

AGENDA
CITY OF ST. CHARLES
PLANNING & DEVELOPMENT COMMITTEE
ALD. TODD BANCROFT – CHAIRMAN
MONDAY, MAY 9, 2016 - 7:00 PM
CITY COUNCIL CHAMBERS
2 E. MAIN STREET


- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. COMMUNITY & ECONOMIC DEVELOPMENT**
 - a. Plan Commission recommendation to approve a PUD Preliminary Plan for The Quad St. Charles – Cooper’s Hawk, Charlestowne Mall PUD, Unit 2, Lot 1.
 - b. Plan Commission recommendation to approve a PUD Preliminary Plan for The Quad St. Charles – Starbucks, Charlestowne Mall PUD, Unit 2, Lot 4.
 - c. Historic Preservation Commission recommendation to approve a Façade Improvement Grant Agreement for 116 W. Main St. (Mixology Salon Spa)
 - d. Historic Preservation Commission recommendation to approve a Facade Improvement Grant Agreement for 11 S. 2nd Avenue.
 - e. Historic Preservation Commission recommendation to approve a Façade Improvement Grant Agreement for 102 E. Main St. (Riverside Pizza)
 - f. Recommendation to approve the Adoption of Revised Building Codes: 2015 International Swimming Pool & Spa Code, 2015 International Mechanical Code with amendments, 2015 International Fuel Gas Code with amendments, 2014 National Electrical Code with amendments, 2014 Illinois State Plumbing Code, 2015 International Energy Conservation Code, 2015 International Existing Building Code with amendments, 2015 International Property Maintenance Code with amendments.
 - g. Recommendation to approve Amendments to Chapter 15.04, Section 14.04.060 “Building Permit Required” and 15.04.090 “Architectural Committee”.
 - h. Corridor Improvement Commission Recommendation to Approve a Corridor Improvement Grant for 307 W. Main Street (Shell Gasoline Station).
 - i. Recommendation to approve Amendments to the Downtown Business Economic Incentive Program.
- 4. ADDITIONAL BUSINESS**

5. 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					
	Title:		Plan Commission recommendation to approve a PUD Preliminary Plan for The Quad St. Charles – Cooper’s Hawk, Charlestowne Mall PUD, Unit 2, Lot 1.			
	Presenter:		Russell Colby			
Please check appropriate box:						
	Government Operations				Government Services	
X	Planning & Development (5/9/16)				City Council	
Estimated Cost:			Budgeted:	YES		NO
If NO, please explain how item will be funded:						
Executive Summary:						
<p>The subject property is Lot 1 of The Quad St. Charles, Unit 2, located at the northeast corner of Main St./Rt. 64 and the western entrance into the Charlestowne Mall site. The property is one of five outlot parcels created last year along the mall’s Main St. frontage. Krausz Companies (SC Outparcel One, LLC) is proposing to develop the lot with a Cooper’s Hawk Restaurant. Approval of a PUD Preliminary Plan is required to ensure compliance with the PUD ordinance and applicable provisions of the Zoning Ordinance.</p> <p>Plan Commission Review: The Plan Commission recommended approval of the PUD Preliminary Plan on 5/3/16, with a vote of 7-0, subject to resolution of staff comments. The Commission supported the building architecture; however there was discussion regarding the south and west elevations (facing Rt. 64 and the mall entrance drive), which based upon the staff analysis, were deficient in meeting the minimum requirement of 50% architectural features across the building elevation.</p> <p>Staff presented that the application of the requirement requires some interpretation, as the code does not specify how to calculate the percentage. Based on previously practice, staff calculated the percentage at around 30%; however it was noted that the proposed building is of a unique architectural style utilizing a unique building material. Therefore, staff suggested that the Plan Commission consider if the requirement could be interpreted as being satisfied as proposed. The Plan Commission decided not to apply the requirement differently than was listed in the staff analysis, and recommended that the building elevations be revised with additional architectural features to meet the code requirement.</p> <p>Request for Interpretation: The applicant has indicated that they would prefer to leave the building design as proposed. Therefore, Staff is requesting that the Planning & Development Committee provide an interpretation of the architectural features requirement. Staff believes that given the unique form and architectural style of the building, along with the multiple surface materials planned, that there is adequate basis for the Committee to interpret that the architectural features requirement has been satisfied. (See attached memo for reference)</p>						
Attachments: <i>(please list)</i>						
Plan Commission Resolution, Staff Memo regarding Architectural Features requirement, Staff Report, Application, Plans, PUD ordinance						
Recommendation / Suggested Action <i>(briefly explain):</i>						
Plan Commission recommendation to approve a PUD Preliminary Plan for The Quad St. Charles – Cooper’s Hawk, Charlestowne Mall PUD, Unit 2, Lot 1, subject to resolution of outstanding staff review comments.						
For office use only:		Agenda Item Number: 3a				

City of St. Charles, Illinois
Plan Commission Resolution No. 2-2016

A Resolution Recommending Approval of a PUD Preliminary Plan for The Quad St. Charles – Cooper’s Hawk, Charlestowne Mall PUD, Unit 2, Lot 1 (SC Outparcel One, LLC; Krausz Companies)

Passed by Plan Commission on May 3, 2016

WHEREAS, it is the responsibility of the St. Charles Plan Commission to review PUD Preliminary Plans; and

WHEREAS, the Plan Commission has reviewed the PUD Preliminary Plan for The Quad St. Charles – Cooper’s Hawk, Charlestowne Mall PUD, Unit 2, Lot 1 (SC Outparcel One, LLC; Krausz Companies) received April 8, 2016; and

WHEREAS, the Plan Commission finds said PUD Preliminary Plan to be in conformance with the Charlestowne Mall/Quad PUD Ordinance No. 2013-Z-19, and all applicable requirements of the Zoning Ordinance, subject to resolution of outstanding staff review comments and the conditions listed in the staff report dated 4/29/16.

NOW, THEREFORE, be it resolved by the St. Charles Plan Commission to recommend to the City Council approval of The Quad St. Charles – Cooper’s Hawk, Charlestowne Mall PUD, Unit 2, Lot 1 (SC Outparcel One, LLC; Krausz Companies) PUD Preliminary Plan, received April 8, 2016, contingent upon the resolution of all staff comments prior to City Council action.

Voice Vote:

Ayes: Wallace, Schuetz, Kessler, Pretz, Doyle, Holderfield. Macklin-Purdy

Nays: None

Absent: Frio, Spruth

Motion Carried: 7-0

PASSED, this 3rd day of May 2016.

Chairman
St. Charles Plan Commission

Community & Economic Development
Planning Division

Phone: (630) 377-4443

Fax: (630) 377-4062



To: Ald. Todd Bancroft and Members of the Planning & Development Committee

From: Russell Colby, Planning Division Manager

Re: Cooper's Hawk- Interpretation of Architectural Features requirement

Date: May 4, 2016

Staff is requesting the Planning & Development Committee provide an interpretation as to whether the south and west elevations of the Cooper's Hawk building comply with the code requirement for providing 50% architectural features.

Based on the calculation methods used in past practice, Staff calculate the percentage at 30%. The staff calculation was based upon adding up the square footage of all elements on the building wall that deviate from the base wall plane. This would include any banding or reveal lines, the signs, and the cornice and window on the west elevation. The staff calculation does not account for the varied building shape/footprint, the use of multiple contrasting building materials around the building, or the use of a textured pattern across some sections of wall.

Staff has not previously attempted to apply the ordinance standards to a building of this design style or building material. Therefore, Staff felt it was appropriate to offer that as part of the review and approval process, the Committee could provide an interpretation of whether the code requirement was met for this specific building.

Provided below are the code requirements that the Committee is being ask to interpret with respect to the proposed Cooper's Hawk building:

17.06.030 – Standards and guidelines – BL, BC, BR, & O/R districts

Articulation of Building Facades

Intent: To reduce the apparent bulk of buildings and relate them to a human scale.

Standards:

- 2. Architectural features such as arcades, arbors, windows, doors, entryways or awnings, shall comprise at least fifty percent (50%) of the façade.*

17.30.030 – General definitions

Façade.

Any wall of a building which faces, or is visible from, a public street or residential district.

Architectural Feature.

A visually apparent feature of a building or structure that contributes to its aesthetics, including but not limited to cornices, eaves, gutters, belt courses, lintels, sills, archways, windows, doors, chimneys, columns, pilasters, and decorative ornaments.

Community & Economic Development
Planning Division

Phone: (630) 377-4443

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Staff Report

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

FROM: Russell Colby
Planning Division Manager

RE: The Quad St. Charles, Unit 2, Lot 1 – Preliminary Plan for Coopers Hawk

DATE: May 4, 2016

I. APPLICATION INFORMATION:

Project Name: The Quad St. Charles – Coopers Hawk

Applicant: SC Outparcel One, LLC (Krausz Companies)

Purpose: PUD Preliminary Plan approval for development of an outlot

General Information:		
Site Information		
Location	Northeast corner of Main St./Rt. 64 & Western mall entrance	
Acres	1.27 acres	
Applications	PUD Preliminary Plan	
Applicable Zoning Code Sections/ Ordinances	Title 17, Zoning Ordinance Ordinance 2013-Z-19 – The Quad/Charlestowne Mall PUD Ordinance	
Existing Conditions		
Land Use	Enclosed shopping mall, vacant out lot building pads	
Zoning	BR – Regional Business (PUD)	
Zoning Summary		Current Land Uses
North	BR – Regional Business (PUD)	Mall buildings
East	BR – Regional Business (PUD)	Mall outlot sites
South	BC-Community Business & BR Regional Business	Retail/Restaurant/Office
West	BR- Regional Business PUD (Stuart's Crossing)	Retail/Restaurant
Comprehensive Plan Designation		
Corridor/Regional Commercial		

Aerial Photograph



II. PROJECT OVERVIEW:

A. BACKGROUND

The Quad St. Charles project is the redevelopment of the Charlestowne Mall property. The City has been reviewing components of the project over the past three years:

- In November 2013, the City approved a new PUD to create zoning and development standards for the redevelopment of the mall property (PUD Ordinance 2013-Z-19, attached). The following documents were approved:
 - A Concept Site Plan meant to demonstrate the design intent of the project.
 - A PUD Standards exhibit listing the zoning and subdivision requirements that will apply to future development proposals at the site.
- In 2014, the City approved PUD Preliminary Site and Engineering Plans for the overall mall property. This plan designated outlot building parcels along Main Street for future development (Ord. 2014-Z-9). A Minor Change to the site and engineering plans was subsequently approved to increase the depth of the outlots by shifting the ring road further north (Ord. 2014-Z-18).
- In 2015, the City approved a Final Plat of Subdivision (The Quad St. Charles Unit 2) to formally create five outlot parcels along the Main Street frontage of the site. Site development work was completed to relocate the ring road, extend utilities, and to grade the outlots for development.

B. REVIEW PROCESS

PUD Preliminary Plans must be approved for the development of the outlot parcels. The approval process requires review by Plan Commission and approved by City Council.

The following plans are to be reviewed for conformance with the approved PUD development standards and other applicable code requirements:

- Site Engineering
- Landscaping
- Building Architecture
- Freestanding and building signage

No public hearing is required for review of a PUD Preliminary Plan.

C. PROPOSAL

An 11,352 square foot building for a Cooper’s Hawk Restaurant is proposed on Lot 1. Lot 1 is located at the northeast corner of Main St./Rt. 64 and the western entrance into the mall site (signalized intersection, opposite Main Street Commons). A parking lot will be constructed on the eastern side of Lot 1 and the adjacent Lot 2 to the east. Use of this parking lot will be shared by both the Cooper’s Hawk building and a future building to the east on Lot 2.

III. ANALYSIS OF PLANS

A. PROPOSED USE

The Quad PUD references the BR Regional Business Zoning District for permitted and special uses. A restaurant is a permitted use in the BR district. Outdoor dining is a permitted accessory use.

B. ZONING STANDARDS

The Quad PUD states that the entire mall property is to be considered a single zoning lot, regardless of subdivision. Therefore, the outlots are not required to meet all zoning bulk standards as standalone lots. However, each outlot building and parking lot must meet all applicable zoning requirements.

Category	Zoning Ordinance or PUD standard	Proposed
Minimum setbacks from Rt. 64 property line	20 ft. for buildings and parking 15 ft. for drive-through circulation aisles	20 ft. from Rt. 64 for buildings and parking
Maximum Building Height for outlots	50 ft. from the average finished ground level measured 10 ft. out from exterior walls.	Total building height is 26 ft. from lowest point on the building (Note the building is at a lower grade level than Rt. 64)
Maximum Gross Floor Area	1,200,000 square feet of Gross Floor Area (GFA) 925,000 square feet of Gross Leasable Area (GLA)	Approved for existing mall: 802,000 sf GLA Proposed building is 11,352 sf

Number of parking stalls required	<p>4 spaces per 1,000 square feet of GLA, calculated over all buildings on the site (excluding internal hallways, corridors and courts in the mall building).</p> <p>Parking located outside of the ring road for outlot buildings shall be provided at 4 spaces per 1,000 square feet of GLA. Where outlot buildings share a parking lot, a parking reduction for shared parking may be requested in accordance with the procedures in the Zoning Ordinance.</p> <p>Required parking outside ring road for Cooper’s Hawk building: 45 spaces</p>	<p>Meets requirement for parking outside of the ring road; 76 spaces proposed</p>
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C. LANDSCAPING

A landscape plan has been submitted. The table below compares the submitted plan to the requirements of the PUD and Ch. 17.26 Landscaping and Screening.

Note the PUD was written to grant flexibility to certain landscaping requirements, recognizing the site is being redeveloped and has a number of existing constraints. Specifically, flexibility was granted for building foundation landscaping, internal parking lot landscaping, and public street frontage trees.

Category	Zoning Ordinance or PUD Standard	Proposed
Overall Landscape Area	20% over entire PUD	Existing mall property landscaped area exceeds 20% (excluding the outlots)
Building Foundation Landscaping	<p>Building foundation areas to be landscaped, but flexibility is granted to provide a comparable alternative design, including a “streetscape” design along walkways (trees in grates and/or planter islands etc.) or providing landscaping on the opposite side of a drive-through lane.</p> <p>Planting requirements: 2 tree per 50 ft. of wall = 19 trees required 20 shrubs per 50 ft. of wall = 192 shrubs required</p>	<p>7 trees 283 shrubs</p> <p>Requirement is met by providing a comparable amount of plantings with an alternate design</p>
Public Street Frontage landscaping	<p>Per Ordinance requirements along Main St. frontage; flexibility to provide lower plantings in lieu of some trees.</p> <p>Planting requirements (Lot 1 only): 75% of frontage landscaped = 300 ft. 1 tree per 50 ft. of frontage = 8 trees</p>	<p>325 ft. landscaped 13 tree provided; (Note: Landscaping along the Lot 2 portion of the parking lot will be required at the time Lot 2 is developed.)</p>
Parking lot screening	Per Ordinance requirements: 30” screening of 50% of the parking lot frontage.	<p>Screening provided; Note most of the parking lot will be below grade of Rt. 64</p>

Internal Parking Lot landscaping	No percentage requirement. All rows shall end with landscape islands, except where truck circulation is impeded. All islands shall be planted with shade trees and/or low shrubs/groundcover.	Meets requirement with shrubs and grasses. Applicant does not wish to install trees in islands due to visibility concerns.
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D. BUILDING ARCHITECTURE

Building elevations have been submitted for the proposed building.

The table below compares the submitted plans to the design requirements of Section 17.06.030 Standards and Guidelines – BL, BC, BR, & O/R Districts.

Category	Zoning Ordinance or PUD Standard	Proposed
Building Articulation	3 ft. wall projections/recesses over 20% of façades over 100 ft.	Meets requirement
Architectural Features (17.06.030.A.2)	50% of façade is comprised of architectural features	East facade meets requirement <i>South and west facades do not meet</i>
Architectural Features (17.06.030.A.3)	Street-facing facades must have 2 of 4 architectural features: change in wall plane of 2 ft.; change in wall texture/masonry patterns; transparent windows; columns/pilasters projecting 6 in.	East, south and west facades meet requirement
Entrance Articulation	Public entrances must be articulated from building	Meets; main entrance is articulated with a canopy
Roof Design	Roof mounted mechanical equipment must be screened	Parapet will screen equipment
Building Materials	A list of approved & prohibited materials is provided	Building materials are on approved list; note that “plaster” cannot be used with an exterior insulated finishing system (EIFS) with a foam base

Staff Comments:

- Additional architectural features must be added on the south and west facades.

E. SIGNS

A large Charlestowne Mall shopping center sign, with a sign and electronic readerboard for the Cinema, are currently located on the subject lot. This sign will be removed. The Cinema sign and readerboard will be relocated to the west side of the adjacent mall entrance drive. The Cinema sign is intended to be temporary and would be replaced in the future by a larger shopping center sign for the Quad.

Category	Zoning Ordinance or PUD Standard	Proposed
Cinema readerboard sign	1 cinema readerboard sign, Area: 150 sf. Height: 15 ft.	Meets requirement
Outlot building monument sign	1 monument sign per building Area: 50 sf. Height: 8 ft.	Meets requirement
Outlot building wall signs	1 per side 1.5 s.f. per linear feet of wall	<i>Does not meet- one extra sign is shown</i>
Outlot building awning or canopy signs	1 per street frontage (4) 1 s.f. per linear feet of awning/canopy	Meets requirement (canopy sign on east elevation)

Staff Comments:

- 5 wall signs are shown and only 4 are permitted. One wall sign needs to be eliminated or substituted for a canopy sign.

F. LIGHTING

The submitted photometric plan complies with the requirements of Section 17.22.040 Site Lighting.

G. ENGINEERING REVIEW

The applicant has been provided with a detailed engineering review memo. Most of the comments are technical in nature, but the following comment could have an impact on site design:

- Consider narrowing the southern east/west drive aisle to 24 ft. to allow for a larger landscape buffer along the north side of the lot.

IV. SUGGESTED ACTION

Review the PUD Preliminary Plan.

Staff has found the application materials to be complete. The plan is in conformance with the approved PUD ordinance and the Zoning Ordinance, with the exception of the following:

1. Architectural features on the south and west elevations.
2. Number of wall signs.

A recommendation for approval should be conditional upon conformance with these requirements, as well as a resolution of outstanding engineering comments.

V. ATTACHMENTS

- Application, received 4/8/2016
- PUD Preliminary Plans, revised plans received 4/28/2016
- Ord. 2013-Z-19 (PUD Ordinance with Development Standards)
- Ord. 2014-Z-18 (Approved Preliminary Site Plan)

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

PUD PRELIMINARY PLAN APPLICATION

For City Use	
Project Name:	The Quad St. Charles
Project Number:	2013 -PR- 013
Application Number:	2016 -AP- 007



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

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

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

1. Property Information:	Location: 3800 E. MAIN STREET	
	Parcel Number (s): 09-25-200-038 (THE QUAD ST. CHARLES UNIT 2, LOT 1)	
	Proposed PUD Name: OUTLOT P1 (COOPER'S HAWK)	
2. Applicant Information:	Name SC OUT PARCEL ONE, LLC CONTACT: CHUCK MAY	Phone 647-058-3228
	Address C/O KRAUSZ COS. 44 MONTGOMERY STREET, STE 3300 SAN FRANCISCO, CA 94104	Fax —
		Email chuck@chmay.com
3. Record Owner Information:	Name KRAUSZ COMPANIES	Phone 415-732-5600
	Address SEE ABOVE	Fax —
		Email chuck@chmay.com

Please check the type of application:

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

Subdivision of land:

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

Attachment Checklist:

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

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

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

☐ **REIMBURSEMENT OF FEES AGREEMENT:**

On file 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:**

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

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

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

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

☒ **PLAT OF SURVEY:**

- BOUNDARY & TOPO SURVEY: PDF SENT TO CITY ON 4/7/16

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

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

N/A

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

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

☐ **ENDANGERED SPECIES REPORT:**

N/A

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

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

☒ **PLANS:**

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

Copies of Plans:

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

☒ **SITE/ENGINEERING PLAN:**

PRELIMINARY ENGINEERING PLANS – DRAWING REQUIREMENTS/CHECKLIST:

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

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

the proposal indicated

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

□ SKETCH PLAN FOR LATER PHASES OF PUD:

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

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

✓ **ARCHITECTURAL PLANS:** (BUILDING ELEVATION W/ MATERIALS.)

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

□ **TREE PRESERVATION PLAN:**

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

✓ **LANDSCAPE PLAN:**

Landscape Plan showing the following information:

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

✓ **STORMWATER MANAGEMENT:** Permit application / Tab 1 and summary assessing used vs. available volume

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

□ **SUBDIVISION PLAT DRAWING REQUIREMENTS/CHECKLIST:**

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

☐ **PUBLIC BENEFITS, DEPARTURES FROM CODE:**

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

☐ **SCHEDULE:** Construction schedule indicating:

N/A

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

☐ **PARK AND SCHOOL LAND/CASH WORKSHEETS**

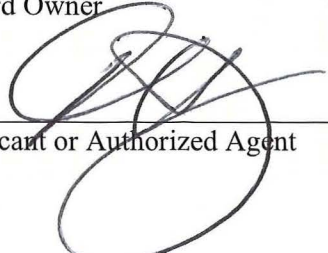
N/A For residential developments, Park and School land/cash worksheets in accordance with Title 16 of the St. Charles Municipal Code with population projections establishing anticipated population and student yields.

