

AGENDA
CITY OF ST. CHARLES
PLANNING & DEVELOPMENT COMMITTEE
ALD. TODD BANCROFT – CHAIRMAN
MONDAY, SEPTEMBER 12, 2016 - 7:00 PM
CITY COUNCIL CHAMBERS
2 E. MAIN STREET

1. CALL TO ORDER

2. ROLL CALL

3. POLICE DEPARTMENT

- a. Recommendation to approve a Rain Date Makeup for Class E-4 Temporary Liquor License for a Special Event, “Wine Down Wednesday” to be held on the 1st Street Plaza.

4. COMMUNITY & ECONOMIC DEVELOPMENT

- a. Plan Commission recommendation to approve a Special Use for Car Wash Facility for Wash-U Car Wash, Lot 3 Buona St. Charles Subdivision.
- b. Plan Commission recommendation to approve a General Amendment to Title 17 of the St. Charles Municipal Code (Zoning Ordinance) to remove the lot area requirement for Drive-Through Facilities in the BL Local Business District.
- c. Plan Commission recommendation to approve a Special Use for a Drive-Through Facility for Lundeen Liquors, 1315 W. Main St.
- d. Recommendation to approve an Ordinance Amending Title 6 of the St. Charles Municipal Code, Entitled “Animals”, Chapter 6.04 “Definitions” by adding Section 6.04.055 “Beekeeping” and Chapter 6.12 “Regulations”, by adding Section 6.12.085 “Beekeeping Prohibited.”
- e. Corridor Improvement Commission Recommendation to approve a Corridor Improvement Grant for 2601 E. Main Street (Warwick Publishing).
- f. Historic Preservation Commission Recommendation to approve historic landmark designation for 514 Oak St., Charles Hunt House.
- g. Recommendation to approve a Final Plat of Subdivision for First Street Phase III (Resubdivision of the Resubdivision of Phase III First Street Redevelopment Subdivision).

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)

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

7. ADJOURNMENT

**AGENDA ITEM EXECUTIVE SUMMARY**

Agenda Item number: 3a

Title:

Recommendation to Approve a Rain Date Makeup for Class E-4 Temporary Liquor License for a Special Event, “Wine Down Wednesday” to be held on the 1st Street Plaza

Presenter:

Chief Keegan

Meeting: Planning & Development Committee

Date: September 12, 2016

Proposed Cost: \$

Budgeted Amount: \$

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

This item originally went before the June 20, 2016 City Council meeting for approval of a Class E-4 Temporary License, authorizing for consumption of beer, wine or alcoholic liquors on City property, specifically, 1st Street Plaza. This temporary license request was for a series of three (3) events to be held on the first Wednesday of each month in July, August and September 2016. The event, “Wine Down Wednesdays,” would be held each first Wednesday evening from 5:00 p.m. to dusk. The businesses involved are Zaza’s Trattoria, Puebla Modern Mexican, Pizzeria Neo, Mc Nally’s Traditional Irish Pub.

The requested dates were: July 6, 2016, August 3, 2016, and September 7, 2016. Due to inclement weather conditions on September 7, the Wine Down Wednesday event was canceled. The event holders are requesting, for consideration, a rain date makeup to replace this canceled event to be held on September 28, 2016 from 5:00 p.m. to dusk.

This item went before the June 20, 2016 City Council meeting and was approved. Votes: Ayes: Stellato, Silkaitis, Payleitner, Lemke, Bancroft, Gaugel, Bessner, Lewis; Nays: Krieger; Absent: Turner. Motion carried.

Attachments *(please list):*

Excerpt of City Council minutes of June 20, 2016

Recommendation/Suggested Action *(briefly explain):*Recommendation to approve a rain date makeup for Class E-4 Temporary Liquor License for a Special Event, “Wine Down Wednesday” to be held on the 1st Street Plaza.

- Alder. Paylietner
Ok, I thought we were missing something. Good.

3. Motion to approve a proposal for a new Class E-4 Temporary Liquor License for a Special Event, "Wine Down Wednesday," for this series of three (3) events to be held on the 1st Street Plaza. The requested dates are: July 6, August 3, and September 7, 2016 from 5:00 p.m. to dusk. (The businesses involved are ZaZa's Trattoria, Puebla Modern Mexican, Pizzeria Neo, and McNally's Traditional Irish Pub.)

ROLL CALL VOTE: AYE: Stellato, Silkaitis, Payleitner, Lemke,
Bancroft, Gaugel, Bessner, Lewis
NAY: Krieger ABSENT: Turner
MOTION CARRIED

- Alder Lewis
I am going to support this but wanted to say for the record that I think we need to move very slowly as policy makers here, as to closing down streets and allowing alcohol outside the doors. There is another one coming for us in the meeting after. We discussed in the liquor commission that there's more to come. I just want to caution, as I vote yes for this.

- Mayor Rogina
Duly noted.

- *4. Motion by Krieger, seconded by Gaugel to approve funding allocations schedule of the Visitors Cultural Commission for the FY2016/17 and the related funding agreements.

ROLL CALL VOTE: AYE: Stellato, Silkaitis, Payleitner, Lemke,
Bancroft, Krieger, Gaugel, Bessner, Lewis
NAY: 0 ABSENT: Turner
MOTION CARRIED (Omnibus Vote)

- *5. Motion by Krieger, seconded by Gaugel to approve a **Resolution 2016-71** of Official Intent Regarding Capital Expenditures to be Reimbursed from Proceeds of an Obligation to be Issued by the City of St. Charles, Kane and DuPage Counties, Illinois.

ROLL CALL VOTE: AYE: Stellato, Silkaitis, Payleitner, Lemke,
Bancroft, Krieger, Gaugel, Bessner, Lewis
NAY: 0 ABSENT: Turner
MOTION CARRIED (Omnibus Vote)

- *6. Motion by Krieger, seconded by Gaugel to approve an **Ordinance 2016-M-30** Amending Title 3 "Revenue and Finance", Chapter 3.42 "Alcohol Tax", Section 3.42.020 "Definitions", and Section 3.42.030 "Imposition of Tax" of the St. Charles Municipal Code.

ROLL CALL VOTE: AYE: Stellato, Silkaitis, Payleitner, Lemke,
Bancroft, Krieger, Gaugel, Bessner, Lewis
NAY: 0 ABSENT: Turner
MOTION CARRIED (Omnibus Vote)

- *7. Motion by Krieger, seconded by Gaugel to approve a **Resolution 2016-72** Authorizing the Mayor and City Clerk of the City of St. Charles to Approve Award of 2016/17 Engine Generator/Automatic Transfer Switch Bid to the Morse Group.

**AGENDA ITEM EXECUTIVE SUMMARY**

Agenda Item number: 4a

Title:

Plan Commission recommendation to approve a Special Use for Car Wash Facility for Wash-U Car Wash, Lot 3 Buona St. Charles Subdivision.

Presenter:

Russell Colby

Meeting: Planning & Development Committee

Date: September 12, 2016

Proposed Cost: N/A

Budgeted Amount: N/A

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

The Planning & Development Committee reviewed and tabled this item on 8/8/16.

Car Wash Development LLC is requesting Special Use approval to allow development of a car wash called Wash-U on Lot 3 of the Buona St. Charles Subdivision.

The applicant has submitted a slightly modified site plan based on comments provided at the last P&D Committee meeting. Changes include shifting the building further east to allow for greater distance between the Rt. 64 access point and the car wash exit and addition of a one-way exit lane at the south end of the vacuum stalls. A traffic study has also been submitted and is provided with the packet materials.

Note that the scope of a Special Use review is limited to assessing whether the proposed land use at the site, based on the site plan and supplementary information submitted, meets the list of Findings of Fact for Special Use (as listed in the attached Plan Commission resolution).

Plan Commission Review

The Plan Commission held a public hearing on the Special Use on 8/2/16. The Commission voted 6-1 to recommend approval.

Attachments *(please list):*

Plan Commission Resolution, Staff Report, Application and Plans, Traffic Study

Recommendation/Suggested Action *(briefly explain):*

Plan Commission recommendation to approve a Special Use for Car Wash Facility for Wash-U Car Wash, Lot 3 Buona St. Charles Subdivision.

Community & Economic Development
 Planning Division

Phone: (630) 377-4443
 Fax: (630) 377-4062



Staff Report

TO: Chairman Todd Bancroft
 And the Members of the Planning & Development Committee

FROM: Ellen Johnson, Planner

RE: Special Use for a Car Wash – Lot 3 Buona St. Charles Subdivision

DATE: September 2, 2016

I. APPLICATION INFORMATION:

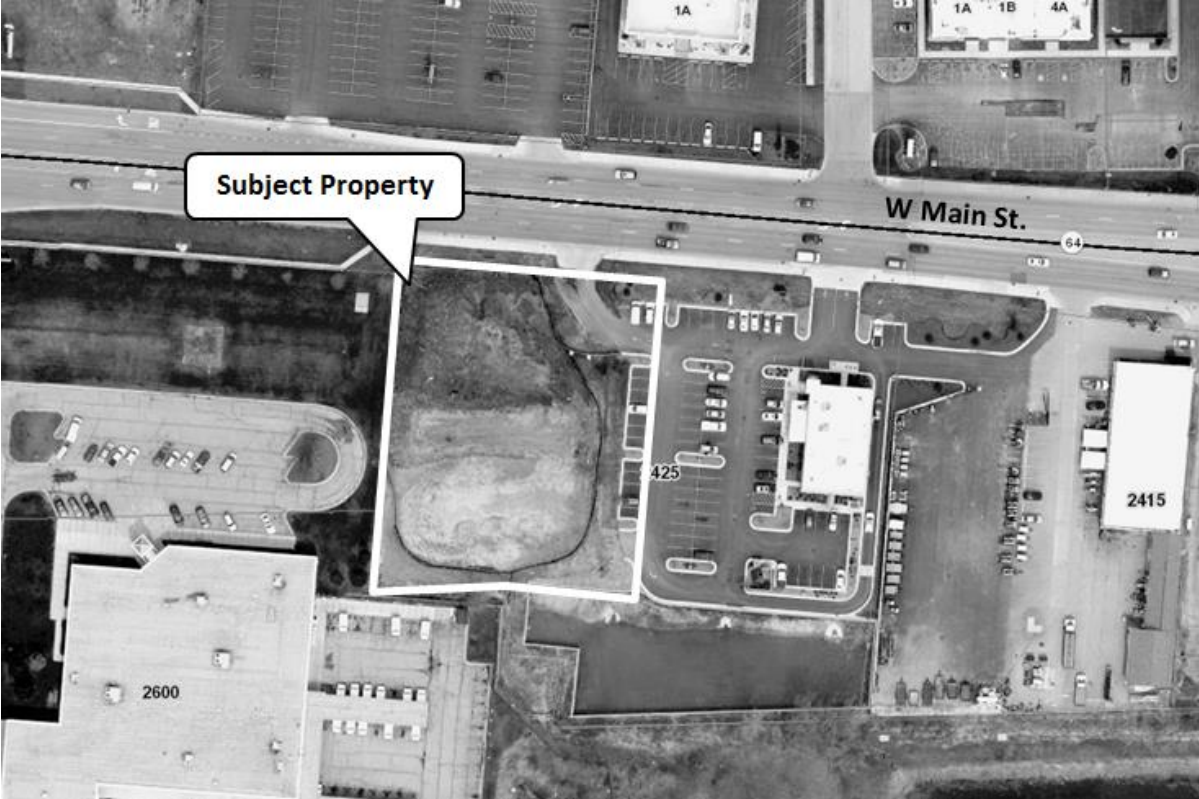
Project Name: Wash-U Car Wash

Applicant: Car Wash Development LLC

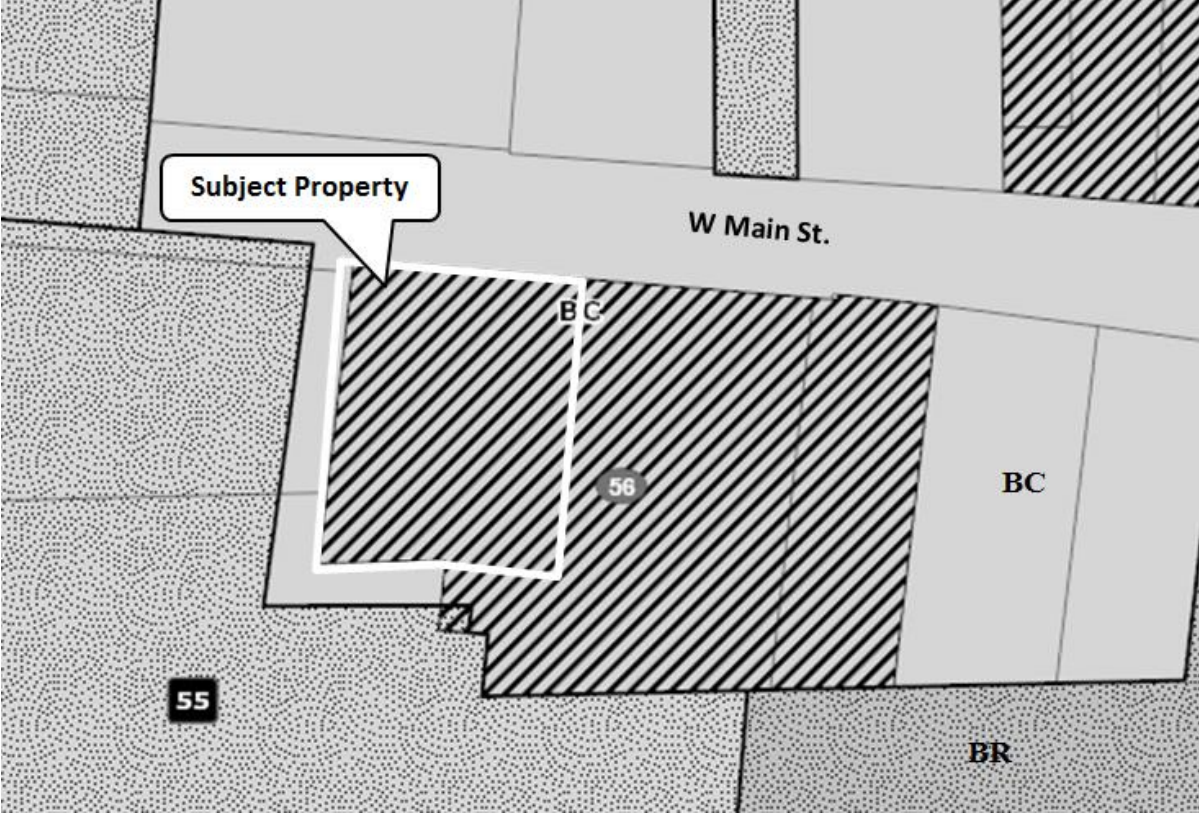
Purpose: Review Special Use application to allow development of a Car Wash on the vacant lot directly west of Buona Beef, 2425 W. Main St.

General Information:		
Site Information		
Location	Vacant lot west of Buona Beef	
Acres	1.08 acres	
Applications	Special Use for a Car Wash	
Applicable Ordinances and Zoning Code Sections	17.14 Business and Mixed Use Districts 17.24 Off Street Parking, Loading & Access	
Existing Conditions		
Land Use	Vacant	
Zoning	BC- Community Business & Special Use for a Restaurant Drive-Thru	
Zoning Summary		
North	BC Community Business	St. Charles Bowl, Multi-tenant retail
East	BC- Community Business/Special Use	BuonaBeef with Drive-Thru
South	BC- Community Business	US Post Office, detention pond
West	BC- Community Business/PUD	US Post Office
Comprehensive Plan Designation		
Corridor/Regional Commercial		

Aerial



Zoning



II. BACKGROUND

A. PROPERTY HISTORY

The subject property is the vacant lot directly west of Buona Beef at 2425 W. Main St. The property was formerly part of the Deck Yard business. In 2014 under Ordinance No. 2014-Z-15, the City approved the Buona St. Charles Subdivision which resubdivided the Deck Yard property into three lots: Lot 1 for the Rental Max property, Lot 2 for Buona Beef, and Lot 3 for a future commercial use.

Also approved under Ordinance No. 2014-Z-15 was a Special Use for a drive-through restaurant for the Buona Beef on Lot 2 and a drive-through facility for an unidentified restaurant user on Lot 3. The site plan associated with the Special Use approval showed a two-unit, 7,000 sf building on Lot 3 with the restaurant drive-through along the east side of the building.

Development of the Buona Beef lot (Lot 2) was completed in 2015. Lot 3 remains undeveloped.

B. PROPOSAL

Car Wash Development LLC, applicant, is under contract to purchase Lot 3. They are proposing to develop a car wash on the property called Wash-U. The proposal includes the following:

- A 4,525 sf building for an automatic car wash with a single service bay.
- Car wash stacking spaces for 31 vehicles along the west side of the building with the service bay on the south side.
- 11 vacuum stations.
- Relocation of the Rt. 64 access point approx. 30 ft. west, per the approved Buona St. Charles Plat of Subdivision.
- Removal of 12 existing parking spaces along the east property line.

The applicant has submitted a slightly modified site plan based on comments provided at the August P&D Committee meeting, at which the item was tabled. The following changes have been made:

- The building has been shifted further east to allow for greater distance between the Rt. 64 access point and the car wash exit
- The vacuum stations have been flipped so they are adjacent to the building instead of across the drive aisle from the building.
- A one-way cross access lane has been added at the southeast corner for vehicles to exit the site from the car wash stacking lane or the vacuum stations.

II. ANALYSIS

Staff has performed an analysis of the Special Use for Car Wash application materials and site plan for conformance with all relevant zoning requirements:

A. LAND USE

The property is zoned BC Community Business District. A Car Wash is a Special Use in the BC district, meaning that the use may be acceptable if established in an appropriate manner and location with the zoning district.

B. CAR WASH STANDARDS

The table below compares the proposal with the requirements of **Section 17.24.100 Drive-Through Facilities**. The proposal conforms to all requirements.

	Zoning Ordinance Standard	Proposed
Stacking Spaces (Automatic Car Wash)	10 per bay	31 (14 if in a single line)
Stacking Space Size	9' x 20'	9' x 20'
Screening	Concealed from view from public streets to greatest extent possible	Concealed due to location at the interior side (west) and rear of the building
Obstruction of Required Spaces	Cannot obstruct access to required parking spaces	Will not obstruct access to required parking spaces
Ingress/Egress Obstruction	Location of stacking spaces cannot obstruct ingress/egress to the site or interfere with vehicle circulation	Ingress/egress will not be obstructed and stacking will not interfere with vehicle circulation

C. ZONING STANDARDS

The table below compares the proposed site plan with the bulk requirements of the BC Community Business district per **Table 17.14-2 Business and Mixed Use Districts Bulk Regulations**. The proposal meets all applicable requirements.

	BC District	Proposed
Min. Lot Area	1 acre	1.080 acre
Building Setbacks:		
<i>Front</i>	20 ft.	68 ft.
<i>Side</i>	10 ft.	104' 10" (west); 52 ft. (east)
<i>Rear</i>	30 ft.	39' 10"
Parking/Paving Setbacks:		
<i>Front</i>	20 ft.	20 ft.
<i>Interior Side</i>	0 ft.	10' 8" (west); 2' 6" ft. (east)
<i>Rear</i>	0 ft.	3 ft.
Max. Building Gross Floor Area	75,000 sf	4,525 sf
Max. Building Coverage	40%	9.6%
Max. Building Height	40 ft.	30 ft.
Parking Stall Size	9 x 18 ft. (9 x 16 with 2 ft. overhang where stalls abut green space)	9 x 16 ft. with 2 ft. overhang
Drive-Aisle Width	24 ft.	24 ft.
Parking/Stacking Requirement	2 parking spaces 10 stacking spaces	13 parking spaces* 31 stacking spaces (14 if in a single line)

*There are 12 existing parking spaces along the east property line that were constructed when the Buona Beef lot was developed. These spaces were shown as part of the site plan approved for the Drive-Through Facility on the subject property and were required to meet the parking requirement for the restaurant/retail uses anticipated for the site. However, these 12 spaces are not needed for the Car Wash due to a much lower parking requirement for this use. The Buona Beef lot has a sufficient number of parking spaces to meet the requirement for that property.

D. LANDSCAPING

The site plan indicates that all landscaping requirements of **Ch. 17.26 Landscaping and Screening** will be met, including overall percentage of the site devoted to landscaping, building foundation landscaping, street frontage landscaping, and parking lot screening. A landscape plan specifying the types and sizes of plantings will be reviewed at the time of building permit.

E. BUILDING ELEVATIONS

Building elevations will be reviewed at the time of building permit. The building will be subject to the design standards included in **Ch. 17.06 Design Review Standards and Guidelines**.

F. TRAFFIC STUDY

The applicant has submitted a memorandum prepared by KLOA, Inc., dated 9/7/16, which provides an analysis of site access and circulation for the proposed development. The memo provides information regarding estimated vehicle trips to be generated and evaluates the site access, internal circulation, on-site stacking, and cross-access. Conclusions and recommendations are provided on page 11-12 of the memo. The only recommended additions/modifications are in regards to on-site wayfinding and traffic control signage.

IV. PLAN COMMISSION RECOMMENDATION

The Plan Commission held a public hearing on the Special Use on 8/2/16. The Commission voted 6-1 to recommend approval of the Special Use.

Staff has found the application materials to be complete. Upon resolution of outstanding staff comments, the proposal has the ability to meet City Code requirements.

V. ATTACHMENTS

- Application for Special Use; received 6/22/16
- Revised Site Plan; dated 8/29/16
- Site Plan reviewed at the 8/8/16 P&D meeting
- Site Access & Circulation Study; KLOA, Inc.; dated 9/7/16
- Final Plat of Subdivision Buona St. Charles

CITY OF ST. CHARLES

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



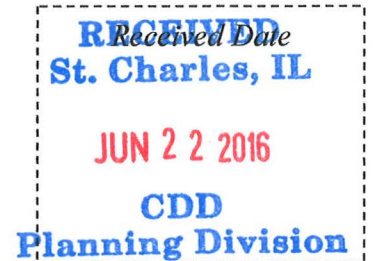
COMMUNITY & ECONOMIC DEV./PLANNING DIVISION

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

SPECIAL USE APPLICATION

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

For City Use	
Project Name:	<u>Wash-U special use</u>
Project Number:	<u>2016 -PR- 0060</u>
Application Number:	<u>2016 -AP- 019</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:	<u>Lot 3 2425 W. Main St.</u>	
	Parcel Number (s):	<u>09-29-481-001</u>	
	Proposed Name:	<u>Wash - U</u>	
2. Applicant Information:	Name	<u>Car Wash Development LLC</u>	Phone <u>630.333.7298</u>
	Address	<u>635 Butterfield Rd Suite 145 Oak Brook Terrace, IL 60181</u>	Fax
			Email <u>Craig@CarWashPartners.com</u>
3. Record Owner Information:	Name	<u>St. Charles Main Street Partners Lot 3, LLC</u>	Phone <u>708.366.0550</u>
	Address	<u>418 Clinton Place River Forest, IL 60305</u>	Fax <u>708.366.8815</u>
	Attn: Tim Hague		Email <u>thague@keystonventuresllc.com</u>

Please check the type of application:

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

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

Information Regarding Special Use:

Comprehensive Plan designation of the property: Corridor / Regional / commercial

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

What is the property's current zoning? BC

What is the property currently used for? vacant

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

Express Car Wash Facility (attended with Employees during operating hours) and Customer self-serve vacuum stations

For Special Use Amendments only: N/A

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.*)

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 - Previously Completed*

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 - Previously completed*

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.



Record Owner



Applicant or Authorized Agent

32 JUNE 2016
Date

6-22-16
Date

EXHIBIT A
LEGAL DESCRIPTION OF LAND

LOT 3 OF BUONA ST. CHARLES, BEING A SUBDIVISION OF THAT PART OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 29 AND A PART OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 32, ALL IN TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, KANE COUNTY, ILLINOIS.

Address:

Property Index Number: **09-29-481-001**

June 22, 2016


City of St. Charles
Two East Main Street
St. Charles, Illinois 60174-1984

Re: Lot 3 - 2425 W. Main Street, St. Charles, Illinois

Dear City Representatives,

I warrant and represent that, as the owner of the referenced property, we have entered into a Real Estate Purchase and Sale Agreement with Car Wash Development LLC for the sale of Lot 3 – 2425 W Main St, St. Charles, IL, and we acknowledge and consent to Car Wash Development LLC, its agents or a related entity, filing a Special Use Application for the proposed car wash development.

St. Charles Main Street Partners LLC



Timothy B. Hague
Manager

FINDINGS OF FACT – SPECIAL USE

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

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



As the applicant, the “burden of proof” is on you to show how your proposed Special Use will comply with each of the applicable standards. Therefore, you need to “make your case” by explaining specifically how your project meets each of the following standards.

Car Wash Lot 3 2425 W. Main St.
Project Name or Address

6-22-16
Date

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

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

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

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

The development of a highly efficient and environmentally sensitive car wash facility which serves the western side of the market and employs local labor will benefit the community. The facility is constructed of first class materials and incorporates some of the most advanced technology in the industry.

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

The site will be fully served by all utilities present at the site and in ROW on the south side of Main St. Utilities have been established at site by Developer in 2015 when developing adjacent parcel - Buona Beech.

C. Effect on Nearby Property: That the Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair property values within the neighborhood.

The physical property characteristics will allow for onsite queuing of vehicles that is well in excess of code requirements, and will fully serve traffic flow. Exterior noise is minimized by use of the quietest vacuum system in the industry. The facility is a "manned" facility with employees on site during all business hours, contemplated as 7 AM to 8 PM 7 days week.

- 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 site was created as a business development parcel the use/development of a carwash will complete the redevelopment of a previously used commercial site.

