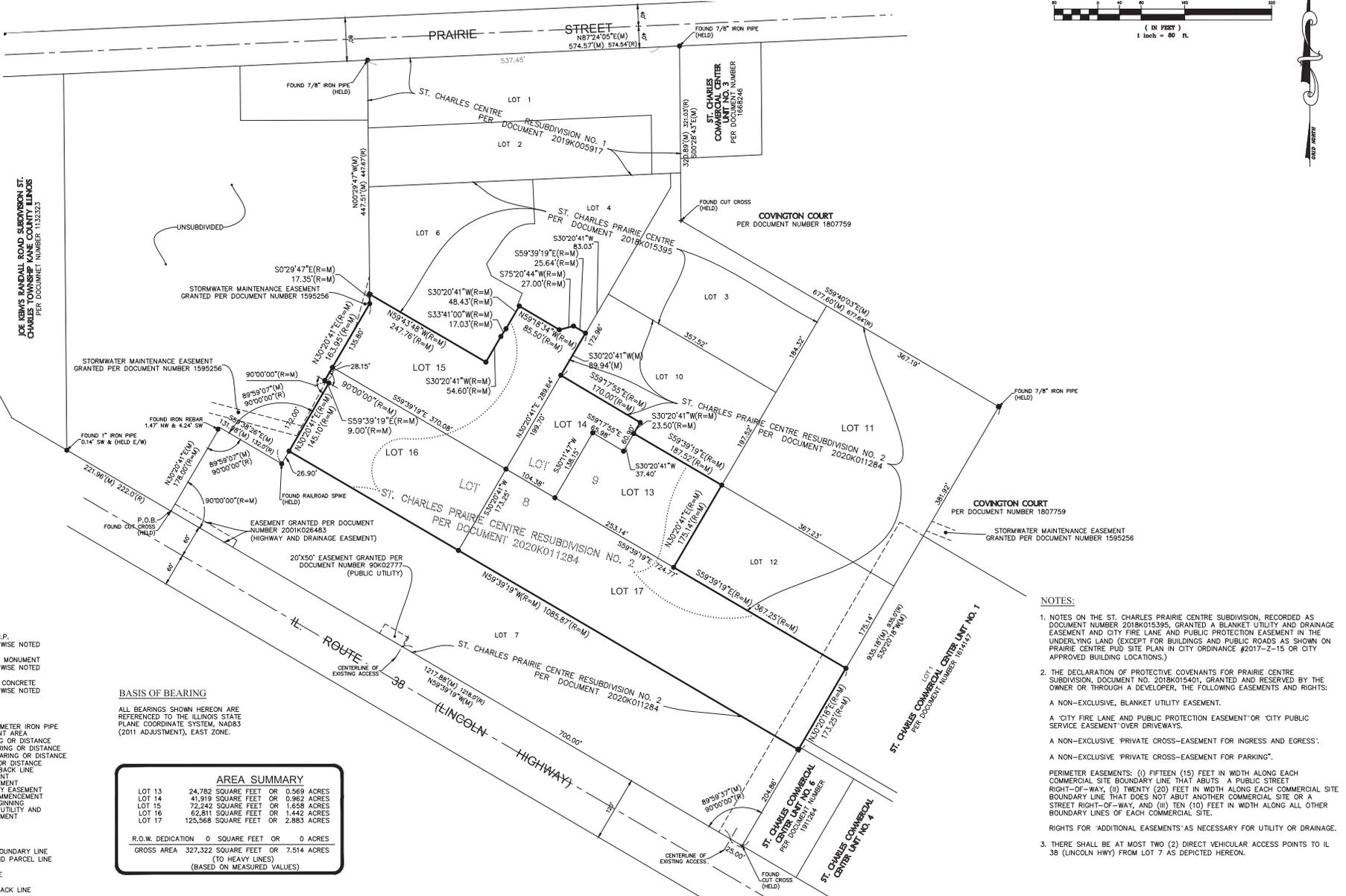
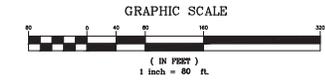

Notary Public



FINAL PLAT OF SUBDIVISION ST. CHARLES PRAIRIE CENTRE RESUBDIVISION NO. 3

IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 8
EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS

P.I.N. 09-33-329-074
P.I.N. 09-33-329-078
P.I.N. 09-33-329-081
P.I.N. 09-33-329-082



- 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.S.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.U. & 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

BASIS OF BEARING

ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE ILLINOIS STATE PLANE COORDINATE SYSTEM, NAD83 (2011 ADJUSTMENT), EAST ZONE.