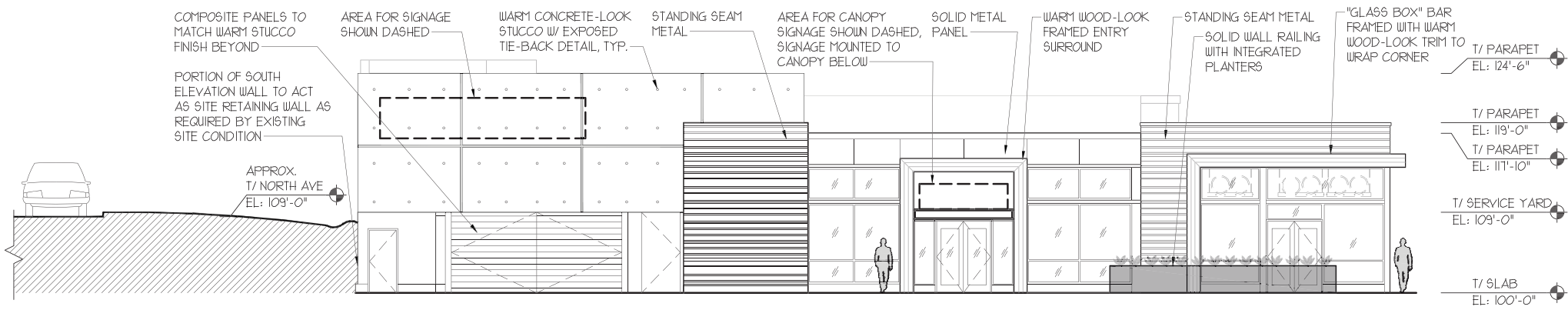
☐ **INCLUSIONARY HOUSING SUMMARY & WORKSHEET:**

N/A For residential developments, submit information describing how the development will comply with the requirements of Chapter 17.18, Inclusionary Housing, including:

- The number and rental/for sale status of Market-Rate Units and Affordable Units to be constructed including type of dwelling, number of bedrooms per unit, proposed pricing, and construction schedule, including anticipated timing of issuance of building permits and occupancy certificates.
- Documentation and plans regarding locations of Affordable Units and Market-Rate Units, and their exterior appearance, materials, and finishes.
- A description of the marketing plan that the Applicant proposes to utilize and implement to promote the sale or rental of the Affordable Units within the development; and,
- Any proposal to pay fees in lieu of providing the required Affordable Unit, per section 17.18.050.

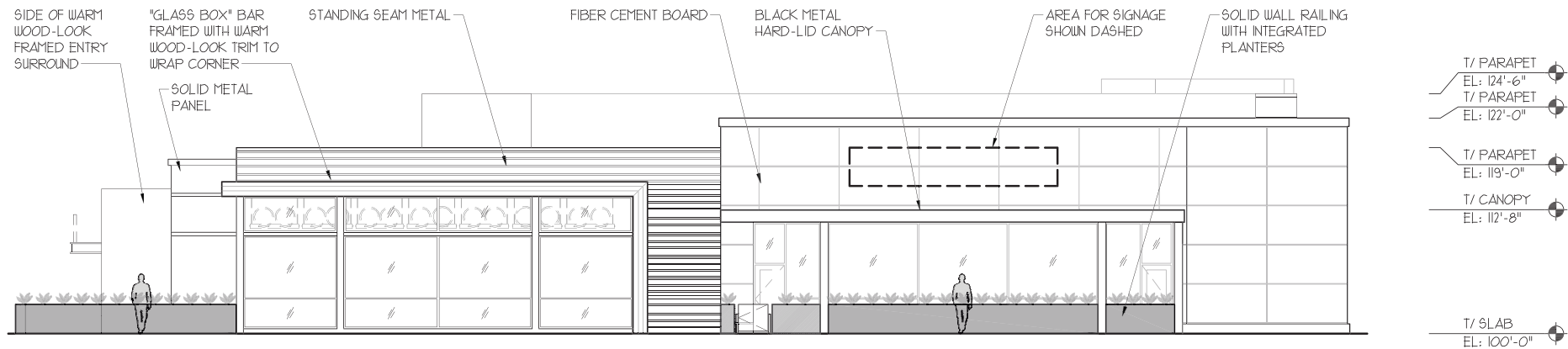
I (we) certify that this application and the documents submitted with it are true and correct to the best of my (our) knowledge and belief.

Record Owner	Date
	4/7/16
Applicant or Authorized Agent	Date



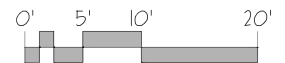
2 EAST ELEVATION

3/32" = 1'-0"



1 NORTH ELEVATION

3/32" = 1'-0"



REVISED
EXTERIOR ELEVATIONS

COOPER'S HAWK
WINERY & RESTAURANT

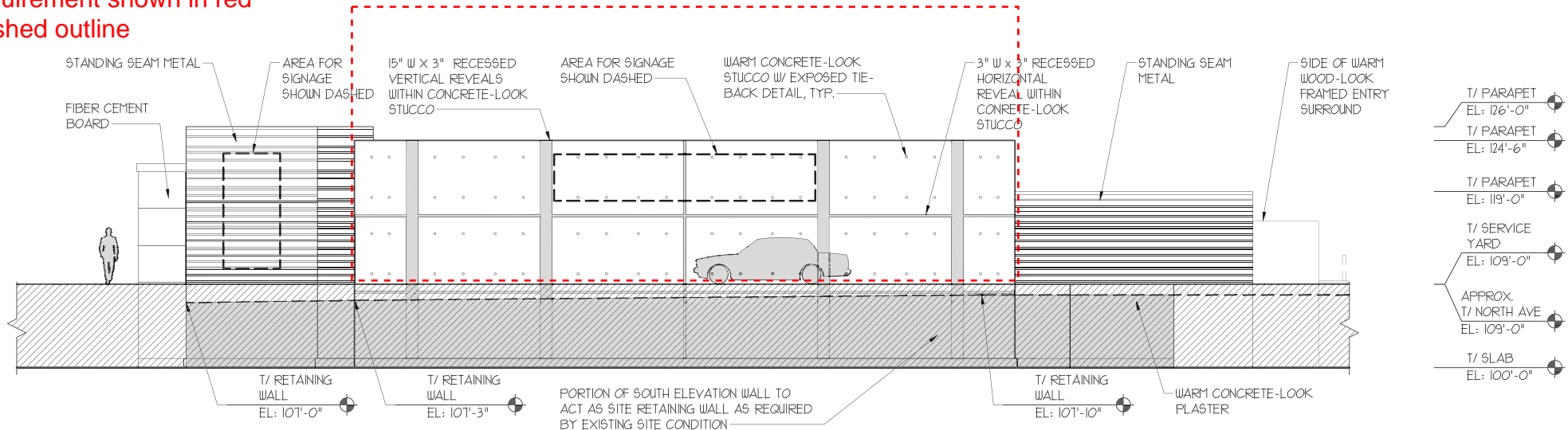
ST. CHARLES, IL

PROJECT NO. 153196

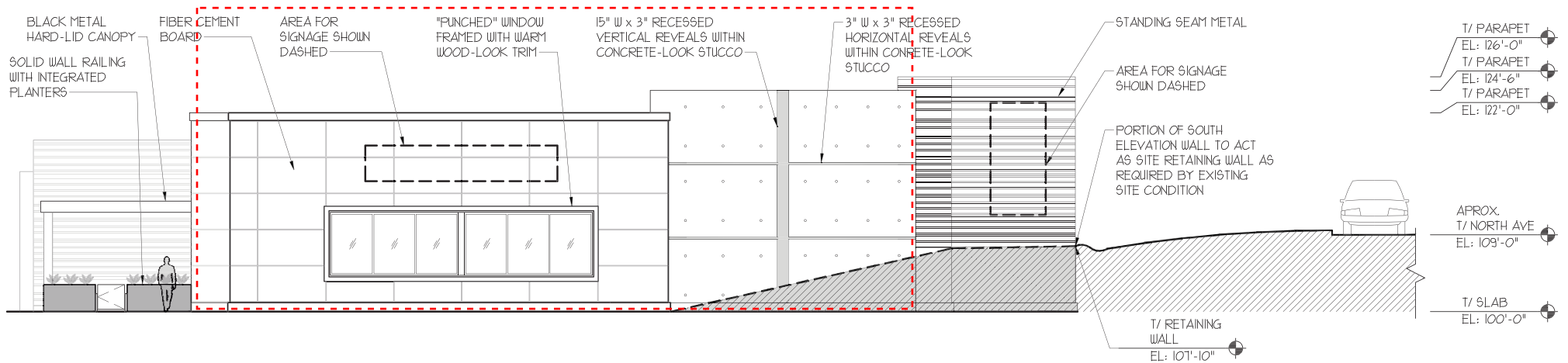
aria group architects, inc.

04.28.2016

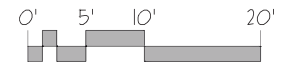
Wall section deficient in 50%
architectural feature
requirement shown in red
dashed outline



4 **SOUTH ELEVATION**
3/32" = 1'-0"



3 **WEST ELEVATION**
3/32" = 1'-0"



REVISED
EXTERIOR ELEVATIONS



COOPER'S HAWK
WINERY & RESTAURANT

ST. CHARLES, IL

PROJECT NO. 153196

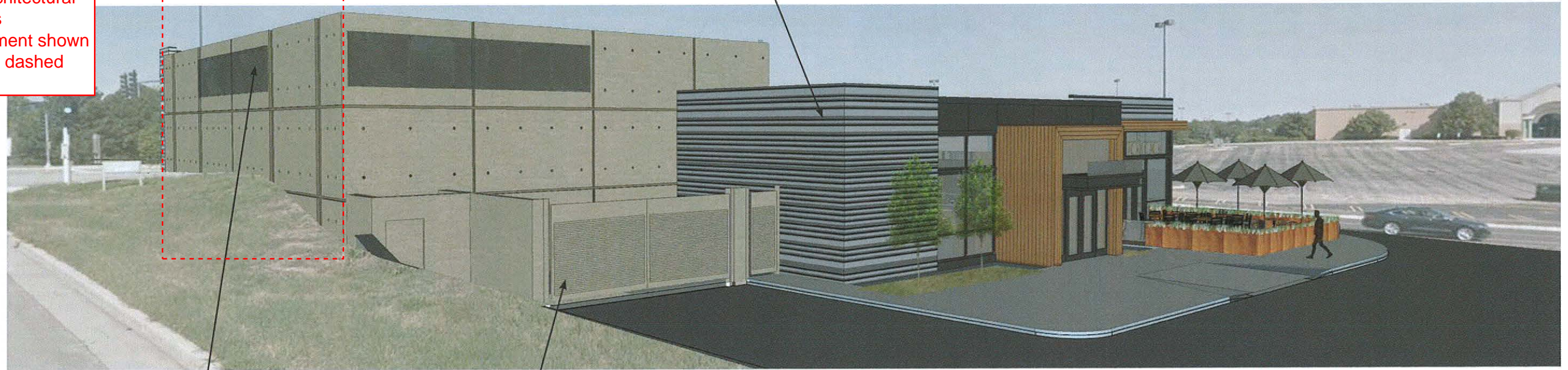


aria group architects, inc.

04.28.2016

Wall section
deficient in meeting
50% architectural
features
requirement shown
with red dashed
outline

STANDING SEAM METAL

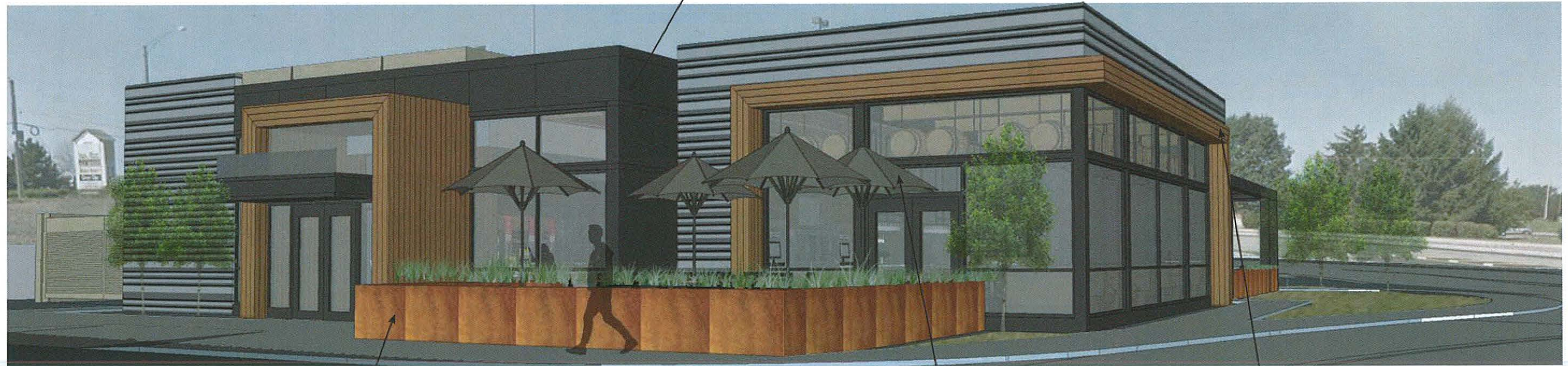


AREA FOR SIGNAGE
SHOWN SHADED

COMPOSITE PANELS TO
MATCH WARM STUCCO
FINISH BEYOND

2 SOUTHWEST VIEW

SOLID METAL PANEL



SOLID WALL RAILING WITH
INTEGRATED PLANTERS

1 NORTHWEST VIEW

FABRIC UMBRELLA
AT THE BAR PATIO

"GLASS BOX" BAR
FRAMED WITH WARM
WOOD-LOOK TRIM TO
WRAPT CORNER



COOPER'S HAWK
WINERY & RESTAURANT

THE QUAD
ST. CHARLES, IL

DD2
PROJECT # 153196

ARIA GROUP ARCHITECTS, INC.

EXTERIOR PERSPECTIVES

A2.1

Wall section
deficient in meeting
50% architectural
features
requirement shown
with red dashed
outline

STANDING SEAM METAL

ARCADIA OPERABLE
LOUVERED ROOF
CANOPY

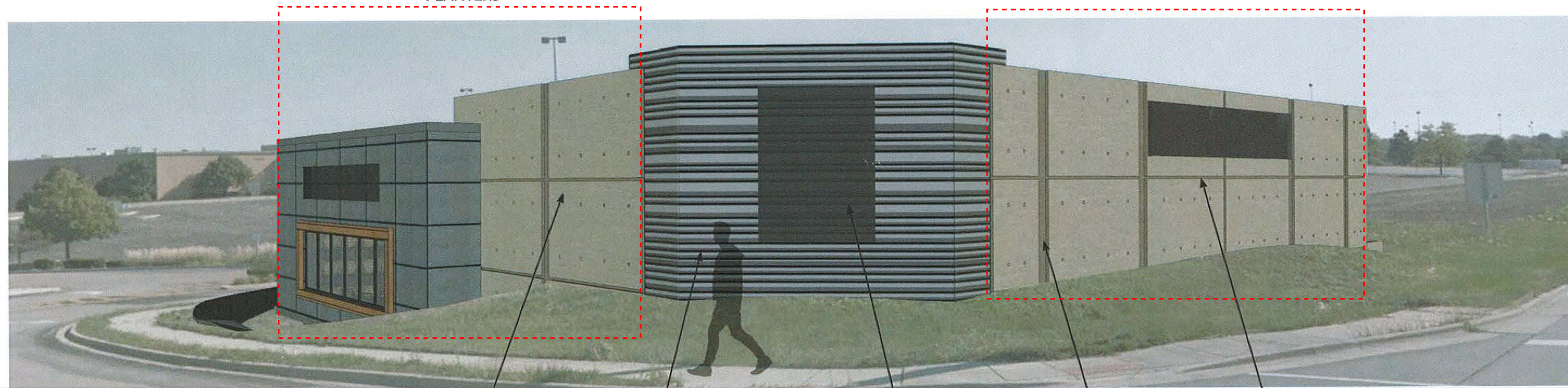
FIBER CEMENT BOARD



4 NORTHEAST VIEW

SOLID WALL RAILING
WITH INTEGRATED
PLANTERS

"PUNCHED" WINDOW
FRAMED WITH WARM
WOOD-LOOK TRIM



WARM CONCRETE-
LOOK STUCCO W/
EXPOSED TIE-BACK
DETAIL, TYP.

3 SOUTHEAST VIEW

AREA FOR SIGNAGE
SHOWN SHADED

15"W x 3" RECESSED
VERTICAL REVEALS
WITHIN CONCRETE
LOOK STUCCO

3"W x 3" RECESSED HORI-
ZONTAL REVEAL WITHIN
CONCRETE- LOOK STUCCO

STANDING SEAM METAL



COOPER'S HAWK
WINERY & RESTAURANT

THE QUAD
ST. CHARLES, IL

DD2
PROJECT # 153196

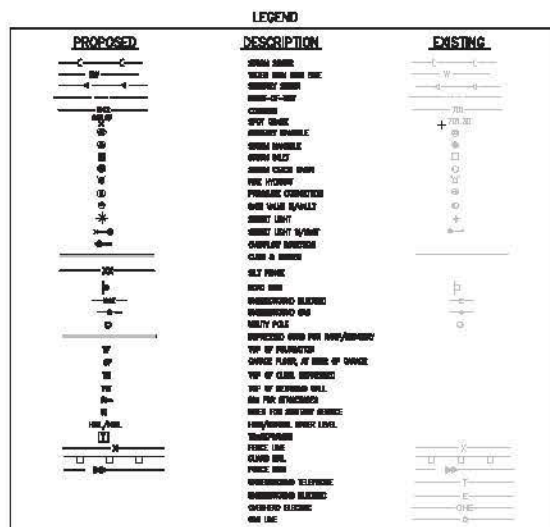
ARIA GROUP ARCHITECTS, INC.

EXTERIOR PERSPECTIVES

A2.2

ST. CHARLES, ILLINOIS
SC OUT PARCEL ONE, LLC

F021C
COOPER'S HAWK
4/28/18



LOCATION MAP
NOT TO SCALE

SHEET	TITLE
C1.0	COVER SHEET
C2.0	GENERAL NOTES
C3.0	EXISTING CONDITIONS & DEMOLITION PLAN
C4.0	DIMENSIONAL CONTROL & PAVING PLAN
C5.0	GRADING PLAN
C5.1	DETAIL GRADING PLAN
C6.0	UTILITY PLAN
C7.0	EROSION CONTROL PLAN
C8.0	STORMWATER POLLUTION PREVENTION PLAN
C8.1	SWPPP DETAILS
C9.0-C10.0	DETAILS
C11.0	SPECIFICATIONS
E1	ELECTRICAL SITE PLAN
E2	PHOTOMETRIC SITE PLAN
E3	SCHEDULES & DETAILS
L1.0	LANDSCAPE PLAN

BASIS OF BEARING-

ELEVATIONS ARE BASED ON THE CITY OF ST. CHARLES
VERTICAL CONTROL NETWORK (MDSM).

REFERENCE BENCH-MARKS

STATION STC 18 - TOP CENTER OF A 2 1/2" ALUMINUM DISK
STAMPED STC 18 2008, FROM THE INTERSECTION OF ROUTE 64
AND 38TH AVE. 260' TO STATION ON THE LEFT.

ELEVATION - 782-85-

ELEVATION - 782-85-

STATION STC 17 - TOP CENTER OF A 2 1/2" ALUMINUM DISK
STAMPED STC DN 2008. STATION IS LOCATED IN THE NORTHWESTERLY
CORNER OF THE INTERSECTION OF QUINN ROAD AND FOX CHASE BLVD.

ELEVATION - 782.95-

SITE BENCHMARKS:

BW 1 - CUT SQUARE ON THE EAST SIDE OF CONCRETE BASE OF TRAFFIC SIGNAL LIGHT AT THE NORTHEAST QUADRANT OF THE INTERSECTION OF ILLINOIS ROUTE 64 AND 36TH AVE.

ELEVATION - 782.27 -

BN 2 - CUT SQUARE ON THE EAST SIDE OF CONCRETE BASE OF TRAFFIC SIGNAL LIGHT AT THE NORTHEAST QUADRANT OF THE INTERSECTION OF ILLINOIS ROUTE 64 AND SOUTHWEST CHARLESTON WALK ENTRANCE.

DEATHS - TWO SIX.

BU 3 - SOUTH ARROW BOLT ON FIRE HYDRANT AT THE NORTHEAST
QUADRANT OF THE INTERSECTION OF FIDDLER DRIVE AND
FOX CHASE DRIVE.