- 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.

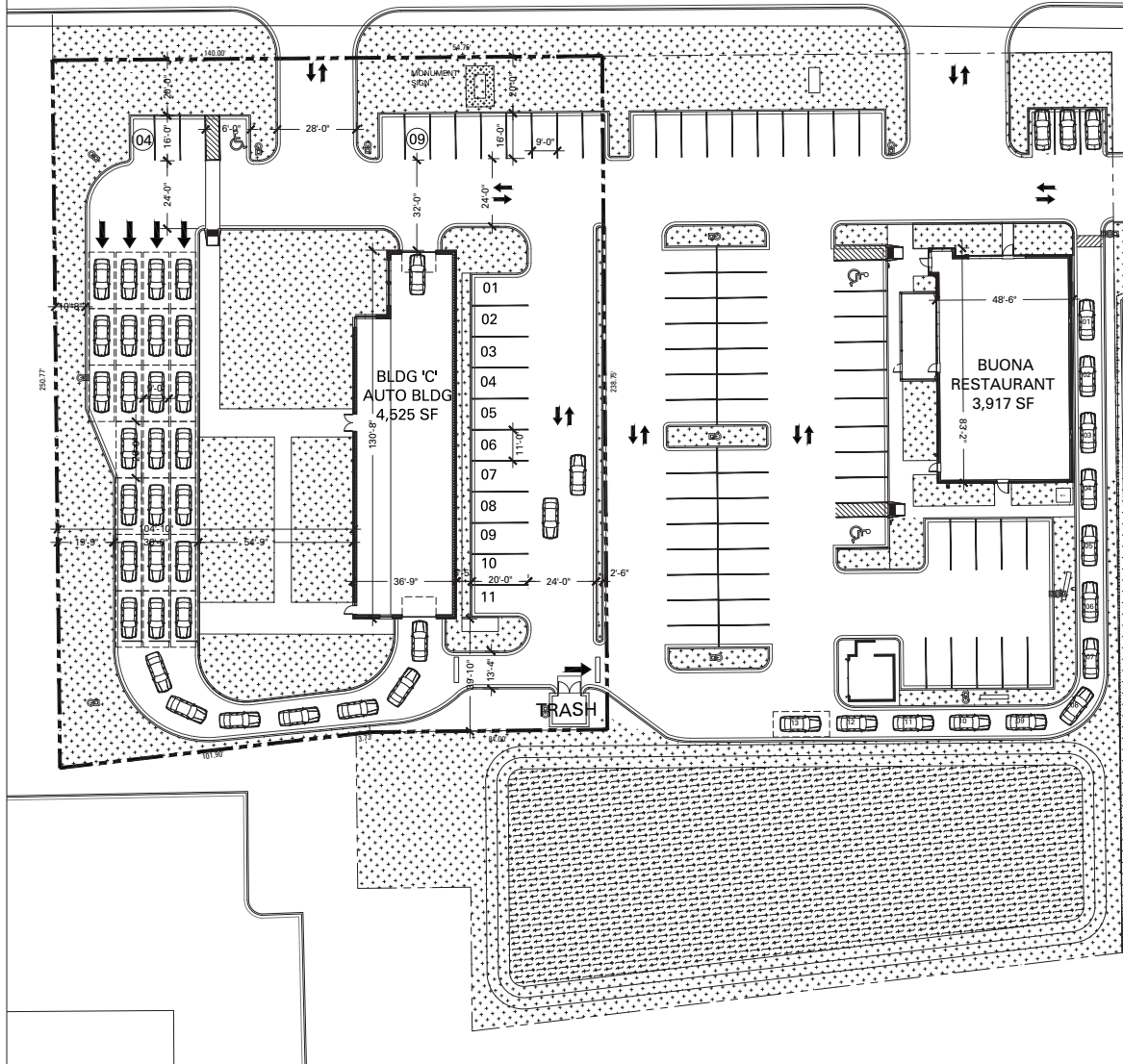
The property & operation are in a business commercial district and generally follow hours of operation of surrounding businesses. The facility will self contain customers & queuing without creating "back ups" into roadways and without creating excessive noise or odor.

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

The special use will fully conform with all zoning regulations in the BC Zoning District, as well as all applicable Federal, State and local legislation.

Revised Site Plan

MAIN STREET - IL ROUTE 64



ZONING ANALYSIS			
	ALLOWED / PERMITTED	PROPOSED	COMPLIANCE
ZONING	BC	BC	SPECIAL USE (DRIVE THRU)
LAND USE	EXISTING RETAIL / SERVICES	AUTOMATIC CAR WASH	SPECIAL USE (DRIVE THRU)
LOT SIZE - LOT 3	MIN 43,560 SF	47,068 sf	YES
BUILDING HEIGHT	40'-0"	30'-0"	YES
MINIMUM FRONT YARD SETBACK	20'-0" BUILDING AND PARKING	20' PARKING	YES
MINIMUM SIDE YARD SETBACK	10'-0" BUILDING	10'-10"	YES
MINIMUM SIDE YARD SETBACK	0'-0" PARKING	10'-8"	YES
MINIMUM REAR YARD SETBACK	30'-0" BUILDING 0'-0" PARKING	39'-10"	YES
LANDSCAPE BUFFER YARD (To residential zoned areas)	25'-0" MIN	NA	N/A
MAX BUILDING COVERAGE LOT #3	40%	9.9%	YES
MAX FLOOR AREA LOT #3	75,000SF	4,525 SF	YES

LANDSCAPING REQUIREMENTS			
	REQUIREMENT	PROPOSED	COMPLIANCE
PERIMETER LANDSCAPING	75% WITH LIMITED 20' WIDE AND 1 TREE PER 50' LF	20'-0" WIDE	YES
PARKING LOT ISLANDS	MIN 8'-0" WIDE AND 160 SF	8'-0"	YES
INTERIOR PARKING LANDSCAPING	10% (21,588 X 0.1 = 2,158 SF)	13,100 SF	YES
TOTAL SITE LANDSCAPING	20% (46,868x0.2 = 9,374 SF)	16,441 N.I.C DETENTION	YES
DISTANCE BETWEEN ISLAND	60'-100'	42'-81'	YES
FOUNDATION LANDSCAPING	8'-0" WIDE MIN. BED AND 75% OF FRONT ELEVATION	(54' / 3') 67% FRONT/77% SIDE	YES
SIGN LANDSCAPING	3' FROM SIGN EACH DIRECTION	3' EACH DIRECTION	YES
TRASH ENCLOSURE	TO BE OPAQUE AND GATED WITH 6'-0" CONCRETE APRON	OPAQUE WITH METAL GATE/ 6'-0" CONCRETE APRON	YES
MECHANICAL SCREENING	MOUNTED TO BE SCREENED	SCREENED/PARPET	YES

PARKING REQUIREMENTS					
USE	FORMULA	SF	TOTAL REQUIRED	TOTAL PROPOSED	COMPLIANCE
LOT #3 RETAIL	2 PER BAY = 10 STALL/30 PER BAY	ONE BAY - RETAIL 4,525 SF	2 SPACES	13 SPACES/ 31 STACKING	YES



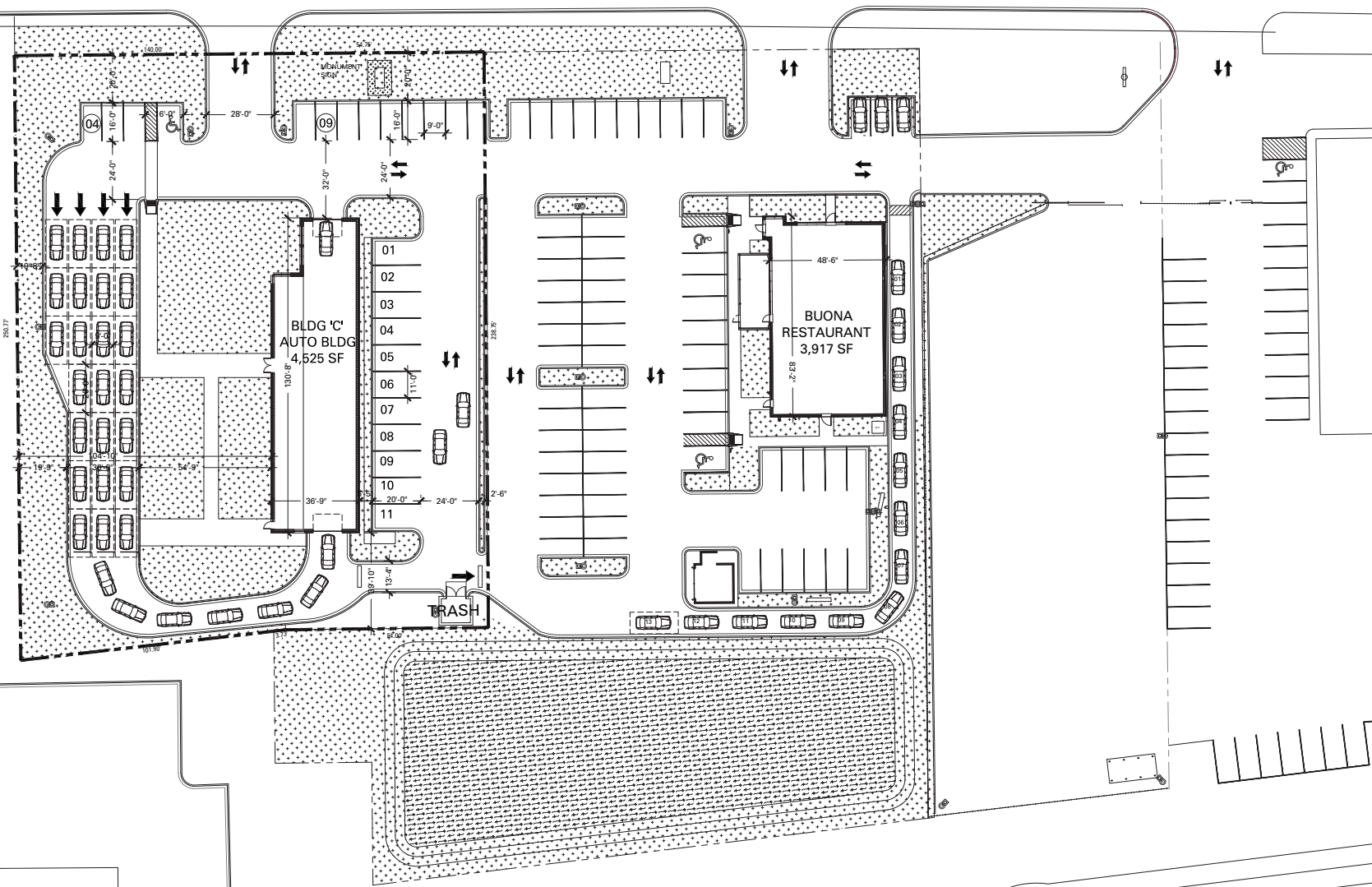
RETAIL DEVELOPMENT
AUTO WASH FACILITY
2425 W MAIN STREET
ST CHARLES, ILLINOIS 60174
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10/22/10	REVISED SHEET PLAN
08/21/10	REVISED SHEET PLAN
08/17/10	REVISED SHEET PLAN
08/15/10	REVISED SHEET PLAN
08/13/10	REVISED SHEET PLAN
07/29/10	REVISED SHEET PLAN
07/28/10	REVISED SHEET PLAN
07/23/10	REVISED SHEET PLAN
07/14/10	REVISED SHEET PLAN
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ISSUE DATE: 08.29.16
PROJECT NUMBER: 2688.02
DRAWN BY: PW
CHECKED BY: JH

SITE PLAN
A-1

MAIN STREET - IL ROUTE 64



**RETAIL DEVELOPMENT
 AUTO WASH FACILITY**
 2425 W MAIN STREET
 ST CHARLES, ILLINOIS 60174

CLIENT:

NO.	DATE	DESCRIPTION
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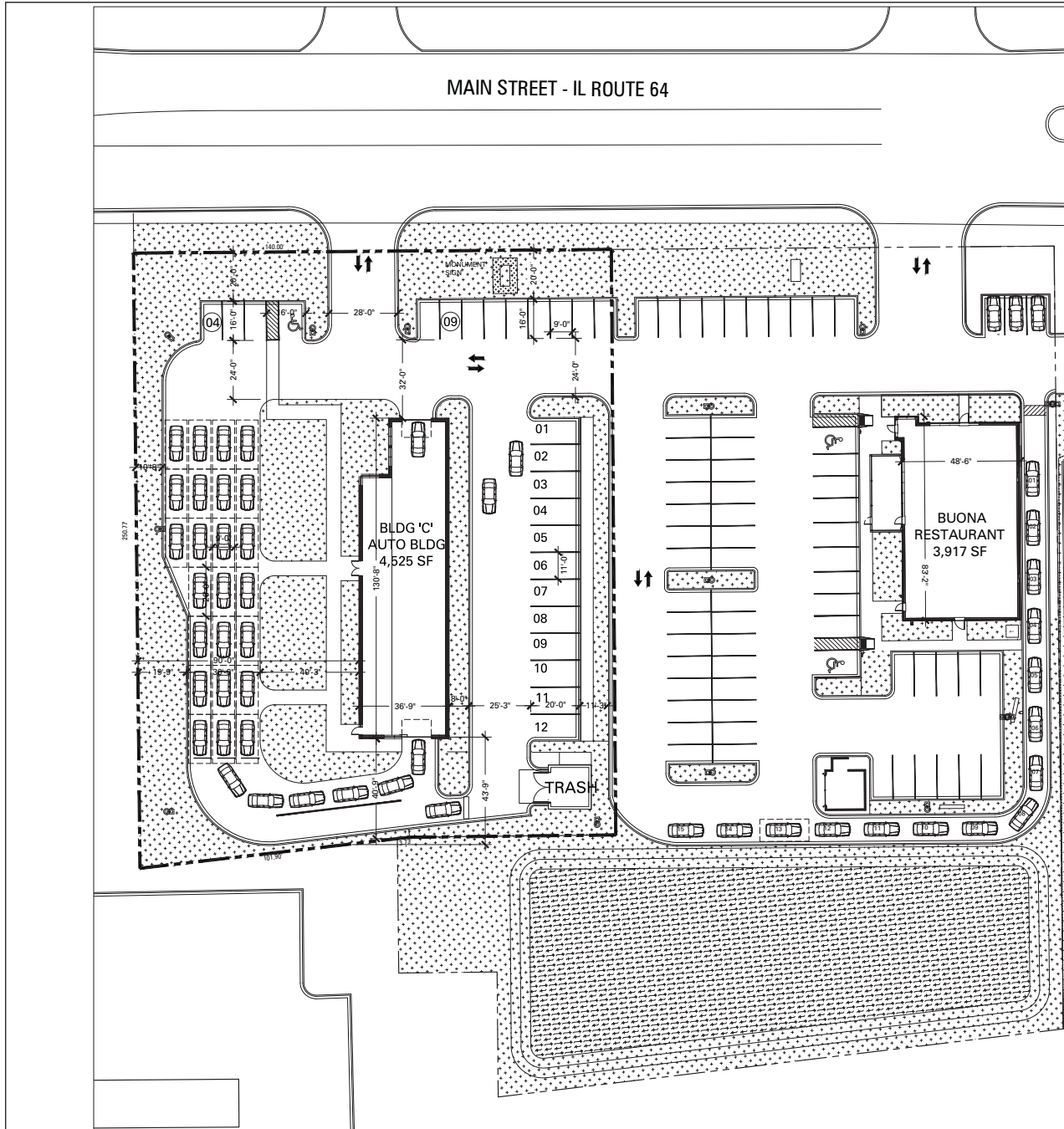
ISSUE DATE: 08.29.16

PROJECT NUMBER: 2688.02

DRAWN BY: PW
 CHECKED BY: JH

SITE PLAN

Site Plan reviewed at 8/8/16 P&D Meeting



ZONING ANALYSIS			
ZONING	ALLOWED / PERMITTED	PROPOSED	COMPLIANCE
ZONING	BC	BC	SPECIAL USE (DRIVE THRU)
LAND USE	EXISTING RETAIL/ SERVICES	AUTOMATIC CAR WASH	SPECIAL USE (DRIVE THRU)
LOT SIZE - LOT 3	MIN 43,560 SF	47,068 sf	YES
BUILDING HEIGHT	40'-0"	30'-0"	YES
MINIMUM FRONT YARD SETBACK	20'-0" BUILDING AND PARKING	20' PARKING	YES
MINIMUM SIDE YARD SETBACK	10'-0" BUILDING	90'	YES
MINIMUM SIDE YARD SETBACK	0'-0" PARKING	10'-8"	YES
MINIMUM REAR YARD SETBACK	30'-0" BUILDING	40'-9"	YES
LANDSCAPE BUFFER YARD (to residential zoned areas)	25'-0" MIN	N/A	N/A
MAX BUILDING COVERAGE LOT #3	40%	9.9%	YES
MAX FLOOR AREA LOT #3	75,000SF	4,527 SF	YES

LANDSCAPING REQUIREMENTS			
	REQUIREMENT	PROPOSED	COMPLIANCE
PERIMETER LANDSCAPING	75% WITH LIMITED 20' WIDE AND 1 TREE PER 50' LF	20'-0" WIDE	YES
PARKING LOT ISLANDS	MIN 8'-0" WIDE AND 160 SF	8'-0"	YES
INTERIOR PARKING LANDSCAPING	10% (23,448 X 0.1 = 2,344.8SF)	10,907 SF	YES
TOTAL SITE LANDSCAPING	20% (47,068x0.2 = 9,414 SF)	15,297 N.I.C DETENTION	YES
DISTANCE BETWEEN ISLAND	60'-100'	60'-98"	YES
FOUNDATION LANDSCAPING	8'-0" WIDE MIN. BED AND 75% OF FRONT ELEVATION	75% FRONT/75% SIDE	YES
SIGN LANDSCAPING	3' FROM SIGN EACH DIRECTION	3' EACH DIRECTION	YES
TRASH ENCLOSURE	TO BE OPAQUE AND GATED WITH 6'-0" CONCRETE APRON	OPAQUE WITH METAL GATE/ 6'-0" CONCRETE APRON	YES
MECHANICAL SCREENING	ALL ROOF OR GROUND MOUNTED TO BE SCREENED	SCREENED/PARAPET	YES

PARKING REQUIREMENTS					
USE	FORMULA	SF	TOTAL REQUIRED	TOTAL PROPOSED	COMPLIANCE
LOT #2 RETAIL	2 PER DAY + 10 STACKING PER BAY	ONE BAY - RETAIL 4,525 SF	2 SPACES	13 SPACES/ 30 STACKING	YES



RETAIL DEVELOPMENT
AUTO WASH FACILITY
2625 W. MAIN STREET
ST CHARLES, ILLINOIS 60174

NO.	DATE	DESCRIPTION
07/26/16		ISSUE FOR PERMITS
07/26/16		REVISED PER PLAN
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07/26/16		ISSUE FOR PERMITS
07/26/16		REVISED PER PLAN

ISSUE DATE: 07.26.16
PROJECT NUMBER: 2688.02
DRAWN BY: PW
CHECKED BY: JH

SITE PLAN



MEMORANDUM TO: Craig Nelson
Car Wash Development, LLC

FROM: William R. Woodward
Senior Consultant

Luay R. Aboona, PE
Principal

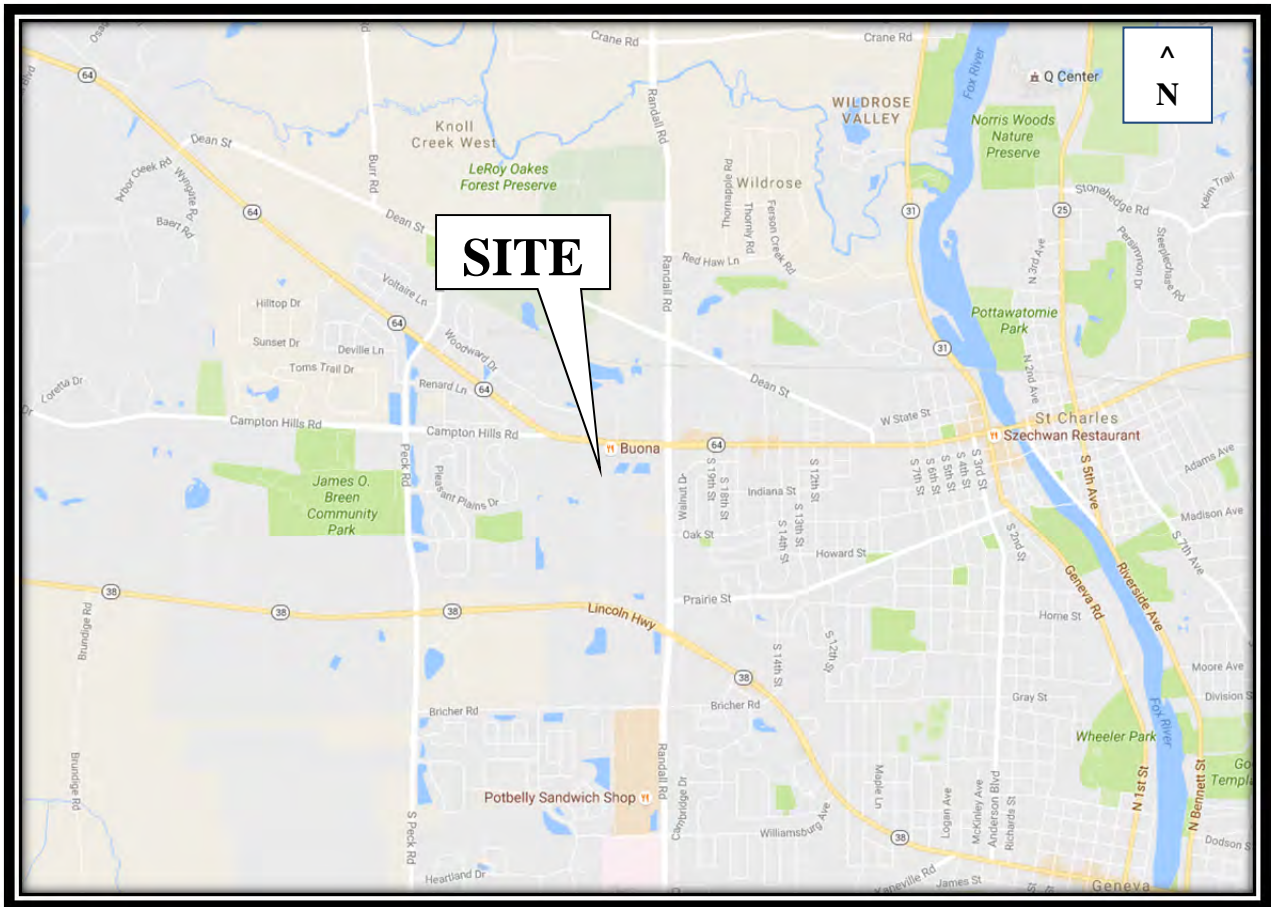
DATE: September 7, 2016

SUBJECT: Site Access and Circulation Study
Proposed Car Wash Development
St. Charles, Illinois

This memorandum summarizes the methodologies, results and findings of a site access and circulation study conducted by Kenig, Lindgren, O’Hara, Aboona, Inc. (KLOA, Inc.) for the proposed car wash development, to be located at 2425 West Main Street in St. Charles, Illinois. The site is immediately west of the Buona Beef restaurant, on the south side of the roadway. **Figure 1** shows the location of the site in relation to the area roadway system. **Figure 2** shows an aerial view of the site.

The plans call to develop the site with an approximately 4,525 square-foot car wash with a single lane, automatic car wash tunnel and 11 outdoor vacuum positions. Access is proposed from a full access drive off Main Street, in addition to cross-access to the Buona Beef site, which also has a full access off Main Street, opposite Barbara Ann Drive. A copy of the proposed site plan dated September 7, 2016 is included in the Appendix of this memorandum.

The purpose of this memorandum is to quantify the vehicle trips estimated to be generated by the proposed car was facility, and to evaluate the site access, internal circulation, on-site stacking, and cross access to the Buona Beef site, and determine if any access or internal circulation improvements are necessary to accommodate the development.



Site Location

Figure 1



Aerial View of Site Location

Figure 2

Existing Conditions

Existing traffic and roadway conditions were documented based on field visits conducted by KLOA, Inc. The following provides a detailed description of the physical characteristics of the roadways including geometry and traffic control, and peak hour traffic flows along area roadways.

Site Location

The site is located at 2425 West Main Street in St. Charles, Illinois. The undeveloped site is on the south side of Main Street, immediately west of the Buona Beef site. In the vicinity of the site, there is St. Charles Bowl and Liquor 'N' Wine to the north, the St. Charles Post Office and vacant land to the west and south, and a Buona Beef restaurant to the east.

Existing Roadway System Characteristics

The characteristics of the existing roadways that surround the proposed development are described below.

Main Street (IL 64) is an east-west minor arterial providing two through lanes in each direction and a center lane for continuous two-way left-turn movements. Sidewalk, curb and gutter are provided on both sides of the roadway, and the posted speed limit is 35 mph in the vicinity of the site. IL 64 is under the jurisdiction of the Illinois Department of Transportation (IDOT), is classified as a Strategic Regional Arterial (SRA) and a class two truck route by IDOT, and carries an Annual Average Daily Traffic (AADT) volume of 16,500 vehicles as reported by IDOT in 2015.

Barbara Ann Drive is a north-south local roadway providing one lane in each direction. Its approach to IL 64 is under stop sign control and is wide enough to provide a left-turn lane and a right-turn lane. Barbara Ann Drive is under the jurisdiction of the City of St. Charles. The Buona Beef access drive aligns with Barbara Ann Drive on the south side of Main Street.