AREA SUMMARY		
LOT 13	24,782 SQUARE FEET	OR 0.569 ACRES
LOT 14	41,919 SQUARE FEET	OR 0.962 ACRES
LOT 15	72,242 SQUARE FEET	OR 1.628 ACRES
LOT 16	82,811 SQUARE FEET	OR 1.842 ACRES
LOT 17	125,568 SQUARE FEET	OR 2.883 ACRES
R.O.W. DEDICATION 0 SQUARE FEET OR 0 ACRES		
GROSS AREA 327,322 SQUARE FEET OR 7.514 ACRES (TO HEAVY LINES)		
(BASED ON MEASURED VALUES)		

- NOTES:**
- NOTES ON THE ST. CHARLES PRAIRIE CENTRE SUBDIVISION, RECORDED AS DOCUMENT NUMBER 2018K015395, GRANTED A BLANKET UTILITY AND DRAINAGE EASEMENT AND CITY FIRE LANE AND PUBLIC PROTECTION EASEMENT IN THE UNDERLYING LAND (EXCEPT FOR BUILDINGS AND PUBLIC ROADS AS SHOWN ON PRAIRIE CENTRE PUD SITE PLAN IN CITY ORDINANCE #2017-2-15 OR CITY APPROVED BUILDING LOCATIONS.)
 - THE DECLARATION OF PROTECTIVE COVENANTS FOR PRAIRIE CENTRE SUBDIVISION, DOCUMENT NO. 2018K015401, GRANTED AND RESERVED BY THE OWNER OR THROUGH A DEVELOPER, THE FOLLOWING EASEMENTS AND RIGHTS:
 - A NON-EXCLUSIVE, BLANKET UTILITY EASEMENT.
 - A "CITY FIRE LANE AND PUBLIC PROTECTION EASEMENT" OR "CITY PUBLIC SERVICE EASEMENT" OVER DRIVEWAYS.
 - A NON-EXCLUSIVE PRIVATE CROSS-EASEMENT FOR INGRESS AND EGRESS.
 - A NON-EXCLUSIVE "PRIVATE CROSS-EASEMENT FOR PARKING".
 - PERIMETER EASEMENTS: (I) FIFTEEN (15) FEET IN WIDTH ALONG EACH COMMERCIAL SITE BOUNDARY LINE THAT ABUTS A PUBLIC STREET RIGHT-OF-WAY, (II) TWENTY (20) FEET IN WIDTH ALONG EACH COMMERCIAL SITE BOUNDARY LINE THAT DOES NOT ABUT ANOTHER COMMERCIAL SITE OR A STREET RIGHT-OF-WAY, AND (III) TEN (10) FEET IN WIDTH ALONG ALL OTHER BOUNDARY LINES OF EACH COMMERCIAL SITE.
 - RIGHTS FOR "ADDITIONAL EASEMENTS" AS NECESSARY FOR UTILITY OR DRAINAGE.
 3. THERE SHALL BE AT MOST TWO (2) DIRECT VEHICULAR ACCESS POINTS TO IL 38 (LINCOLN HWY) FROM LOT 7 AS DEPICTED HEREON.

TOWNE CENTRE EQUITIES, LLC 7 NORTH EAST STREET GURNEA, IL 60134	
PROJECT: ST. CHARLES PRAIRIE CENTRE RESUBDIVISION NO. 3 CLIENT: SHODREN GROUP, LLC 2631 GINGER WOODS PARKWAY, STE. 100 7714 174TH STREET GURNEA, IL 60134 PHONE: (815) 204-1010 FAX: (815) 204-1000 EMAIL: SALES@SHODREN.COM	CONVEYOR/SUBDIVIDER: TOWNE CENTRE EQUITIES, LLC DATE: 06/29/21 CHECKED BY: SK DRAWN BY: MP DATE: 06/29/21 P.C. N/A B.O.C. N/A P.S. N/A REVISIONS:
COMPASS SURVEYING LTD. ALTA SURVEYS • TOPOGRAPHY • CONSTRUCTION STAKING 2631 GINGER WOODS PARKWAY, STE. 100 7714 174TH STREET GURNEA, IL 60134 PHONE: (815) 204-1010 FAX: (815) 204-1000 EMAIL: SALES@SHODREN.COM	
SCALE: 1" = 60'	
1 OF 3	
PROJECT NO.: 19.0343-01	

PLEASE RETURN THE RECORDED MYLAR TO:

SHODEEN
77 N. 1ST STREET
GENEVA, IL 60134

FINAL PLAT OF SUBDIVISION ST. CHARLES PRAIRIE CENTRE RESUBDIVISION NO. 3

P.I.N. 09-33-329-074
P.I.N. 09-33-329-078
P.I.N. 09-33-329-081
P.I.N. 09-33-329-082

IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 8
EAST OF THE THIRD PRINCIPAL MERIDIAN; IN KANE COUNTY, ILLINOIS

OWNER'S CERTIFICATE

(LOT 8 ST. CHARLES PRAIRIE CENTRE RESUB. NO. 2)

STATE OF ILLINOIS }
COUNTY OF KANE } SS

THIS IS TO CERTIFY THAT TOWNE CENTRE EQUITIES, L.L.C.; A DELAWARE 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 THEREIN 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 AFORESAID.

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., 2021.

TOWNE CENTRE EQUITIES, L.L.C.; A DELAWARE LIMITED LIABILITY COMPANY
BY: TOWNE CENTRE MANAGEMENT, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY
ITS MANAGER

BY: CRAIG A. SHODEEN; MANAGER

NOTARY'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF KANE } SS

I, _____, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT CRAIG A. SHODEEN; MANAGER OF SAID LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH MANAGER, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED 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., 2021.

NOTARY PUBLIC SIGNATURE _____

(PRINT NAME)

MORTGAGEE'S CERTIFICATE

(LOT 8 ST. CHARLES PRAIRIE CENTRE RESUB. NO. 2)

STATE OF ILLINOIS }
COUNTY OF KANE } SS

LAKESIDE BANK, _____ CORPORATION, IT SUCCESSORS AND ASSIGNS, AS MORTGAGEE UNDER PROVISIONS OF A CERTAIN MORTGAGE DATED _____ AND RECORDED IN THE RECORDER'S OFFICE OF KANE COUNTY, ILLINOIS, AS DOCUMENT NUMBER _____, HEREBY CONSENTS TO RECORDING OF THE PLAT HEREIN SHOWN.

DATED AT _____, THIS _____
DAY OF _____, A.D., 20_____.

BY: _____
TITLE: _____
BY: _____
TITLE: _____

FIFTH THIRD BANK, AN OHIO BANKING CORPORATION, ITS SUCCESSORS AND ASSIGNS
BY: _____

NOTARY'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF KANE } SS

I, _____, A NOTARY PUBLIC IN THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT CRAIG A. SHODEEN; MANAGER OF SAID LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHO IS SUBSCRIBED 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 FOR THE USES AND PURPOSES THEREIN SET FORTH AS THE FREE AND VOLUNTARY ACT AN DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____
DAY OF _____, A.D., 20_____.

NOTARY PUBLIC SIGNATURE _____

(PRINT NAME)

OWNER'S CERTIFICATE

(PART OF LOT 9 ST. CHARLES PRAIRIE CENTRE RESUB. NO. 2)

STATE OF ILLINOIS }
COUNTY OF KANE } SS

THIS IS TO CERTIFY THAT 4515 MARLOWE, L.L.C.; A DELAWARE 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 THEREIN 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 AFORESAID.

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., 2021.

4515 MARLOWE, L.L.C.; A DELAWARE LIMITED LIABILITY COMPANY
BY: 4515 MARLOWE, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY
ITS MANAGER

BY: CRAIG A. SHODEEN; MANAGER

NOTARY'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF KANE } SS

I, _____, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT CRAIG A. SHODEEN; MANAGER OF SAID LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH MANAGER, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED 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., 2021.

NOTARY PUBLIC SIGNATURE _____

(PRINT NAME)

MORTGAGEE'S CERTIFICATE

(PART OF LOT 9 ST. CHARLES PRAIRIE CENTRE RESUB. NO. 2)

STATE OF ILLINOIS }
COUNTY OF KANE } SS

ASSIGNS, AS MORTGAGEE UNDER PROVISIONS OF A CERTAIN MORTGAGE DATED _____ AND RECORDED IN THE RECORDER'S OFFICE OF KANE COUNTY, ILLINOIS, AS DOCUMENT NUMBER _____, HEREBY CONSENTS TO RECORDING OF THE PLAT HEREIN SHOWN.

DATED AT _____, THIS _____
DAY OF _____, A.D., 20_____.