ВЕРТОН = 7708-

BM 4 - CUT SOURCE ON THE NORTH SIDE OF CONCRETE BASE OF TRAFFIC SIGNAL LIGHT AT THE NORTHWEST QUADRANT OF THE INTERSECTION OF SMITH ROAD AND NORTHEAST

PRICE



**CALL BEFORE
YOU DIG**

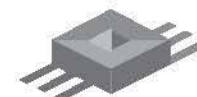
Paul, who has written numerous articles, is the president of the

Municipality: ST. CHARLES
County: KANE
Township: 40N
Range: 8E
Section: 25



**Know what's below.
Call before you dig.**

FOR REVIEW PURPOSES ONLY



JACOB & HEFNER
ASSOCIATES

1910 S. Highland Avenue, Suite 100, Lombard, IL 60145

PHONE: (630) 652-4600, FAX: (630) 652-4601

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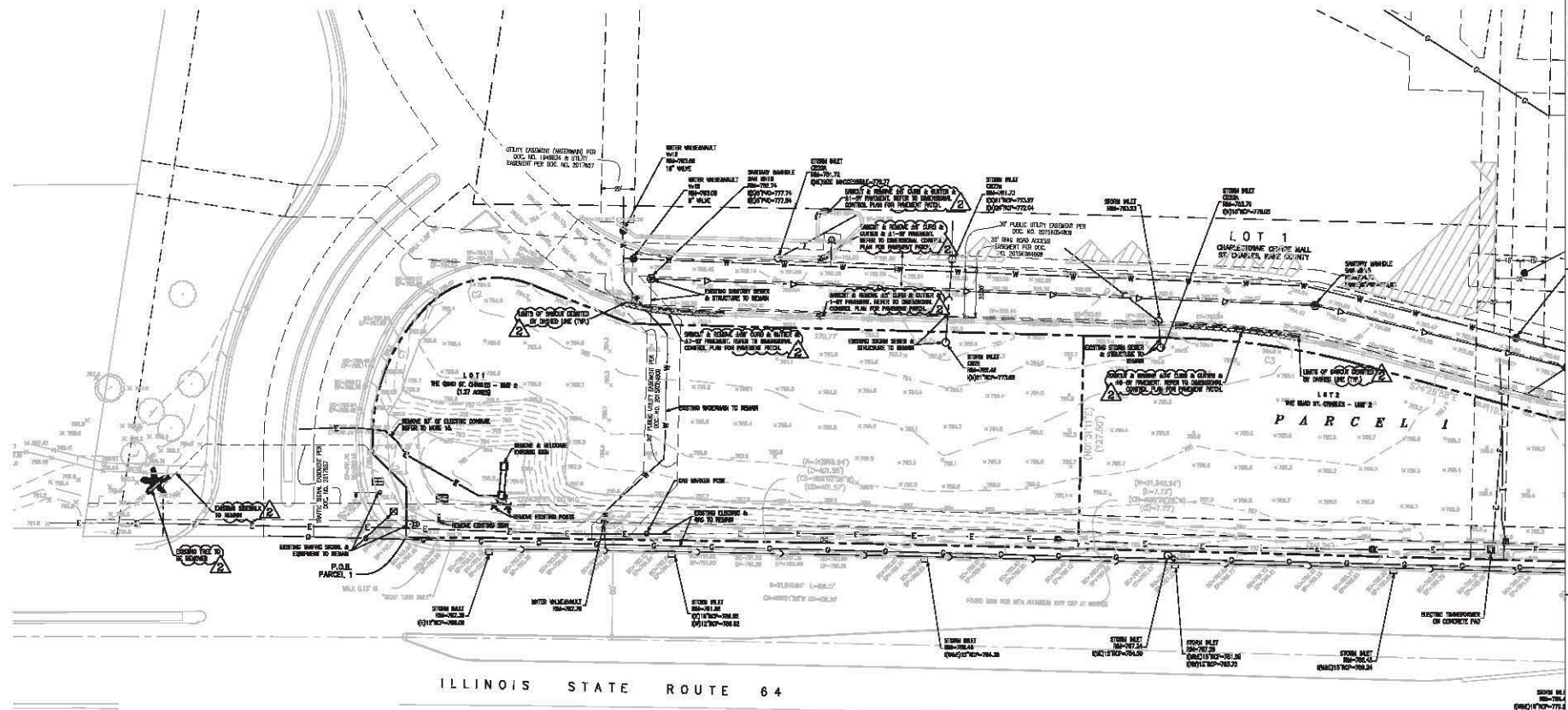
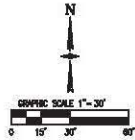
F021d
N.T.S.

C2.0

DEMOLITION NOTES:

- 1) CONTRACTOR IS TO FIELD VERIFY EXISTING UTILITY LOCATIONS AND ELEVATIONS PRIOR TO DEMOLITION. SOME UTILITIES MAY NOT BE SHOWN.
- 2) ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO DEMOLITION.
- 3) CONTRACTOR SHALL COORDINATE A RELEASE FROM ELECTRIC, GAS AND TELEPHONE COMPANIES PRIOR TO DEMOLITION.
- 4) NO WATER IS TO BE USED FROM A FIRE HYDRANT FOR DUST CONTROL WITHOUT A WATER METER, A BACKFLOW PREVENTER AND WATER DEPARTMENT APPROVAL.
- 5) ALL ADJOINING PUBLIC AND PRIVATE PROPERTY SHALL BE PROTECTED FROM DAMAGE CAUSED BY THE SITE DEMOLITION.
- 6) ALL WASTE MATERIALS SHALL BE REMOVED IN A MANNER THAT PREVENTS HARMFUL OR DAMAGE TO PERSONS, ADJOINING PROPERTIES, AND/OR RIGHT-OF-WAYS.
- 7) ALL WASTE MATERIALS SHALL BE DISPOSED OF OFF-SITE IN AN APPROVED FACILITY.
- 8) THE SITE SHALL BE GRaded TO PREVENT THE ACCUMULATION OF WATER OR DAMAGE TO ANY FOUNDATIONS ON THE PREMISES OR ADJOINING PROPERTY.
- 9) CONTRACTOR SHALL PROTECT ALL EXISTING TREES AND SHRUBS NOT RECORDED FOR REMOVAL. SOME EXISTING TREES AND SHRUBS MAY NOT BE SHOWN ON THE PLANS.

- 10) ALL QUANTITIES SHOWN HEREON ARE FOR INFORMATIONAL PURPOSES ONLY. THE CONTRACTOR IS TO VERIFY ALL QUANTITIES RELATED TO CONSTRUCTION.
- 11) REFER TO GRADING AND EROSION CONTROL PLAN FOR EROSION CONTROL MEASURES.
- 12) CONTRACTOR IS RESPONSIBLE FOR ANALYTICAL SAMPLING AND ANALYSIS ASSOCIATED WITH COOD HILL CITY.
- 13) PRIOR TO COMMENCING ANY DEMOLITION AND/OR CONSTRUCTION ACTIVITIES ON THE PROJECT WHICH MAY IN ANY WAY CREATE INTERFERENCE WITH EXISTING PUBLIC UTILITIES, THE CONTRACTOR SHALL CONTACT THE UTILITY OR COMMUNITY INVOLVED. ADJUSTMENT OF ANY PUBLIC UTILITIES WITHIN THIS PROJECT AREA WILL BE DONE BY THE RESPECTIVE OWNERS OF SAID UTILITIES AND SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE.
- 14) EXISTING CONDITIONS SHOWN ON THIS PLAN WERE OBTAINED FROM A BOUNDARY & TOPOGRAPHIC SURVEY, LAST REMEAS 4/9/18, PREPARED BY JACOB & HEFNER ASSOCIATES, INC.
- 15) CONTRACTOR SHALL COORDINATE REMOVAL OF EXISTING ELECTRIC CONDUIT WITH CITY OF ST. CHARLES.



EXISTING CONDITIONS &
DEMOLITION PLAN

THE QUAD ST. CHARLES - COOPER'S HAWK
SC OUT PARCEL ONE, LLC
ST. CHARLES, ILLINOIS

JACOB & HEFNER
ASSOCIATES

1918 N. Highland Avenue, Suite 100, Lombard, IL 60148
PHONE: (630) 655-4884, FAX: (630) 655-4681
www.jacobandhefner.com



F021c
1"=30'
C3.0

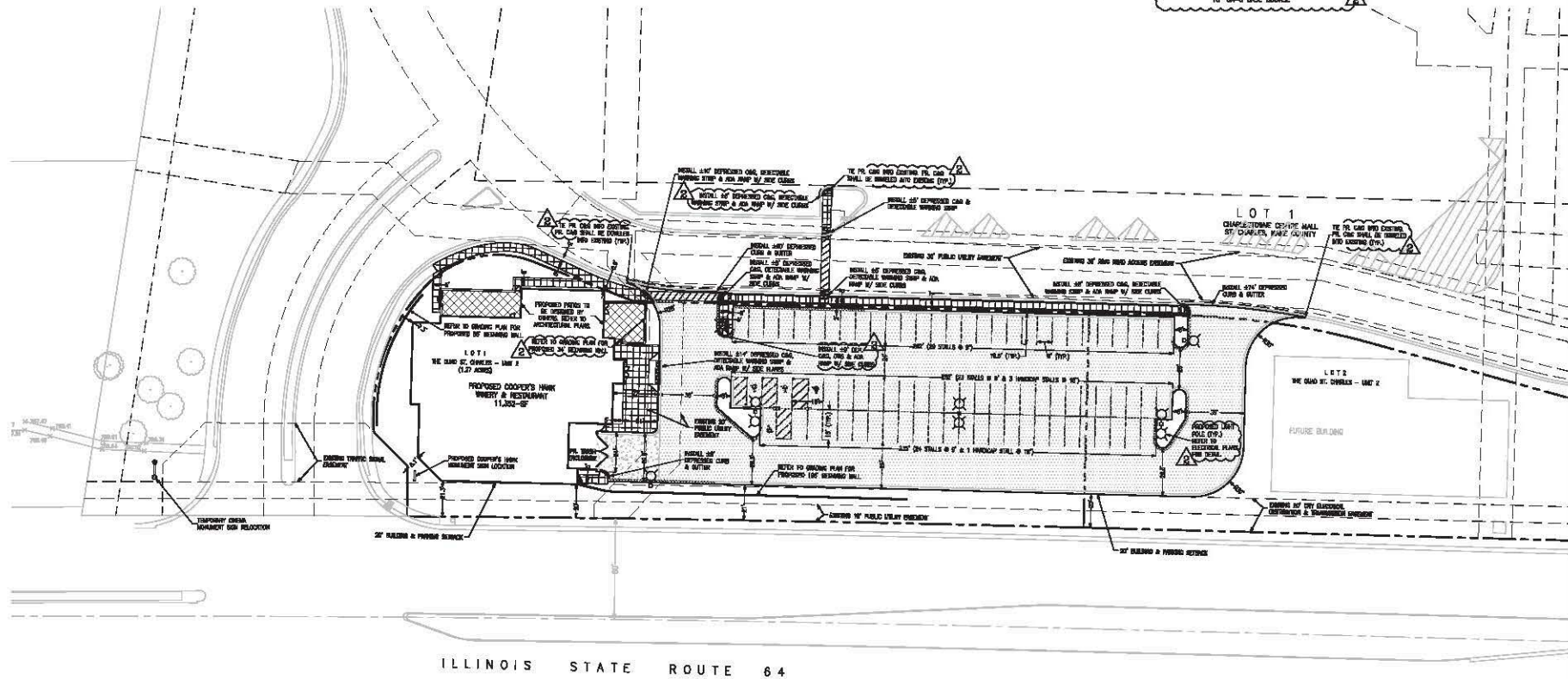
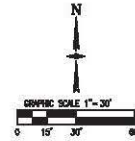
NOTES:

- 1) ALL DIMENSIONS ARE FROM BACK OF CURB OR OUTSIDE FACE OF BUILDING UNLESS NOTED OTHERWISE.
- 2) INSTALL REVERSE PITCH DRAIN CURB AND GUTTER AT EDGE OF PAVEMENT UNLESS NOTED OTHERWISE.
- 3) NORMAL PITCH CURB AND GUTTER DENOTED BY HATCHING: _____
- 4) CURB AND GUTTER DENOTED BY: _____
- 5) DEPRESSION CURB AND GUTTER DENOTED BY: _____
- 6) ALL RAIN ARE 4'-11" UNLESS NOTED OTHERWISE.
- 7) ALL PAVEMENT UNIFORMS SHALL BE THERMOPLASTIC CONFORMING TO DOT STANDARD, UNLESS NOTED OTHERWISE, OR AS PROVIDED FOR IN THE DETAILS.
- 8) THE CROSS SLOPE ON ALL SIDEWALKS SHALL NOT EXCEED 1.5%.
- 9) ALL SIDEWALKS INTERSECTING WITH CURB SHALL BE CONSTRUCTED WITH HANDICAP RAMPS.
- 10) STAIR AND DOORWAY LOCATIONS ARE SHOWN FOR REFERENCE ONLY. REFER TO THE ARCHITECTURAL PLANS FOR DETAILS.
- 11) ALL LOT DIMENSIONS, SETBACK LINES, EASEMENTS, ETC., SHOWN ARE APPROXIMATE. SEE PLAN OF SUBDIVISION FOR EXACT DIMENSIONS.
- 12) FIBER EXPANSION JOINTS OF 3/4" FULL DEPTH BIT. FIBER MATERIAL SHALL BE INSTALLED AS REFERENCED IN THE PAVEMENT LEGEND (THIS SHEET) AND WHERE CONCRETE ABUTS ALL CURBS, BUILDING, POLES OR OTHER STRUCTURES.
- 13) CONSTRUCTION JOINTS SHALL BE PLACED WHERE REQUIRED IN ACCORDANCE WITH ACI 309R-01 GUIDE FOR DESIGN AND CONSTRUCTION OF CONCRETE PAVING LOTS.

PAVEMENT LEGEND

- ASPHALT PAVEMENT
2" HMA SURFACE COURSE, 11.125, 100 D
2.5" HMA BASE COURSE, 13.125, 100
10" C-4 BASE COURSE
- SEWERMAN PAVEMENT
8" PCC PAVEMENT (4,000 PSI UNREINFORCED)
4" C-4 BASE COURSE
8" C-4 BASE COURSE
CONSTRUCTION JOINTS @ 10' C-C
EXPANSION JOINTS @ 50' C-C
- CONCRETE PAVEMENT
7" PCC PAVEMENT (4,000 PSI A/E)
4" C-4 BASE COURSE
CONSTRUCTION JOINTS @ 10' C-C
EXPANSION JOINTS @ 50' C-C
- PAVED
REFER TO ARCH. DRAWINGS FOR PAVEMENT
SECTION PHOTO TO BE CONSTRUCTED BY
OTHERS.

PAVEMENT PATCH FOR CURB & GUTTER
REPLACEMENT ALONG ROAD RIGGS
2" HMA SURFACE COURSE, 11.125, 100 D, 100
3" HMA BASE COURSE, 13.125, 100 D
10" C-4 BASE COURSE



DIMENSIONAL CONTROL &
PAVING PLAN

THE QUAD ST. CHARLES - COOPER'S HAWK
SC OUT PARCEL ONE, LLC
ST. CHARLES, ILLINOIS

JACOB & HEFNER
ASSOCIATES

1918 N. Highland Avenue, Suite 100, Lombard, IL 60148
PHONE: (630) 655-4884, FAX: (630) 655-4661
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F021c
1"=30'
C4.0

ADA GRADING NOTES:

- 1) ALL SIDEWALKS INTERSECTING WITH CURBS SHALL BE CONSTRUCTED WITH HANDICAP ACCESSIBLE CURB RAMPS UNLESS OTHERWISE NOTED. SEE DETAIL FOR HANDICAP CURB RAMP CONSTRUCTION.
- 2) ALL HANDICAP ACCESSIBLE CURB RAMPS SHALL BE CONSTRUCTED WITH DETECTABLE WARNING SURFACES. SEE DETAIL FOR DETECTABLE WARNING SURFACE CONSTRUCTION.
- 3) CROSS SLOPE WITHIN HANDICAP ACCESSIBLE ROUTE SHALL NOT EXCEED 1.5% HANDICAP ACCESSIBLE ROUTE DERIVED BY:
 - SP-SPOT = PROPOSED SPOT GRADE
 - TP-TOPO = PROPOSED GRADE AT TOP OF WALL
 - BP-BOTTOM = PROPOSED GRADE AT BOTTOM OF WALL
 - SP-SPOT = PROPOSED GRADE AT TOP OF DEPRESSURE CURB
 - EP-EDGE = PROPOSED GRADE AT EDGE OF PAVEMENT
 - CP-CURB = EXISTING SPOT GRADE
- 4) THE CROSS SLOPE ON ALL SIDEWALKS SHALL NOT EXCEED 1.5%.
- 5) THE PAVEMENT SLOPE WITHIN HANDICAP ACCESSIBLE PARKING SPACES AND ADJACENT LOADING ZONES SHALL NOT EXCEED 1.5% IN ANY DIRECTION.

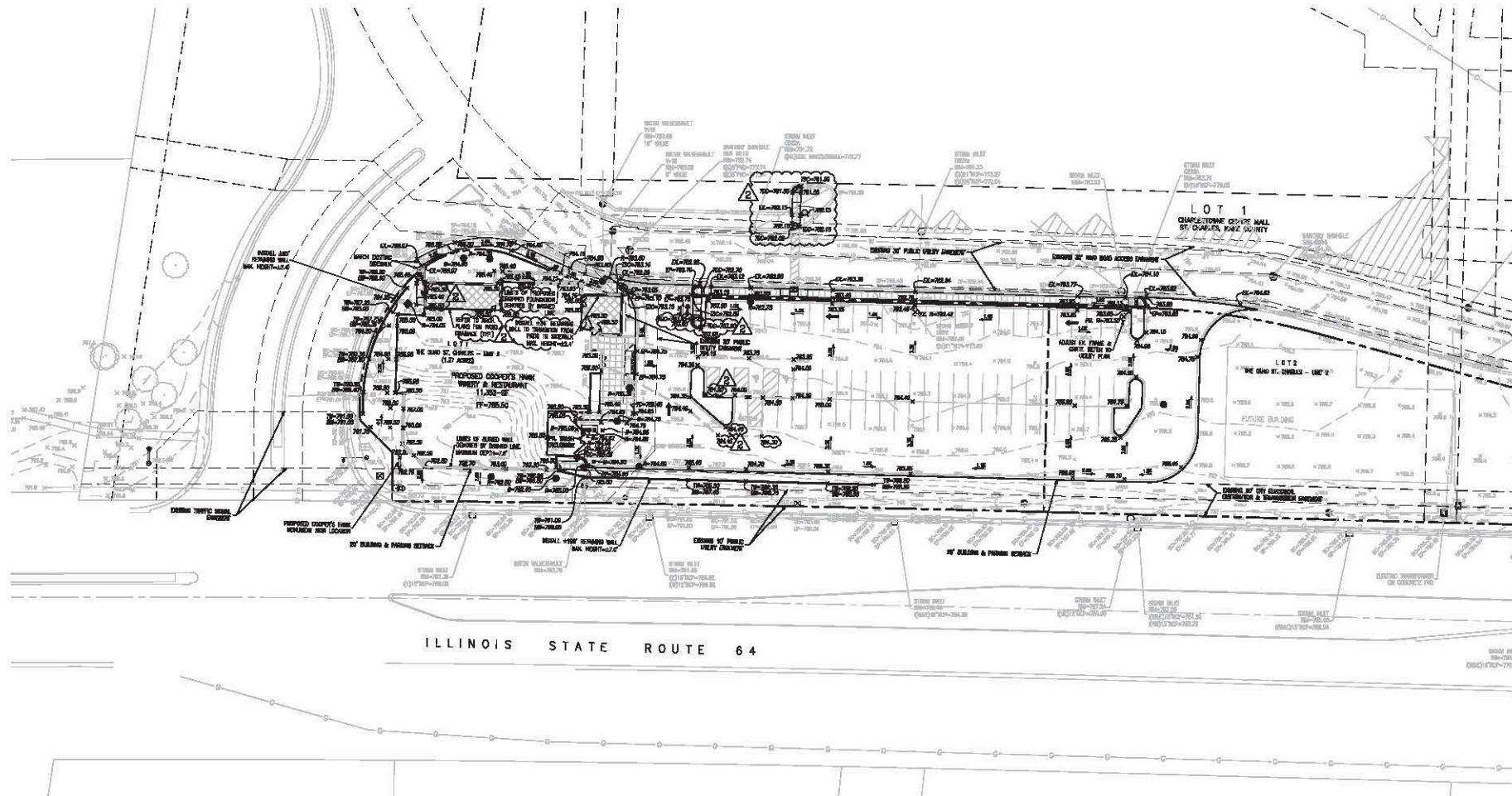
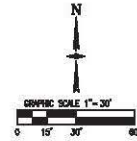
REFER TO SHEET C&1 FOR DETAILED GRADING PLAN.