Traffic Characteristics of the Proposed Development

To evaluate the impact of the subject development on the area roadway system, it was necessary to quantify the number of vehicle trips the site will generate during the weekday morning, evening, and Saturday midday peak hours.

Proposed Site and Development Plan

As previously indicated, the site will be developed with an approximate 4,525 square-foot car wash with a single lane, automatic car wash tunnel and 11 outdoor vacuum positions.

Proposed On-Site Parking

In addition to the 11 vacuum parking space positions, the development will provide 13 parking spaces, of which one is an accessible space, along the north end of the site, fronting Main Street.

Site Access

The site will be served by a full access off Main Street, opposite the full access drive that serves the St Charles Bowl development on the north side of Main Street. The access intersection is located approximately 495 feet west of Barbara Ann Drive.

The site access will provide one lane inbound and one lane outbound under stop sign control. Access to the site will be provided via the eastbound shared through/right-turn lane and the center two-way left-turn lane provided on Main Street for westbound traffic. The center two-way left-turn lane on Main Street will allow vehicles turning left into the site to not impede through traffic.

It is important to note that a full access drive and its location opposite the St Charles Bowl development was previously approved by the Illinois Department of Transportation (IDOT) at the time the Buona Beef was proposed. Prior to the Buona Beef development, there were several full access drives along the site frontage on Main Street. At the request of and in coordination with IDOT, these full access drives were closed and two new full access drives were planned: the one access serving the Buona Beef development opposite Barbara Ann Drive; and the other full access serving the proposed car wash development opposite the St Charles Bowl. The location of these two access drives follows good access management practices of aligning with existing roadways and driveways, thereby reducing turning movement conflicts to/from the major roadway.

This westerly full access drive was previously evaluated to serve an approximate 2,300 square-foot coffee shop with drive-through service, and approximately 4,700 square feet of specialty retail. A peak hour vehicle trip generation comparison between these former proposed land uses and the proposed car wash development are discussed further in this memorandum.

The outbound exiting traffic may experience some delay, particularly during the weekday evening peak hour. However, the delay is typical for a minor approach, particularly an access driveway, under stop sign control to a major arterial. Field observations have noted that the traffic signal at Oak Street to the west and the traffic signal at Randall Road to the east are coordinated and do platoon the through traffic along Main Street creating gaps in traffic for vehicles desiring to exit onto Main Street. No improvements are proposed or recommended on Main Street to accommodate this new access drive.

Cross Access

Two cross-access connections are proposed to the Buona Beef parking lot and subsequent full access drive to Main Street opposite Barbara Ann Drive. The northerly cross connection will be a two-way east-west drive aisle that connects with the existing northerly east-west drive aisle serving the Buona Beef site. The southerly cross connection is an exit only (eastbound travel) for vehicles to exit the car wash site from either the car wash queue or the vacuum stations.

Car Wash Operations

The car wash will generally operate every day from 7:00 A.M. to 8:00 P.M. Patrons may only use the car wash or also utilize the vacuum stations that are located on the east end of the site. The patron will have the choice of order in using the vacuum station and car wash system (i.e. car wash first followed by vacuum station or vacuum station first followed by car wash).

Proposed On-Site Circulation

The single-lane automatic car wash tunnel will be an exterior-only car wash system and will have a counter-clockwise rotation. The entrance to the car wash drive-through system is located at the northwest end of the site. Vehicles will proceed south along the west face of the building into one of four lanes. The outside/fourth lane will provide storage for approximately three vehicles before merging into the next lane. A total of three lanes will approach the three individually gated, automatic pay stations. The patron will select and pay for their car wash options here. The gates meter the traffic flow proceeding to the car wash tunnel entrance and will open in sequence based on the order of vehicle arrival.

Once the gate is lifted for the respective lane, the individual vehicle will proceed east and north to the entrance to the tunnel or will have the option to exit the car wash queue and proceed north to the vacuum positions or exit the development onto Main Street, or continue east to the Buona Beef site via the exit-only cross-access connection.

At the entrance to the car wash tunnel, the driver will remain in the vehicle and the car wash will automatically pull the vehicle through the tunnel.

Upon exiting, the vehicle will proceed out of the tunnel and turn left or right. If the vehicle is delayed in exiting the tunnel, the pulling system will shutdown so that vehicles in the tunnel that are following the exiting vehicle will not rear-end one another.

The exiting vehicle will have good sight distance when exiting the tunnel, as the building is setback from the curb with low-lying landscaping planned for the area. As such, the exiting vehicle will have a clear view to the left and to the right to see oncoming vehicles traversing the east-west drive aisle. After exiting the tunnel, the vehicle can proceed left to exit the development via the proposed full access driveway, or turn right to either access the vacuum positions or continue east to the Buona Beef site via the proposed cross-access connection. The exit access at its approach to Main Street provides storage for approximately two to three vehicles without encroaching onto the east-west drive aisle.

Car Wash Stacking

According to the site plan, there is storage for approximately 24 vehicles to queue while advancing to the three pay stations. In addition, there is storage for approximately 7 vehicles between the pay stations and the entrance to the tunnel. As such, the plan provides a total stacking of 31 vehicles from the entrance to the car wash tunnel to the entrance to the car wash drive-through system (located at the northwest corner of the site). Further, the car wash tunnel itself can hold approximately six vehicles at once.

Observations of an existing, similar car wash establishment in Elmwood Park noted that no more than two vehicles per lane were waiting on a Friday during the weekday evening peak period. Further, based on operator information during peak hours, the rate at which cars are processed (an average of 45 seconds per vehicle), and the storage for approximately 24 vehicles, the proposed stacking is adequate for the proposed development. In the unlikely event that queues at the car wash facility are longer, approximately six additional vehicles can queue internally within the site without impacting traffic operations along the east-west northerly drive aisle, the full access serving the development, or Main Street.

Car Wash Wayfinding and Traffic Control Signage

The following wayfinding and traffic control signage is recommended.

- Wayfinding signage should be posted to guide vehicles to the respective car wash stacking area to minimize vehicle turning movements within the internal site circulation area.
- Wayfinding signage should be posted at the exit of the car wash tunnel to direct vehicles exiting the car wash to either the exit access drive or to the vacuum positions.
- A DO NOT ENTER sign should be posted at the exit of car wash tunnel to deter opposing traffic from entering the car wash tunnel from the one-way exit direction.
- A DO NOT ENTER sign should be posted at the southern cross-access from the car wash to the Buona Beef parking lot to deter traffic from entering the car wash site from the Buona Beef parking lot.
- A DO NOT Enter sign should be posted at the exit to the drive-through bypass lane to deter opposing traffic from entering the drive-through queue from the south.

Vacuum Positions

As noted, the 11 vacuum positions will be located on the east end of the site. A north-south, two-way drive aisle will be provided allowing flexibility for vehicles to access the vacuum area. Vehicles will have two options to exit the vacuum area. The first is to proceed north to the east-west drive aisle, which provides access to Main Street via the full access drive, the car wash drive-through system, or the cross-access connection to the Buona Beef site. The second option is to proceed south to the exit-only cross-access to the Buona Beef site. Providing these two options helps reduce unnecessary internal circulation and provides options for exiting vehicles so that not all vehicles will have to exit the development via the east-west drive aisle at the north end of the site.

Estimated Development Traffic Generation

The volume of traffic estimated to be generated by the proposed development was determined based on information obtained from the operator regarding the projected operations of the car wash, a review of trip generation data published by the Institute of Transportation Engineers (ITE) in *Trip Generation Manual*, 9th Edition, traffic counts conducted by KLOA, Inc, and our experience with similar facilities.

It should be noted that, typical of car washes, not all of the vehicle trips will be new trips. Many of the trips will be diverted from the existing traffic on the roadway system (i.e. pass-by traffic). This is particularly true during the weekday morning and evening peak hours when traffic is diverted from the work-to-home trips. It is also true on Saturdays when traffic is already on the adjacent roadways running errands and desires to have their car cleaned prior to evening plans. As such, the new traffic impact to Main Street will be greatly reduced. However, in order to present a worst-case scenario, no reductions in the site-generated traffic were taken into account.

ITE Data

Based on the data provided by a single study in the ITE manual for an automated car wash (Land Use Code 948), the typical usage is approximately 64 vehicles per hour during both the weekday evening and Saturday midday peak hours. The ITE manual does not provide data for the morning peak hour for an automated car wash.

Operator Data

The operator of the car wash has stated that based on other car washes they operate, a maximum of 57, 67 and 134 vehicles will utilize the car wash during the weekday morning, evening, and Saturday midday peak hours, respectively.

Survey Data

KLOA, Inc. conducted manual peak period traffic counts on Friday August 26, 2016 at the NASCAR car wash in Elmwood Park. This car wash was selected based on its similarity to the proposed development. The counts were conducted between 3:30 and 6:30 P.M. during the evening peak hour period. The results of the traffic counts showed that a total of 48 vehicles entered and exited the site during the evening peak hour.

Table 1 shows a comparison of the site-generated peak hour traffic estimated to be generated by the proposed car wash development based on the ITE manual, data provided by the operator, and traffic counts conducted by KLOA, Inc. as well as an average between all of the estimates.

Comparison of Trip Generation to Former Planned Land Uses

As noted, the site access was previously approved by IDOT assuming a coffee shop with drive-through service and specialty retail. Table 2 shows a vehicle trip generation comparison to the previous assumed land uses to the proposed car wash development. As shown, the vehicle trip generation for the proposed car wash is lower during the weekday morning and weekday evening peak hours compared to the former land uses, and is slightly higher during the Saturday midday peak hour when traffic on area roadways is typically lower. Based on this information, the proposed car wash development peak hour vehicle trip generation is consistent with what was formerly evaluated and approved for this site.

Table 1
PEAK HOUR SITE-GENERATED TRAFFIC VOLUMES

Source	Weekday Morning Peak Hour		Weekday Evening Peak Hour		Saturday Midday Peak Hour	
	In	Out	In	Out	In	Out
ITE Land-Use Code 948	-	-	64	64	64	64
Data Provided by Operator	57	57	67	67	134	134
Data Collected by KLOA	-	-	<u>48</u>	<u>48</u>	-	-
Average:	57	57	60	60	99	99

Table 2
ESTIMATED DEVELOPMENT TRAFFIC VOLUMES

ITE Land- Use Code (LUC)	Type/Size	Weekday A.M. Peak Hour			Weekday Midday Peak Hour			Weekday Evening Peak Hour		
		In	Out	Total	In	Out	Total	In	Out	Total
9826	Specialty Retail - 4,700 s.f.	1	2	3	14	19	33	14	19	33
937	Coffee Shop w/ D/T 2,300 s.f.	<u>118</u>	<u>113</u>	<u>231</u>	<u>49</u>	<u>49</u>	<u>98</u>	<u>49</u>	<u>49</u>	<u>98</u>
Total Former Development Trips:		119	115	234	63	68	131	63	68	131
Proposed Car Wash Trips:		<u>57</u>	<u>57</u>	<u>114</u>	<u>60</u>	<u>60</u>	<u>120</u>	<u>99</u>	<u>99</u>	<u>198</u>
Difference:		-62	-58	-120	-3	-8	-11	+36	+36	+72

Conclusion

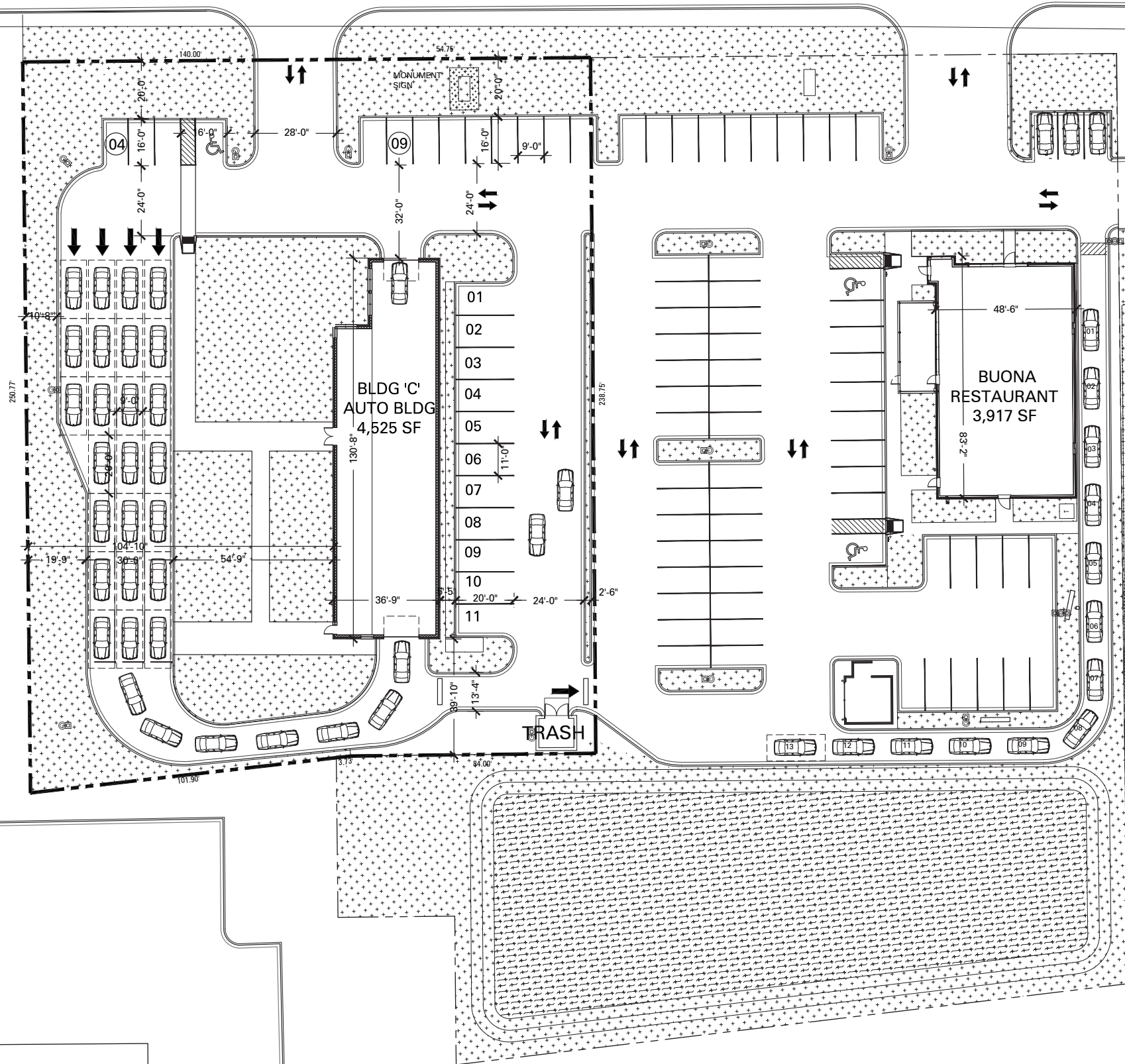
A car wash development is proposed to be located at 2425 West Main Street in St. Charles, Illinois. Based on the proposed development plan and the preceding evaluation, the following conclusions and recommendations are made.

- The proposed full access, which will provide one lane inbound and one lane outbound under stop sign control, and its location was previously approved by IDOT.
- Access to the site from Main Street (Illinois Route 64) will be provided via the eastbound shared through/right-turn lane and the center two-way left-turn lane provided on Main Street for westbound traffic. The center two-way left-turn lane on Main Street will allow vehicles turning left into the site to not impede through traffic.
- No improvements to Main Street (Illinois Route 64) at the proposed access drive are needed or recommended in conjunction with the proposed development.
- The outbound exiting traffic may experience some delay, particularly during the weekday evening peak hour. However, the delay is typical for a minor approach, particularly an access driveway, under stop sign control to a major arterial. Field observations have noted that the traffic signal at Oak Street to the west and the traffic signal at Randall Road to the east are coordinated and do platoon the through traffic along Main Street creating gaps in traffic for vehicles desiring to exit onto Main Street.
- The two cross-access connections to the Buona Beef site will improve internal site circulation.
- The proposed stacking of approximately 24 vehicles for the car wash system will be adequate to accommodate peak demands.
- The two-way drive aisle serving the 11 vacuum positions will allow better mobility within the site.
- The traffic to be generated by the proposed car wash will not have a significant impact on the surrounding roadway network.
- The proposed car wash will attract a large percentage of pass-by vehicle trips where vehicles already travelling on Main Street enroute to another destination may stop to patronize this car wash. As such, the amount of new traffic this development will generate will be low.
- Field observations note that the existing traffic signals at Oak Street to the west and Randall Road to the east effectively platoon the through traffic flow along Main Street, thereby creating gaps in traffic for vehicles desiring to exit from the access drives.

- The wayfinding and traffic control signage recommendations outlined in this memorandum will help improve the efficiency of the internal site circulation.
- A comparison of the proposed car wash development to the former evaluated land uses of a coffee shop with drive-through service and specialty retail show that the proposed car wash development peak hour vehicle trip generation is consistent with what was formerly evaluated and approved for this site.

Appendix

MAIN STREET - IL ROUTE 64



ZONING ANALYSIS

	ALLOWED / PERMITTED	PROPOSED	COMPLIANCE
ZONING	BC	BC	SPECIAL USE (DRIVE THRU)
LAND USE	EXISTING RETAIL/ SERVICES	AUTOMATIC CAR WASH	SPECIAL USE (DRIVE THRU)
LOT SIZE - LOT 3	MIN 43,560 SF	47,068 sf	YES
BUILDING HEIGHT	40'-0"	30'-0"	YES
MINIMUM FRONT YARD SETBACK	20'-0" BUILDING AND PARKING	20' PARKING	YES
MINIMUM SIDE YARD SETBACK	10'-0" BUILDING	10'-10"	YES
MINIMUM SIDE YARD SETBACK	0'-0" PARKING 30'-0" BUILDING	10'-8"	YES
MINIMUM REAR YARD SETBACK	0'-0" PARKING	39'-10"	YES
LANDSCAPE BUFFER YARD (to residential zoned areas)	25'-0" MIN	NA	N/A
MAX BUILDING COVERAGE LOT #3	40%	9.9%	YES
MAX FLOOR AREA LOT #3	75,000SF	4,525 SF	YES

LANDSCAPING REQUIREMENTS

	REQUIREMENT	PROPOSED	COMPLIANCE
PERIMETER LANDSCAPING	75% WITH LIMITED 20' WIDE AND 1 TREE PER 50' LF	20'-0" WIDE	YES
PARKING LOT ISLANDS	MIN 8'-0" WIDE AND 160 SF 10% (21,588 X 0.1 = 2,158 SF)	8'-0"	YES
INTERIOR PARKING LANDSCAPING		13,100 SF	YES
TOTAL SITE LANDSCAPING	20% (46,868x0.2 = 9,374 SF)	16,441 N.I.C DETENTION	YES
DISTANCE BETWEEN ISLAND	60'-100'	42'-81'	YES
FOUNDATION LANDSCAPING	8'-0" WIDE MIN. BED AND 75% OF FRONT ELEVATION 3' FROM SIGN EACH DIRECTION	(54' / 3') 67% FRONT/77% SIDE	YES
SIGN LANDSCAPING		3' EACH DIRECTION	YES
TRASH ENCLOSURE	TO BE OPAQUE AND GATED WITH 6'-0" CONCRETE APRON	OPAQUE WITH METAL GATE/ 6'-0" CONCRETE APRON	YES
MECHANICAL SCREENING	ALL ROOF OR GROUND MOUNTED TO BE SCREENED	SCREENED/PARAPET	YES

PARKING REQUIREMENTS

USE	FORMULA	SF	TOTAL REQUIRED	TOTAL PROPOSED	COMPLIANCE
LOT #3 RETAIL	2 PER BAY + 10 STACKING PER BAY	ONE BAY - RETAIL 4,525 SF	2 SPACES	13 SPACES/ 31 STACKING	YES



RETAIL DEVELOPMENT
AUTO WASH FACILITY

2425 W. MAIN STREET
ST CHARLES, ILLINOIS 60174

CLIENT:

REV	DATE	DESCRIPTION
08.29.16		REVISED SITE PLAN
08.24.16		REVISED SITE PLAN
08.23.16		REVISED SITE PLAN
08.11.16		REVISED SITE PLAN
08.06.16		REVISED SITE PLAN
07.28.16		REVISED SITE PLAN
07.25.16		REVISED SITE PLAN
07.21.16		REVISED SITE PLAN
07.14.16		REVISED SITE PLAN
07.13.16		REVISED SITE PLAN
07.05.16		REVISED SITE PLAN
06.22.16		ISSUE FOR SITE PLAN REVIEW
06.21.16		ISSUE FOR SITE PLAN REVIEW

ISSUE DATE: 08.29.16

PROJECT NUMBER: 2688.02

DRAWN BY: PW

CHECKED BY: JH

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SHEET TITLE:

SITE PLAN

SHEET NUMBER:

A-1

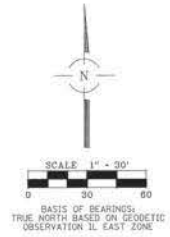
FINAL PLAT OF SUBDIVISION BUONA ST. CHARLES

BEING A SUBDIVISION OF THAT PART OF THE SOUTHEAST 1/4 OF SECTION 29 AND PART OF THE NORTHEAST 1/4 OF SECTION 32,
ALL IN TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, KANE COUNTY, ILLINOIS

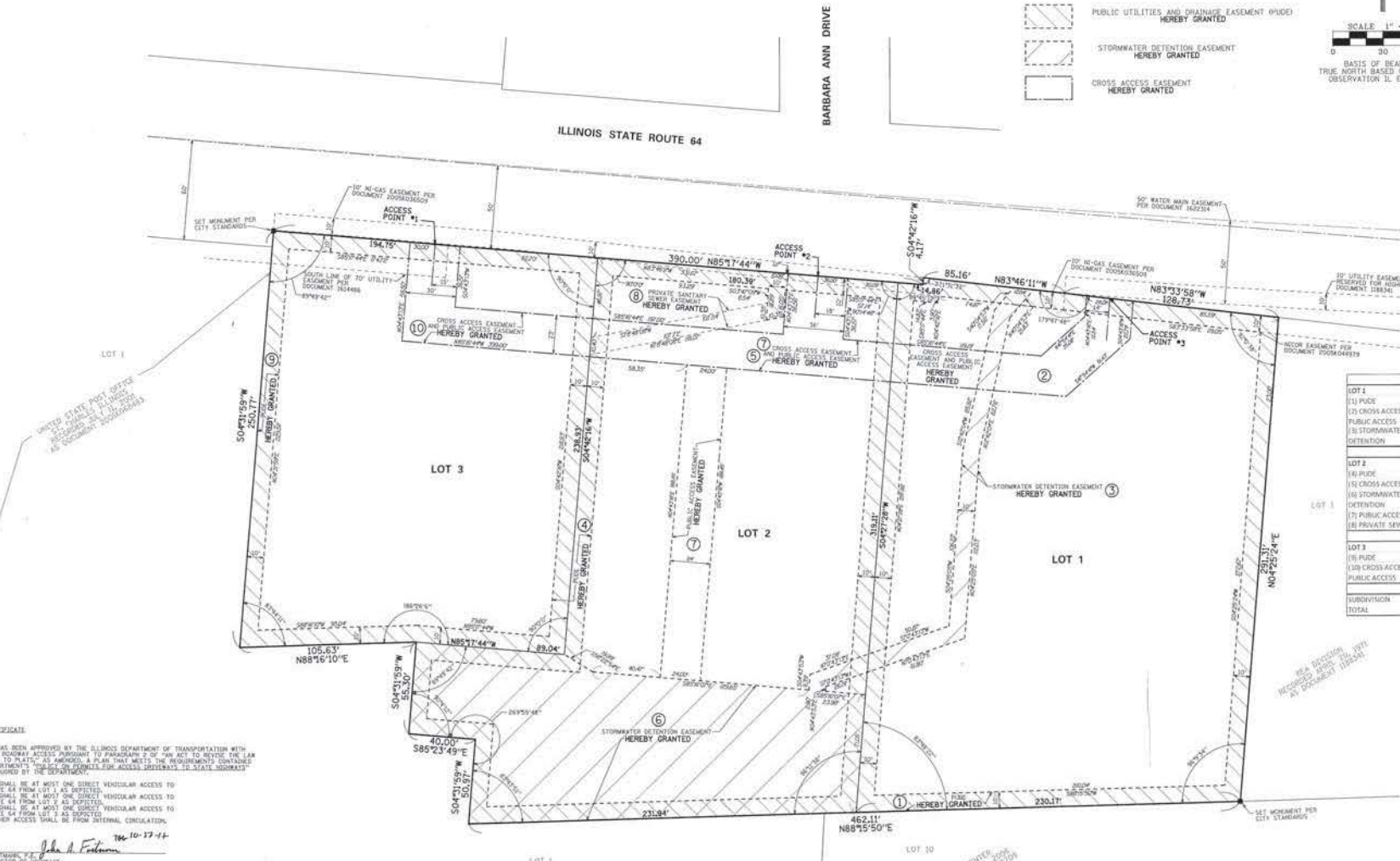
PROPOSED LOT LAYOUT

(SEE SHEET 1 FOR EXISTING BOUNDARY INFORMATION)

2015K016627
SANDY WIGMAN
RECORDER - KANE COUNTY, IL
RECORDED 4/23/15 10:38 AM
PAGE 3 OF 3



- PUBLIC UTILITIES AND DRAINAGE EASEMENT (PUDE)
HEREBY GRANTED
- STORMWATER DETENTION EASEMENT
HEREBY GRANTED
- CROSS ACCESS EASEMENT
HEREBY GRANTED



AREA TABLE				
	SQ. FT.	ACRES	SQ. FT.	ACRES
LOT 1	70,293	1.614		
(1) PUDE	11,134	0.256		
(2) CROSS ACCESS/ PUBLIC ACCESS	3,943	0.091		
(3) STORMWATER DETENTION	2,695	0.062		
LOT 2	66,914	1.536		
(4) PUDE	11,800	0.272		
(5) CROSS ACCESS	5,470	0.126		
(6) STORMWATER DETENTION	22,502	0.517		
(7) PUBLIC ACCESS	9,591	0.222		
(8) PRIVATE SEWER	1,076	0.025		
LOT 3	47,068	1.080		
(9) PUDE	8,395	0.192		
(10) CROSS ACCESS/ PUBLIC ACCESS	3,888	0.089		
SUBDIVISION TOTAL	184,275	4.230		

CERTIFICATE

THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION WITH REFERENCE TO ROADWAY ACCESS PURSUANT TO PARAGRAPH 2 OF "AN ACT TO REVISE THE LAW IN RELATION TO PLATS," AS AMENDED, A PLAN THAT MEETS THE REQUIREMENTS CONTAINED THEREIN SHALL BE RECORDED IN THE PUBLIC RECORDS OF THE COUNTY OF KANE, ILLINOIS.