BY: _____
TITLE: _____
BY: _____
TITLE: _____

FIFTH THIRD BANK, AN OHIO BANKING CORPORATION, ITS SUCCESSORS AND ASSIGNS
BY: _____

NOTARY'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF KANE } SS

I, _____, A NOTARY PUBLIC IN THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT CRAIG A. SHODEEN; MANAGER OF SAID LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHO IS SUBSCRIBED 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 FOR THE USES AND PURPOSES THEREIN SET FORTH AS THE FREE AND VOLUNTARY ACT AN DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____
DAY OF _____, A.D., 20_____.

NOTARY PUBLIC SIGNATURE _____

(PRINT NAME)

OWNER'S CERTIFICATE

(PART OF LOT 9 ST. CHARLES PRAIRIE CENTRE RESUB. NO. 2)

STATE OF ILLINOIS }
COUNTY OF KANE } SS

THIS IS TO CERTIFY THAT 8895 MCHURSTAN COURT L.L.C.; A DELAWARE 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 THEREIN 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 AFORESAID.

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., 2021.

8895 MCHURSTAN COURT L.L.C.; A DELAWARE LIMITED LIABILITY COMPANY
BY: 8895 MCHURSTAN COURT L.L.C., A DELAWARE LIMITED LIABILITY COMPANY
ITS MANAGER

BY: CRAIG A. SHODEEN; MANAGER

NOTARY'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF KANE } SS

I, _____, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT CRAIG A. SHODEEN; MANAGER OF SAID LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH MANAGER, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED 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., 2021.

NOTARY PUBLIC SIGNATURE _____

(PRINT NAME)

MORTGAGEE'S CERTIFICATE

(PART OF LOT 9 ST. CHARLES PRAIRIE CENTRE RESUB. NO. 2)

STATE OF ILLINOIS }
COUNTY OF KANE } SS

ASSIGNS, AS MORTGAGEE UNDER PROVISIONS OF A CERTAIN MORTGAGE DATED _____ AND RECORDED IN THE RECORDER'S OFFICE OF KANE COUNTY, ILLINOIS, AS DOCUMENT NUMBER _____, HEREBY CONSENTS TO RECORDING OF THE PLAT HEREIN SHOWN.

DATED AT _____, THIS _____
DAY OF _____, A.D., 20_____.

BY: _____
TITLE: _____
BY: _____
TITLE: _____

FIFTH THIRD BANK, AN OHIO BANKING CORPORATION, ITS SUCCESSORS AND ASSIGNS
BY: _____

NOTARY'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF KANE } SS

I, _____, A NOTARY PUBLIC IN THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT CRAIG A. SHODEEN; MANAGER OF SAID LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHO IS SUBSCRIBED 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 FOR THE USES AND PURPOSES THEREIN SET FORTH AS THE FREE AND VOLUNTARY ACT AN DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____
DAY OF _____, A.D., 20_____.

NOTARY PUBLIC SIGNATURE _____

(PRINT NAME)

CITY COUNCIL CERTIFICATE

APPROVED AND ACCEPTED THIS ____ DAY OF _____ A.D. 2021.

CITY COUNCIL OF CITY OF ST. CHARLES, ILLINOIS

MAYOR _____

ATTEST: _____

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS }
CITY OF ST. CHARLES } SS

APPROVED THIS ____ DAY OF _____ A.D. 2021.

CITY OF ST. CHARLES PLAN COMMISSION

CHAIRMAN _____

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 FORFEITED TAXES AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE ANNEXED PLAT. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE ANNEXED PLAT.

GIVEN UNDER MY HAND AND SEAL AT _____ ILLINOIS, THIS ____ DAY OF _____ A.D. 2021.

COUNTY CLERK _____

COUNTY ENGINEER'S CERTIFICATE

THIS PLAT HAS BEEN APPROVED BY THE KANE COUNTY ENGINEER WITH RESPECT TO ROADWAY ACCESS TO _____ PURSUANT TO ICLS CHAPTER 765 PARAGRAPH 205/2.

DATED THIS ____ DAY OF _____ A.D. 2021.

COUNTY ENGINEER _____

DATED AT _____ ILLINOIS, THIS ____ DAY OF _____ A.D. 2021.

DIRECTOR OF COMMUNITY DEVELOPMENT (OR DESIGNEE) 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.

DIRECTOR OF COMMUNITY DEVELOPMENT _____

DATED AT _____ ILLINOIS, THIS ____ DAY OF _____ A.D. 2021.

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 FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE NOT BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THE PLAT.