GRADING LEGEND:

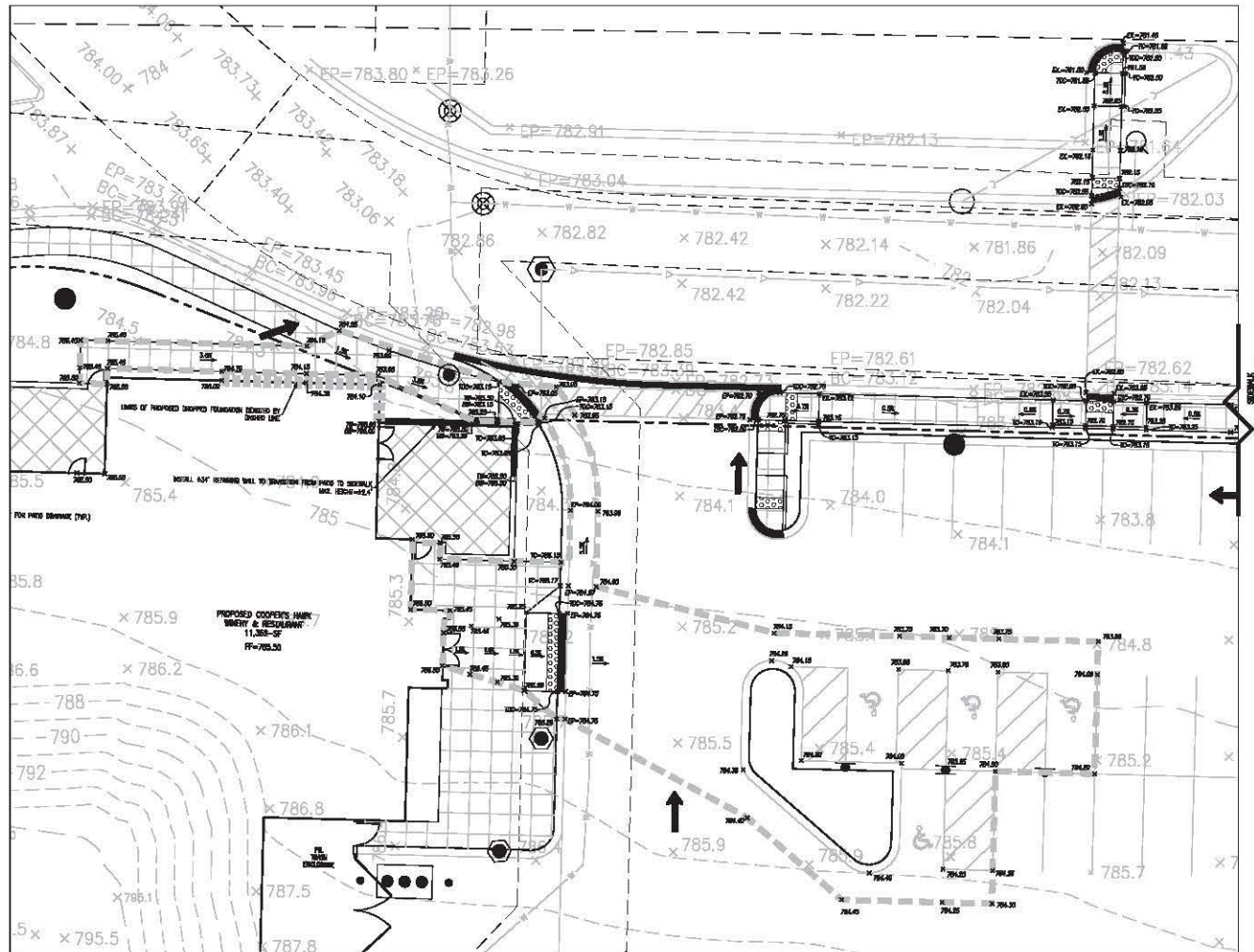
- SP-SPOT = PROPOSED SPOT GRADE
- TP-TOPO = PROPOSED GRADE AT TOP OF WALL
- BP-BOTTOM = PROPOSED GRADE AT BOTTOM OF WALL
- SP-SPOT = PROPOSED GRADE AT TOP OF DEPRESSURE CURB
- EP-EDGE = PROPOSED GRADE AT EDGE OF PAVEMENT
- CP-CURB = EXISTING SPOT GRADE

GRADING NOTES:

- 1) ALL SPOT ELEVATIONS ARE THE TOP OF PAVEMENT OR FINISHED GRADE ELEVATIONS.
- 2) ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE PRIOR TO START OF CONSTRUCTION.
- 3) CONTINGIONS SHALL MINIMIZE POSITIVE SITE DRAINAGE DURING CONSTRUCTION.
- 4) ALL PROPOSED GRADES SHALL MATCH EXISTING GRADES AT THE PROPERTY LINE.
- 5) SEE SPECIFICATIONS FOR SUBGRADE AND STRUCTURAL FILL CONSTRUCTION REQUIREMENTS.
- 6) THE CROSS SLOPE ON ALL SIDEWALKS SHALL NOT EXCEED 1.5%.
- 7) THE SLOPE THROUGHOUT ALL HANDICAP PARKING SPACES SHALL NOT EXCEED 1.5% IN ALL DIRECTIONS.
- 8) DRIVEWAY SLOPES SHALL BE BETWEEN 2% AND 6%. IF THE DRIVEWAY LAYOUT OR LOCATION IS ALTERED, THE SLOPE SHALL BE CHECKED FOR SLOPE LIMITS.
- 9) PROPOSED RETAINING WALLS SHALL BE DESIGNED BY AN ILLINOIS LICENSED STRUCTURAL ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE STRUCTURAL DESIGN.
- 10) RETAINING WALL TYPE AND COLOR SHALL BE APPROVED BY THE OWNER AND ARCHITECT PRIOR TO CONSTRUCTION.
- 11) REFER TO ARCHITECTURAL PLANS FOR FINISH, SIZES AND PHOTO DETAILS.
- 12) OVERLAND FLOOD ROUTE DERIVED BY:
 - SP-SPOT = PROPOSED SPOT GRADE
 - TP-TOPO = PROPOSED GRADE AT TOP OF WALL
 - BP-BOTTOM = PROPOSED GRADE AT BOTTOM OF WALL
 - SP-SPOT = PROPOSED GRADE AT TOP OF DEPRESSURE CURB
 - EP-EDGE = PROPOSED GRADE AT EDGE OF PAVEMENT
 - CP-CURB = EXISTING SPOT GRADE



GRADING PLAN		2	REVISION FOR CITY OF ST. CHARLES	6/28/10
THE QUAD ST. CHARLES - COOPER'S HAWK		1	ISSUED FOR REVIEW	4/9/18
SC OUT PARCEL ONE, LLC		Description		
ST. CHARLES, ILLINOIS		No		
JACOB & HEFNER ASSOCIATES		F021c		
1918 N. Highland Avenue, Suite 100, Lombard, IL 60148		1"=30'		
PHONE: (630) 655-4884, FAX: (630) 655-4881		C5.0		
www.jacobandhefner.com				



GRADING NOTES:

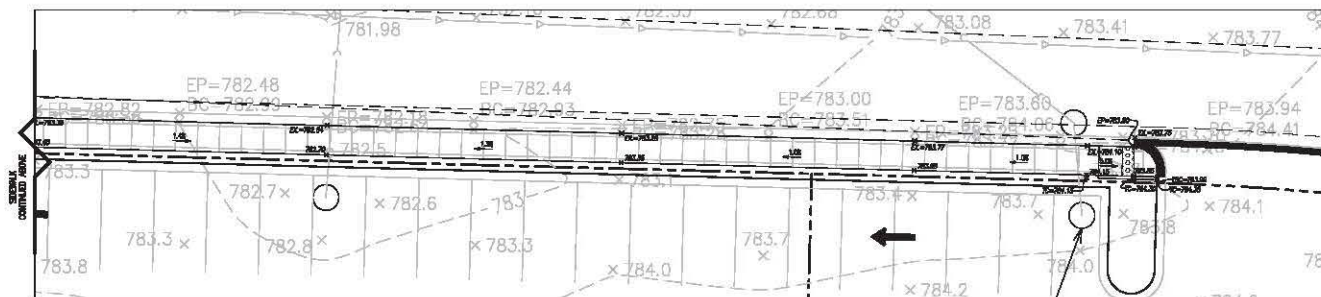
- 1) ALL SPOT ELEVATIONS ARE THE TOP OF FURNISHED OR FURNISHED GRADE ELEVATIONS.
- 2) ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE PRIOR TO START OF CONSTRUCTION.
- 3) CONTRACTOR SHALL MAINTAIN POSITIVE SITE DRAINAGE DURING CONSTRUCTION.
- 4) ALL PROPOSED GRADINGS SHALL MATCH EXISTING GRADINGS AT THE PROPERTY LINE.
- 5) SEE SPECIFICATIONS FOR SUBGRADE AND STRUCTURAL FILL COMPACTION REQUIREMENTS.
- 6) THE CROSS SLOPE ON ALL SIDEWALKS SHALL NOT EXCEED 1.5%.
- 7) THE SLOPE THROUGHOUT ALL HANDICAP PARKING STALLS SHALL NOT EXCEED 1.5% IN ALL DIRECTIONS.
- 8) DRIVEWAY SLOPES SHALL BE BETWEEN 2% AND 4%. IF THE DRIVEWAY LAYOUT OR LOCATION IS ADJUSTED, THE SLOPE SHALL BE CHECKED FOR SLOPE LIMITS.
- 9) PROPOSED RETAINING WALLS SHALL BE DESIGNED BY AN LICENSED STRUCTURAL ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE STRUCTURAL DESIGN.
- 10) RETAINING WALL TYPE AND COLOR SHALL BE APPROVED BY THE OWNER AND ARCHITECT PRIOR TO CONSTRUCTION.
- 11) REFER TO ARCHITECTURAL PLANS FOR PAVING AND SLOPE DETAILS.
- 12) OVERLAND FLOOD ROUTE DENOTED BY: →

ADA GRADING NOTES:

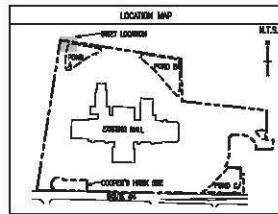
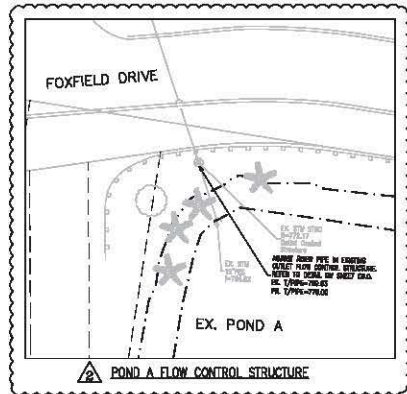
- 1) ALL SIDEWALKS INTERSECTING WITH CURBS SHALL BE CONSTRUCTED WITH HANDICAP ACCESSIBLE CURB RAMP UNLESS OTHERWISE NOTED. SEE DETAIL FOR HANDICAP CURB RAMP CONSTRUCTION.
- 2) ALL HANDICAP ACCESSIBLE CURB RAMP SHALL BE CONSTRUCTED WITH DETECTABLE WARNING SURFACES. SEE DETAIL FOR DETECTABLE WARNING SURFACE CONSTRUCTION.
- 3) CROSS SLOPE WITHIN HANDICAP ACCESSIBLE ROUTE SHALL NOT EXCEED 1.5% HANDICAP ACCESSIBLE ROUTE DENOTED BY: →
- 4) THE CROSS SLOPE ON ALL SIDEWALKS SHALL NOT EXCEED 1.5%.
- 5) THE PAVEMENT SLOPE WITHIN HANDICAP PARKING STALLS AND ADJACENT LANDING ZONES SHALL NOT EXCEED 1.0% IN ANY DIRECTION.
- 6) REFER TO SHEET C5.0 FOR OVERALL GRADING PLAN.

GRADING LEGEND:

- SPOT = PROPOSED SPOT GRADE
- TOP-SLOPE = PROPOSED GRADE AT TOP OF WALL
- BM-SLOPE = PROPOSED GRADE AT BOTTOM OF WALL
- TOP-SLOPE = PROPOSED GRADE AT TOP OF DEPRESSION CURB
- EP-SLOPE = PROPOSED GRADE AT TOP OF FURNISHED
- EX-SLOPE = EXISTING SPOT GRADE



DETAIL GRADING PLAN		2	REVISION FOR CITY OF ST. CHARLES	4/25/19
THE QUAD ST. CHARLES - COOPER'S HAWK		1	ISSUED FOR REVIEW	4/19/18
SC OUT PARCEL ONE, LLC		Description		
ST. CHARLES, ILLINOIS		Date		
JACOB & HEFFNER ASSOCIATES		F021c		
1918 N. Highland Avenue, Suite 100, Lombard, IL 60148		1"=10'		
PHONE: (630) 655-4884, FAX: (630) 655-4661		C5.1		
www.jacobandheffner.com				



UTILITY NOTES:

- EXISTING UTILITIES HAVE BEEN SHOWN SCHEMATICALLY FOR THE CONTRACTOR'S GUIDANCE ONLY. ALL EXISTING UTILITIES MAY NOT BE SHOWN. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY LOCATION AND ELEVATION OF ALL UTILITIES THAT MAY BE AFFECTED PRIOR TO CONSTRUCTION.
- CONTRACTOR TO TERMINATE PROPOSED UTILITIES 6-FT OUTSIDE OF BUILDING FACE UNLESS NOTED OTHERWISE. FLAG AND STAKE LOCATION AND ELEVATION.
- ALL UTILITY LENGTHS ARE TO CENTER OF STRUCTURES IN LINEAR FEET.
- ALL EXISTING UTILITY RIMS, GRADES, RIGGS, PRESSURES, ETC., SHALL BE RASSED OR LOWEDED AS REQUIRED TO MEET PROPOSED GRADES.
- PROPOSED RIM GRADES FOR INLETS ARE FROM EDGE OF PAVEMENT.
- SELECTED DRAINAGE TRENCH BACKFILL MATERIAL SHALL BE PLACED AS INDICATED ON THE PLANS AND CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS. TOP NOTED BY: [Symbol]

STORM SEWER NOTES:

STORM STRUCTURE SYMBOL LEGEND:

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WATER MAIN NOTES:

- ALL WATER MAIN SHALL BE DIP CLASS 50, UNLESS NOTED OTHERWISE ON THE PLANS.
- ALL FIRE HYDRANT LEADS SHALL BE 6-INCH, CLASS 50, UNLESS NOTED OTHERWISE ON THE PLANS.
- BRASS WELDS FOR LOCATING WATER MAINS SHALL BE INSTALLED PER SECTION 41-2.200 OF THE STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN ILLINOIS, AS AMENDED.
- MAINTAIN A MINIMUM OF 1.5-FT OF COVER AS MEASURED FROM THE PROPOSED GRADE OVER THE WATER MAIN. MAINTAIN HORIZONTAL SEPARATION WITH OTHER UTILITIES PER RPA REQUIREMENTS.
- ALL PROPOSED WATER MAIN INSTALLED WITHIN FILL MATERIAL SHALL BE REINFORCED USING U.S. PIPE FILL-LOK CASINGS OR APPROVED EQUIVALENT TO A POINT 50-75 FEET ON EACH SIDE THE AREA WHERE THE WATER MAIN IS INSTALLED WITHIN FILL.
- CONTRACTOR SHALL MAINTAIN MINIMUM 1'-0" SEPARATION BETWEEN EXISTING/PROPOSED WATERMAIN AND PROPOSED SEWER, WHERE DEPTH OF EXISTING WATERMAIN IS UNKNOWN. CONTRACTOR SHALL FIELD VERIFY SEPARATION PRIOR TO SEWER CONSTRUCTION AND NOTIFY ENGINEER IMMEDIATELY OF ANY CONFLICT. REFER TO DETAILS SHEET FOR WATERMAIN CROSSING DETAIL.

SANITARY SEWER NOTES:

SANITARY STRUCTURE SYMBOL LEGEND:

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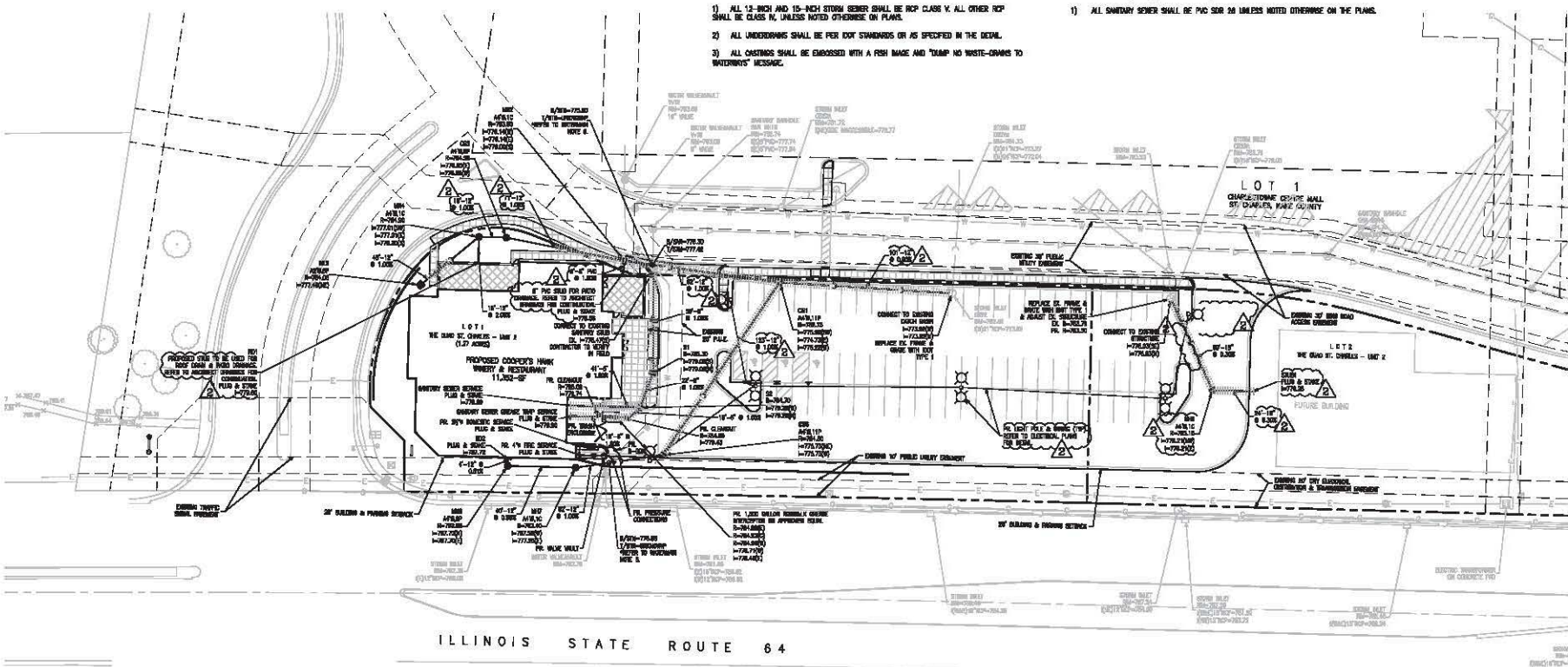
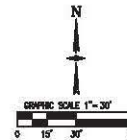
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NO.	REVISION	DATE	DESCRIPTION
1	ISSUED FOR REVIEW	4/9/18	
2	REVIEWED BY CITY OF ST. CHARLES	6/28/18	

UTILITY PLAN	
THE QUAD ST. CHARLES - COOPER'S HAWK	
SC OUT PARCEL ONE, LLC	
ST. CHARLES, ILLINOIS	

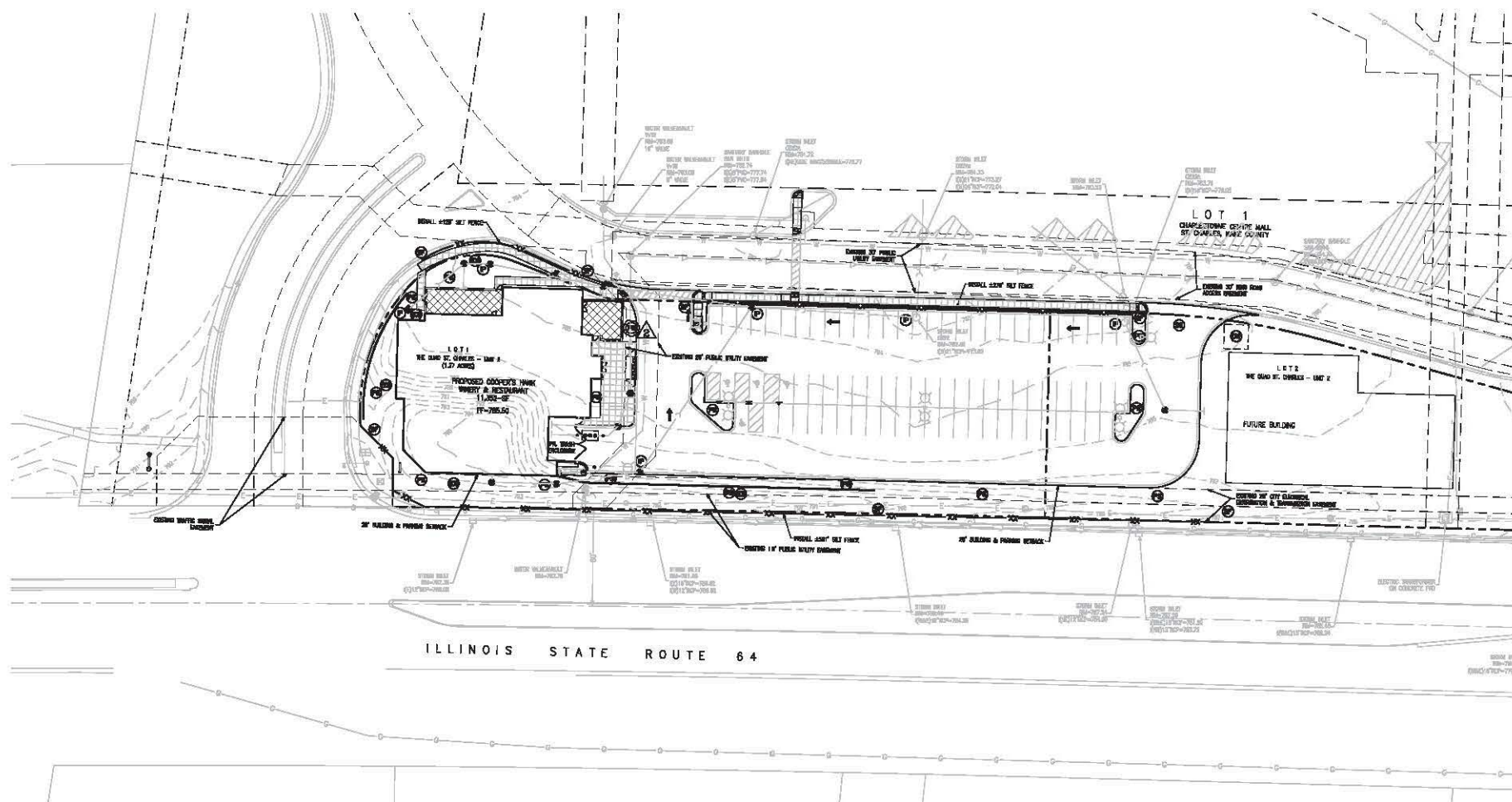
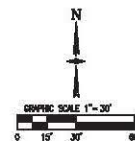
JACOB & HEFNER ASSOCIATES	
1918 N. Highland Avenue, Suite 100, Lombard, IL 60148	
PHONE: (630) 655-4888, FAX: (630) 655-4881	
www.jacobandhefner.com	