1. THERE SHALL BE AT MOST ONE DIRECT VEHICULAR ACCESS TO IL ROUTE 64 FROM LOT 1 AS DEPICTED.
2. THERE SHALL BE AT MOST ONE DIRECT VEHICULAR ACCESS TO IL ROUTE 64 FROM LOT 2 AS DEPICTED.
3. THERE SHALL BE AT MOST ONE DIRECT VEHICULAR ACCESS TO IL ROUTE 64 FROM LOT 3 AS DEPICTED.
4. ALL OTHER ACCESS SHALL BE FROM INTERNAL CIRCULATION.

704-10-17-14
John J. Fortinck
JOHN J. FORTINCK, P.E.
DEPUTY DIRECTOR OF SURVEYS
REGION ONE ENGINEER

NOTE: THERE SHALL BE AT MOST ONE DIRECT ACCESS POINT TO IL ROUTE 64 FROM EACH LOT

400

SEE SHEET 1 FOR EXISTING BOUNDARY INFORMATION

REVISIONS: 02/12/2014 07/08/2014 07/18/2014 09/18/2014 10/07/2014 10/21/2014		CONSULTING ENGINEERS SITE DEVELOPMENT ENGINEERS LAND SURVEYORS	DATE: 05/08/2014 JOB NO: 8106 FILENAME: 8106SUB-01 SHEET 3 OF 3
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9575 W. Higgle Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 694-6060 Fax: (847) 694-4241

PREPARED FOR:
KEYSTONE VENTURES LLC
418 CLINTON PLACE
RIVER FOREST, IL 60306

**AGENDA ITEM EXECUTIVE SUMMARY**

Agenda Item number:4b

Title:

Plan Commission Recommendation to approve a General Amendment to Title 17 of the St. Charles Municipal Code (Zoning Ordinance) to remove the lot area requirement for Drive-Through Facilities in the BL Local Business District

Presenter:

Ellen Johnson

Meeting: Planning & Development Committee

Date: September 12, 2016

Proposed Cost: N/A

Budgeted Amount: N/A

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

David and Julie Lundeen, owners of Lundeen Liquors at 1315 W. Main St., have applied for a Special Use for a Drive-Through Facility for their business at that location. The Special Use request is also on the Planning & Development Committee agenda for this meeting.

However, the Zoning Ordinance requires that Drive-Through Facilities in the BL Local Business zoning district have a minimum lot area of 1 acre. The lot size of 1315 W. Main St. is 0.39 acre.

The Lundeens are requesting a General Amendment to remove the 1 acre lot area requirement for Drive-Through Facilities in the BL Local Business zoning district. This General Amendment would need to be approved for the Special Use request to be considered.

Plan Commission Review

Plan Commission held a public hearing for the General Amendment on 8/16/16. The Commission voted 5-2 to recommend approval. They added an advisory comment for P&D Committee to consider eliminating lot size requirements for Drive-Through Facilities in the BC Community Business, BR Regional Business, and CBD-2 Mixed Use Business zoning districts, as well.

Attachments *(please list):*

Plan Commission Resolution, Staff Report, General Amendment Application

Recommendation/Suggested Action *(briefly explain):*

Plan Commission Recommendation to approve a General Amendment to Title 17 of the St. Charles Municipal Code (Zoning Ordinance) to remove the lot area requirement for Drive-Through Facilities in the BL Local Business District

City of St. Charles, Illinois
Plan Commission Resolution No. 14-2016

A Resolution Recommending Approval of a General Amendment to Ch. 17.14 “Business and Mixed Use Districts”, Section 17.14.030 “Bulk Regulations” (remove lot size requirement for Drive-Through Facilities in the BL Local Business District)

Passed by Plan Commission on August 16, 2016

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”, Section 17.14.030 “Bulk Regulations” (remove lot size requirement for Drive-Through Facilities in the BL Local Business District), filed by David and Julie Anna Lundeen; 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 amendment will enable owners of existing commercial lots of less than one acre to reinvest in their property and rejuvenate the commercial corridor that is represented in the Comprehensive Plan.

2. The Consistency of the proposed amendment with the intent and general regulations of this Title.

The amendment will support the following purpose statements of Section 17.02.020: “Maintaining business areas that are attractive and economically viable”; “Conserving the value of property throughout the City of St. Charles”; “Implementing the goals and objectives of the St. Charles Comprehensive Plan”.

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.

Currently the one acre requirement hinders the ability of owners of smaller commercial lots to redevelop their property. There are numerous existing drive-through facilities that function very well on lots less than one acre in size.

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 drive-thru business model is one that is increasingly being utilized. Consumers are driving this business model by choosing to conduct their purchases using drive-thru banks, coffee shops, cleaners, drug stores, fast food, etc.

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

The amendment will not create nonconformities.

6. The implications of the proposed amendment on all similarly zoned property in the City.

Proposed Drive-Through Facilities in the BL District will continue to be reviewed on a case by case through the Special Use approval process.

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 Districts”, Section 17.14.030 “Bulk Regulations” (remove lot size requirement for Drive-Through Facilities in the BL Local Business District), with an advisory comment that City Council consider removing the lot size requirement for Drive-Through Facilities in the BC, Community Business, BR Regional Business, and CBD-2 Mixed Use Business zoning districts, as well.

Roll Call Vote:

Ayes: Holderfield, Schuetz, Doyle, Frio, Kessler

Nays: Pretz, Wallace

Abstain:

Absent: Macklin-Purdy, Spruth

Motion Carried: 5-2

PASSED, this 16th day of August 2016.

Chairman
St. Charles Plan Commission

Community & Economic Development
 Planning Division

Phone: (630) 377-4443
 Fax: (630) 377-4062



Staff Report

TO: Chairman Todd Bancroft
 And the Members of the Planning and Development Committee

FROM: Ellen Johnson, Planner

RE: Application for a General Amendment to Title 17 of the City Code (Zoning Ordinance) to remove the lot area requirement for Drive-Through Facilities in the BL Local Business District

DATE: September 6, 2016

I. GENERAL INFORMATION

Project Name: General Amendment – BL District Drive-Through Facility Lot Area

Applicant: David and Julie Anna Lundeen

Purpose: To permit Drive-Through Facilities on lot sizes less than 1 acre in the BL Local Business District

II. BACKGROUND & PROPOSAL

David and Julie Lundeen, owners of Lundeen Liquors at 1315 W. Main St., have applied for a Special Use for a Drive-Through Facility for their business at that location. The Special Use request is also on the Plan Commission agenda for this meeting. However, the Zoning Ordinance requires that Drive-Through Facilities in the BL Local Business zoning district have a minimum lot area of 1 acre. The lot size of 1315 W. Main St. is 0.39 acre.

The Lundeens are requesting a General Amendment to remove the 1 acre lot area requirement for Drive-Through Facilities in the BL Local Business zoning district.

III. ANALYSIS

The minimum lot area required for non-residential uses in the business and mixed use zoning districts are provided on **Table 17.14-2 Business and Mixed Use Districts Bulk Regulations**, as follows:

	BL Local Business	BC Community Business	BR Regional Business	CBD-1 Central Business District	CBD-2 Mixed Use Business District
Min. Lot Area	<u>Drive-thru facilities, Minor Motor Vehicle Service & Repair: 1 acre</u> Other Uses: No minimum lot area	1 acre	1 acre	No minimum lot area	5,000 sf

Lot area requirements for commercial uses were not imposed in commercial zoning districts under the City’s previous Zoning Ordinance. These requirements were added to the Zoning Ordinance when it was re-written in 2006. As a result, there are many commercial parcels that are smaller in size than the current ordinance requires.

In the BL Local Business District, there is only a minimum lot area requirement for two specified uses: Drive-Through Facilities and Minor Motor Vehicle Service & Repair. These uses require a lot size of 1 acre in order to establish at any given location. These uses cannot be established on existing lots that are less than 1 acre in size.

Staff has collected lot size and use data on all BL zoned parcels. A map showing the location of the BL parcels is attached. Most properties in the BL District are located along Main Street and back up to residential neighborhoods. BL parcels are generally smaller in size than parcels zoned BC or BR, and contain smaller scale commercial and office uses. The purpose of the BL District as 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 are provided so as not to negatively impact adjoining residential neighborhoods.”

Lot size data for parcels in the BL District is provided in Table 2. Only 8 parcels are over 1 acre in size and are therefore available for establishment of new Drive-Through Facilities or Motor Vehicle Service & Repair:

Table 2:

Total BL Parcels	70
Median Lot Size	0.395 acre
Parcels under 1 acre	62
Parcels over 1 acre	8

There are 6 Drive-Through Facilities currently operating in the BL District. Lot size information for these sites is provided in Table 3. A total of 5 of these Drive-Through Facilities do not meet the 1 acre lot area requirement:

Table 3:

Existing Drive-Through Facilities	6 (4 restaurants, 2 banks)
Median Lot Size	0.417 acre
Drive-Through Parcels under 1 acre	5 (3 restaurants, 2 banks)
Drive-Through Parcels over 1 acre	1 (1 restaurant)

For reference, staff also collected lot size data for Drive-Through Facilities in all zoning districts. There are a number of Drive-Through Facilities located on sites less than 1 acre in size in the BC, BR, CBD-1, and CBD-2 zoning districts. This data can be found attached.

If the proposed General Amendment is approved, Drive-Through Facilities in the BL District would still require Special Use approval to establish. Applicants would continue to be required to demonstrate that all requirements of **Section 17.24.100 Drive-Through Facilities** can be met, including the number of stacking spaces, as well as parking count and all other applicable bulk standards. The 1 acre lot area

requirement would continue to apply to Minor Motor Vehicle Service & Repair. Lot area requirements for all other zoning districts would remain unchanged.

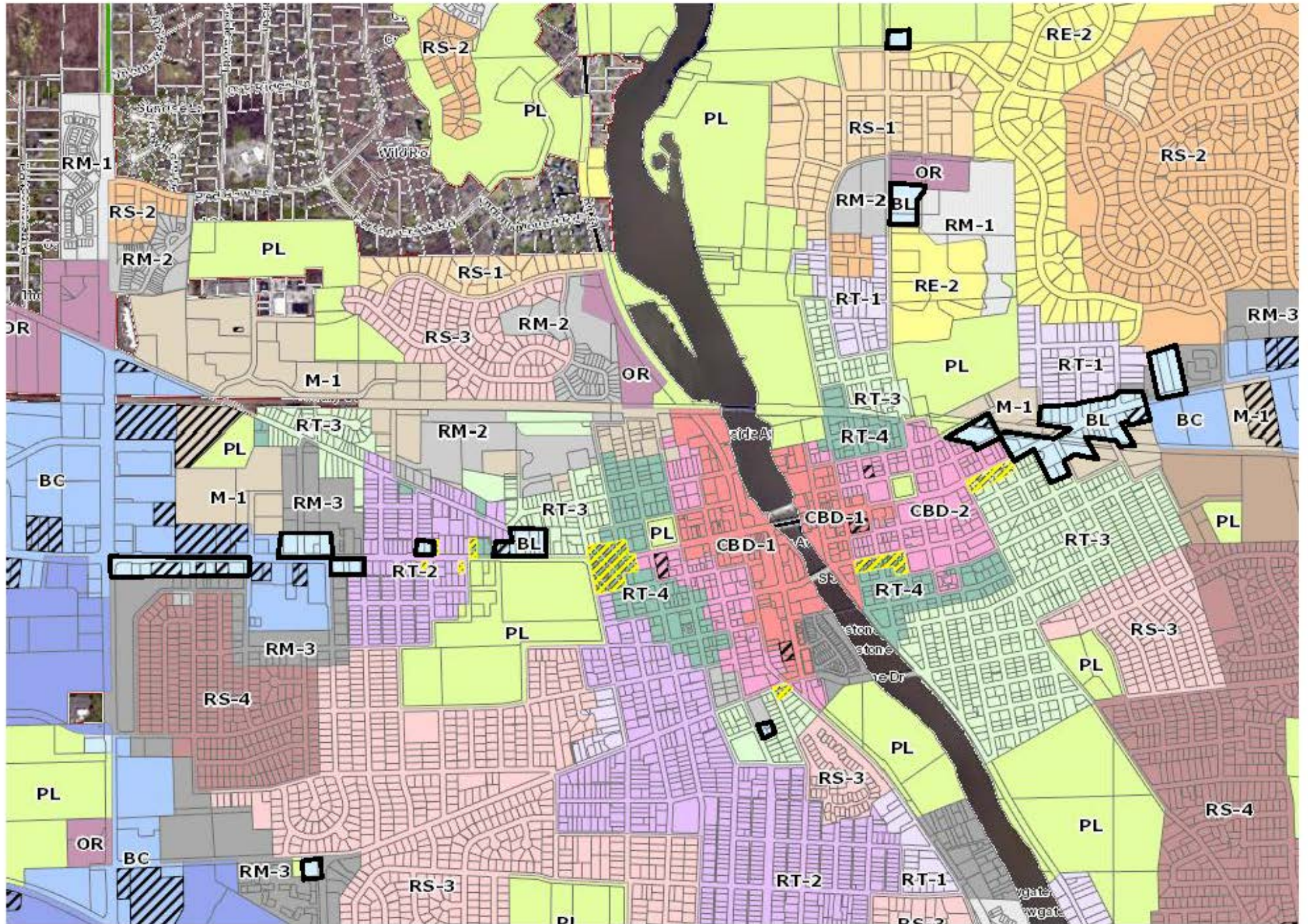
IV. PLAN COMMISSION RECOMMENDATION

The Plan Commission held a public hearing for the General Amendment on 8/16/16. The Commission voted 5-2 to recommend approval. They added an advisory comment for P&D Committee to consider eliminating lot size requirements for Drive-Through Facilities in the BC Community Business, BR Regional Business, and CBD-2 Mixed Use Business zoning districts, as well.

V. ATTACHMENTS

- Map of BL Local Business District parcels
- Lot size data for existing Drive-Through Facilities
- Application for General Amendment; received 6/28/16

BL- Local Business District Parcels



DRIVE-THROUGH FACILITIES- ALL ZONING DISTRICTS

ADDRESS	LOT SIZE- SF	LOT SIZE- ACRES	USE	ZONING DISTRICT	
103 N 9th Ave.	11,716	0.270	Drive-Thru Bank	BL	Under 1 acre
24 S 2nd St.	13,611	0.312	Drive-Thru Bank	CBD-1	
1615 W Main St.	15,246	0.35	Drive-Thru Bank	BC	
1825 W Main St.	15,300	0.351	Drive-Thru Restaurant- Just Kabobs	BL	
409 S 1st St.	16,299	0.374	Drive-Thru Bank		
900 W Main St.	16,790	0.385	Drive-Thru Restaurant- Dairy Queen	BL	
1711 W Main St.	19,500	0.448	Drive-Thru Restaurant- Dunkin Donuts	BL	
1910 Lincoln Hwy	21,028	0.482	Drive-Thru Restaurant- Brown's Chicken	BR	
1850 Lincoln Hwy	24,463	0.561	Drive-Thru Restaurant- Salsa Verde	BR	
510 Dunham Rd.	25,265	0.58	Drive-Thru Restaurant- Taco Bell	BC	
2019 Dean St.	28,954	0.664	Drive-Thru Bank	BC	
300 S Randall Rd.	29,653	0.68	Drive-Thru Bank	BC	
2057 Lincoln Hwy	32,300	0.741	Drive-Thru Restaurant- Baskin Robin/Dunkin Donuts	BR	
413 W Main St.	32,393	0.743	Drive-Thru Bank	CBD-2	
315 S Randall Rd.	36,590	0.84	Drive-Thru Bank	BL	
1534 E Main St.	38,491	0.883	Drive-Thru Restaurant- Arby's	BC	
942 S Randall Rd.	40,946	0.94	Drive-Thru Restaurant- Wendy's	BR	
860 S Randall Rd.	41,817	0.96	Drive-Thru Bank	BR	
2526 E Main St.	42,689	0.98	Drive-Thru Restaurant- Franky's	BC	
600 S Randall Rd	43,176	0.991	Drive-Thru Coffee/Tea Room (not currenty in use) <i>shopping center; not stand alone parcel</i>	BC	
1950 Bricher Rd.	45,462	1.043	Drive-Thru Restaurant- Taco Bell	BR	Over 1 acre
2601 Oak St.	45,738	1.05	Drive-Thru Bank	BC	
1790 W Main St.	45,939	1.054	Drive-Thru Restaurant- Oberweis Dairy	BC	
1925 Lincoln Hwy	47,916	1.1	Drive-Thru Bank	BR	
1915 W Main St.	47,916	1.1	Drive-Thru Restaurant- McDonald's	BL	
150 S Kirk Rd.	49,527	1.137	Drive-Thru Bank	BR	
700 S Randall Rd.	50,530	1.16	Drive-Thru Bank	BC	
4068 E Main St.		1.17	Drive-Thru Restaurant- Culver's	BR	
2701 E Main St.	50,965	1.17	Drive-Thru Restaurant- Dunkin Donuts (not currently in use)	BC	
520 Dunham Rd.	54,886	1.26	Drive-Thru Bank	OR	
3879 E Main St.	55,357	1.27	Drive-Thru Bank	BR	
3900 E Main St.		1.4	Drive-Thru Restaurant- McDonald's	BR	
3890 E Main St.	61,855	1.42	Drive-Thru Bank	BR	
3000 E Main St.	62,385	1.432	Drive-Thru Bank	BR	
2825 Foxfield Dr.	63,103	1.448	Drive-Thru Bank	BC	
2425 W Main St.	66,914	1.536	Drive-Thru Restaurant- Buona Beef	BC	
922 S Randall Rd.	67,337	1.545	Drive-Thru Restaurant- Zippy's	BR	

959 S Randall Rd.	69,696	1.6	Drive-Thru Restaurant- Burger King <i>shopping center; not stand alone parcel</i>	BR
3875 E Main St.	72,440	1.663	Drive-Thru Restaurant- Potbelly	BR
135 Smith Rd.	73,127	1.68	Drive-Thru Bank	OR
2901 E Main St.	84,007	1.928	Drive-Thru Bank	BC
2751 E Main St.	85,955	1.973	Drive-Thru Pharmacy- Walgreens	BC
2600 E Main St.	93,999	2.159	Drive-Thru Bank	BC
1500 Lincoln Hwy	94,726	2.175	Drive-Thru Pharmacy- CVS	BR
3895 E Main St.	105,582	2.424	Drive-Thru Restaurant- Portillo's	BR
575 S Randall Rd.	121,445	2.788	Drive-Thru Bank	OR
1910 W Main St.	133,807	3.071	Drive-Thru Restaurant- Starbucks <i>shopping center; not stand alone parcel</i>	BC
1566 E Main St.	196,020	4.5	Drive-Thru Restaurant- Dunkin Donuts <i>shopping center; not stand alone parcel</i>	BC

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



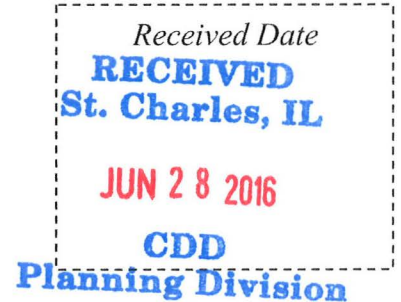
COMMUNITY & ECONOMIC DEV./PLANNING DIVISION

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

GENERAL AMENDMENT APPLICATION

1315 W Main St.

CITYVIEW	
Project Name:	<i>Lundeen Liquors - West, Inc.</i>
Project Number:	<i>2015 -PR- 004</i>
Application Number:	<i>2015 -AP- 208</i>



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	<i>David & JulieAnna Lundeen</i>	Phone	<i>630 508 0755</i>
	Address	<i>6 Greenwood Ct, DeKalb, IL 60115</i>	Fax	<i>815 899 1231</i>
			Email	<i>jlu978745@aol.com</i>

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: *-only need 1 copy-*

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?

The addition of a drive-through facility at
our 1315 W-main Street location

What sections are proposed for amendment?

Chapters(s): 17.14

Section(s): 17.14-2

The wording of the proposed amendment: Insert below or attached wording on a separate page.

To amend Title 17- 17.14-2 (1 acre minimum
lot area for BL zoning districts) to allow
a special use permit to be granted for
drive-through facilities for parcels under
the 1 acre provision

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.

David R. Lunder
Julie Anna Lunder 12/1/15
Applicant Date

FINDINGS OF FACT – GENERAL 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 amendment is appropriate. Therefore, you need to "make your case" by explaining how the following factors support your proposal. If a factor does not apply to the amendment in question, indicate "not applicable" and explain why it does not apply.



Amendment Description/Ordinance Section Number

Date

From the Charles Zoning Ordinance, Section 17.04.320.C:

In making its recommendation to grant or deny an application for a Zoning Text Amendment, the Plan Commission shall consider:

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

This amendment will enable owners of pre-existing commercial lots of less than one acre to re-invest in their property and rejuvenate the commercial corridor that is represented in the comprehensive plan.

2. The consistency of the proposed amendment with the intent and general regulations of this Title.

*This amendment will move forward on Maintaining business areas that are attractive & economically viable (17.02.020 D)
2. - Increase the value of the property & esthetics for neighbors, citizens & visitors (17.02.020 E) 3. Will be implementing many of the goals & objectives for this commercial corridor as stated in the Comprehensive Plan - (17.02.020-K)*

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.

Currently the one acre requirement only benefits developers of combined acreage and large developments and hinders the owners of smaller commercial lots to re-develop their own property. There are numerous existing drive-thrus that function very well under one acre.

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 drive-thru business model is one that is only increasingly being utilized by consumers. The customers are driving this business model by choosing to conduct their purchases using a drive-thru - Banks, Coffee Shops, Cleaners, Drug stores - Fast-food etc all utilize this model

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

This amendment will not create a nonconforming situation

6. The implications of the proposed amendment on all similarly zoned property in the City.

Drive-thrus will continue to be reviewed on a case by case basis even after this amendment is adopted



AGENDA ITEM EXECUTIVE SUMMARY

Agenda Item number: 4c

Title:	Plan Commission Recommendation to approve a Special Use for a Drive-Through Facility for Lundeen Liquors, 1315 W. Main St.
Presenter:	Ellen Johnson

Meeting: Planning & Development Committee

Date: September 12, 2016

Proposed Cost: N/A

Budgeted Amount: N/A

Not Budgeted:

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

The subject property, 1315 W. Main St., is the site of Lundeen Liquors. David and Julie Anna Lundeen have requested a Special Use to add a Drive-Through Facility for the sale of alcoholic beverages at the subject property. The following improvements are proposed for the site:

- Addition of a drive-through stacking lane beginning on the south side of the building and running counterclockwise along the east side of the building.
- Removal of the northern access drive onto S. 14th St.
- Addition of landscaped areas along the street frontages.

City Council amended the Liquor Code last year to add a liquor license category for “Curb/Drive-Through Service”. The ordinance states that for properties where the Zoning Ordinance requires the granting of a Special Use for a Drive-Through Facility, the Special Use must be approved before the liquor license will be granted. Special Use approval is required to permit a Drive-Through Facility in the BL Local Business zoning district. This particular proposal also requires a General Amendment in order to permit the Drive-Through Facility at this location, so any recommendation will be conditional upon the General Amendment being approved. The General Amendment is also on the P&D Committee agenda for this meeting.

Plan Commission Review

Plan Commission held a public hearing for the Special Use on 8/16/16. The Commission voted 7-0 to recommend approval, with two conditions:

1. That all drainage issues brought up by the neighboring property owner to the east be resolved to the satisfaction of City staff.
2. That the plan be modified to ensure that vehicles do not cut across parking spaces and otherwise ensure pedestrian safety on the site.

Regarding the first condition, engineering plans will be required with the application for building permit. Staff will review the plans at that time to ensure drainage issues are addressed.

Regarding the second condition, the applicant has added striping and planter boxes at the northwest corner of the parking spaces to prevent vehicles from cutting across the spaces. Staff has requested information from the applicant regarding the size of the planters, to ensure they will act as a sufficient barrier.

Attachments *(please list):*

Plan Commission Resolution, Staff Report, Application for Special Use

Recommendation/Suggested Action *(briefly explain):*

Plan Commission Recommendation to approve a Special Use for a Drive-Through Facility for Lundeen Liquors, 1315 W. Main St.