COLLECTOR OF SPECIAL ASSESSMENTS _____

DATED AT _____ ILLINOIS, THIS ____ DAY OF _____ A.D. 2021.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF KANE } SS

I, SCOTT C. KREBS, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3509, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING PROPERTY:

LOTS 8 AND 9 IN ST. CHARLES PRAIRIE CENTRE RESUBDIVISION NO. 2, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 4TH, 2020 AS DOCUMENT 2020K011284, IN KANE COUNTY, ILLINOIS.

AS SHOWN BY THE ANNEXED 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, ILLINOIS WHICH HAS ADOPTED AN OFFICIAL COMPREHENSIVE PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY THE STATE OF ILLINOIS ACCORDING TO 65 ICLS 5/11-12-6 AS HERETOFORE AND HEREAFTER AMENDED, AND THIS SITE FALLS WITHIN "OTHER AREAS ZONE X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DEFINED BY THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 170330 0264 H, MAP NUMBER 170890264H HAVING A REVISED DATE OF AUGUST 3, 2009.

GIVEN UNDER MY HAND AND SEAL AT AURORA, ILLINOIS THIS ____ DAY OF _____ 2021.

COMPASS SURVEYING LTD.
PROFESSIONAL DESIGN FIRM
LAND SURVEYOR CORPORATION NO. 184-002778
LICENSE EXPIRES 4/30/2023

BY: _____
SCOTT C. KREBS
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3509
LICENSE EXPIRES 11/30/2022

TOWNE CENTRE EQUITIES, LLC
7 NORTH STATE STREET
GENEVA, IL 60134

OWNER/SUBDIVIDER

BY

DATE

BOOK

PAGE

CHECKED BY

DATE

REVISIONS

DATE

BY

NO.

PROJECT

ST. CHARLES PRAIRIE CENTRE RESUBDIVISION NO. 3

CLIENT

TOWNE CENTRE EQUITIES, LLC

77 N. 1ST STREET
GENEVA, IL 60134

DATE

BY

NO.

PROJECT

ST. CHARLES PRAIRIE CENTRE RESUBDIVISION NO. 3

CLIENT

TOWNE CENTRE EQUITIES, LLC

77 N. 1ST STREET
GENEVA, IL 60134

DATE

BY

NO.

PROJECT

ST. CHARLES PRAIRIE CENTRE RESUBDIVISION NO. 3

CLIENT

TOWNE CENTRE EQUITIES, LLC

77 N. 1ST STREET
GENEVA, IL 60134

DATE

BY

NO.

PROJECT

ST. CHARLES PRAIRIE CENTRE RESUBDIVISION NO. 3

CLIENT

TOWNE CENTRE EQUITIES, LLC

77 N. 1ST STREET
GENEVA, IL 60134

DATE

BY

NO.

PROJECT

ST. CHARLES PRAIRIE CENTRE RESUBDIVISION NO. 3

CLIENT

TOWNE CENTRE EQUITIES, LLC

77 N. 1ST STREET
GENEVA, IL 60134

DATE

BY

NO.

PROJECT

ST. CHARLES PRAIRIE CENTRE RESUBDIVISION NO. 3

CLIENT

TOWNE CENTRE EQUITIES, LLC

77 N. 1ST STREET
GENEVA, IL 60134

DATE

BY

NO.

PROJECT

ST. CHARLES PRAIRIE CENTRE RESUBDIVISION NO. 3

CLIENT

TOWNE CENTRE EQUITIES, LLC

77 N. 1ST STREET
GENEVA, IL 60134

DATE

BY

NO.

PROJECT

ST. CHARLES PRAIRIE CENTRE RESUBDIVISION NO. 3

CLIENT

TOWNE CENTRE EQUITIES, LLC

77 N. 1ST STREET
GENEVA, IL 60134

DATE

BY

NO.

PROJECT

ST. CHARLES PRAIRIE CENTRE RESUBDIVISION NO. 3

CLIENT

TOWNE CENTRE EQUITIES, LLC

77 N. 1ST STREET
GENEVA, IL 60134

DATE

BY

NO.

PROJECT

ST. CHARLES PRAIRIE CENTRE RESUBDIVISION NO. 3

CLIENT

TOWNE CENTRE EQUITIES, LLC

77 N. 1ST STREET
GENEVA, IL 60134

DATE

BY

NO.

PROJECT

ST. CHARLES PRAIRIE CENTRE RESUBDIVISION NO. 3

CLIENT

TOWNE CENTRE EQUITIES, LLC

77 N. 1ST STREET
GENEVA, IL 60134

DATE

BY

NO.

PROJECT

ST. CHAR