F021c
1"=30'
C6.0

- 1) ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE PRIOR TO START OF CONSTRUCTION.
- 2) EARTHWORK CONTRACTOR SHALL MAINTAIN POSITIVE SITE DRAINAGE DURING CONSTRUCTION.
- 3) EARTHWORK CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL.
- 4) EARTHWORK CONTRACTOR IS RESPONSIBLE FOR MAINTAINING CLEAN PUBLIC HIGHWAYS, FREE OF DIRT AND DEBRIS AT ALL TIMES.
- 5) OTHER EROSION CONTROL MEASURES SHALL BE IMPLEMENTED SHOULD AN INSPECTION OF THE SITE INDICATE A DEFICIENCY.
- 6) AREAS REQUIRING SLEWING/COMPLETION OF GRADING AND TOPSOIL PLACEMENT OPERATIONS SHALL BE PERMANENTLY SEEDING ON OTHERWISE LANDSCAPED WITHIN 14 DAYS FROM THE SUSPENSION ON COMPLETION OF GRADING AND TOPSOIL OPERATIONS.
- 7) SECONDARY CONTAMINATION SHALL BE REQUIRED FOR ANY BULK FUEL STORAGE THAT REMAINS ON-SITE FOR A PERIOD LONGER THAN 7 CALENDAR DAYS.
- 8) CONTAMINATION MEASURES SHALL BE REQUIRED FOR GENERATORS, PUMPS, MOVERS AND OTHER NON-ELECTRICAL POWERED EQUIPMENT THAT ARE TO BE STORED FOR LONGER THAN 24 HOURS.
- 9) EROSION CONTROL BARRIERS SHALL BE PROVIDED IN ALL GREEN AREAS WITH SIDE SLOPES OF 4:1 OR STEEPER.
- 10) ALL GREEN AREAS SHALL BE DRESSED WITH A MINIMUM OF 1" OF TOPSOIL AND PERMANENT SEEDING.

- (SF) SILT FENCE
- (IP) INLET PROTECTION
- (ECB) EROSION CONTROL BLANKET
- (CW) CONCRETE WASHOUT
- (SE) STABILIZED ENTRANCE
- (PS) PERMANENT SEEDING

REFER TO SHIP PLAN SHEETS AND DETAILS FOR ADDITIONAL INFORMATION.

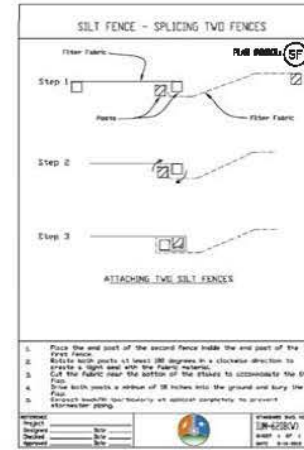
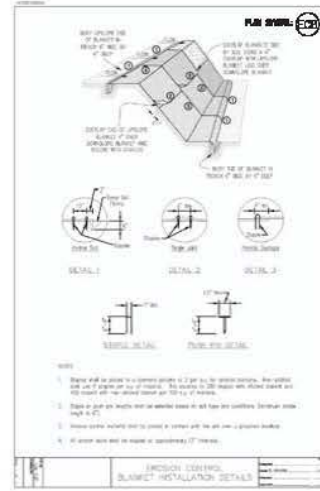
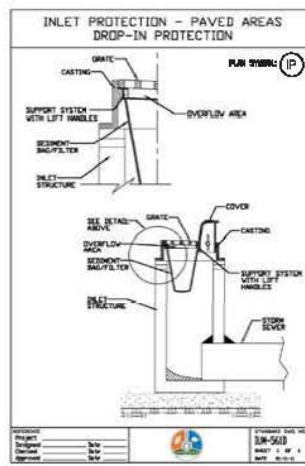
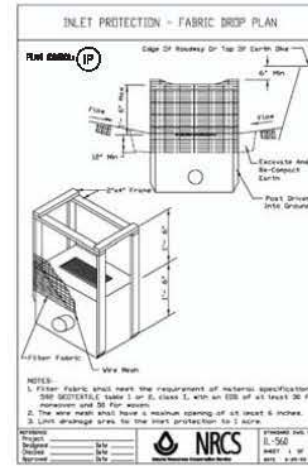
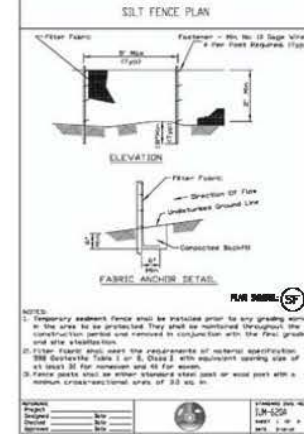
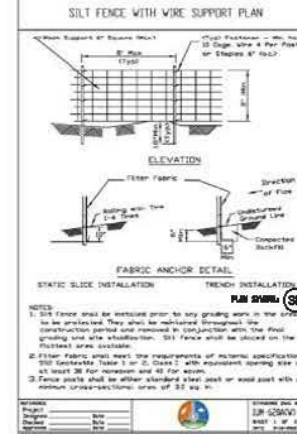
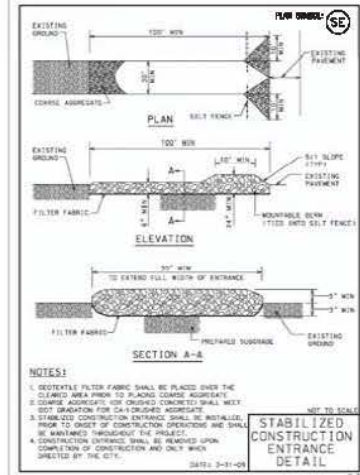
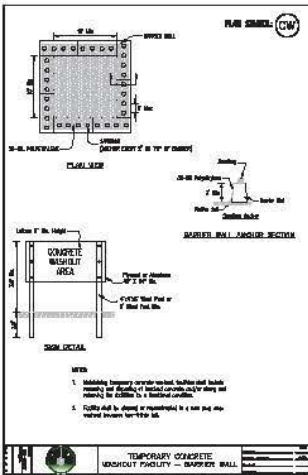
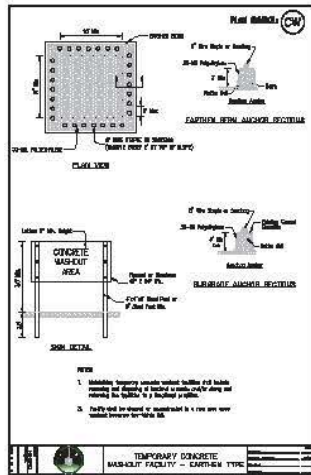


F021c	1"=30'	C7.0	 <p>JACOB & HEFNER ASSOCIATES</p> <p>1918 S. Highland Avenue, Suite 100, Lombard, IL 60140 PHONE: (630) 657-5876 FAX: (630) 657-6681 www.jacobandhefner.com</p>	<p>EROSION CONTROL PLAN</p> <p>THE QUAD ST. CHARLES – COOPER'S HAWK</p> <p>SC OUT PARCEL ONE, LLC</p> <p>ST. CHARLES, ILLINOIS</p>	<p>2. EROSION PRE. CITY OF ST. CHARLES 4/26/04</p> <p>1. ISSUED FOR REVIEW 4/6/13</p> <p>3. Description</p> <p>4. Date</p>
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F021c
1''=30'
C7.0

OBSERVATION & MAINTENANCE SCHEDULE		
ACTIVITY	RESPONSIBLE PARTY	DURATION
STABILIZATION DURING CONSTRUCTION-MAINTENANCE	CONTRACTOR	DURING CONSTRUCTION
STABILIZATION DURING CONSTRUCTION-OBSERVATION	DEVELOPER/OWNER	WEEKLY & AFTER EACH RAINFALL EVENT IN EXCESS OF 0.5"
VEGETATION MAINTENANCE	CONTRACTOR	1 YEAR FROM COMPLETION
VEGETATION STABILIZATION MAINTENANCE	DEVELOPER/OWNER	Ongoing FROM CONSTRUCTION COMPLETION

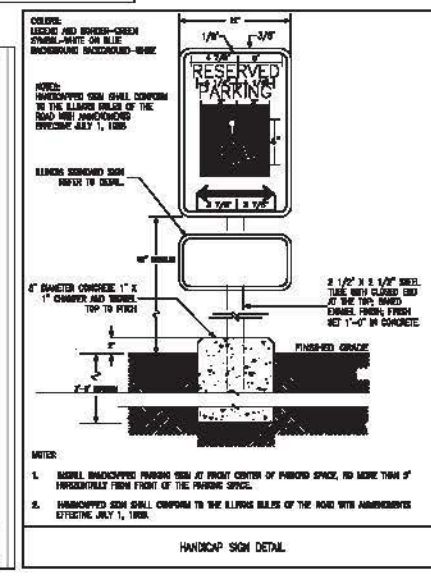
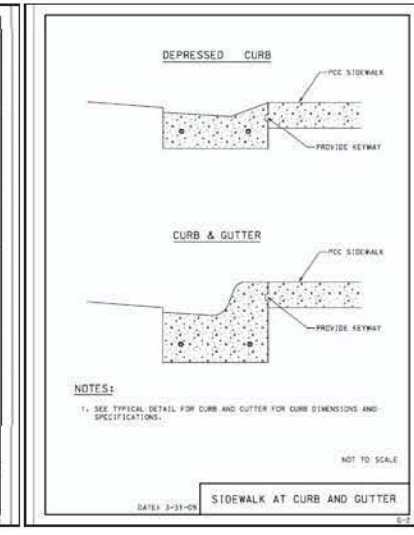
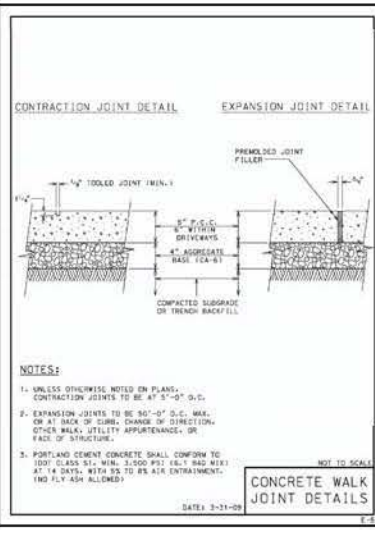
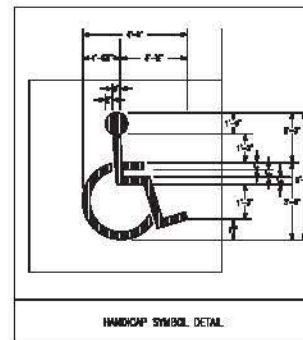
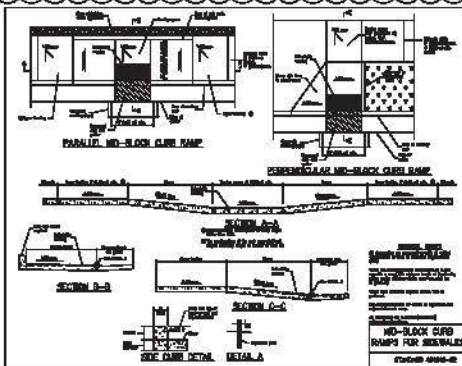
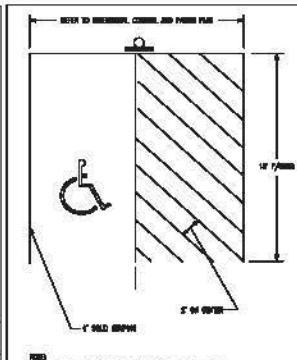
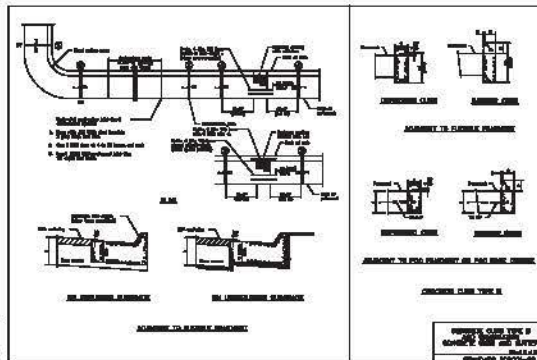
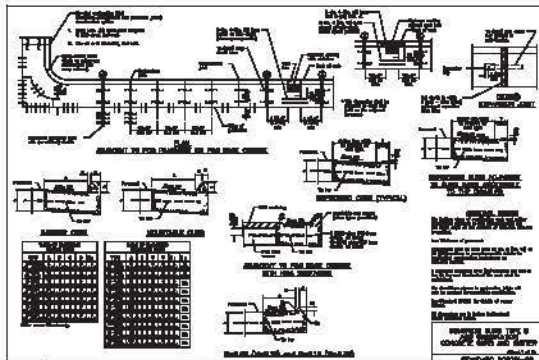
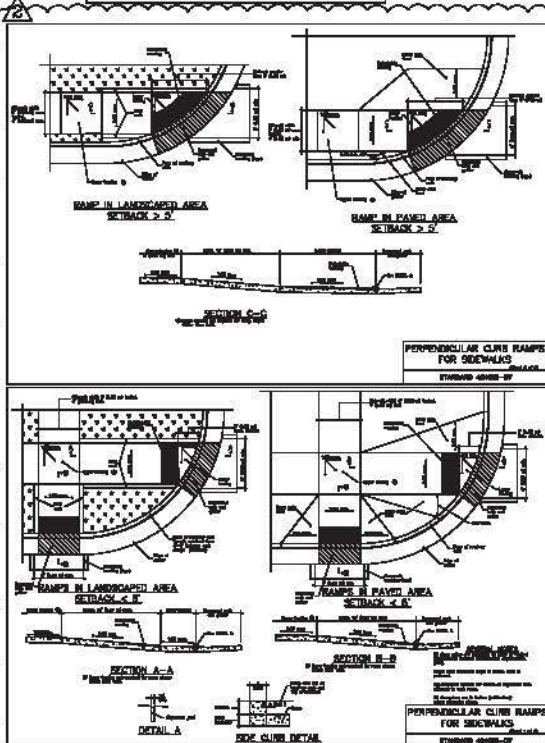
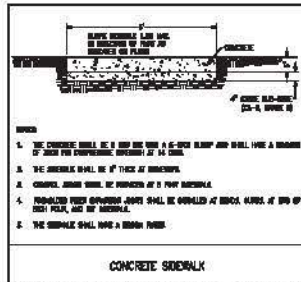
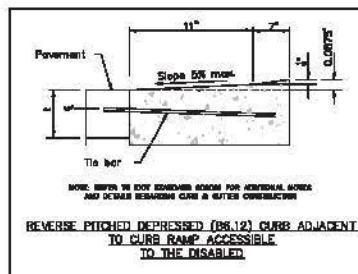
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<p>SWPPP DETAILS</p> <p>THE QUAD ST. CHARLES - COOPER'S LAKE</p> <p>SC OUT PARCEL ONE, LLC</p> <p>ST. CHARLES, ILLINOIS</p>		<p>REVISION NO. 1</p> <p>DATE 11/11/16</p> <p>DESCRIPTION</p>
<p>JACOB & HEFNER ASSOCIATES</p> <p>1515 S. 10th Street, Suite 100, St. Charles, IL 60154</p> <p>PHONE: (618) 425-4664 FAX: (618) 425-4664</p> <p>www.jacobhefner.com</p>		<p>REVISION NO. 1</p> <p>DATE 11/11/16</p> <p>DESCRIPTION</p>
<p>F021c</p> <p>N.T.S.</p> <p>C8.1</p>		<p>REVISION NO. 1</p> <p>DATE 11/11/16</p> <p>DESCRIPTION</p>



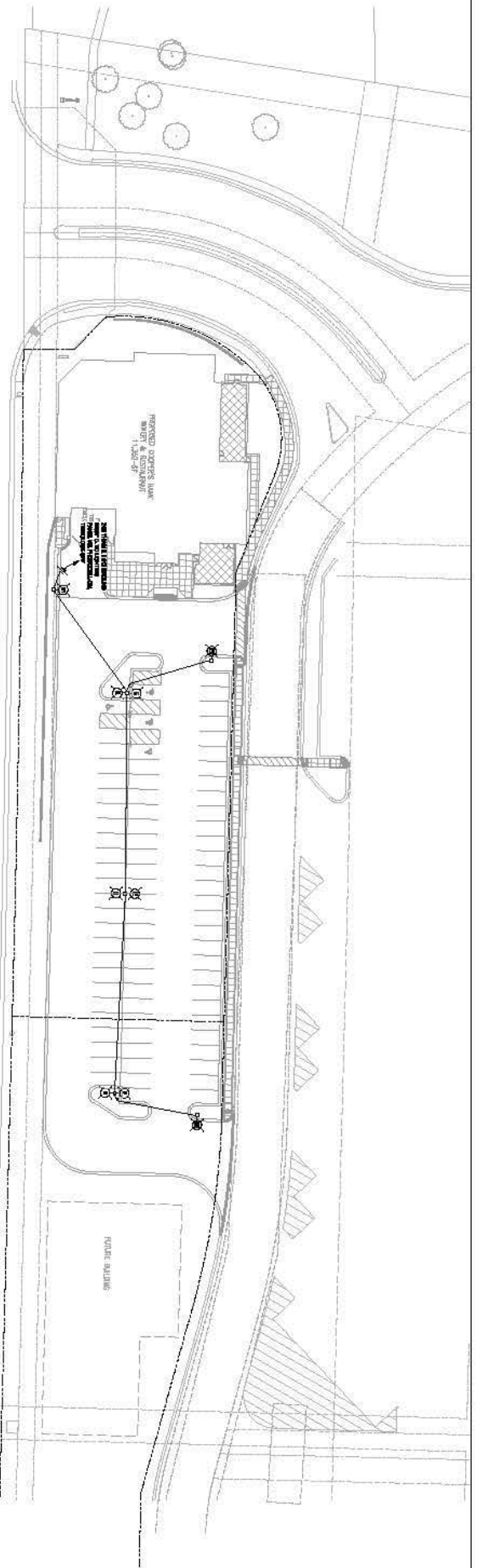




EARTHWORK		SANITARY SEWER		PAVEMENT		WATER MAIN	
<p>1. TOPSOIL REMOVAL</p> <p>A. EXISTING GRASS, WEEDS, OR ANY OTHER UNDESIRABLE MATERIALS SHALL BE REMOVED TO A DEPTH OF 6 INCHES. THE REMOVED MATERIAL SHALL BE STOCKPILED ON SITE FOR REUSE. THE REMOVED MATERIAL SHALL BE REAPPLIED TO THE EXISTING GRASS AND WEEDS. THE REMOVED MATERIAL SHALL BE REAPPLIED TO THE EXISTING GRASS AND WEEDS. THE REMOVED MATERIAL SHALL BE REAPPLIED TO THE EXISTING GRASS AND WEEDS. THE REMOVED MATERIAL SHALL BE REAPPLIED TO THE EXISTING GRASS AND WEEDS. THE REMOVED MATERIAL SHALL BE REAPPLIED TO THE EXISTING GRASS AND WEEDS. THE REMOVED MATERIAL SHALL BE REAPPLIED TO THE EXISTING GRASS AND WEEDS. THE REMOVED MATERIAL SHALL BE REAPPLIED TO THE EXISTING GRASS AND WEEDS. THE REMOVED MATERIAL SHALL BE REAPPLIED TO THE EXISTING GRASS AND WEEDS. THE REMOVED MATERIAL SHALL BE REAPPLIED TO THE EXISTING GRASS AND WEEDS. THE REMOVED MATERIAL SHALL BE REAPPLIED TO THE EXISTING GRASS AND WEEDS. THE REMOVED MATERIAL SHALL BE REAPPLIED TO THE EXISTING GRASS AND WEEDS. 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ELECTRICAL SITE PLAN
SHEET 01