City of St. Charles, Illinois
Plan Commission Resolution No. 15-2016

A Resolution Recommending Approval of an Application for Special Use for Drive-Through Facility, Lundeen Liquors, 1315 W. Main St. (David and Julie Anna Lundeen)

Passed by Plan Commission August 16, 2016

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

WHEREAS, the Plan Commission held a public hearing and has reviewed the Application for Special Use for Drive-Through Facility, Lundeen Liquors, 1315 W. Main St. (David and Julie Anna Lundeen); and

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

FINDINGS OF FACT FOR SPECIAL USE

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

The drive-thru business model positively benefits all customers, particularly the elderly and handicapped.

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

All utilities, access drives, drainage, and other necessary facilities are already in place.

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.

This location has always been a commercial lot surrounded by commercial properties and falls into the Neighborhood Commercial designation provided by the Comprehensive Plan.

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.

Resolution 15-2016

The Special Use will not impede the development or improvement of surrounding property. The drive-thru is completely contained within the lot and will be screened by the building. There will also be significant improvements to the aesthetics of the lot, including more green space.

- E. Effect on General Welfare: That the establishment, maintenance or operation of the Special Use will not be detrimental to or endanger the public health, safety, comfort or general welfare.**

The Special Use will not be detrimental to our neighbors, customers, or vendors. The improvements to the lot will benefit the neighborhood, the city and general traffic.

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

The site will conform to all legislation and regulations, except for the minimum lot size requirement of one acre. The lot is 0.4 acre, but has more than adequate ingress and egress. The lot can hold up to 10 cars. The drive-thru will be situated along the back of the building along the east side, minimizing the visual impact from Rt. 64.

NOW, THEREFORE, be it resolved by the St. Charles Plan Commission to recommend to City Council approval of a Special Use for Drive-Through Facility, Lundeen Liquors, 1315 W. Main St. (David and Julie Anna Lundeen); subject to the following conditions:

1. That all drainage issues be resolved to the satisfaction of the City engineers.
2. That the applicant work with staff to amend the plan to ensure that vehicles do not cut across parking spaces and otherwise ensure pedestrian safety on the site.

Roll Call Vote:

Ayes: Holderfield, Schuetz, Doyle, Pretz, Frio, Wallace, Kessler

Nays:

Absent: Macklin-Purdy, Spruth

Motion carried: 7-0

PASSED, this 16th day of August 2016.

Chairman
St. Charles Plan Commission

Community & Economic Development
 Planning Division

Phone: (630) 377-4443
 Fax: (630) 377-4062



Staff Report

TO: Chairman Todd Bancroft
 And the Members of the Planning and Development Committee

FROM: Ellen Johnson, Planner

RE: Special Use for a Drive-Through Facility for Lundeen Liquors, 1315 W. Main St.

DATE: September 6, 2016

I. APPLICATION INFORMATION:

Project Name: Lundeen Liquors, 1315 W. Main St.

Applicant: David and Julie Anna Lundeen

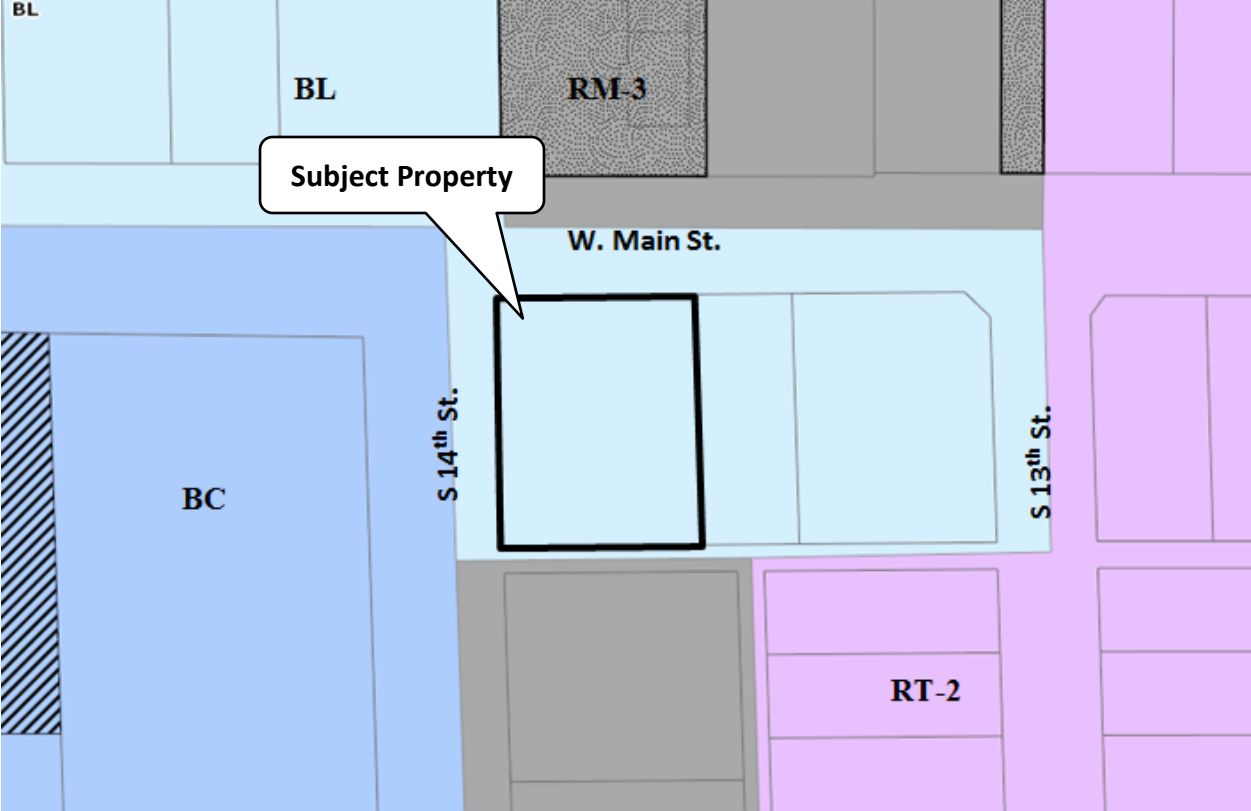
Purpose: Review Special Use application to allow addition of a Drive-Through Facility at Lundeen Liquors, 1315 W. Main St., for the purpose of selling alcoholic beverages and other retail items

General Information:		
Site Information		
Location	1315 W. Main St.	
Acres	16,820 sf / 0.39 acre	
Applications	Special Use for a Drive-Through Facility	
Applicable Ordinances and Zoning Code Sections	17.14 Business and Mixed Use Districts 17.24 Off Street Parking, Loading & Access	
Existing Conditions		
Land Use	Commercial, Lundeen Liquors	
Zoning	BL Local Business	
Zoning Summary		
North	RM-3/PUD General Residential	Apartments
East	BL Local Business	Dental office
South	RM-3 General Residential	Apartments
West	BC Community Business	O'Reilly Auto Parts
Comprehensive Plan Designation		
Neighborhood Commercial		

Aerial



Zoning



II. BACKGROUND

A. PROPERTY HISTORY

The subject property, 1315 W. Main St., is located at the southeast corner of W. Main and S. 14th streets. The property was first developed as a gas station in the 1960s. A dry cleaners and retail uses have also operated at the site. Lundeen Liquors opened in 2013.

B. PROPOSAL

David and Julie Anna Lundeen, applicant and property owners, have requested a Special Use to add a Drive-Through Facility for the sale of alcoholic beverages at the subject property for their business, Lundeen Liquors. Typical convenience store items such as newspapers, lottery tickets, and tobacco products will also be sold through the Drive-Through Facility.

The following improvements are proposed for the site:

- Addition of a drive-through stacking lane beginning on the south side of the building and running counterclockwise along the east side of the building.
- Drive-through service window on the east side of the building. No other changes to the building are proposed.
- Removal of the northern access drive onto S. 14th St.
- Addition of landscape areas along the street frontages.

II. ANALYSIS

Staff has performed an analysis of the Special Use application materials and site plan for conformance with all relevant zoning requirements:

A. LAND USE

The property is zoned BL Local Business District. A Drive-Through Facility is a Special Use in the BL district, meaning that the use may be acceptable if established in an appropriate manner and location with the zoning district.

B. LIQUOR CODE

In August 2015, City Council approved Ordinance No. 2015-M-38, which amended the City Code to add a liquor license category for “Curb/Drive-Through Service”. The ordinance specifies that for properties where the Zoning Ordinance requires the granting of a Special Use for a Drive-Through Facility, the Special Use must be approved before the liquor license will be granted. The Special Use ordinance must identify that the Drive-Through Facility is to be utilized for the sale of alcoholic beverages.

C. DRIVE-THROUGH FACILITY STANDARDS

The table below compares the proposal with the requirements of **Section 17.24.100 Drive-Through Facilities**. The proposal conforms to all requirements.

	Zoning Ordinance Standard	Proposed
Stacking Spaces	5	5

Stacking Space Size	9' x 20'	9' x 20'
Screening	Concealed from view from public streets to greatest extent possible	Concealed due to location of the stacking lane at the rear and interior side of the building
Obstruction of Required Spaces	Cannot obstruct access to required parking spaces	Will not obstruct access to required parking spaces
Ingress/Egress Obstruction	Location of stacking spaces cannot obstruct ingress/egress to the site or interfere with vehicle circulation	Ingress/egress will not be obstructed and stacking will not interfere with vehicle circulation

D. ZONING STANDARDS

A site plan has been submitted that illustrates modifications to the site including the drive-through layout as well as repaving of the parking lot and addition of new landscape areas along the street frontages.

The table below compares the proposed site plan with the bulk requirements of the BL Local Business district per **Table 17.14-2 Business and Mixed Use Districts Bulk Regulations**.

The site meets all applicable standards of the BL district except the minimum lot area requirement. A minimum lot area of 1 acre is required for Drive-Through Facilities in the BL district. The applicant has filed a General Amendment application to remove this requirement in order to permit a Drive-Through Facility on the subject property. The General Amendment is also on the Plan Commission agenda for this meeting.

	BL District	Proposed/Existing
Min. Lot Area (Drive-Through Facility)	1 acre	<i>0.39 acre</i>
Max. Building Coverage	60%	11% (existing)
Max. Gross Floor Area	10,000 sf	1,924 sf
Building Setbacks:		
<i>Front (Main St.)</i>	20 ft.	55 ft. (existing)
<i>Interior Side</i>	5 ft.	25 ft. (existing)
<i>Exterior Side (S 14th St.)</i>	20 ft.	48 ft. (existing)
<i>Rear</i>	20 ft.	30 ft. (existing)
Parking/Paving Setbacks:		
<i>Front (Main St.)</i>	10 ft./reduced to 5 ft. when resurfaced if existing nonconformity	5 ft. (proposed)
<i>Interior Side</i>	0 ft.	2 ft. (existing)
<i>Exterior Side (S 14th St.)</i>	10 ft./reduced to 5 ft. when resurface if existing nonconformity	5 ft. (proposed)
<i>Rear</i>	0 ft.	12 ft.
Landscape Buffer Yard	10 ft., when adjacent to residential zoning	12 ft. along south property line (proposed)
Parking Stall Size	9 x 18 ft.	9 x 18 ft.
Drive-Aisle Width	24 ft.	24 ft.
Parking/Stacking Requirement	8 parking spaces 5 stacking spaces	8 parking spaces 5 stacking spaces

E. LANDSCAPING

Per **Ch. 17.26 Landscaping and Screening**, when an existing parking lot is resurfaced or reconstructed, street frontage landscaping and parking lot landscape screening is required to be installed. The site plan indicates that new landscape areas will be created along the W. Main St. and S. 14th St. frontages by reducing the size of the parking lot and removing one of the two access points onto S. 14th St. A landscape plan specifying the types and sizes of plantings will be reviewed at the time of building permit.

IV. PLAN COMMISSION RECOMMENDATION

The Plan Commission held a public hearing for the Special Use on 8/16/16. The Commission voted 7-0 to recommend approval, with two conditions:

1. That all drainage issues brought up by the neighboring property owner to the east be resolved to the satisfaction of City staff.
2. That the plan be modified to ensure that vehicles do not cut across parking spaces and otherwise ensure pedestrian safety on the site.

Regarding the first condition, engineering plans will be required with the application for building permit. Staff will review the plans at that time to ensure drainage issues are addressed.

Regarding the second condition, the applicant has added striping and planter boxes at the northwest corner of the parking spaces to prevent vehicles from cutting across the spaces. Staff has requested information from the applicant regarding the size of the planters, to ensure they will act as a sufficient barrier.

V. ATTACHMENTS

- Application for Special Use; received 6/28/16
- Revised Site Plan; received 9/6/16
- Ordinance No. 2015-M-38

CITY OF ST. CHARLES

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



COMMUNITY & ECONOMIC DEV./PLANNING DIVISION

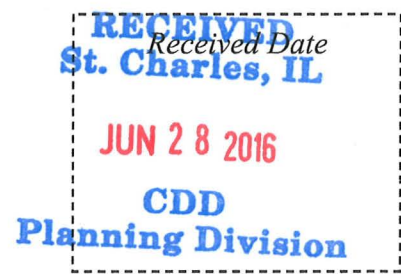
PHONE: (630) 377-4443 FAX: (630) 377-4062

SPECIAL USE APPLICATION

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

1315 W. MAIN ST

For City Use	
Project Name:	<u>Lundeen Liquors - West, Inc</u>
Project Number:	<u>2015 -PR- 004</u>
Application Number:	<u>2015 -AP- 009</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:	<u>1315 W. Main St.</u>	
	Parcel Number (s):	<u>09-33-127-018</u>	
	Proposed Name:	<u>Lundeen Liquors - West, Inc</u>	
2. Applicant Information:	Name	<u>DAVID R. & JULIE ANNA LUNDEEN</u>	Phone <u>630-341-4755</u>
	Address		Fax <u>815-899-7896</u>
			Email <u>lundeenliquors1@aol.com</u>
3. Record Owner Information:	Name	<u>DAVID R. & JULIE ANNA LUNDEEN</u>	Phone
	Address	<u>6 Greenwood Ct.</u>	Fax
		<u>Dekalb, IL. 60115</u>	Email <u>Jun978745@aol.com</u>

Please check the type of application:

- Special Use for Planned Unit Development - PUD Name:** _____
 - New PUD
 - Amendment to existing PUD- Ordinance #: _____
 - PUD Preliminary Plan filed concurrently
- Other Special Use (from list in the Zoning Ordinance):** DRIVE-Through Facility
(For sale of Alcoholic Beverages)
 - 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? BL
What is the property currently used for? Retail

If the proposed Special Use is approved, what improvements or construction are planned?
A Drive-through Constructed on the South side of the
Bldg - Land scaping of entire lot -

For Special Use Amendments only:

Why is the proposed change necessary?

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

Note for existing buildings:

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

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.*)

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.

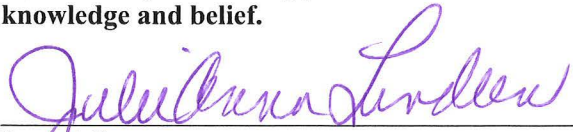
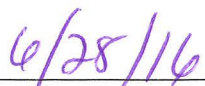


☐ **SITE PLAN (Note: For a Special Use for PUD, submit PUD Preliminary Plan Application in lieu of Site Plan)**

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.

	
Record Owner	Date
	
Applicant or Authorized Agent	Date

FINDINGS OF FACT – SPECIAL USE



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

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

As the applicant, the “burden of proof” is on you to show how your proposed Special Use will comply with each of the applicable standards. Therefore, you need to “make your case” by explaining specifically how your project meets each of the following standards.

Lunden Liquors - West, Inc 3/2/2015
Project Name or Address Date

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

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

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

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

As with all businesses that utilize a drive-thru business model, it not only benefits customers, but impacts elderly & handicapped customers in a positive way.

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

Yes, all utilities, access drives, drainage etc are already in place.

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.

This location sits on the cusp of the Comprehensive plan - Between mixed use and Commercial with a greater proportion of Commercial businesses around it. This has always been a commercial lot surrounded by commercial properties and clearly falls into the designation given by the comprehensive plan.

- 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.

This Special Use would in no way impede any or all development. It is completely contained within the lot and will be constructed in such a way to have the drive thru screened by the building itself. There will also be significant improvements to green space and all other esthetics.

- E. Effect on General Welfare:** That the establishment, maintenance or operation of the Special Use will not be detrimental to or endanger the public health, safety, comfort or general welfare.

There is nothing in our Amendment that would be detrimental to our neighbors, customers or vendors - and the improvement of the lot will benefit the neighbors, the city and general traffic.

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

1315 W. Main St. conforms to all legislation & regulations for a drive-thru location except for the minimum LAC requirement. The lot is 3/4 acre, has more than adequate ingress & egress - can easily hold up to 10 cars within its lot, the drive-thru would be situated along the back of the building and around the east side, keeping the visual impact to a minimum on Rt 64.

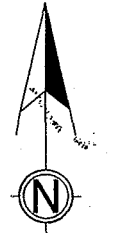
PLAT OF SURVEY

DALE FLOYD LAND SURVEYING L.L.C.

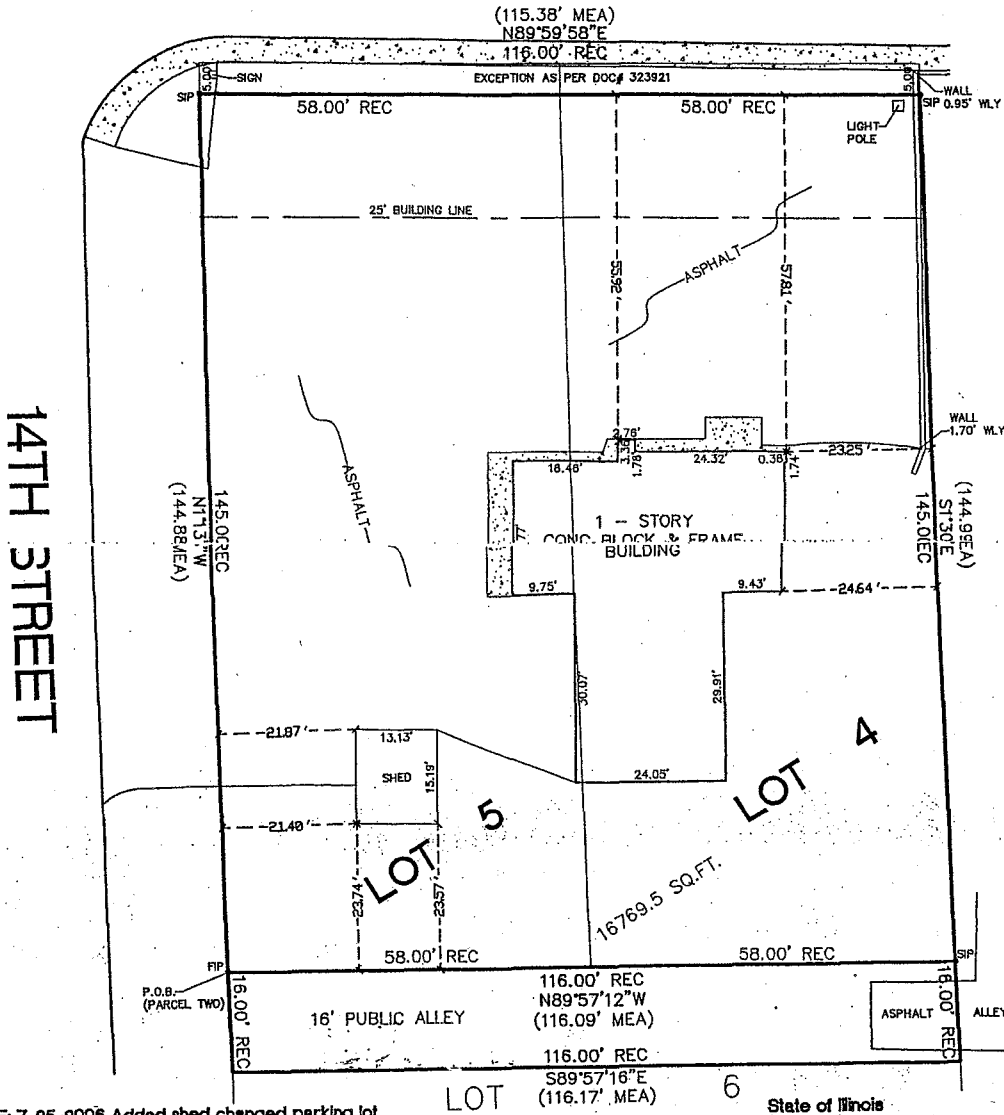
560 Lark Street, Building B
 Geneva, Illinois 60134
 Phone (630) 232-7705 Fax (630) 232-7725

PARCEL ONE: LOTS 4 AND 5 IN BLOCK 2 OF EVERGREEN ADDITION TO ST. CHARLES IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.
 PARCEL TWO: A PUBLIC ALLEY 16.00 FEET IN WIDTH LYING SOUTH OF LOTS 4 AND 5 IN BLOCK 2, IN THE EVERGREEN ADDITION, IN THE CITY OF ST. CHARLES, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF AFORESAID LOT 5; THENCE EAST ALONG THE SOUTH LINE OF AFORESAID LOT 5 AND 4 A DISTANCE OF 116.00 FEET TO THE SOUTHEAST CORNER OF AFORESAID LOT 4; THENCE SOUTH ALONG THE SOUTHERLY EXTENSION OF THE EAST LINE OF AFORESAID LOT 4 A DISTANCE OF 16.00 FEET TO THE NORTH LINE OF LOT 6 OF AFORESAID EVERGREEN ADDITION; THENCE WEST ALONG THE NORTH LINE OF AFORESAID LOT 6 A DISTANCE OF 116.00 FEET TO THE NORTH WEST CORNER OF AFORESAID LOT 6; THENCE NORTH ALONG THE NORTHERLY EXTENSION OF THE WEST LINE OF AFORESAID LOT 6 A DISTANCE OF 16.00 FEET TO THE POINT OF BEGINNING, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.
 COMMONLY KNOWN AS: 1315 W. MAIN STREET, ST. CHARLES, ILLINOIS.

WEST MAIN STREET



Scale: 1" = 20'



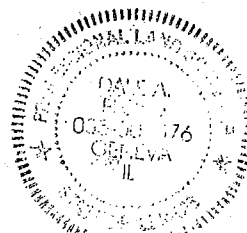
UPDATE: 7-25-2006 Added shed changed parking lot

NOTE: This professional service conforms to the current Illinois minimum standards for a boundary survey.

Compare all points before building by same and at once report any difference

Structure located and initial survey completed 11-1-1990

Robert A. Floyd
 Illinois Professional Land Surveyor No. 035-002876
 Job No. 001090-35



License expiration date 11-30-06

State of Illinois S.S.

County of Kane

We, DALE FLOYD LAND SURVEYING L.L.C., a professional design firm, License No. 184-004129 Do hereby certify that the above described property has been surveyed in the manner represented on the plat hereon drawn.

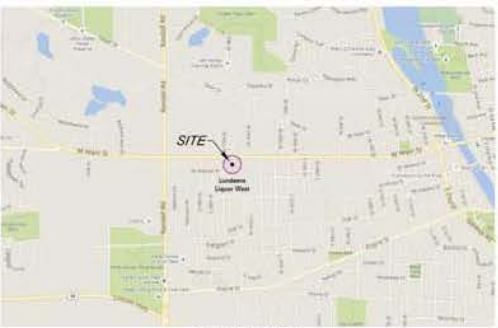
Dimensions are shown in feet and decimal parts thereof.

Geneva, Illinois 7-27 A.D. 2006

Robert A. Floyd
 Illinois Professional Land Surveyor No. 035-002876

GENERAL NOTES

- 1) ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION ADOPTED APRIL 1, 2016 BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION, THE STANDARD SPECIFICATIONS FOR WATER & SEWER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION, AND THE CITY OF ST. CHARLES CODES AND ORDINANCES.
- 2) THE CONTRACTOR SHALL TAKE WHATEVER PRECAUTIONS WHICH MAY BE NECESSARY TO PROTECT THE PROPERTY OF THE ADJACENT PUBLIC UTILITIES WHICH MAY BE LOCATED UNDERGROUND OR ABOVE GROUND, AT OR ADJACENT TO THE SITE OF THIS IMPROVEMENT. REEDED ADJUSTMENTS OF THESE FACILITIES SHALL BE COORDINATED BY THE CONTRACTOR AND THE RESPECTIVE UTILITY COMPANIES, IF SO REQUIRED. THE OWNER SHALL BE WAIVED WITHOUT AND CASE SHALL BE EXERCISED AS NOT TO OBTAIN OR CONTROL THE SERVICES PROVIDED BY THESE UTILITIES. THE CONTRACTOR WILL BE REQUIRED TO REPAIR OR REPLACE ANY PUBLIC UTILITY PROPERTY WHICH HAS BEEN DAMAGED THROUGH HIS/HER EFFORTS. THE PROCEDURE AND SPECIFICATIONS OF REPAIR WILL BE IN ACCORDANCE WITH THE REGULATIONS AND/OR POLICY OF THE UTILITY.
- 3) THE CONTRACTOR SHALL CONTACT AND COORDINATE HIS ACTIVITIES WITH THE UTILITIES BY CONTACTING JULIE - 800/892-0123.
- 4) THE CONTRACTOR SHALL VERIFY UTILITY LOCATIONS AND BE FAMILIAR WITH THE UTILITY LAYOUT OF THIS PROJECT AND STANDARD CONSTRUCTION PROCEDURES AND PRACTICES PRIOR TO BUILDING.
- 5) THE ADEQUATE BASE COURSE, TYPE B, SHALL BE CA-10 OR CA-08. THIS MATERIAL SHALL BE PLACED AND COMPACTED TO THE DIMENSION AS SHOWN ON THE PLANS AS PER SECTION 301 OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
- 6) INTERMEDIATE MATERIALS PRIME COAT SHALL BE SS-01 MC-30 OR P.E.P. APPLIED AT A RATE OF 0.38 GALLONS PER SQUARE YARD.
- 7) IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE CORRECTNESS OF THE UTILITIES PRIOR TO THE START OF CONSTRUCTION BY UNCOVERING EXISTING UNDERGROUND UTILITIES IN ALL LOCATIONS WHERE HE FEELS THE PROPOSED CONSTRUCTION MAY NEED TO BE ALTERED TO PREVENT CONFLICTS IN LINE, GRADE OR WORKING CLEARANCES.
- 8) ALL MATERIAL INCORPORATED INTO THE PROJECT FOR SITE DEVELOPMENT OF PARKING DRIVEWAYS, SIDEWALKS, TRENCH BACKFILL, ETC. SHALL BE PER I.D.O.T. SPECIFICATIONS AS PER THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
- 9) ALL PROPOSED SPOT ELEVATIONS ARE TO FINISHED PAVEMENT, UNLESS NOTED OTHERWISE.
- 10) THE CONTRACTOR SHALL PROVIDE THE NECESSARY LABOR AND EQUIPMENT TO PROPERLY INSTALL THE SIGNAGE AND PAVEMENT MARKINGS AS INDICATED IN THE DRAWINGS, IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
- 11) THE LOCATION OF SOME EXISTING UNDERGROUND UTILITY LINES ARE SHOWN ON THE BASIS OF INFORMATION FURNISHED BY OTHERS AND THE ENGINEER DOES NOT WARRANT OR GUARANTEE THIS INFORMATION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE CORRECTNESS OF THE UTILITIES PRIOR TO THE START OF CONSTRUCTION BY UNCOVERING UNDERGROUND UTILITIES IN ALL LOCATIONS WHERE HE FEELS THE PROPOSED CONSTRUCTION MAY NEED TO BE ALTERED TO PREVENT CONFLICTS IN LINE, GRADE OR WORKING CLEARANCES.
- 12) SMOULDS SHALL BE REQUIRED FOR ALL PAVEMENT, SIDEWALK AND CURB REMOVED ADJACENT TO EXISTING PAVEMENT, SIDEWALK AND CURB AND SHALL BE CONSIDERED MODULAR.
- 13) A 4" ADEQUATE BASE COURSE TYPE B SHALL BE PROVIDED UNDER ALL CURB & GUTTER AND SIDEWALK.
- 14) ALL DIMENSIONS SHOWN ARE TO FACE OF CURB OR BUILDING, UNLESS OTHERWISE NOTED.

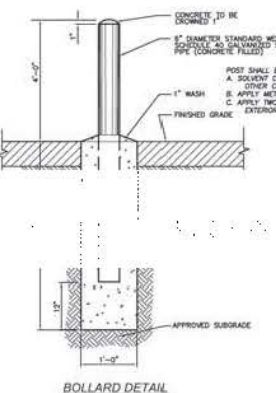


LOCATION MAP
ST. CHARLES, IL

NOTE:
THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS DRAWING ARE BASED UPON INFORMATION PROVIDED BY OTHERS. WENDLER ENGINEERING SERVICES, INC. MAKES NO GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED, FOR THE ACCURACY AND LOCATION OF THE UNDERGROUND UTILITIES. CONTACT JULIE AT 1-800-892-0123 A MINIMUM OF 48 HOURS BEFORE YOU DIG.

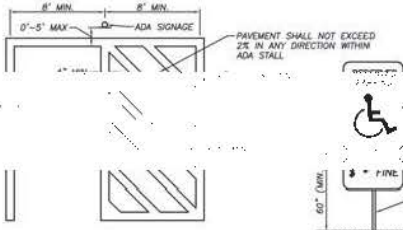
BENCHMARK INFORMATION

B.M. "A" - SET CHISELED "A" TOP OF S.E. BONNET BOLT OF FIRE HYDRANT IN S.E. QUAD INTERSECTION OF MAIN ST. & 14TH ST. ELEV=754.51
B.M. "B" - SET CHISELED "B" ON BONNET BOLT OF FIRE HYDRANT 867' NORTH OF B.M. "A", NORTH SIDE OF MAIN ST. ELEV=754.50



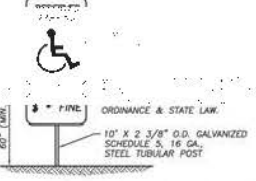
BOLLARD DETAIL

SECTION A-A
1'-10" COMPACTED AGG. BASE COURSE, TYPE B (CA08)
CONCRETE CURB & GUTTER, TY. B6.12



HANDICAP PARKING STALL

NOTE: YELLOW PAVEMENT MARKING PAINT SHALL BE MANUFACTURED AND APPROVED FOR HIGHWAY APPLICATION.



HANDICAP PARKING SIGNAGE

ORDINANCE & STATE LAW
10" X 2 3/8" O.D. GALVANIZED SCHEDULE 5, 16 GA. STEEL TUBULAR POST

SCALE 1" = 20'

REVISIONS

NO.	DATE	DESCRIPTION

DATE: 06/10/2016
DRAWN BY: JAW/JAW
CHECKED BY: JAW/JAW
PROJECT NO.: 2016-001
SHEET NO.: 2016-001



PROPOSED SITE IMPROVEMENTS
OF
1315 W. MAIN STREET, ST. CHARLES
FOR
LUNDEEN LIQUORS

SITE PLAN

JAW/JAW
2160086

DATE:
06/10/2016

SHEET NO.
1 of 1

City of St. Charles, Illinois

Refer to:	
Minutes	8-3-2015
Page	

Ordinance No. 2015-M-38

**Motion to approve an Ordinance Amending Title 5
 "Business Licenses and Regulations", Chapter 5.08
 "Alcoholic Beverages," Section 5.08.250 "Regulations
 Applicable Generally, Item Q. Licenses – Curb/Drive-
 Through Service" of the St. Charles Municipal Code.**

**Adopted by the
 City Council
 of the
 City of St. Charles
 August 3, 2015**

**Published in pamphlet form by
 authority of the City Council
 of the City of St. Charles,
 Kane and Du Page Counties,
 Illinois, August 10, 2015**

Nancy Gamson

 City Clerk



(SEAL)

City of St. Charles, Illinois
Ordinance No. 2015-M-38

**An Ordinance Amending Title 5, “Business Licenses and Regulations”,
Chapter 5.08 “Alcoholic Beverages”, Section 5.08.250 “Regulations
Applicable Generally, Item Q. Licenses – Curb/Drive-Through Service”
of the St. Charles Municipal Code**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ST. CHARLES,
KANE AND DUPAGE COUNTIES, ILLINOIS AS FOLLOWS:

Section 1. That Title 5, “Business Licenses and Regulations”, Chapter 5.08
“Alcoholic Beverages” of the St. Charles Municipal Code be and is hereby amended to
Section 5.08.250 “Regulations Applicable Generally, Item Q. Licenses – Curb/Drive-
Through Service” by deleting this section in its entirety and replacing it with the
following language:

5.08.250 Regulations Applicable Generally
Q. Licenses – Curb/Drive-Through Service

Class A-1 license holders shall be authorized to sell alcoholic beverages through
drive-through service, in accordance with all other regulations that are applicable to this
license classification. In addition, the drive-through structure and operation shall comply
with all other requirements of the City of St. Charles Municipal Code. All other curbside
service or methodologies are prohibited. In addition, walk-up service through the drive-
through structure is prohibited.

For properties where Title 17 of the Municipal Code (The Zoning Ordinance)
requires the granting of a Special Use for a Drive-Through Facility, such Special Use
approval must be granted prior to the establishment of any drive-through service. The
ordinance approving the establishment of the Special Use must specifically identify that
the Drive-Through Facility is to be utilized for the sale of alcoholic beverages. The
drive-through service shall only be operated in conformance with the approved site plan
and any conditions contained in the ordinance granting the Special Use.”

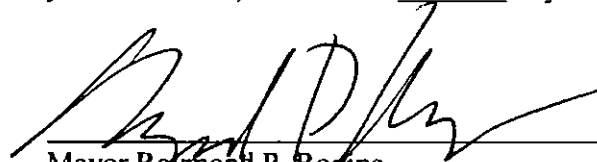
Section 2. That after the adoption and approval hereof, this Ordinance shall (i) be
printed or published in book or pamphlet form, published by the authority of the City
Council of the City of St. Charles, or (ii) within thirty (30) days after the adoption and
approval hereof, be published in a newspaper published in and with general circulation
within the City of St. Charles.

Section 3. That this Ordinance shall be in full force and effect ten (10) days from
and after its passage, approval and publication as provided by law.

PRESENTED to the City Council of the City of St. Charles, Illinois this 3rd
day of August, 2015.

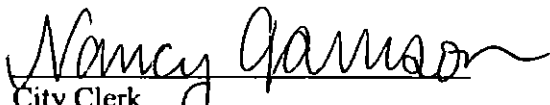
PASSED by the City Council of the City of St. Charles, Illinois the 3rd day of
August, 2015.

APPROVED by the Mayor of the City of St. Charles, Illinois this 3rd day of
August, 2015.



Mayor Raymond P. Rogina

ATTEST:



City Clerk

COUNCIL VOTE:

Ayes: 7
Nays: 3
Abstain: 0
Absent: 0

APPROVED AS TO FORM:

City Attorney

DATE: _____



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

Certificate

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

I further certify that on August 3, 2015, the Corporate Authorities of such municipality passed and approved Ordinance No. 2015-M-38, entitled

"Motion to approve an Ordinance Amending Title 5
"Business Licenses and Regulations", Chapter 5.08
"Alcoholic Beverages," Section 5.08.250 "Regulations
Applicable Generally, Item Q. Licenses – Curb/Drive-
Through Service" of the St. Charles Municipal Code.,"

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

The pamphlet form of Ordinance No. 2015-M-38, including the Ordinance and a cover sheet thereof was prepared, and a copy of such Ordinance was posted in the municipal building, commencing on August 10, 2015, and continuing for at least ten days thereafter. Copies of such Ordinance were also available for public inspection upon request in the office of the municipal clerk.

DATED at St. Charles, Illinois, this 3rd day of August, 2015.



Nancy Garrison
Municipal Clerk



AGENDA ITEM EXECUTIVE SUMMARY

Agenda Item number: 4d

Title:	Recommendation to Approve an Ordinance Amending Title 6 of the St. Charles Municipal Code, Entitled “Animals”, Chapter 6.04 “Definitions” by adding Section 6.04.055 “Beekeeping” and Chapter 6.12 “Regulations”, by adding Section 6.12.085 “Beekeeping Prohibited.”
Presenter:	Bob Vann, Building & Code Enforcement Division Manager

Meeting: Planning & Development Committee

Date: September 12, 2016

Proposed Cost: \$N/A

Budgeted Amount: \$

Not Budgeted:

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

At the August Planning & Development meeting staff requested feedback and direction from the Committee on the activity of beekeeping. Currently City Code does not provide standards for this activity. Following staff presentation and discussion, the Committee directed staff to draft an ordinance for the Committee’s consideration.

Based on staff’s understanding, the proposed ordinance for beekeeping will have the following provisions.

- 1) The activity of beekeeping is prohibited within the City corporate limits.
- 2) The activity of beekeeping shall be permitted by other units of governments owning property within City corporate limits, also known as “community bee gardens.”
- 3) An existing bee garden that does not meet the proposed standards has an amortization date of one (1) year and shall be removed and discontinued.

Attachments *(please list):*

Draft copy of ordinance prohibiting beekeeping within the City’s corporation limits of the City of St. Charles.

Recommendation/Suggested Action *(briefly explain):*

Provide feedback on proposed ordinance language and direction moving forward for City Council’s consideration.

**City of St. Charles
Ordinance No. 2016-M-**

**An Ordinance Amending Title 6 of the St. Charles Municipal Code, Entitled
“Animals”, Chapter 6.04 “Definitions” by adding Section 6.04.055
“Beekeeping” and Chapter 6.12 “Regulations”, by adding Section 6.12.085
“Beekeeping Prohibited.”**

WHEREAS, the City of St. Charles is a Home Rule Municipality duly organized and existing pursuant to the Illinois Constitution of 1970 and the Laws of the State of Illinois; and,

WHEREAS, the Mayor and the City Council of the City of St. Charles has determined that it is in the best interest of the City to prohibit beekeeping for any purpose in the City of St. Charles; and,

NOW THEREFORE, BE IT ORDAINED by the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois, as follows:

SECTION ONE: That Title 6 “Animals”, Chapter 6.04 “Definitions” of the St. Charles Municipal Code, be and is hereby amended by adding Section 6.04.055 “Beekeeping” to read as follows:

“6.04.055 – Beekeeping: The maintenance of honeybee colonies, for any purpose including, but not limited to, the collection of honey and other products that hives produce or as a hobby.”

SECTION TWO: That Title 6 “Animals”, Chapter 6.12 “Regulations”, of the St. Charles Municipal Code by and is hereby amended by adding Section 6.12.085 “Beekeeping Prohibited” to read as follows:

“Section 6.12.085 – Beekeeping Prohibited.

- A) Beekeeping is prohibited within the corporate limits of the City of St. Charles unless otherwise specified in this Ordinance.
- B) Nothing contained herein shall prohibit beekeeping in any community bee garden or other community beekeeping programs established by any other Municipality or other unit of government owning or operating property within the corporate limits of the City of St. Charles.
- C) Existing beehives and beekeeping within the City limits shall be removed and discontinued within one (1) year from the effective date of this Ordinance.

D) Any person convicted of a violation of any provision of this Ordinance shall be fined in accordance with Section 6.08.100 "Violation Penalty." Each day any violation of any provision of this Ordinance shall continue shall constitute a separate offense.

SECTION THREE: That all ordinances and resolutions, or parts thereof, in conflict with the provisions of this Ordinance are, to the extent of such conflict, hereby repealed.

SECTION FOUR: That this Ordinance shall be in full and effect ten (10) days from and after its passage, approval and publication in pamphlet form as provided by law.

PRESENTED to the City Council of the City of St. Charles, Kane and DuPage Counties,
Illinois this ____ day of _____, 2016.

PASSED by the City Council of the City of St. Charles, Kane and DuPage Counties,
Illinois this ____ day of _____, 2016.

APPROVED by the Mayor of the City of St. Charles, Kane and DuPage Counties,
Illinois this ____ day of _____, 2016.

Raymond P. Rogina, Mayor

ATTEST:

City Clerk

COUNCIL VOTE:

Ayes: _____
Nays: _____
Absent: _____
Abstain: _____



AGENDA ITEM EXECUTIVE SUMMARY

Agenda Item number: 4e

Title:	Corridor Improvement Commission Recommendation to approve a Corridor Improvement Grant for 2601 E. Main Street (Warwick Publishing)
Presenter:	Matthew O'Rourke

Meeting: Planning & Development Committee

Date: September 12, 2016

Proposed Cost: 2,704.88

Budgeted Amount: 2,704.88

Not Budgeted:

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

Jim and Rob Paschal, owners of the property located at 2601 E. Main Street, have applied for a Corridor Improvement Grant for landscape improvements along the front of their building. The applicant is proposing to install new landscape features along foundation of their building in place of a sidewalk that was recently removed. These foundation plantings will contain perennial shrubs and bushes to provide a mix of colors and soften the front of the building as viewed from E. Main Street.

Corridor Commission Review

The Corridor Improvement Commission reviewed the design at their 9/7/2016 meeting and recommended approval of the grant proposal. The total cost of the improvements is \$5,409.75.00 and the City's share of the total project cost will be a maximum of \$2,704.88.

Attachments *(please list):*

Draft Corridor Improvement Agreement; CIC Resolution 4-2016

Recommendation/Suggested Action *(briefly explain):*

Recommendation to approve a Corridor Improvement Grant for 2601 E. Main Street (Warwick Publishing).

City of St. Charles
CORRIDOR IMPROVEMENT AGREEMENT

2601 E. Main Street
Warwick Publishing

THIS AGREEMENT, entered into this 19th day of September, 2016, between the City of St. Charles, Illinois (hereinafter referred to as "CITY") and the following designated APPLICANT, to wit:

APPLICANT Name: **Warwick Publishing - Rob and Jim Paschal**

Address of Property to be Improved: **2601 E. Main Street**

PIN Number(s): **09-26-426-011**

Property Owner's Name: **Robert and Jim Paschal**

WITNESSETH:

WHEREAS, the CITY has established a **Corridor Improvement Program** to provide matching grants for landscaping and related improvements within the Randall Road, Main Street, Kirk Road, Lincoln Hwy, Special Service Tax District SSA-1B, or designated entryway areas of the CITY; and

WHEREAS, Robert and Jim Paschal., APPLICANT(S), desires to install landscaping and related improvements to the above-described property that are eligible for reimbursement under the Corridor Improvement Program; and

WHEREAS, said Corridor Improvement Program is administered by the CITY with the advice of the Corridor Improvement Commission and is funded from the general fund for the purposes of improving the aesthetics of the commercial corridors of the CITY and preventing blight and deterioration; and

WHEREAS, the above-described property for which the APPLICANT seeks a grant is located within the area eligible for participation in the Corridor Improvement Program.

NOW, THEREFORE, in consideration of the mutual covenants and agreements obtained herein, the CITY and the APPLICANT do hereby agree as follows:

SECTION 1: The APPLICANT understands and agrees that only the cost of eligible improvements located east of the right-of-way on parcels with the following PIN(s) 09-26-426-011 and landscape design fees associated with those improvements, shall be considered reimbursable as shown in Exhibit II and Exhibit III. The CITY will reimburse the APPLICANT up to 75% of the cost for landscape design services and up to 50% of the cost of labor, materials and equipment necessary to install landscaping and related improvements in accordance with the approved plans, specifications and cost estimates attached hereto as Exhibit "I" (the "Improvements"), but in no event more than the maximum amounts as defined below:

Landscape improvements cost: \$5,409.75 City's Share @ 50% up to a maximum of \$2,704.88

Labor by the APPLICANT ("sweat equity") is not a reimbursable expense. All Improvements shall be installed in accordance with Exhibit I, subject to minor revisions as may be approved by a representative of the Corridor Improvement Commission due to availability of landscape plants, field conditions not known at the time of design, and similar circumstances beyond the APPLICANT's control.

SECTION 2: The Director of Community & Economic Development, or designee, shall inspect the Improvements installed pursuant to this Agreement. Such inspection shall not replace any required permit inspections by the CITY. All work that is not in conformance with the approved plans and specifications shall be remedied by the APPLICANT and deficient or improper work shall be replaced and made to comply with the approved plans and specifications and the terms of this Agreement.

SECTION 3: Upon completion of the Improvements and upon their final inspection and approval by the Director of Community & Economic Development, or designee, the APPLICANT shall submit to the CITY a properly executed and notarized contractor statement showing the full cost of the Improvements as well as each separate component amount due to the contractor and each and every subcontractor involved in furnishing labor, materials or equipment in the work. In addition, the APPLICANT shall submit to the CITY proof of payment of the contract cost pursuant

to the contractor's statement and final lien waivers from all contractors and subcontractors. The CITY shall, within thirty (30) days of receipt of the contractor's statement, proof of payment and lien waivers, the landscape architect's statement, and “before” and “after” pictures of the property, reimburse the APPLICANT for the 50% of the actual construction and materials cost or the maximum amount specified in this Agreement, whichever is less, and for 75% of the landscape designer’s fee or the maximum amount specified in this Agreement, whichever is less.

At its sole discretion, CITY may reimburse APPLICANT in two payments. The first reimbursement may be made only

- 1) upon completion of Improvements representing 40% or more of the maximum reimbursement specified in Section 1 hereof and,
- 2) upon receipt by CITY of the landscape designer’s invoices, contractor's statements, proof of payment and notarized final lien waivers for the completed Improvements and,
- 3) upon a determination by the Director of Community & Economic Development, or designee, that the remainder of the Improvements are expected to be delayed for thirty days or more following completion of the initial work due to weather, availability of materials, or other circumstances beyond the control of the APPLICANT. The second, final reimbursement payment shall be made by CITY only upon submittal of all necessary documents as described herein.

SECTION 4: All Improvements must be completed within 270 days after the approval of this Agreement by the City Council, unless otherwise authorized by the CITY. Extensions may be approved by the Director of Community Development, prior to the expiration of the said 270 days. Projects which have not received an extension and have not been completed within 270 days will not receive funding.

SECTION 5: If the APPLICANT or his contractor fails to complete the Improvements provided for herein in conformity with the approved plans and specifications and the terms of this Agreement, then upon written notice being given by the Director of Community & Economic Development to the APPLICANT, by certified mail to the address listed above, this Agreement shall terminate and the financial obligation on the part of the CITY shall cease and become null and void.

SECTION 6: Upon completion of the Improvements pursuant to this Agreement and for a period of five (5) years thereafter, the APPLICANT shall be responsible for properly maintaining such Improvements in finished form and without change or alteration thereto, as provided in this Agreement, and for the said period of five (5) years following completion of the construction thereof, the APPLICANT shall not enter into any Agreement or contract or take any other steps to alter, change or remove such Improvements, or the approved design thereof, nor shall APPLICANT undertake any other changes, by contract or otherwise, to the Improvements provided for in this Agreement unless such changes are first approved by the Corridor Improvement Commission. Such approval shall not be unreasonably withheld if the proposed changes do not substantially alter the original design concept of the Improvements as specified in the plans, design drawings and specifications approved pursuant to this Agreement.

If within the 5-year maintenance period plant materials are damaged by automobiles, wildlife, acts of nature, or stolen or any other cause, the APPLICANT shall install and pay for replacements.

OWNER agrees to provide regular maintenance of the property for a minimum of five years following completion of construction in a condition that is weed free, properly edged and mulched as specified in the original design, and maintained with the same type and quantity of plant material initially installed, unless a modification to the plan is approved by the Corridor Improvement Commission.

In the event of inadequate maintenance, the CITY shall give the owner reasonable notice of conditions to be corrected. In the event that substandard maintenance still exists after thirty (30) days, OWNER shall repay the CITY all grant funds received pursuant to this Agreement and pay all costs and fees, including attorney fees, of any legal action taken to enforce the maintenance of the Improvements.

SECTION 7: The APPLICANT covenants and agrees to indemnify and hold harmless the CITY and its officials, officers, employees and agents from and against, any and all losses, claims, damages, liabilities or expenses, of every conceivable kind, character and nature whatsoever arising out of, resulting from or in any way connected with directly or indirectly with the Corridor Improvement(s) which are the subject of this Agreement, including but not limited to actions arising

from the Prevailing Wage Act (820 ILCS 30/0.01 et seq.) The APPLICANT further covenants and agrees to pay for or reimburse the CITY and its officials, officers, employees and agents for any and all costs, reasonable attorneys' fees, liabilities or expenses incurred in connection with investigating, defending against or otherwise in connection with any such losses, claims, damages, liabilities, or causes of action. The CITY shall have the right to select legal counsel and to approve any settlement in connection with such losses, claims, damages, liabilities, or causes of action. The provisions of this section shall survive the completion of said Corridor improvement(s).

SECTION 8: Nothing herein is intended to limit, restrict or prohibit the APPLICANT from undertaking any other work in or about the subject premises, which is unrelated to the Improvements provided for in this Agreement.

SECTION 9: This Agreement shall be binding upon the CITY and upon the APPLICANT and its successors and assigns with respect to the property on which the Improvements are installed, for a period of five (5) years from and after the date of completion and approval of the Corridor improvement provided for herein. It shall be the responsibility of the APPLICANT to inform subsequent owners and lessees of the provisions of this Agreement.

IN WITNESS THEREOF, the parties hereto have executed this Agreement on the date first appearing above.

APPLICANT

PROPERTY OWNER
(if different from APPLICANT)

CITY OF ST. CHARLES: _____

Mayor

ATTEST: _____

City Clerk

Applicant contact information:

Phone: _____

Fax: _____

Email: _____

Property Owner's information, if different than applicant:

Phone: _____

Fax: _____

Email: _____

Exhibit I

The Corridor Improvement Grant Program will reimburse property owners for design consultant fees according to which of the three grant programs the property owner has applied for:

Corridor & Downtown Grants

Corridor Grants are chosen each year by the Corridor Improvement Commission and approved by the City Council. The grant recipient will pay for the first 25% of the design cost and the grant would pay up to a cap amount based upon linear footage of the property along the Corridor Roadway (Main, Kirk, Lincoln Highway, or Randall, SSA1B); as noted in the chart below:

Grant Funding for Design of Corridor Grants		
Linear Footage of Property on a Corridor Roadway (Main, Kirk, Randall, SSA1B)	Owner Pays	Commission will Pay
< 200 feet	First 25% of Total design Costs	Up to \$2,000
201 – 500 feet	First 25% of Total design Cost	Up to \$3,000
501 + feet	First 25% of Total design Cost	Up to \$4,000

Four Season Grants

The Corridor Improvement Program does not pay for design services. These grants provide up to \$1,000 for soil, labor, plant materials and mulch.