ILLINOIS STATE ROUTE 64



Date: 04/26/18
By: JPH

JACOB & HEFNER ASSOCIATES, INC.
1910 S. Highland Avenue, Suite 100, Lombard, IL 60148
PHONE: (630) 652-4600, FAX: (630) 652-4601
www.jacobandhefner.com



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1910 S. Highland Avenue, Suite 100, Lombard, IL 60148
PHONE: (630) 652-4600, FAX: (630) 652-4601
www.jacobandhefner.com

ELECTRICAL SITE PLAN

THE QUAD ST. CHARLES - COOPER'S HAWK

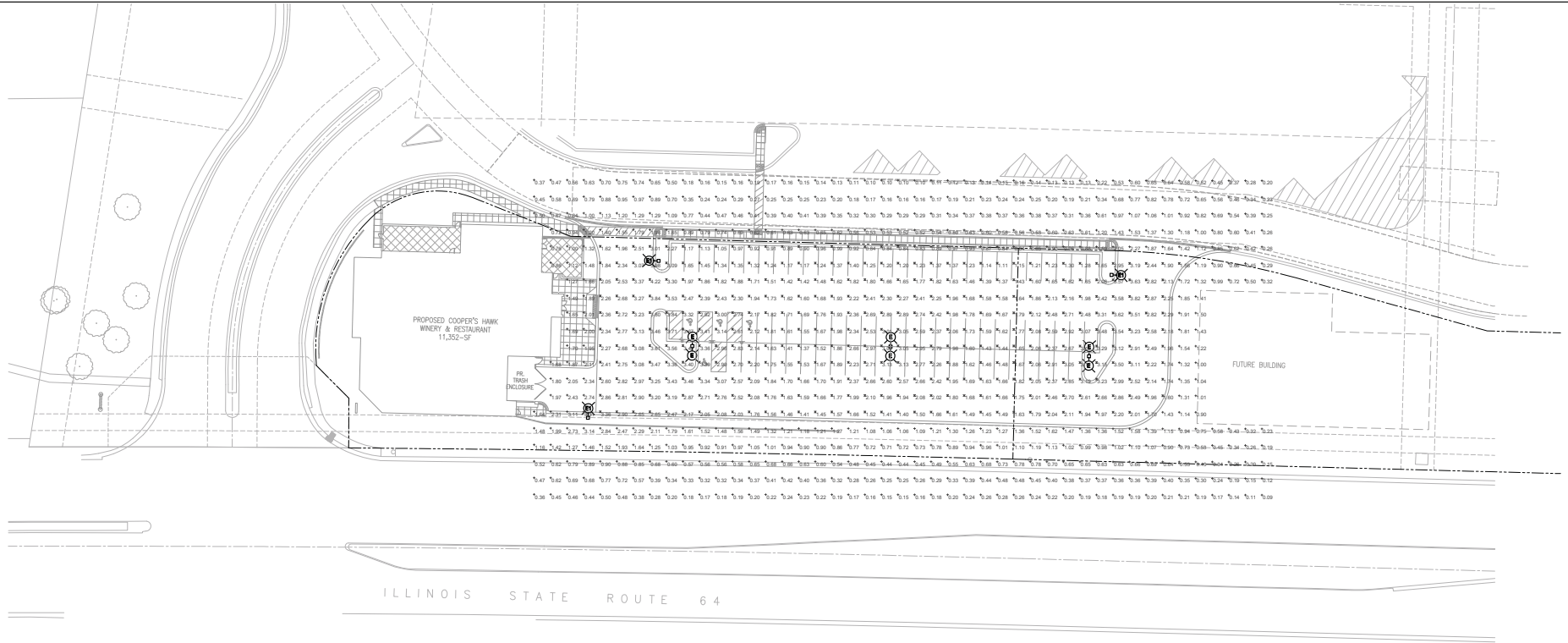
KRAUSZ COMPANIES
ST. CHARLES, ILLINOIS

No.	Description	Date
1	PERMIT & RED	04/26/18

AS NOTED

16027

E1



PHOTOMETRIC SITE PLAN
SCALE: 1"=30'-0"

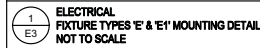
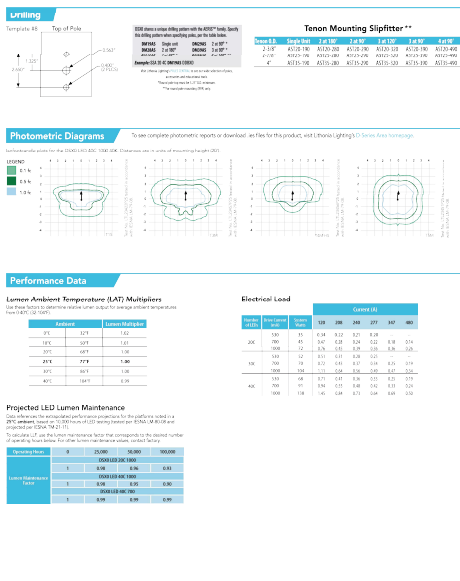
- LIGHTING ANALYSIS NOTES:
(PHOTOMETRIC DATA)**
1. AVERAGE FOOTCANDLES: 2.32
 2. MINIMUM FOOTCANDLES: 0.94
 3. MAXIMUM FOOTCANDLES: 4.25
 4. AVERAGE/MINIMUM RATIO: 2.61
 5. MAXIMUM/MINIMUM RATIO: 5.51



Date: 04/28/16
Lic. Exp.: 11/30/17

Corporation Registration #164.003371
KORNACKI & ASSOCIATES, INC.
CONSULTING ELECTRICAL ENGINEERS
3430 SOUTH WESTWIDE DRIVE
N.W. DALLAS, TX 75235
(972) 764-3333 FAX: (972) 764-5014

AS NOTED	
16027	
E2	
PHOTOMETRIC SITE PLAN	
THE QUAD ST. CHARLES - COOPER'S HAWK	
KRAUSZ COMPANIES	
ST. CHARLES, ILLINOIS	
No.	Description
1	PEMET & BO
No.	Date
	04/28/16

[illegible]

JACOB & HEFNER
ASSOCIATES
910 S. Highland Avenue, Suite 100, Lombard, IL 60148
PHONE: (630) 652-4600, FAX: (630) 652-4601
www.jacobandhefner.com

AS NOTED
16027
E3

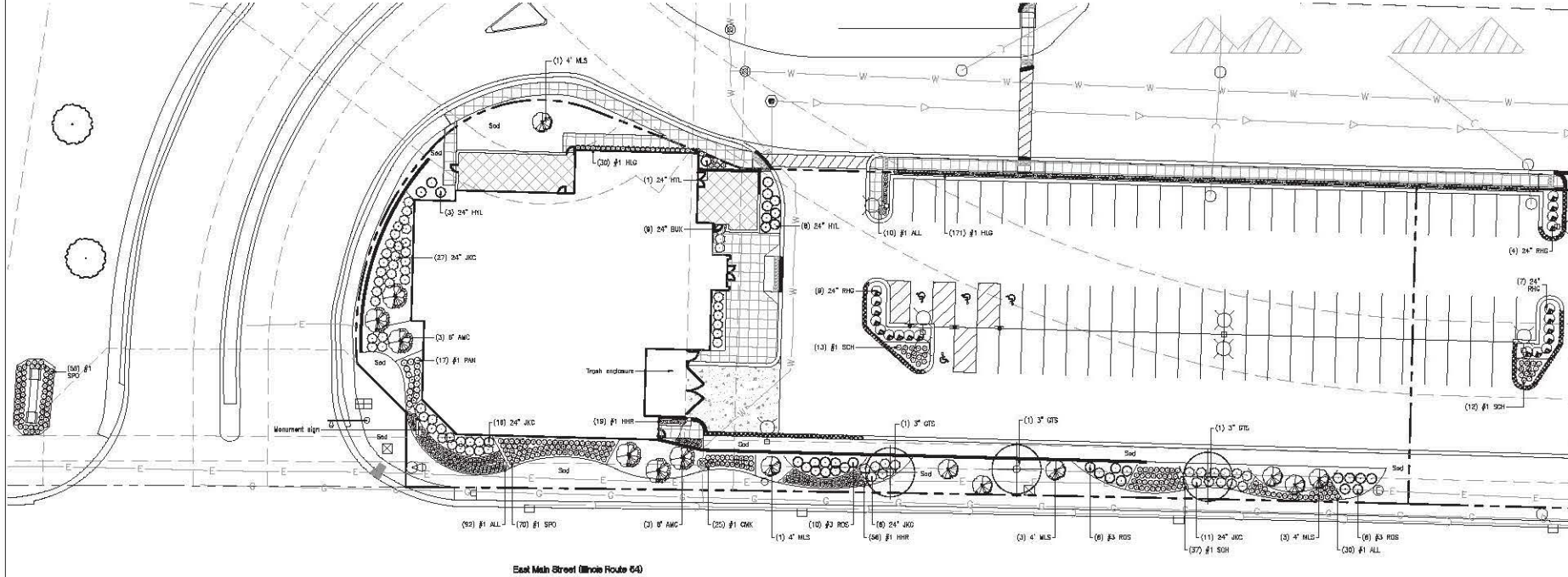
Date: 04/26/16
Lic. Exp.: 11/30/17

Corporation Registration #184,00337

KORNACKI & ASSOCIATES, INC.
CONSULTING ELECTRICAL ENGINEERS

5420 SOUTH WESTRIDGE DRIVE
NEW BERLIN, WI 53151
(262) 784-3323 FAX: (262) 784-5014

AS NOTED
16027
E3



Cooper's Hawk

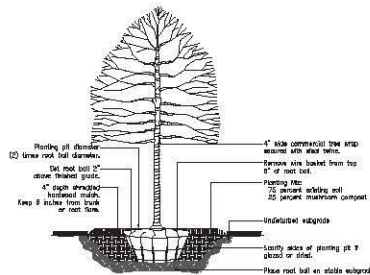
The Quad | East Main Street
St. Charles, Maine

DAVID R. McCALLUM ASSOCIATES, INC.
LANDSCAPE ARCHITECTS
30 N. Hudson Street | Portland, ME 04108
T 603.633.1133 | WWW.DRMCCALLUM.COM

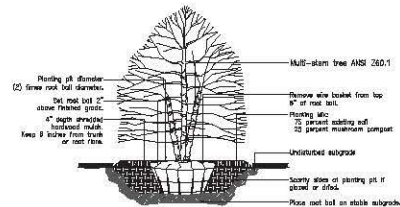
McCALLUM
ASSOCIATES

JACOB & RUPNER
ASSOCIATES
1000 NE Oregon Street, Suite 200, Portland, ME 04108
T 603.633.1133 | WWW.JRUPNER.COM

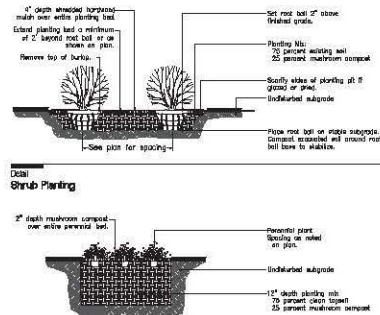
Landscape Plan



Detail
Deciduous Tree Planting



Detail
Deciduous Ornamental Tree Planting



Detail
Shrub Planting

Plant List				
Key	Qty.	Size	Botanical Name	Common Name
Shade Trees				
QTC	3	3"	<i>Quercus tinctoria</i> 'Stylina'	Stylina Honeylocust
Ornamental Trees				
AMC	5	6"	<i>Amelanchier canadensis</i>	Shadblow Serviceberry
MLS	9	4"	<i>Malus sparganii</i>	Spiraea
Shrubs				
BUX	8	24"	<i>Buxus x microphylla</i> 'Glenn'	Chinquapin Green Boxwood
HYL	12	24"	<i>Hydrangea paniculata</i> 'Limelight'	Limelight Hydrangea
JRC	60	24"	<i>Juniperus chinensis</i> 'Kobold'	Kobold Japanese Cedar
RHO	20	24"	<i>Rhus glabra</i> 'Variegata'	Variegata Sweetgum
RHS	12	3"	<i>Rosa 'Princess Diana'</i>	Princess Diana Rose
Perennials and Ornamental Grasses				
ALL	120	6"	<i>Allium 'Summer Beauty'</i>	Summer Beauty Allium
CMK	25	6"	<i>Campanula medium</i> 'Karl Foerster'	Karl Foerster Bellflower
HRR	75	6"	<i>Heuchera 'Purple Reign'</i>	Purple Reign Heuchera
HLG	301	6"	<i>Heuchera 'Lime Green'</i>	Lime Green Heuchera
PNR	17	6"	<i>Parthenocissus vitacea</i>	Wine Grape
SCH	82	6"	<i>Scilla maritima</i>	Spring Snowflake
SPO	128	6"	<i>Sporendonata heterophylla</i>	Princess Snowflake

2	Per City Review	04/20/18
1	For Review	04/27/18
Mark	Design	Date
Revisions		

Number
607919A

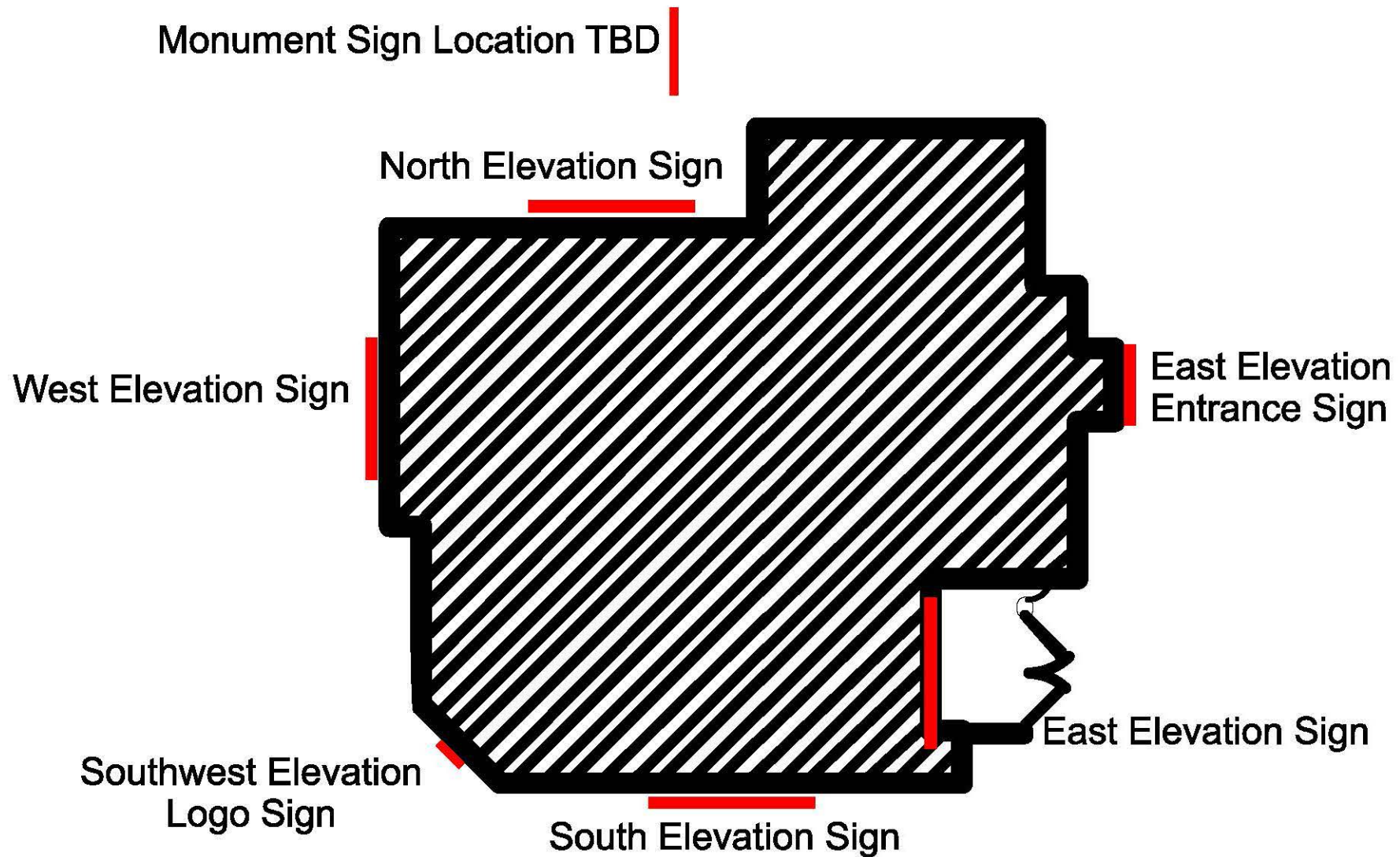
Scale
1" = 10'

File
607919A

Sheet
L10

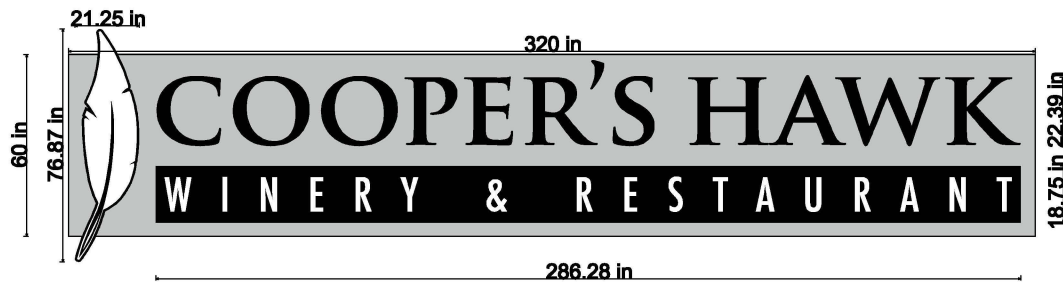
St. Charles, IL

Signage Site Plan



St. Charles, IL

Total Sign Area 170.83 SQ FT



MAIN SIGN - EAST ELEVATION

REVERSED CHANNEL LETTERS MOUNTED ON REFLECTOR PANEL

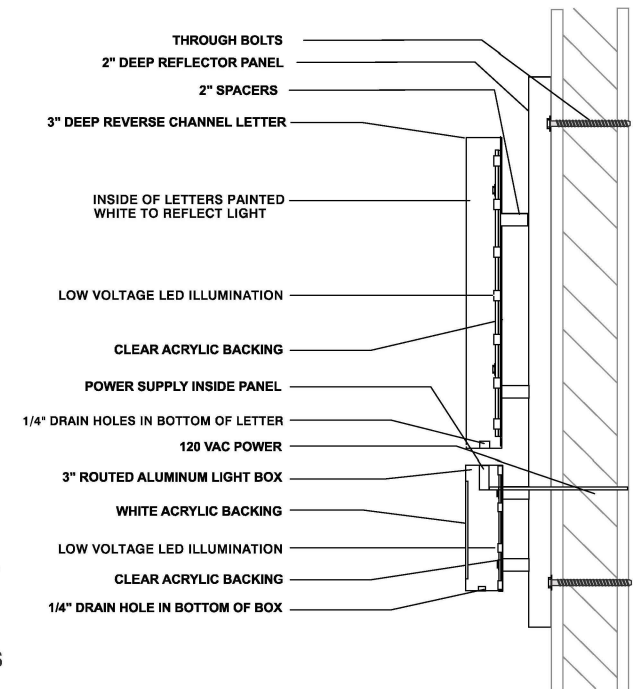
WIREWAY REFLECTOR PANEL: 60" x 320" PAINTED TO MATCH PAC-CLAD WEATHERED ZINC

COOPER'S HAWK: 22.4" REVERSE LIT LETTERS PAINTED BLACK, RED LEDs

FEATHER: 76.87" X 21.25" FRONT LIT/REVERSE LIT CAPSULE. SIDES PAINTED BLACK, WHITE LEDs

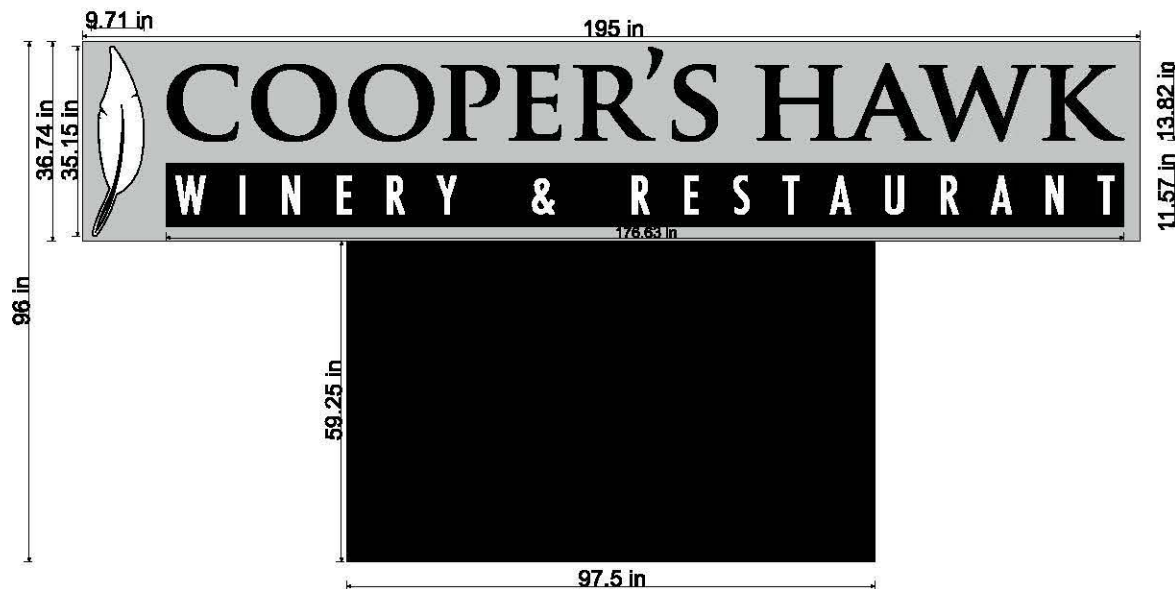
WINERY & RESTAURANT: 18.75" X 286.3" FRONT LIT / REVERSE LIT LIGHT BOX,