Exhibit II



EverGreen Landscape Associates LLC

48 W 811 Melms Rd
Hampshire, IL 60140

www.evergreenlandscape.net

Phone: (847) 683-9933 Fax: (847) 683-9991

Jim & Rob Paschal
2601 E. Main St.
St. Charles, IL 60174

August 24, 2016
Estimate: M800

EverGreen Landscape Associates LLC proposes to supply and install the following:

Front Foundation Beds

Install Pachysandra in sections of the foundation beds

Plant Carex in the remainder of the beds and finish with mulch

The Carex grasses will be accenting the center of the two sides of the building on either side of the center door and the Pachysandra will fill in the end sections and the door sections as a frame to the grasses

Plants

Qty	Name	Size
50	Green Carpet Japanese Spurge	24 Flat
48	Bowles Golden Sage	#1

Materials

Qty	Name
4 CuYd	Bean's Blended Mulch
2 CuYd	Blended Compost

Subtotal for Front Foundation Beds:

\$4,459.79

Accent Boxwoods for Building Ends & Doors

Add Green Mountain Boxwood to the ends of the foundation plantings and on either side of the entrance doors for an accent and vertical height

Plants

Qty	Name	Size
7	Green Mountain Boxwood	24"

Subtotal for Accent Boxwoods for Building Ends & Doors:\$651.71

Hydrangeas - Accent the Carex Grasses in the two centers of the foundation

Install Hydrangea" Little Limes" within the two carex plantings found on either side of the centers of the sections along the building foundation beds

Plants

Qty	Name	Size
6	Little Lime Panicule Hydrangea	#3

Subtotal for Accent the Carex Grasses in the two centers of the foundation: \$298.25

Grand Total for \$5,409.75

: Kelly Potts Date: 8/24/2016

Kelly Potts

Customer Signature: _____ Date: _____

Payment Schedule:

Upon Contract Signing 30% \$1,622.93
Upon Completion 70% \$3,786.83

Plant Warranty:

- (3) year warranty on trees and shrubs from date of installation.
- (1) year warranty on spaded trees, perennials, shrub roses, bulbs, groundcover, and aquatic plants.
- If a specific plant is unavailable, we reserve the right to substitute with comparable plant material.
- There will be no warranty on seed, sod, or transplanted materials.
- These warranties are in effect providing that the owner supplies proper care, watering, and maintenance. There will be a one-time replacement only during the warranty period on plant material.

Terms and Conditions:

- Homeowner is responsible for village or city permit fees above and beyond contract amount.
- The marking of any "private" underground utility lines are the responsibility of the property owner (irrigation, landscape lighting, pet fences, gas lines, electric lines, etc). These lines are NOT marked by our required J.U.L.I.E. locate number. EverGreen Landscape is not responsible for any damaged unmarked private underground lines.

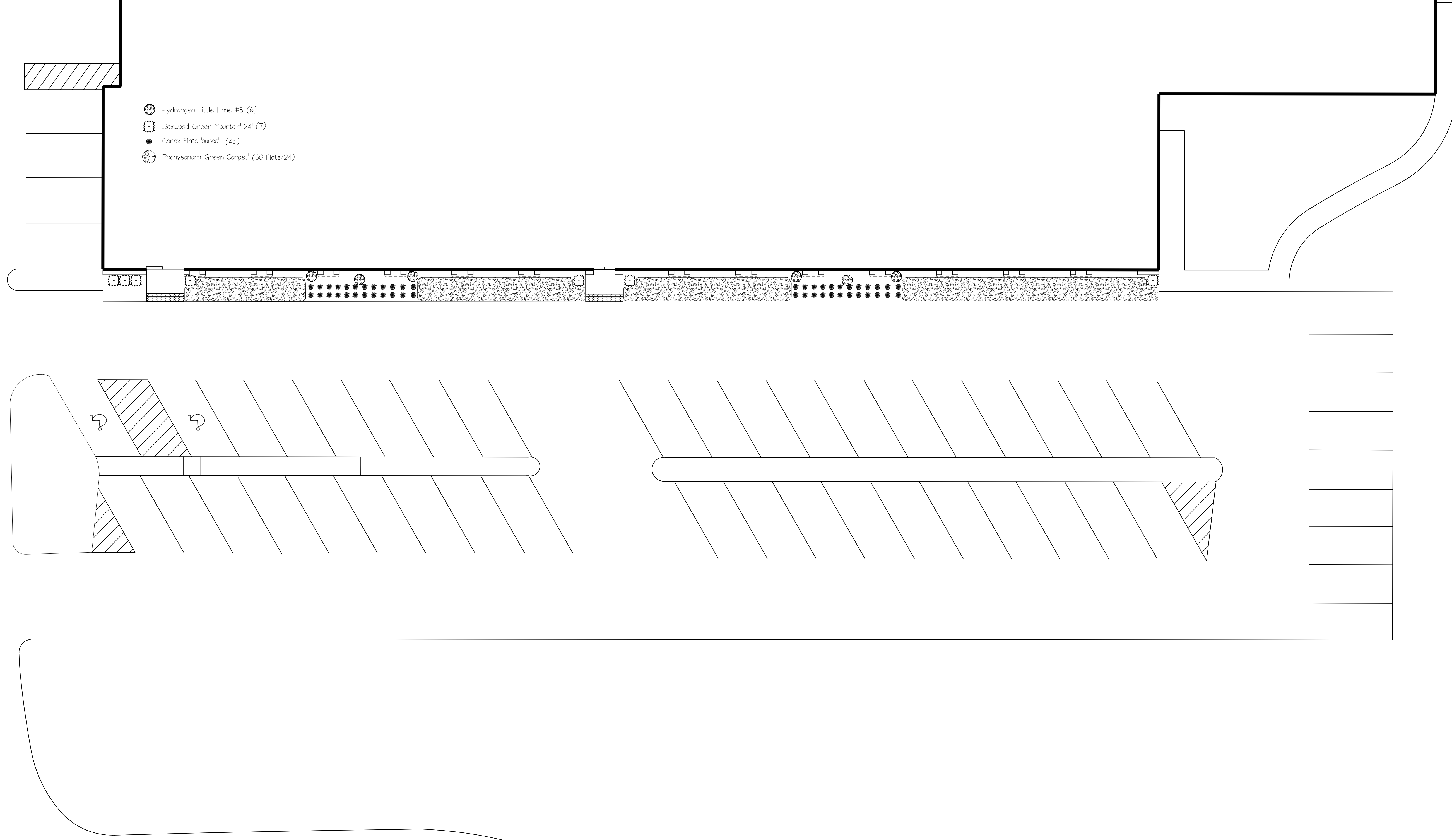
- We take precautions to prevent damage to driveways, but minor surface blemishes may result from construction.
- Any deletions or additions to this proposal will alter final amount. Deletions will be credited on the final invoice. Additions will also be shown on the final invoice and will be due upon receipt. Owner is responsible for any additional charges they have incurred.
- A fuel surcharge of 5% will be added to the cost of this proposal if fuel prices are \$4.00 per gallon or higher at the time of service.

Payment:

- Owner shall pay EverGreen Landscape 30% of the proposal amount upon the execution of this agreement and balance in full upon issuance of the final invoice.
- Visa and Mastercard accepted up to \$2500. Any charges above this amount placed on a credit card will be charged a 3% processing fee.
- If final payment is not received as described above, the warranty will be null and void and the owner will pay interest on the balance due at the rate of 1.5% per month, an annual rate of 18%. Owner also agrees to pay expenses incurred in collecting unpaid balances, including but not limited to, court costs and attorney's fees.

To accept this agreement, please sign, date, and return the enclosed duplicate of this contract with your deposit.

Work will be scheduled upon receipt of deposit and signed contract.



- ⊙ Hydrangea 'Little Lime' #3 (6)
- ⊙ Boxwood 'Green Mantairi' 24" (7)
- Carex Elata 'varied' (4B)
- ⊙ Pachysandra 'Green Carpet' (50 Flats/24)

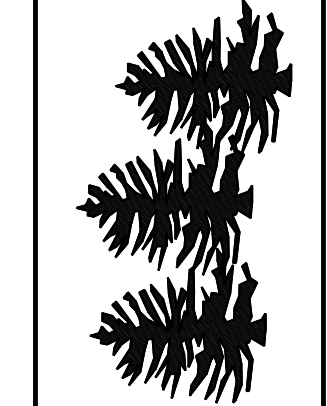


Exhibit IV
Agreement to Engage in Maintenance for Five Years

OWNER agrees to maintain the property in a condition substantially similar to the condition prevalent when final inspection is made by the City's Landscape Architect Consultant and approval is granted by the City's Community & Economic Development Director for a period of at least five (5) years. The property will remain weed free, properly edged and mulched, as specified in the original design, and maintained at a minimum with the same type and quantity of plan material initially installed unless a modification to the plan is brought to and agreed upon by the Commission.

In the event of substandard maintenance, the CITY shall give the owner reasonable notice of conditions to be corrected within thirty (30) days. In the event that substandard maintenance still exists, OWNER agrees to repay the CITY the monies initially allocated to the OWNER by the CITY and to pay all costs and fees, including attorney fees, of any legal action taken to enforce this maintenance agreement.

City of St. Charles, Illinois

Corridor Improvement Commission Resolution No. 4-2016

**A Resolution Recommending Approval of a Corridor Improvement Grant
Application**

(2601 E. Main Street – Warwick Publishing)

WHEREAS, it is the responsibility of the St. Charles Corridor Improvement Commission to review applications for the Corridor Improvement Grant Program; and

WHEREAS, the Corridor Improvement Commission has reviewed the following Corridor Improvement proposal for: 2601 E. Main Street; and

WHEREAS, the Corridor Improvement Commission finds approval of said Corridor Improvement proposal to be in the best interest of the City of St. Charles and provided the applicant complies with the specific conditions listed in Exhibit "A" attached hereto:

NOW THEREFORE, be it resolved by the St. Charles Corridor Improvement Commission to recommend to the City Council approval of the Corridor Improvement application listed above with the conditions listed in Exhibit "A".

Roll Call Vote:

Ayes: English, Schuetz, Kane, Pietryla, Dechene, and Hauser.

Nays: None

Abstain: Potts

Absent:

Motion Carried.

PASSED, this 7th day of September, 2016.

Chairman

EXHIBIT A

REVIEW COMMENTS

1. Follow plan as presented. Any changes must be reviewed and approved by the Corridor Improvement Commission



AGENDA ITEM EXECUTIVE SUMMARY

Agenda Item number: 4f

Title:	Historic Preservation Commission Recommendation to approve historic landmark designation for 514 Oak St., Charles Hunt House
Presenter:	Russell Colby

Meeting: Planning & Development Committee

Date: September 12, 2016

Proposed Cost: N/A

Budgeted Amount: N/A

Not Budgeted:

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

Kim Malay has nominated the property at 514 Oak St. for Landmark status, upon consent of the property owner, Carol Scholl.

In accordance with the Zoning Ordinance, the Historic Preservation Commission held a public hearing on the nomination on 9/7/16. The Commission recommended approval of the landmark nomination with a vote of 6-0, based on the criteria listed in the attached resolution.

The structure's eligibility for landmark designation is based on its architectural significance. The structure is a nearly unaltered example of the Craftsman style, constructed circa 1923.

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

Attachments *(please list):*

Historic Commission Resolution, Landmark Nomination

Recommendation/Suggested Action *(briefly explain):*

Historic Preservation Commission Recommendation to approve historic landmark designation for 514 Oak St., Charles Hunt House

City of St. Charles, Illinois

Historic Preservation Commission Resolution No. 11-2016

A Resolution Recommending Approval for Landmark Designation (514 Oak Street – Charles Hunt House)

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

WHEREAS, the Historic Preservation Commission has reviewed the application for designation of 514 Oak Street and hereby finds that the Landmark nomination meets one or more of the criteria for Landmark Designation listed in Section 17.32.060.C of the St. Charles Zoning Ordinance based on the historical and architectural significance as described in the following findings:

- 1. That the Structure embodies distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction or use of indigenous materials.**
- AND-**
- 2. That the Structure embodies element so of design, detailing, materials or craftsmanship that are of architectural significance.**

Constructed between 1923 and 1925, the structure is an excellent example of Craftsman architecture. It embodies the appropriate wood detailing around the windows and doors as well as wood brackets and exposed rafters. The typical wide overhangs and eaves are also present and the fascia boards have a curved cutout detail at the eave line. There is a narrow trim band that separates the first and second floors. The window muntin pattern is 3:1 and many of the windows are grouped in twos and threes.

- 3. That the property is suitable for preservation or restoration.**

The structure is a nearly unaltered Craftsman style home, with the exception of the aluminum front door and wrought iron railings which are noncontributing elements. The current owner, Carol Scholl, is committed to the structure's preservation.

Resolution No. 11-2016

Page 2

NOW THEREFORE, be it resolved by the St. Charles Historic Preservation Commission to recommend to the City Council that the property known as 514 Oak Street as legally described in Exhibit "A", be designated as a Landmark, and that it be referred to as the "Charles Hunt House", with a construction date of circa 1923.

Roll Call Vote:

Ayes: Bobowiec, Malay, Gibson, Smunt, Norris, Pretz

Nays: None

Absent: None

Abstain: None

Motion Carried.

PASSED, this 7th day of September, 2016.

Chairman

Exhibit "A"
Legal Description

THE EASTERLY HALF OF THAT PART OF LOT 9 OF MOODY'S ADDITION TO ST. CHARLES DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE WESTERLY LINE OF 5TH STREET WITH THE NORTHERLY LINE OF OAK STREET; THENCE WESTERLY ALONG SAID NORTHERLY LINE OF OAK STREET 132 FEET FOR THE POINT OF BEGINNING; THENCE WESTERLY ALONG SAID NORTHERLY LINE 132 FEET TO THE EASTERLY LINE OF 6TH STREET; THENCE NORTHERLY ALONG SAID EASTERLY LINE 153.67 FEET OT THE NORTHERLY LINE OF THE SOUTHERLY HALF OF SAID LOT; THENCE EASTERLY ALONG SAID NORTHERLY LINE TO A LINE DRAWN PARALLEL WITH AND 132 FEET WESTERLY OF THE WESTERLY LINE OF SAID 5TH STREET; THENCE SOUTHERLY ALONG SAID PARALLEL LINE 140 FEET TO THE POINT OF BEGINNING, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

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



COMMUNITY DEVELOPMENT/PLANNING DIVISION

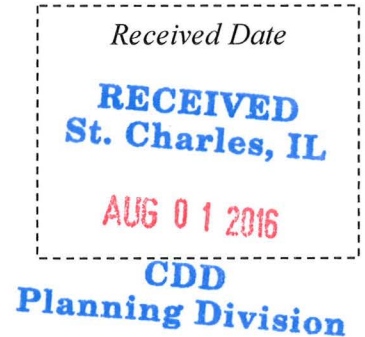
PHONE: (630) 377-4443 FAX: (630) 377-4062

HISTORIC LANDMARK NOMINATION

Instructions:

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

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



1. Property Information:	Parcel Number(s): 09-34-116-006	
	Property Name (Historic or common name of the property): <p align="center">Charles Hunt House</p>	
2. Applicant:	Name St. Charles Historic Preservation Commission	Phone 630-377-4443
	Address 2 E. Main St., St. Charles IL 60174	Fax
		Email
3. Record Owner:	Name Carol Scholl	Phone 630-643-1665
	Address 514 Oak St., St. Charles IL 60174	Fax
		Email
4. Legal Description of Property: The legal description should be obtained from the deed, mortgage, title insurance, or other recorded document (attach sheets if necessary). Moody's Addn Sub Lot 6, Lot 9		

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

a) Ownership:

- private
- public-local
- public-state

b) Category:

- building
- district
- site

c) Integrity:

- original site
- moved: date _____
- unaltered

d) Function or Use:

Historic/Current

- / agriculture
- / commercial
- / educational
- / government
- / entertainment

Historic/Current

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

Historic/Current

- / religious
- / scientific
- / transportation
- / other(specify

e) Architecture:

Early Republic

- Federal
- Early Classical Revival

Mid-19th Century

- Greek Revival
- Gothic Revival
- Italian Villa
- National

Late 19th/20th Century Revivals

- Beaux Arts
- Colonial Revival
- Classical Revival
- Tudor Revival
- Late Gothic Revival
- Dutch Colonial Revival
- English Cottage
- Italian Renaissance
- French Renaissance
- Spanish/Mission

Regional Origin

- Vernacular (describe)

- Other (describe)

Late Victorian

- 2nd Gothic Revival
- Italianate
- Second Empire
- Queen Ann
- Stick/Eastlake
- Shingle Style
- Romanesque
- Renaissance
- Folk Victorian

Late 19th and Early 20th Century

- (American Movements)
- Princess Ann
- Homestead
- (Amer. Arts & Crafts Movement)
- Craftsman
- Bungalow
- Foursquare
- Prairie School

Modern Movement

- Modern
- Art Deco
- International Style
- Ranch

II. Building Materials:

Please mark the appropriate boxes listing the materials that exist on the building.

	Foundation	Walls	Roof	Others
Wood				X
Weatherboard, Clapboard				
Shingle				
Log				
Plywood				
Shake				
Stone				
Granite				
Sandstone				
Limestone				
Marble				
Slate				
Brick				
Metal				
Iron				
Copper				
Bronze				
Tin				
Steel				
Lead				
Nickel				
Cast Iron				
Stucco	X	X		
Terra Cotta				
Asphalt			X	
Asbestos				
Concrete				
Adobe				
Ceramic Tile				
Glass				
Cloth/Canvas				
Synthetics				
Fiberglass				
Vinyl				
Aluminum				
Rubber				
Plastic				
Drivit/EIFS				
Other				

III. Significance of Property:

Please indicate source of documentation, if available.

a) Original Owner: Charles Hunt

b) Architect/ Builder: _____

c) Significant Person(s): _____

d) Significant Dates (i.e., construction dates): Circa 1923

e) Please indicate which of the following criteria apply to the property:(check all that apply.)

Property has character, interest, or value which is part of the development, heritage, or cultural character of the community, county, or nation.

Property is the site of a significant local, county, state, or national event.

Property is identified with a person who significantly contributed to the development of the community, county, state, or nation.

Structure embodies distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials.

Property is identified with the work of a master builder, designer, architect, or landscape architect whose work has influenced the development of the area, the county, the state, or the nation.

Structure embodies elements of design, detailing, materials, or craftsmanship that are of architectural significance.

Structure embodies design elements that make it structurally or architecturally innovative.

Property has a unique location or physical characteristics that make it a familiar visual feature.

Structure is a particularly fine or unique example of a utilitarian structure with a high level of historical or architectural significance.

Property is suitable for preservation or restoration.

Property is included on the ___ Illinois and/or ___ National Register of Historic Places.

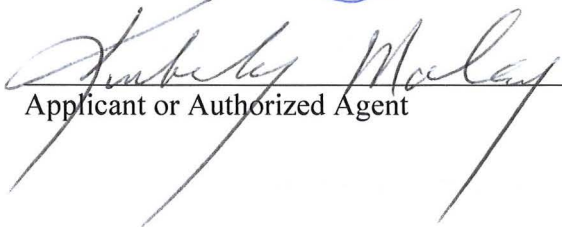
Property has yielded, or is likely to yield information important to prehistory, history, or other areas of archaeological significance.

IV. Attachments

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

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 8/8/16


Applicant or Authorized Agent _____ Date 8-3-16

Descriptive Statement for 514 Oak St.

In 1920, Charles Hunt purchased the property. Sometime between 1923 and 1925 the home at 514 Oak St. was constructed. The St. Charles Township Assessor has date of construction listed as 1923, but a tax jump indicates it could have been completed in early 1925. The property was sold in March 1925 to Charles Backstrom and then again in April 1925 to Paulina Makaritis. She was the owner until 1960 when she sold it to Clifford Siercks. The Siercks owned the property until 1996 when they sold it to Carol Scholl.

The home is a nearly unaltered craftsman style home. It embodies the appropriate wood detailing around the windows and doors as well as wood brackets and exposed rafters. The typical wide overhangs and eaves are also present and the fascia boards have a curved cutout detail at the eave line. There is a narrow trim band that separates the first and second floors. The window muntin pattern is 3:1 and many of the windows are grouped in twos and threes. All of this makes this home a wonderful example of the Craftsman architecture.

The aluminum front door and wrought iron railings are noncontributing elements.

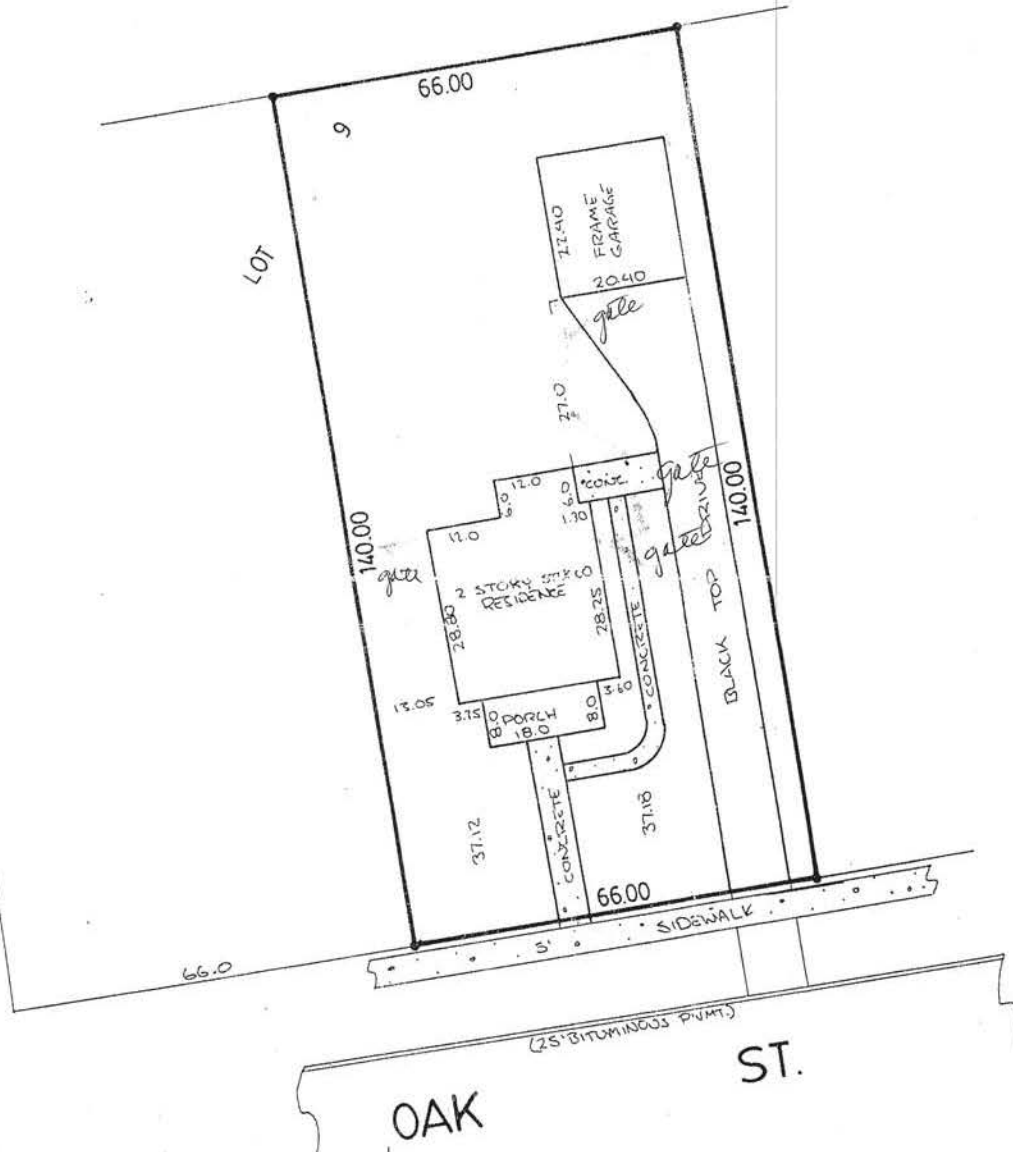
PLAT OF SURVEY

OF

THE EASTERLY HALF OF THAT PART OF LOT 9 OF MOODY'S ADDITION TO ST. CHARLES DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE WESTERLY LINE OF 5TH STREET WITH THE NORTHERLY LINE OF OAK STREET; THENCE WESTERLY ALONG SAID NORTHERLY LINE OF OAK STREET 132 FEET FOR THE POINT OF BEGINNING; THENCE WESTERLY ALONG SAID NORTHERLY LINE 132 FEET TO THE EASTERLY LINE OF 6TH STREET; THENCE NORTHERLY ALONG SAID EASTERLY LINE 153.67 FEET TO THE NORTHERLY LINE OF THE SOUTHERLY HALF OF SAID LOT; THENCE EASTERLY ALONG SAID NORTHERLY LINE TO A LINE DRAWN PARALLEL WITH AND 132 FEET WESTERLY OF THE WESTERLY LINE OF SAID 5TH STREET; THENCE SOUTHERLY ALONG SAID PARALLEL LINE 140 FEET TO THE POINT OF BEGINNING, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

1 INCH = 20 FEET

6th ST.



TRI-ANGLE
LAND SURVEYING, PC.

ADDRESS: 514 OAK ST.
ST. CHARLES, IL
SURVEYED FOR: ALLEN L. LANDMIER
FILE NO.: 96-7468
BOOK 89 PAGE 18

KENDALL COUNTY LOCATION:
12345 FOX ROAD
YORKVILLE, IL 60560
PHONE: (708) 553-2375
FAX: (708) 553-2376

DU PAGE COUNTY LOCATION:
P.O. BOX 242
WINFIELD, IL 60190
PHONE: (708) 876-0925
FAX: (708) 876-0930



WE TRI-ANGLE LAND SURVEYING HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED UNDER THE DIRECTION OF A REGISTERED ILLINOIS LAND SURVEYOR AND THAT THE PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY. ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF, CORRECT AT 62 F.