ROUTED ALUMINUM FACE, WITH WHITE ACRYLIC BACKING, BOX PAINTED BLACK, WHITE LEDs



St. Charles, IL

Total Sign Area 49.75 SQ FT



MONUMENT SIGN

2-SIDED REVERSED CHANNEL LETTERS MOUNTED ON REFLECTOR PANEL

WIREWAY REFLECTOR PANEL: 36.74" x 195" PAINTED TO MATCH PAC-CLAD WEATHERED ZINC

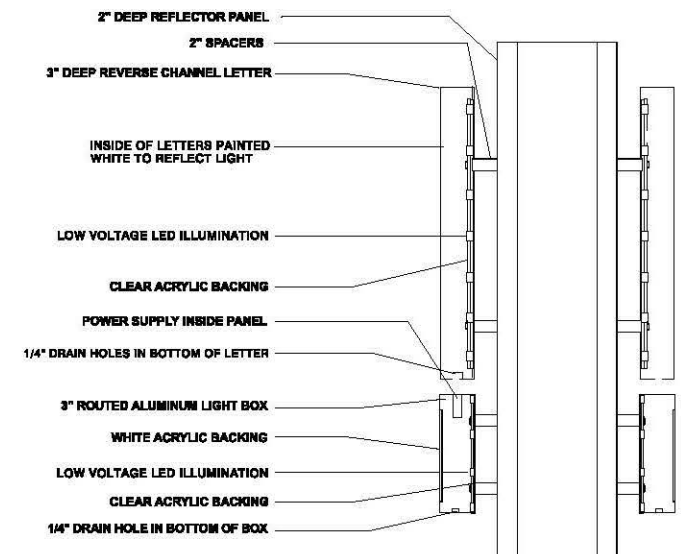
COOPER'S HAWK: 13.82" REVERSE LIT LETTERS PAINTED BLACK, RED LEDs

FEATHER: 35.15" X 9.71" FRONT LIT/REVERSE LIT CAPSULE. SIDES PAINTED BLACK, WHITE LEDs

WINERY & RESTAURANT: 11.57" X 176.63" FRONT LIT / REVERSE LIT LIGHT BOX,

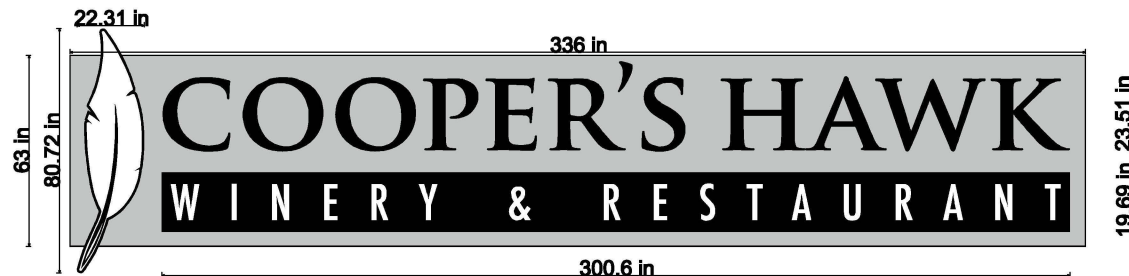
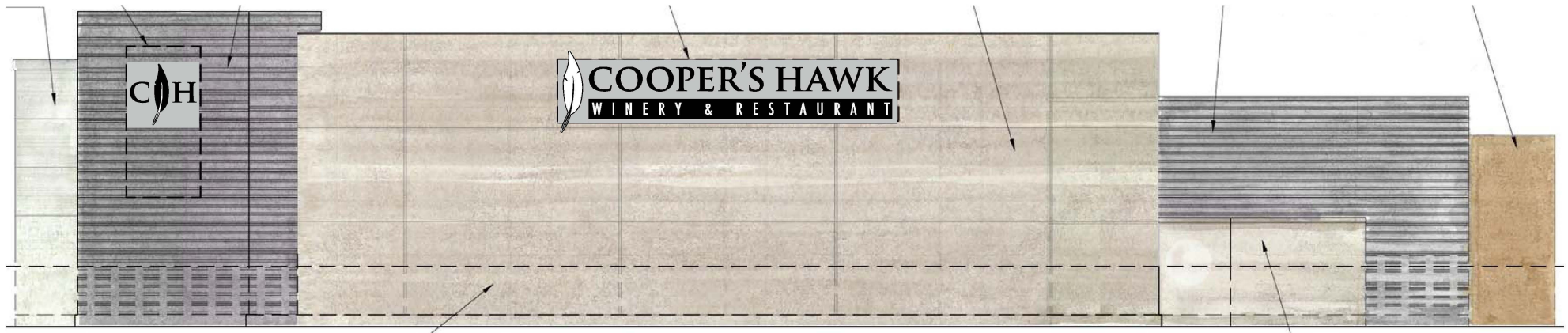
ROUTED ALUMINUM FACE, WITH WHITE ACRYLIC BACKING, BOX PAINTED BLACK, WHITE LEDs

59.25"X97.5" ALUMINUM SKIRT



St. Charles, IL

Total Sign Area 188.35 SQ FT



MAIN SIGN - SOUTH ELEVATION

REVERSED CHANNEL LETTERS MOUNTED ON REFLECTOR PANEL

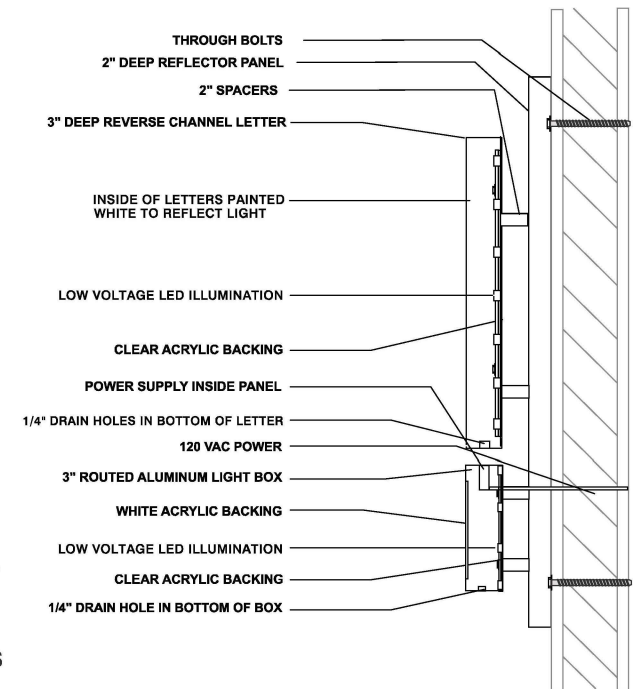
WIREWAY REFLECTOR PANEL: 63" x 336" PAINTED TO MATCH PAC-CLAD WEATHERED ZINC

COOPER'S HAWK: 23.51" REVERSE LIT LETTERS PAINTED BLACK, RED LEDs

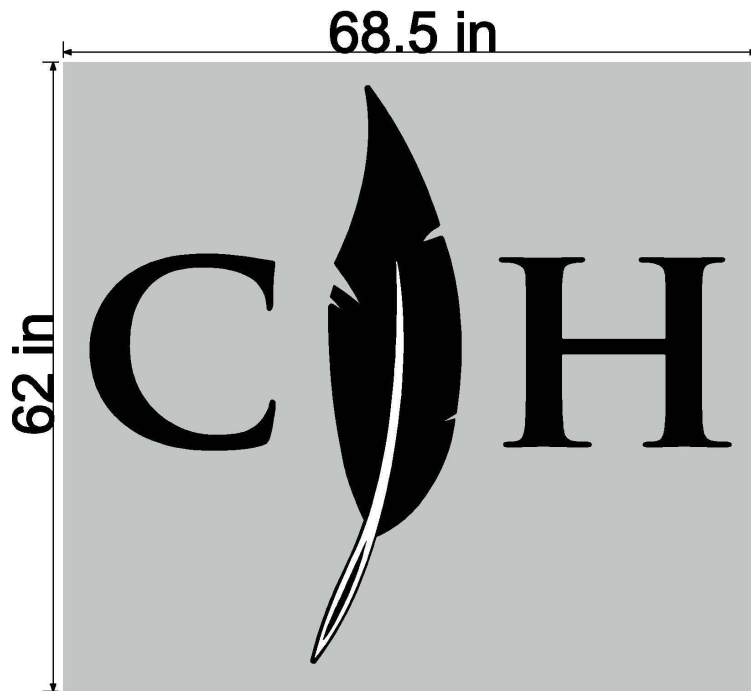
FEATHER: 80.72" X 22.31" FRONT LIT/REVERSE LIT CAPSULE. SIDES PAINTED BLACK, WHITE LEDs

WINERY & RESTAURANT: 19.69" X 300.6" FRONT LIT / REVERSE LIT LIGHT BOX,

ROUTED ALUMINUM FACE, WITH WHITE ACRYLIC BACKING, BOX PAINTED BLACK, WHITE LEDs



St. Charles, IL



SOUTHWEST ELEVATION WALL LOGO

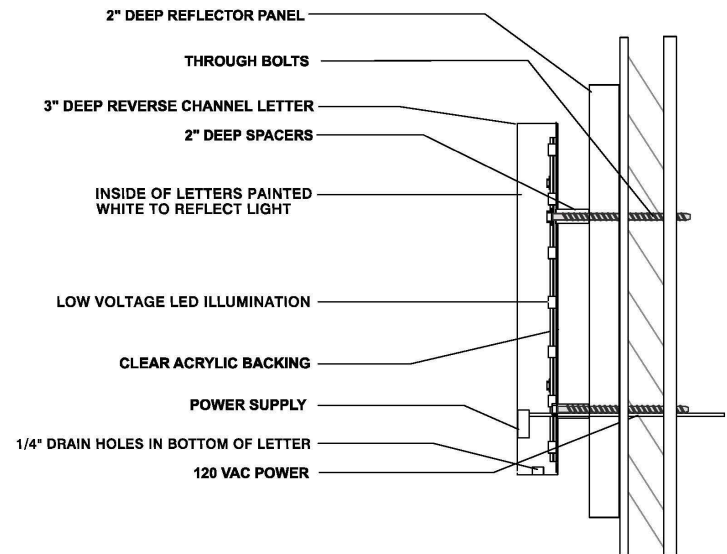
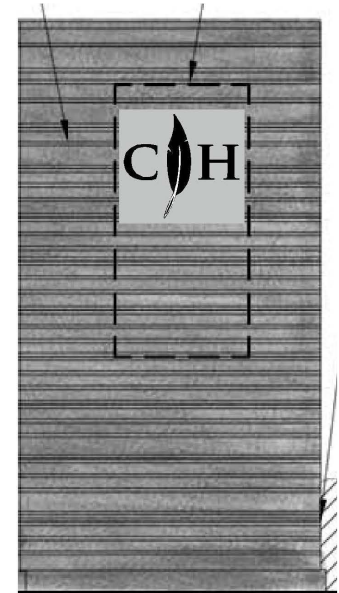
REVERSED CHANNEL LETTERS MOUNTED ON WALL

C & H: 18.73" REVERSE LIT CHANNEL LETTERS PAINTED BLACK, WHITE LEDs

FEATHER: 56.86" X 14.8" REVERSE LIT CHANNEL LETTER. SIDES PAINTED BLACK, WHITE LEDs.

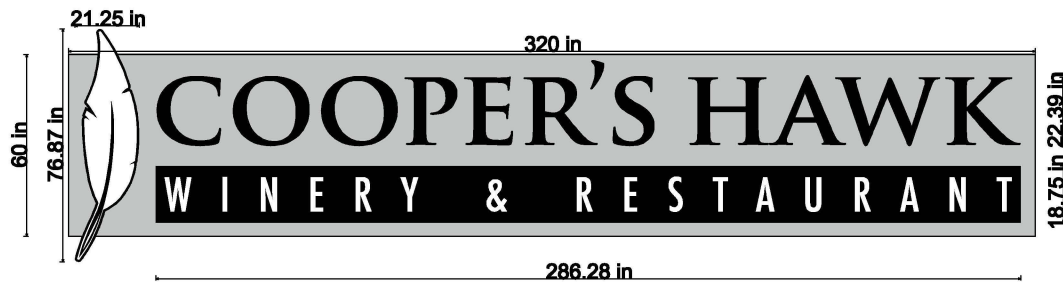
WHITE ACRYLIC BACKING FOR SPINE (SPINE WILL LIGHT UP).

Total Sign Area 29.5 SQ FT



St. Charles, IL

Total Sign Area 170.83 SQ FT



MAIN SIGN - WEST ELEVATION

REVERSED CHANNEL LETTERS MOUNTED ON REFLECTOR PANEL

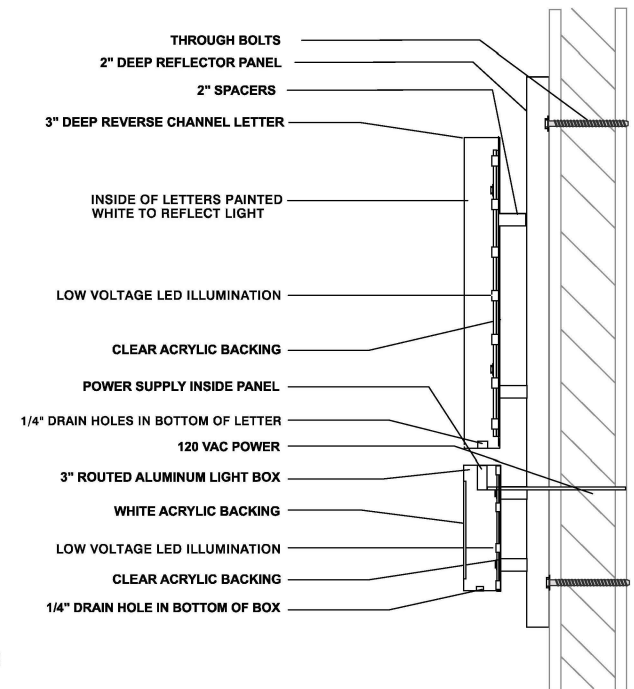
WIREWAY REFLECTOR PANEL: 60" x 320" PAINTED TO MATCH PAC-CLAD WEATHERED ZINC

COOPER'S HAWK: 22.4" REVERSE LIT LETTERS PAINTED BLACK, RED LEDs

FEATHER: 76.87" X 21.25" FRONT LIT/REVERSE LIT CAPSULE. SIDES PAINTED BLACK, WHITE LEDs

WINERY & RESTAURANT: 18.75" X 286.3" FRONT LIT / REVERSE LIT LIGHT BOX,

ROUTED ALUMINUM FACE, WITH WHITE ACRYLIC BACKING, BOX PAINTED BLACK, WHITE LEDs





TEMPORARY RELOCATION OF SIGN

REMOVE EXISTING SIGN AND EMC.
INSTALL IN TEMPORARY AREA DURING CONSTRUCTION.
SCALE - 1/2" = 1'

INSTALLATION INSTRUCTIONS

SET 2 - 5" X 21' STEEL PIPE IN TWO 30" DIA CONCRETE
FOOTINGS TO DEPTH OF 6'.
SET IN PLACE OF DIRECTIONAL.
CONNECT TO ELECTRICAL SERVICE
TO BE PROVIDED BY OTHERS
PRIOR TO INSTALL.



1100 Route 34 Aurora, Illinois 60504 630 898 5900 office 630 898 6091 fax	Prepared For:	THE QUAD	Address:	RT 64	Drwg:	214205	Sheet:	9	Design Date:	5/27/14	Rev 3:	Salesman:
	Location Name:		City/State:	ST CHARLES, IL	Rev 1:				Rev 4:			Colors:
					Rev 2:				Rev 5:			Notes:

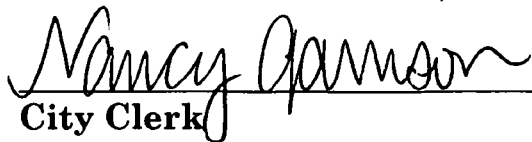
City of St. Charles, Illinois

Ordinance No. 2013-Z-19

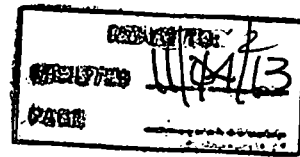
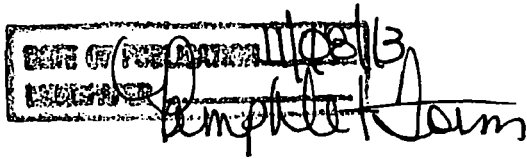
**An Ordinance Amending a Special Use for Planned Unit
Development (Charlestowne Mall PUD – 3800 E. Main
St.)**

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

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


City Clerk





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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

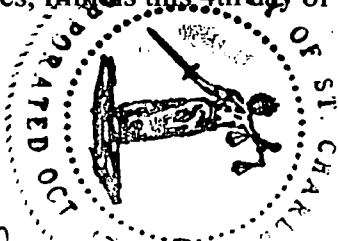
- a. Zoning: The property shall be subject to the requirements of the BR Regional Business Zoning District, as amended, and all other applicable requirements of the St. Charles Zoning Ordinance, as amended, except as specifically varied in the "PUD Standards" attached hereto and incorporated herein as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

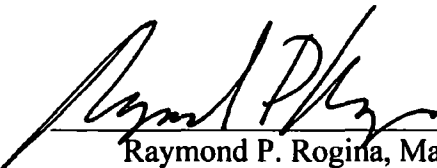
7. That after the adoption and approval hereof, the Ordinance shall (i) be printed or published in book or pamphlet form, published by the authority of the Council, or (ii) within thirty (30) days after the adoption and approval hereof, be published in a newspaper published in and with a general circulation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

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

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

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




Raymond P. Rogina, Mayor

Attest:


City Clerk

COUNCIL VOTE:

Ayes: 10
Nays: 0
Absent:
Abstain:

APPROVED AS TO FORM:

City Attorney

DATE: _____

Exhibit "A"

Legal Description (Subject Property)

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

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

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

AND (EXCEPT THAT PART OF LOT 1, CHARLESTOWNE CENTRE MALL, BEING PART OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 201857, DESCRIBED AS FOLLOWS:: COMMENCING AT THE SOUTHWEST CORNER OF LOT 2 IN ILLINOIS ROUTE 64-SMITH ROAD SUBDIVISION, BEING A SUBDIVISION OF THAT PART OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 11, 1991, AS DOCUMENT 91K55800, THENCE WESTERLY ON THE SOUTH LINE OF SAID LOT 1, AND ON A 20162.06 FOOT RADIUS CURVE CONCAVE TO THE NORTH, 698.41 FEET, THE CHORD OD SAID CURVE BEARS AN ASSUMED BEARING NORTH 89 DEGREES 22 MINUTES 06 SECONDS WEST, 698.38 FEET TO A POINT OF TANGENCY OF SAID CURVE ON SAID SOUTH LINE; THENCE NORTH 88 DEGREES 22 MINUTES 33 SECONDS WEST ON SAID SOUTH LINE, 301.20 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 88 DEGREES 22 MINUTES 33 SECONDS WEST ON SAID SOUTH LINE, A DISTANCE OF 157.62 FEET; THENCE NORTH 01 DEGREES 36 MINUTES 21 SECONDS EAST, 53.15 FEET; THENCE SOUTH 88 DEGREES 23 MINUTES 39 SECONDS EAST, 169.44 FEET; THENCE SOUTH 01 DEGREES 36 MINUTES 21 SECONDS WEST, 44.21 FEET; THENCE NORTH 88 DEGREES 22 MINUTES 33 SECONDS WEST, 11. 82 FEET; THENCE SOUTH 01 DEGREES 37 MINUTES 27 SECONDS WEST, 9.00 TO THE POINT OF BEGINNING IN KANE COUNTY, ILLINOIS.

Exhibit "B"

Findings of Fact

SPECIAL USE FOR PLANNED UNIT DEVELOPMENT

From the St. Charles Zoning Ordinance, Section 17.04.410.D.3:

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

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

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

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

2. To create places oriented to the pedestrian that promote physical activity and social interaction, including but not limited to walkable neighborhoods, usable open space and recreational facilities for the enjoyment of all.