David P. Rago
ILLINOIS REGISTERED LAND SURVEYOR: 2787
DATE: JULY 9, 1996

96-7468



ARCHITECTURAL SURVEY

NEAR WEST HISTORIC DISTRICT
ST. CHARLES, ILLINOIS

ST. CHARLES HISTORIC PRESERVATION COMMISSION

Primary Structure

ADDRESS 514 Oak Street

ROLL-IMAGE # 2727 - 12

CD-IMAGE # 0298 - 12



ARCHITECTURAL SIGNIFICANCE

- Significant
- Contributing
- Non-Contributing
- Potential for Individual National Register Designation

BUILDING CONDITION

- Excellent
- Good
- Fair
- Poor

ARCHITECTURAL INFORMATION

Architectural Style/Type: Craftsman

Architectural Features: _____

Date of Construction: 1923

Source: Township Assessor's Office

Overall Plan Configuration: Simple rectangle

Exterior Walls (Current): Stucco

Exterior Walls (Original): Stucco

Foundation: Stucco finish over masonry

Roof Type/Material: Side gable/Asphalt shingle

Window Material/Type: Wd/Dbf hung/Rem. storms

ARCHITECTURAL FEATURES: A consistent vocabulary of wood detailing around the window and door openings as well as the wood brackets and exposed rafter tails makes this a good example of the style. The wide overhangs and eaves are also typical for the style. The fascia boards have a curved cutout detail at the eave line. A narrow band of wood trim separates the first and second floors. Many of the windows are grouped in twos and threes. The windows have a 3:1 muntin pattern.

ALTERATIONS: The aluminum front door and wrought iron railings are inconsistent.



ST. CHARLES
SINCE 1834

ST. CHARLES HISTORIC PRESERVATION COMMISSION

ARCHITECTURAL SURVEY
NEAR WEST HISTORIC DISTRICT
ST. CHARLES, ILLINOIS

Continuation Sheet

HISTORIC INFORMATION:

ARCHITECT: _____

Source _____

BUILDER: _____

Source _____

ASSOCIATED EVENTS, PEOPLE & DATES: _____

Source _____

**REPRESENTATION IN EXISTING
SURVEYS:**

FEDERAL: _____

STATE: _____

COUNTY: _____

LOCAL: _____







081 1744

4



AGENDA ITEM EXECUTIVE SUMMARY

Agenda Item number: 4g

Title:

Recommendation to approve a Final Plat of Subdivision for First Street Phase III (Resubdivision of the Resubdivision of Phase III First Street Redevelopment Subdivision)

Presenter:

Russell Colby

Meeting: Planning & Development Committee

Date: September 12, 2016

Proposed Cost: N/A

Budgeted Amount: N/A

Not Budgeted:

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

On September 6, 2016, the City Council approved Ordinance #2016-Z-18, approving plans for First Street Building #3, including a Preliminary Plat of Subdivision to modify the building lots to reflect the new building footprint for Building #3.

The City has prepared the attached Final Plat of Subdivision. Lot #3 now follows the approved footprint for Building #3.

Additionally, there are minor adjustments to a few of the other lot lines to better reflect the actual constructed footprint of Building #1 and the parking deck, including the dedication of additional street right-of-way at the corner entrance to Building #1.

Because this Final Plat application was filed within 60 days of the Preliminary Plat approval, no Plan Commission review is required.

Staff is currently reviewing and adjusting the easement language on the plat, and the recommendation is subject to resolution of outstanding staff comments prior to City Council action.

Attachments *(please list):*

Application and Plat

Recommendation/Suggested Action *(briefly explain):*

Recommendation to approve a Final Plat of Subdivision for First Street Phase III (Resubdivision of the Resubdivision of Phase III First Street Redevelopment Subdivision)

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

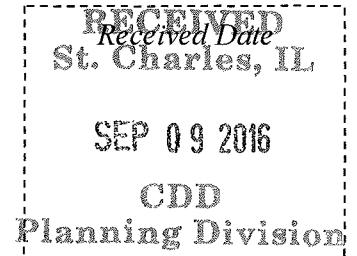


COMMUNITY & ECONOMIC DEV./PLANNING DIVISION

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

FINAL PLAT OF SUBDIVISION APPLICATION

For City Use	
Project Name:	First Street Phase 3
Project Number:	2013 -PR- 018
Application Number:	2016 -AP- 032



To request approval of Final Plat for a Subdivision, 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:	Riverfront property north of Illinois St., east of S. 1st St.	
	Parcel Number (s):	0934127008, 0934127009, 0934127010, 0934127012, 0934127011	
	Proposed Subdivision Name:	Resubdivision of the Resubdivision of Phase III First Street Redevelopment Subdivision	
2. Applicant Information:	Name	City of St. Charles	Phone 630-377-4443
	Address	2 E. Main St. St. Charles, IL 60174	Fax 630-377-4062
			Email rcolby@stcharlesil.gov
3. Record Owner Information:	Name	City of St. Charles and First Street II - ALE Development LLC	Phone
	Address		Fax
			Email

Please check the type of application:

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

This application is not required for a Minor Subdivision (Per City Code Section 16.04.040: Meets all subdivision design standards, no more than 4 lots, no utility extensions or new streets, no stormwater detention required, lots meet minimum zoning standards)

Attachment Checklist:

For Combined Preliminary-Final Review or where multiple applications have been 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

PROOF OF OWNERSHIP and DISCLOSURE:

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.

□ **FINAL ENGINEERING PLANS – DRAWING REQUIREMENTS/CHECKLIST:**

Complete the attached checklist and ensure that all required information is included on the Final Engineering Plans.

□ **ENGINEER'S COST ESTIMATE SPREADSHEET:**

See attached form.

□ **STORMWATER MANAGEMENT PERMIT APPLICATION (if not already filed)**

□ **STORMWATER REPORT**

□ **FINANCIAL GUARANTEE & LAND IMPROVEMENT AGREEMENT**

When submitting the application, provide a draft or description of the proposed guarantee for the payment and completion of Land Improvements (consisting of proposed form, amount and provider of completion guarantee collateral - bond, cash, or letter of credit).

- For Letter of Credit form, see City Code Title 16, Appendix C.
- For Land Improvement Agreement, see City Code Title 16, Appendix D.

A Financial Guarantee and Land Improvement Agreement must be provided prior to the City signing the Final Plat of Subdivision and recording the plat.

□ **COPIES OF THIRD PARTY PERMIT/APPROVALS**

- Illinois EPA Water Pollution Control Permit for sanitary sewer extension


- Illinois EPA Division of Public Water Supplies Permit for water mains
- Notice of Intent (NOI) letter/permit for NPDES Stormwater Discharge for sites 5 acres and larger
- IDNR Office of Water Resources Permit (for work in flood plain)
- Wetlands Permit from Army Corps of Engineers
- Kane County DOT and/or IDOT signature on Final Plat (if applicable)
- Offsite easements and right of way necessary to construct the required Land Improvements

WORKSHEETS (Residential Development only)

- **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 WORKSHEET**

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.

City of St. Charles and First Street II-ALE Development LLC

Record Owner	Date
	9/9/16
Applicant or Authorized Agent	Date

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE) SS
APPROVED THIS DAY OF A.D. 20
CITY OF ST. CHARLES PLAN COMMISSION.

CHAIRMAN

DIRECTOR OF COMMUNITY DEVELOPMENT (or Designee) CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE) SS
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 ST. CHARLES, ILLINOIS, THIS DAY OF A.D. 20

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE) SS
COUNTY CLERK OF KANE COUNTY,
ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID
FORGOTTEN 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 GENEA, ILLINOIS
THIS DAY OF A.D. 20

COUNTY CLERK

CERTIFICATE AS TO SPECIAL ASSESSMENT

STATE OF ILLINOIS)
COUNTY OF KANE) SS
I DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORGOTTEN 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 ST. CHARLES, ILLINOIS THIS DAY OF A.D. 20

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS
APPROVED AND ACCEPTED THIS DAY OF A.D. 20

CITY COUNCIL OF THE CITY OF ST. CHARLES, ILLINOIS
GIVEN UNDER BY HAND AND NOTARIAL SEAL.

THIS DAY OF A.D. 20 AT
ILLINOIS

ATTEND:
CITY CLERK

CERTIFICATION CONCERNING DRAINAGE
STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS
TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE
CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF OR THAT IF SUCH
SURFACE WATERS DRAINAGE WILL CHANGE, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION
AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS OR DRAINAGE WHICH THE SUBDIVIDER HAS
A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH
GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO MINIMIZE THE LIKELIHOOD OF DAMAGE TO
ADJOINING PROPERTY RESULTING FROM THE CONSTRUCTION OF THE SUBDIVISION.

DATED THIS DAY OF A.D. 20

REGISTERED PROFESSIONAL ENGINEER

OWNER OR ATTORNEY

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE) SS

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS/ARE THE OWNER OF THE LAND DESCRIBED IN THE
ANNEXED PLAT, AND THAT HE HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED
THEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND
ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

ALSO, THIS IS TO CERTIFY THAT PROPERTY BEING, SUBDIVIDED AFFORSAID, AND TO THE BEST OF THE
OWNERS KNOWLEDGE AND BELIEF, SAID SUBDIVISION LIES ENTIRELY WITHIN THE LIMITS OF:
ST. CHARLES COMMUNITY UNIT SCHOOL DISTRICT 303

DATED THIS DAY OF A.D. 20

NOTARY CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE) SS

AS NOTARY PUBLIC
IN AND FOR SAID COUNTY, IN THE STATE AFFORSAID, DO HEREBY CERTIFY THAT

PERSONALLY KNOWN
TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS
SUCH OWNERS, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED
AND DELIVERED THE ANNEXED PLAT AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND
PURPOSES THEREIN SET FORTH.

THIS DAY OF A.D. 20 AT
ILLINOIS

NOTARY PUBLIC
MY COMMISSION EXPIRES

RESUBDIVISION OF THE RESUBDIVISION OF PHASE III
FIRST STREET REDEVELOPMENT SUBDIVISION

of

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.

BLANKET UTILITY AND ACCESS EASEMENT PROVISIONS:

A BLANKET UTILITY AND ACCESS EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ST. CHARLES AND ITS
FRANCHISEES, OVER LOT 4 HEREON PLATTED AND DESIGNATED AS "BLANKET UTILITY AND ACCESS EASEMENT," (OR SIMILAR
DESIGNATION), TO CONSTRUCT, INSTALL, RECONSTRUCT, REPAIR, REMOVE, REPLACE, INSPECT, MAINTAIN AND OPERATE UTILITY
TRANSMISSION AND DISTRIBUTION SYSTEMS AND LINES, IN, UNDER, OVER, ACROSS, ALONG AND UPON THE SURFACE OF SAID
EASEMENT, INCLUDING WITHOUT LIMITATION, WATER MAINS, SEWER MAINS, STORMWATER RUNOFF, STORM SEWERS, SANITARY SEWERS, GAS MAINS,
TELEPHONE CABLES, ELECTRICAL LINES, AND CABLE TELEVISION.

NO ENCROACHMENT OF ANY KIND SHALL BE ALLOWED WITHIN SAID EASEMENT UNLESS THE CITY DETERMINES AND APPROVES THAT
SAID ENCROACHMENT SHALL NOT INTERFERE WITH THE PROPER FUNCTIONING OF SUCH UTILITY FACILITIES, SUCH AS
NON-INTERFERING ENCROACHMENT BY FENCES, GARDENS, SHRUBS, AND OTHER LANDSCAPING MATERIAL.

THE CITY AND ITS FRANCHISEES WITH PERMITS FROM THE CITY MAY ENTER UPON SAID EASEMENT FOR THE USES HEREON SET
FORTH AND HAVE THE RIGHT TO CUT, TRIM OR REMOVE ANY FENCES, TREES, SHRUBS OR OTHER PLANTS WITHIN THE AREAS
DESIGNATED "BLANKET UTILITY AND ACCESS EASEMENT," "E.U.A.E." (OR SIMILAR DESIGNATION), WHICH ENCROACH ON AND INTERFERE
WITH THE CONSTRUCTION, INSTALLATION, RECONSTRUCTION, REPAIR, REMOVAL, REPLACEMENT, MAINTENANCE AND OPERATION OF THE
UNDERGROUND TRANSMISSION AND DISTRIBUTION SYSTEMS AND SUCH FACILITIES APPURTENANT THERETO.

FOLLOWING ANY WORK TO BE PERFORMED BY CITY FRANCHISEES WITH PERMITS FROM THE CITY, IN THE EXERCISE OF THE
EASEMENT RIGHTS GRANTED HEREIN, SAID ENTITIES SHALL MAKE SURFACE RESTORATIONS OR REPAIRS, INCLUDING BUT NOT LIMITED TO, PAVEMENT,
FENCES, LANDSCAPING MATERIALS, LAWN OR SHRUBBERY, PROVIDED, HOWEVER, THAT THE CITY SHALL BE OBLIGATED FOLLOWING
MAINTENANCE WORK TO BACKFILL AND MOUND ANY TRENCH CREATED SO AS TO RETAIN SUITABLE DRAINAGE; TO REMOVE ALL
EXCESS DEBRIS AND SPILLS AND TO LEAVE THE MAINTENANCE AREA IN A GENERALLY CLEAN AND WORKMANLIKE CONDITION.

FOLLOWING ANY WORK TO BE PERFORMED BY THE CITY IN THE EXERCISE OF ITS EASEMENT RIGHTS GRANTED HEREIN, THE CITY
SHALL HAVE NO OBLIGATION WITH RESPECT TO SURFACE RESTORATION OR REPAIRS, INCLUDING BUT NOT LIMITED TO, PAVEMENT,
FENCES, LANDSCAPING MATERIALS, LAWN OR SHRUBBERY, PROVIDED, HOWEVER, THAT THE CITY SHALL BE OBLIGATED FOLLOWING
MAINTENANCE WORK TO BACKFILL AND MOUND ANY TRENCH CREATED SO AS TO RETAIN SUITABLE DRAINAGE; TO REMOVE ALL
EXCESS DEBRIS AND SPILLS AND TO LEAVE THE MAINTENANCE AREA IN A GENERALLY CLEAN AND WORKMANLIKE CONDITION.

SAID BLANKET UTILITY AND ACCESS EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ST. CHARLES, ITS
SUCCESSORS AND ASSIGNS FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, INSPECTING, OPERATING, REPLACING, REPAIRING,
RENEWING, ENLARGING, REWORKING, REPAIRING, CLEANING AND MAINTAINING ALL CONSTRUCTED IMPROVEMENTS LOCATED ON COMMON LOT 4, AND
SUCH APPURTENANCES AND ADDITIONS THERETO AS SAID CITY MAY DEEM NECESSARY, TOGETHER WITH THE RIGHT OF ACCESS FOR
THE NECESSARY PERSONNEL AND EQUIPMENT TO GO ANY OR ALL OF THE ABOVE WORK.

INGRESS AND EGRESS EASEMENT

A PERPETUAL, NON-EXCLUSIVE ACCESS EASEMENT FOR INGRESS/EGRESS PURPOSES, THAT RUNS WITH THE LAND IS HEREBY
RESERVED FOR AND GRANTED TO THE OWNERS OF LOT 1, LOT 2 AND LOT 3 OR ANY PART(S) THEREOF, IN, UPON, OVER AND
THROUGH THE INGRESS AND EGRESS EASEMENT ON LOT 4 AND ON THIS PLAT OF RESUBDIVISION, HEREON DRAWN, FOR THE
PURPOSE OF PEDESTRIAN AND VEHICULAR ACCESS OVER AND UPON LOT 4, INCLUDING BUT NOT LIMITED TO THE LOWER AND
GROUND LEVEL OF ANY STRUCTURES EVER LOCATED ON LOT 4, TO THE UNDERGROUND PARKING AREAS LOCATED ON LOT 1, LOT 2
AND LOT 3. THIS PERPETUAL NON-EXCLUSIVE INGRESS/EGRESS EASEMENT SHALL INURE TO THE BENEFIT OF ANY OWNER'S
SUCCESSORS OR ASSIGNS.

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE) SS

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS/ARE THE OWNER OF THE LAND DESCRIBED IN THE
ANNEXED PLAT, AND THAT HE HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED
THEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND
ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

ALSO, THIS IS TO CERTIFY THAT PROPERTY BEING, SUBDIVIDED AFFORSAID, AND TO THE BEST OF THE
OWNERS KNOWLEDGE AND BELIEF, SAID SUBDIVISION LIES ENTIRELY WITHIN THE LIMITS OF:
ST. CHARLES COMMUNITY UNIT SCHOOL DISTRICT 303

DATED THIS DAY OF A.D. 20

NOTARY CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE) SS

AS NOTARY PUBLIC
IN AND FOR SAID COUNTY, IN THE STATE AFFORSAID, DO HEREBY CERTIFY THAT

PERSONALLY KNOWN
TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS
SUCH OWNERS, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED
AND DELIVERED THE ANNEXED PLAT AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND
PURPOSES THEREIN SET FORTH.

THIS DAY OF A.D. 20 AT
ILLINOIS

NOTARY PUBLIC
MY COMMISSION EXPIRES

RECORDER'S CERTIFICATE

INSTRUMENT NO.
WAS FILED FOR RECORD IN THE RECORDERS OFFICE OF KANE COUNTY,
ILLINOIS, ON THE DAY OF 20
AT O'CLOCK M.

RECORDER OF DEEDS

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

THIS IS TO CERTIFY THAT I, PAUL N. MARCHESE, ILLINOIS PROFESSIONAL LAND
SURVEYOR NO. 038-002461, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING
DESCRIBED PROPERTY:

LOTS 1, 2, 3, 4 AND 5 IN THE RESUBDIVISION PHASE II FIRST STREET
REDEVELOPMENT SUBDIVISION OF 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.

GIVEN UNDER BY HAND AND SEAL AT ROSELLE, ILLINOIS,
THIS 7th DAY OF SEPTEMBER, A.D. 2016.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 038-002461
My Current License Expires November 30, 2016

PAUL N. MARCHESE
10 MONACO DRIVE
ROSELLE, ILLINOIS 60172
(830) 864-5680
FILE NO.: 06-14968

SPECIAL FLOOD HAZARD AREA CERTIFICATE

THIS IS TO CERTIFY THAT THE PARCELS INCLUDED IN THIS RECORD OF DEED ARE
LOCATED IN THE SPECIAL FLOOD HAZARD AREA IDENTIFIED FOR THE CITY OF ST.
CHARLES, ILLINOIS BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON
FLOOD INSURANCE RATE MAP, PANEL NO. 17086-C-001E DATED AUGUST 5, 2006.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 034-002461

SHEET: 1 OF 2

PH. NO.: 88-27-378-001
88-27-378-002
88-27-378-003
88-24-127-001

ADDRESS: FIRST STREET
ST. CHARLES, ILLINOIS

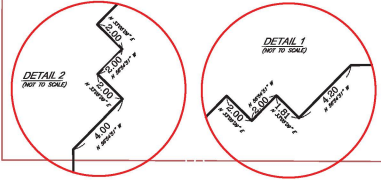
ORDERED BY: CITY OF ST. CHARLES

Please Return the recorded Mylar to:
City of St. Charles
2 E Main Street
St. Charles, IL 61714

PLAT OF SUBDIVISION
of
MARCHESE AND SONS, Inc.
Design Firm No. 184-00762
land - marine - construction surveys
15 Wilson Drive Phone: (330) 884-5686
Reno, IL 61774 FAX: (330) 884-8889

RESUBDIVISION OF THE RESUBDIVISION OF PHASE III FIRST STREET REDEVELOPMENT SUBDIVISION

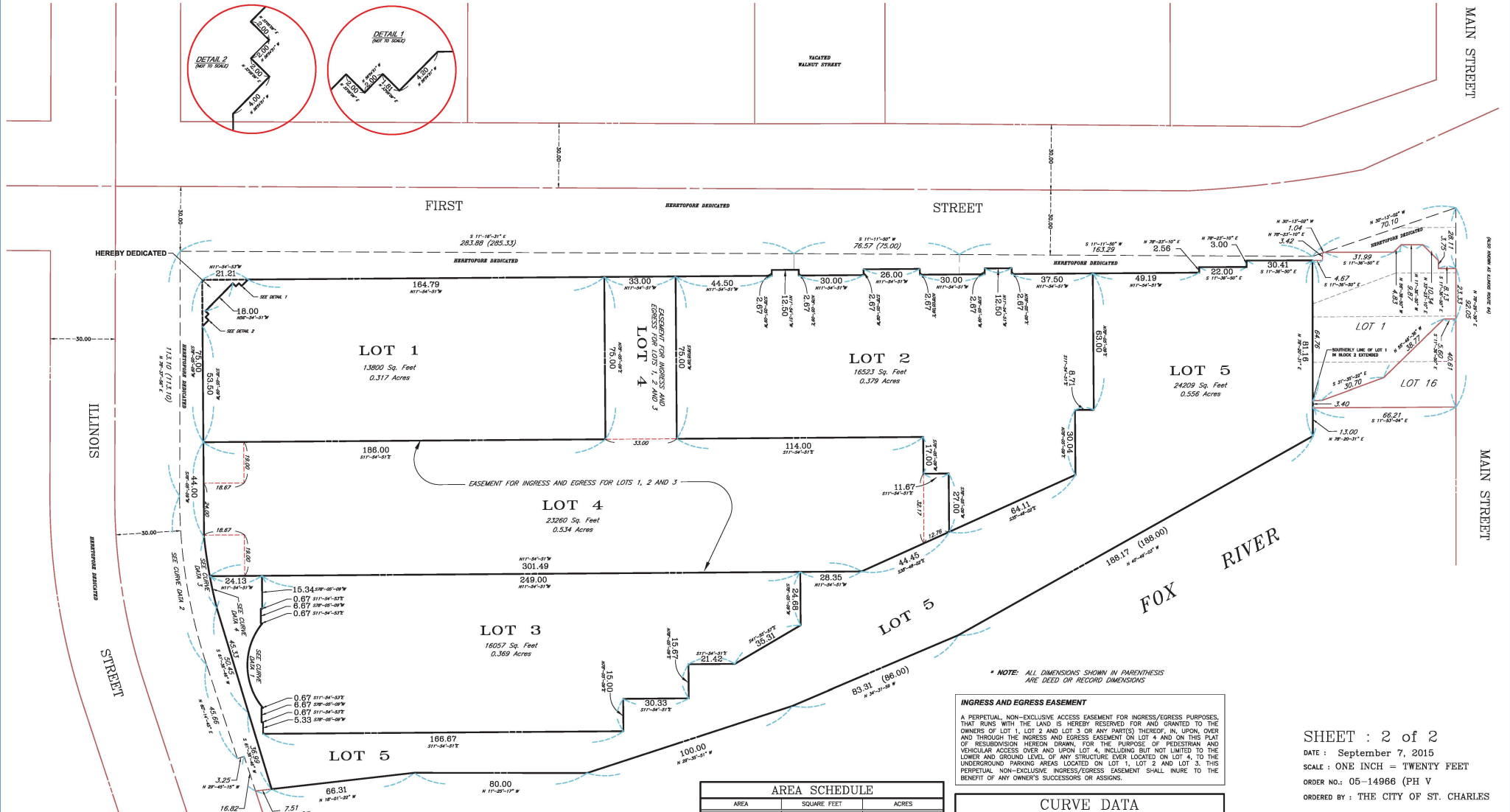
of
PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 27 AND THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION THIRTY-FOUR, TOWNSHIP FORTY NORTH, RANGE EIGHT EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN KANE COUNTY, ILLINOIS.



TACTED
VALLEY STREET

MAIN STREET

MAIN STREET

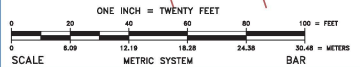


* NOTE: ALL DIMENSIONS SHOWN IN PARENTHESIS ARE DEED OR RECORD DIMENSIONS

INGRESS AND EGRESS EASEMENT
A PERPETUAL, NON-EXCLUSIVE ACCESS EASEMENT FOR INGRESS/EGRESS PURPOSES, THAT RUNS WITH THE LAND IS HEREBY RESERVED FOR AND GRANTED TO THE OWNERS OF LOT 1, LOT 2 AND LOT 3 OR ANY PARTIES THEREOF, IN, UPON, OVER AND THROUGH THE INGRESS AND EGRESS EASEMENT ON LOT 4 AND ON THIS PLAT OF RESUBDIVISION HEREON DRAWN, FOR THE PURPOSE OF PEDESTRIAN AND VEHICULAR ACCESS OVER AND UPON LOT 4, INCLUDING BUT NOT LIMITED TO THE LOWER AND GROUND LEVEL OF ANY STRUCTURE EVER LOCATED ON LOT 4, TO THE UNDERGROUND PARKING AREAS LOCATED ON LOT 1, LOT 2 AND LOT 3. THIS PERPETUAL, NON-EXCLUSIVE INGRESS/EGRESS EASEMENT SHALL INURE TO THE BENEFIT OF ANY OWNER'S SUCCESSORS OR ASSIGNS.

AREA SCHEDULE		
AREA	SQUARE FEET	ACRES
LOT 1	13800	0.317
LOT 2	16523	0.379
LOT 3	16057	0.369
LOT 4	23260	0.534
LOT 5	24209	0.556
DEDICATION	150	0.003
TOTAL	93999	2.158

CURVE DATA				
CURVE	RADIUS	ARC	CHORD	CHORD BEARING
ONE	30.50	42.31	39.00	S 78°-05'-09"W
TWO	247.30	79.36	79.02	N 69°-26'-21"E
THREE	247.30	33.26	33.23	N 68°-18'-05"E
FOUR	247.30	15.07	15.07	N 66°-12'-28"E



SHEET : 2 of 2
DATE : September 7, 2015
SCALE : ONE INCH = TWENTY FEET
ORDER NO.: 05-14966 (PH V)
ORDERED BY : THE CITY OF ST. CHARLES

PLAT OF SUBDIVISION
Prepared by
MARCHESE AND SONS, Inc.
land - marine - construction surveys
10 Marine Drive Phone : (815) 884-8888
Moline, Illinois 61702 FAX : (815) 884-8889