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

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

Not applicable.

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

Not applicable.

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

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

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

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

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

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

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

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

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

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

1. The PUD will provide community amenities beyond those required by ordinance, such as recreational facilities, public plazas, gardens, public art, pedestrian and transit facilities.
New outdoor public spaces will be created at the reconstructed entrances to the mall.
2. The PUD will preserve open space, natural beauty and critical environmental areas in excess of what is required by ordinance or other regulation.
Not applicable.
3. The PUD will provide superior landscaping, buffering or screening.
The PUD amendment will facilitate an update to the site's landscaping, which is sparse within the site but is heavy and overgrown along the site's Main St. frontage. The Comprehensive Plan has called for a reduction of landscaping along the Main St. frontage. The existing landscaping and buffering along the north property line will be maintained.
4. The buildings within the PUD offer high quality architectural design.
The PUD amendment will facilitate an improved, modernized architectural design for the building, including better screening of existing loading docks, incorporating complementary architecture in the reconstructed portions of the building, and establishing new, prominent front entrances with pedestrian-oriented streetscaping.
5. The PUD provides for energy efficient building and site design.
Not applicable.

6. The PUD provides for the use of innovative stormwater management techniques.
The proposed site improvements will include naturalizing the existing stormwater detention basins and introducing bioswales and rain gardens into some parking lot islands.

7. The PUD provides accessible dwelling units in numbers or with features beyond what is required by the Americans with Disabilities Act (ADA) or other applicable codes.

Not applicable.

8. The PUD provides affordable dwelling units in conformance with, or in excess of, City policies and ordinances.

Not applicable.

9. The PUD preserves historic buildings, sites or neighborhoods.

Not applicable.

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

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

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

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

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

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

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

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

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

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

- D. Effect on Development of Surrounding Property: That the establishment of the Special Use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

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

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

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

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

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

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

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

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

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

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

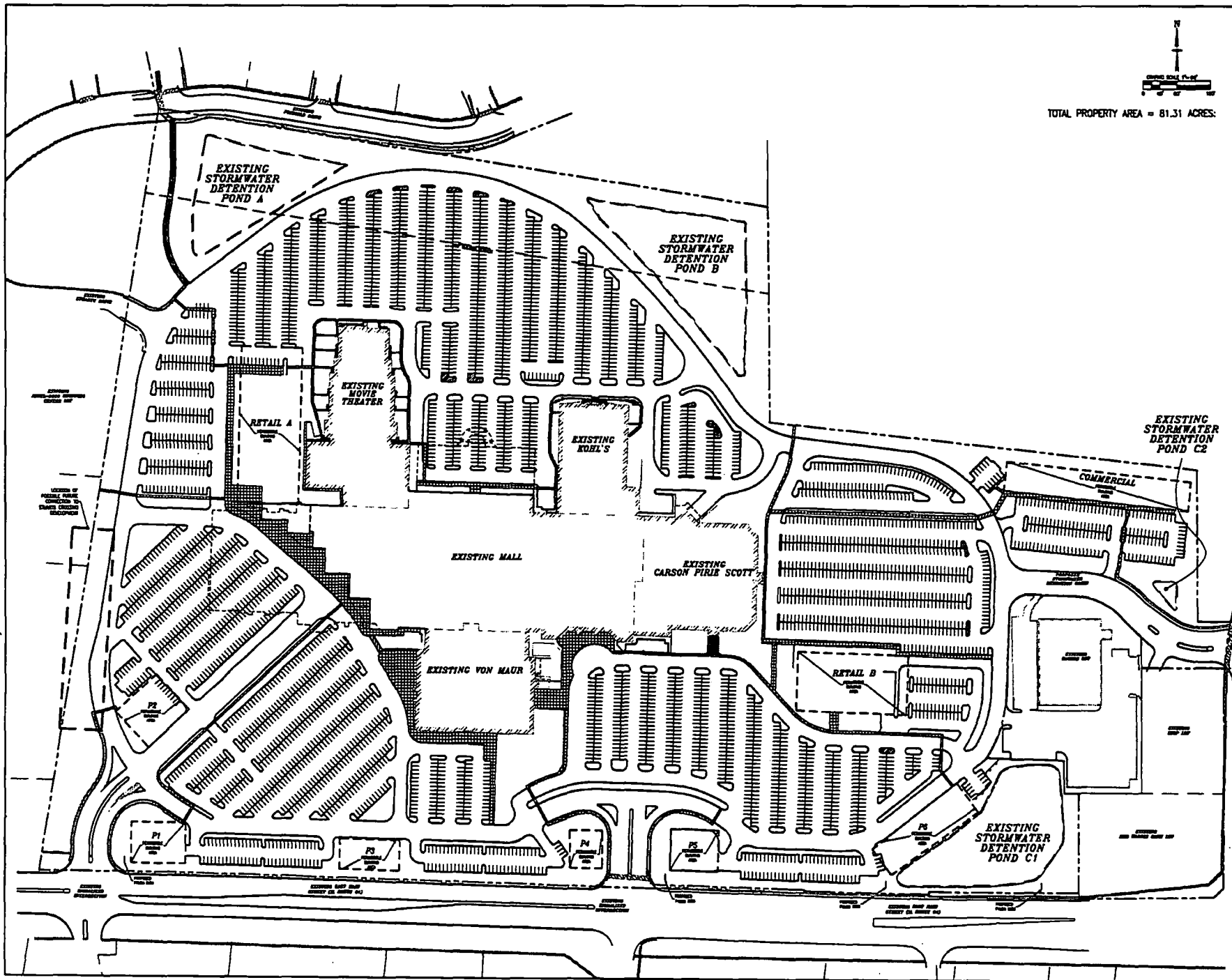
The PUD amendment will facilitate site improvements that further the goals of the Comprehensive Plan.

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

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

Exhibit "C"

Concept Site Plan



CONCEPTUAL SITE PLAN

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

JACOB & HENNER ASSOCIATES, INC.
ENGINEERS - ARCHITECTS
100 S. Wacker Drive, Suite 100
St. Louis, MO 63102

THE EDWARDS COMPANIES, INC.
BC 3800 MAIN, L.L.C.

1"=80'
F021
EX1

Exhibit “D”**PUD Standards**

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

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

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

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

Certificate

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

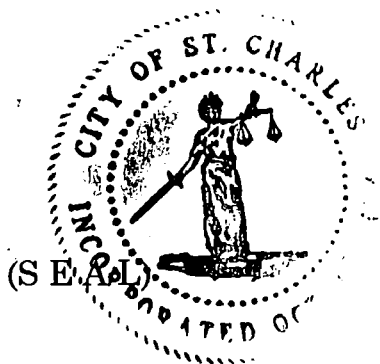
I further certify that on November 4, 2013, the Corporate Authorities of such municipality passed and approved Ordinance No. 2013-Z-19, entitled


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

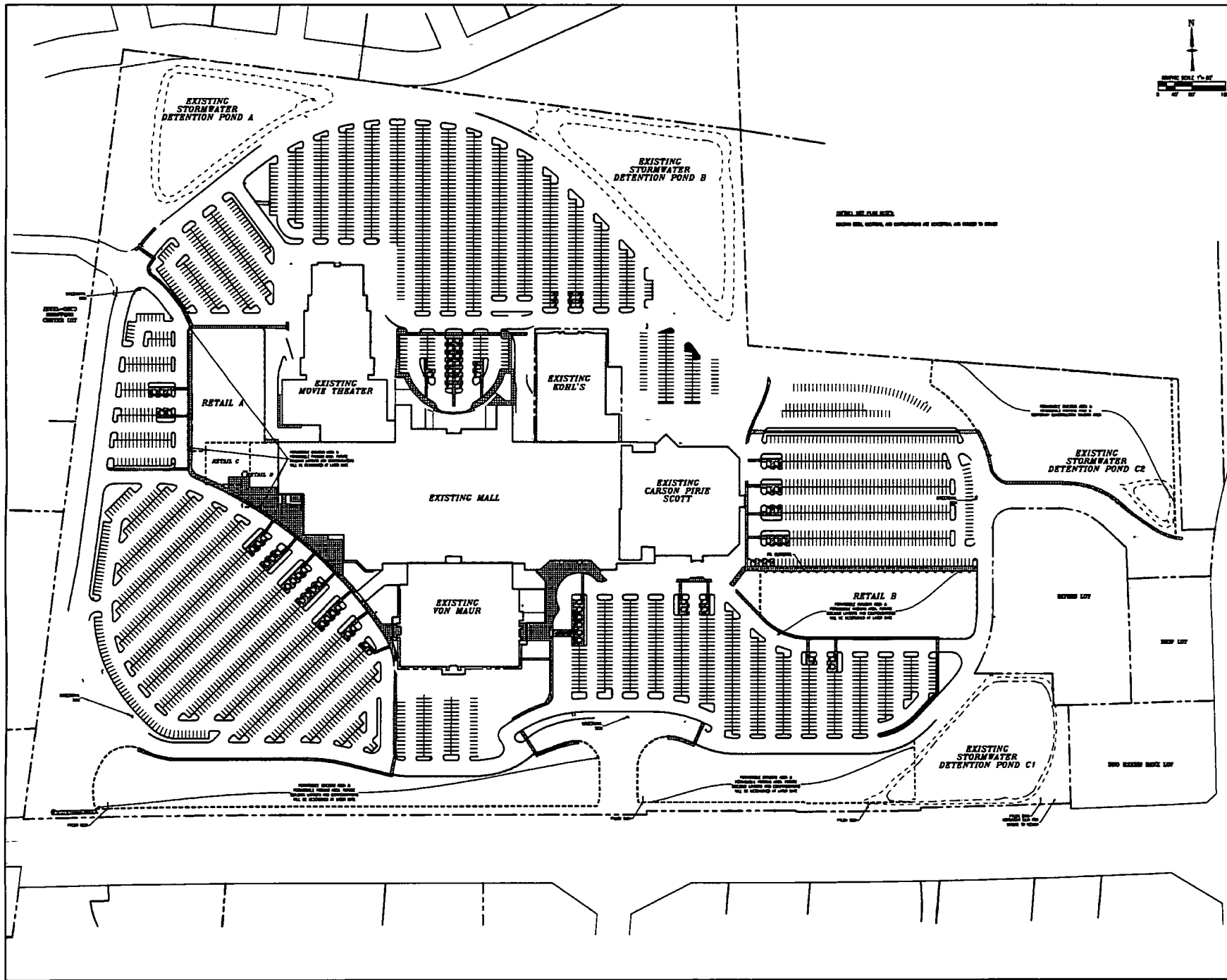
which provided by its terms that it should be published in pamphlet form.


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


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




Municipal Clerk



	<p>PRELIMINARY SITE PLAN THE QUAD ST. CHARLES 3900 E. MAIN STREET ST. CHARLES, ILLINOIS</p>	<p>JACOB & HEFFNER ASSOCIATES <small>ARCHITECTS</small> <small>PLANNERS</small> <small>ENGINEERS</small></p>	<p>SC 3900 MAIN LLC</p>	<p>1"=80' PD21 EX. 1</p>
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	AGENDA ITEM EXECUTIVE SUMMARY						
	Title:	Plan Commission recommendation to approve a PUD Preliminary Plan for The Quad St. Charles – Starbucks, Charlestowne Mall PUD, Unit 2, Lot 4.					
	Presenter:	Russell Colby					
Please check appropriate box:							
	Government Operations				Government Services		
X	Planning & Development (5/9/16)				City Council		
Estimated Cost:				Budgeted:	YES		NO
If NO, please explain how item will be funded:							
Executive Summary:							
<p>The subject property is Lot 4 of The Quad St. Charles, Unit 2, located at the northeast corner of Main St./Rt. 64 and the 38th Ave. entrance into the Charlestowne Mall site. The property is one of five outlot parcels created last year along the mall's Main St. frontage.</p> <p>Krausz Companies (SC Outparcel One, LLC) is proposing to develop the lot with a two-unit building. The southern unit will be occupied by a Starbucks store, with a drive-through service lane wrapping around the building.</p> <p>Approval of a PUD Preliminary Plan is required to ensure compliance with the PUD ordinance and applicable provisions of the Zoning Ordinance.</p> <p>Plan Commission Review: The Plan Commission recommended approval of the PUD Preliminary Plan on 5/3/16, with a vote of 7-0, subject to resolution of staff comments.</p>							
Attachments: <i>(please list)</i>							
Plan Commission Resolution, Staff Report, Application, Plans, PUD ordinance							
Recommendation / Suggested Action <i>(briefly explain):</i>							
Plan Commission recommendation to approve a PUD Preliminary Plan for The Quad St. Charles – Starbucks, Charlestowne Mall PUD, Unit 2, Lot 4, subject to resolution of outstanding staff review comments.							
For office use only:		Agenda Item Number: 3b					

City of St. Charles, Illinois
Plan Commission Resolution No. 3-2016

A Resolution Recommending Approval of a PUD Preliminary Plan for The Quad St. Charles – Starbuck’s, Charlestowne Mall PUD, Unit 2, Lot 4 (SC Outparcel One, LLC; Krausz Companies)

Passed by Plan Commission on May 3, 2016

WHEREAS, it is the responsibility of the St. Charles Plan Commission to review PUD Preliminary Plans; and

WHEREAS, the Plan Commission has reviewed the PUD Preliminary Plan for The Quad St. Charles – Starbuck’s, Charlestowne Mall PUD, Unit 2, Lot 4 (SC Outparcel One, LLC; Krausz Companies) received April 8, 2016; and

WHEREAS, the Plan Commission finds said PUD Preliminary Plan to be in conformance with the Charlestowne Mall/Quad PUD Ordinance No. 2013-Z-19, and all applicable requirements of the Zoning Ordinance, subject to resolution of outstanding staff review comments and the conditions listed in the staff report dated 4/29/16.

NOW, THEREFORE, be it resolved by the St. Charles Plan Commission to recommend to the City Council approval of The Quad St. Charles – Starbuck’s, Charlestowne Mall PUD, Unit 2, Lot 4 (SC Outparcel One, LLC; Krausz Companies) PUD Preliminary Plan, received April 8, 2016, contingent upon the resolution of all staff comments prior to City Council action.

Voice Vote:

Ayes: Wallace, Schuetz, Kessler, Pretz, Doyle, Holderfield. Macklin-Purdy

Nays: None

Absent: Frio, Spruth

Motion Carried: 7-0

PASSED, this 3rd day of May 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 & Development Committee

FROM: Russell Colby
Planning Division Manager

RE: The Quad St. Charles, Unit 2, Lot 4 – Preliminary Plan for Starbucks

DATE: May 4, 2016

I. APPLICATION INFORMATION:

Project Name: The Quad St. Charles – Starbucks

Applicant: SC Outparcel One, LLC (Krausz Companies)

Purpose: PUD Preliminary Plan approval for development of an outlot with a two-unit building and drive-through

General Information:

Site Information	
Location	Northeast corner of Main St./Rt. 64 & 38 th Ave. mall entrance
Acres	0.80 acres

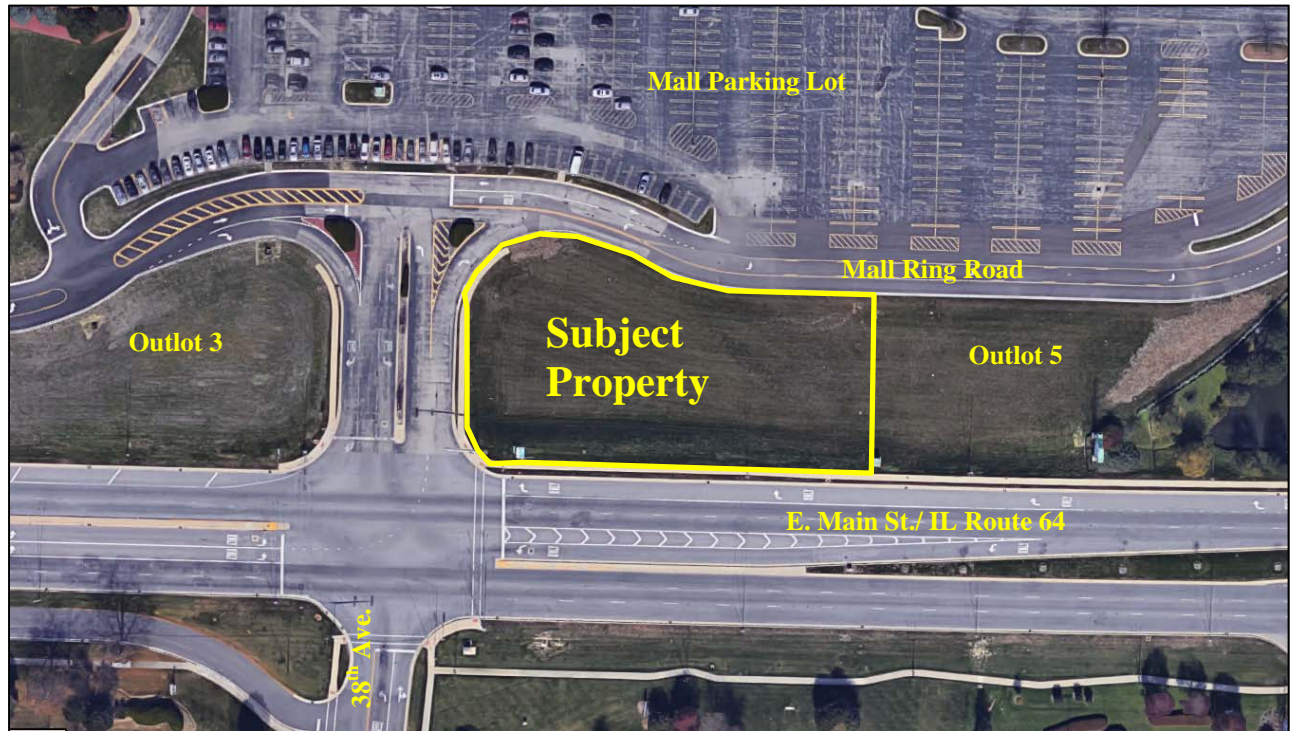
Applications	PUD Preliminary Plan
Applicable Zoning Code Sections/ Ordinances	Title 17, Zoning Ordinance Ordinance 2013-Z-19 – The Quad/Charlestowne Mall PUD Ordinance

Existing Conditions	
Land Use	Enclosed shopping mall, vacant out lot building pads
Zoning	BR – Regional Business (PUD)

Zoning Summary		Current Land Uses
North	BR – Regional Business (PUD)	Mall buildings
East	BR – Regional Business (PUD)	Mall outlot sites
South	BC-Community Business & BR Regional Business	Retail/Restaurant/Office
West	BR – Regional Business (PUD)	Mall outlot sites

Comprehensive Plan Designation
Corridor/Regional Commercial

Aerial Photograph



II. PROJECT OVERVIEW:

A. BACKGROUND

The Quad St. Charles project is the redevelopment of the Charlestowne Mall property. The City has been reviewing components of the project over the past three years:

- In November 2013, the City approved a new PUD to create zoning and development standards for the redevelopment of the mall property (PUD Ordinance 2013-Z-19, attached). The following documents were approved:
 - A Concept Site Plan meant to demonstrate the design intent of the project.
 - A PUD Standards exhibit listing the zoning and subdivision requirements that will apply to future development proposals at the site.
- In 2014, the City approved PUD Preliminary Site and Engineering Plans for the overall mall property. This plan designated outlot building parcels along Main Street for future development (Ord. 2014-Z-9). A Minor Change to the site and engineering plans was subsequently approved to increase the depth of the outlots by shifting the ring road further north (Ord. 2014-Z-18).
- In 2015, the City approved a Final Plat of Subdivision (The Quad St. Charles Unit 2) to formally create five outlot parcels along the Main Street frontage of the site. Site development work was completed to relocate the ring road, extend utilities, and to grade the outlots for development.

B. REVIEW PROCESS

PUD Preliminary Plans must be approved for the development of the outlot parcels. The approval process requires review by Plan Commission and approved by City Council.

The following plans are to be reviewed for conformance with the approved PUD development standards and other applicable code requirements:

- Site Engineering
- Landscaping
- Building Architecture
- Freestanding and building signage

No public hearing is required for review of a PUD Preliminary Plan.

C. PROPOSAL

A 4,472 square foot building, two unit building is proposed. The southern unit is to be occupied by Starbucks. A drive-through lane wraps around the building and connects with the parking lot east of the building. The parking lot will extended onto the adjacent Lot 5 to the east and be shared between this building and a future building on Lot 5.

III. ANALYSIS OF PLANS

A. PROPOSED USE

The Quad PUD references the BR Regional Business Zoning District for permitted and special uses.

Starbuck’s was previously classified by the City as a “Coffee or Tea Room”, defined as: “A limited menu restaurant which is located in conjunction with and on the same premises as a retail use.” A Coffee or Tea Room is a permitted principal use in the BR district.

The Quad PUD allows for three Drive-Through Facilities as Permitted Uses. Therefore, no new Special Use review or approval is necessary; however as a part of the PUD Preliminary Plan review, the City will review the proposed drive-through facility design.

B. ZONING STANDARDS

The Quad PUD states that the entire mall property is to be considered a single zoning lot, regardless of subdivision. Therefore, the outlots are not required to meet all zoning bulk standards as standalone lots. However, each outlot building and parking lot must meet all applicable zoning requirements.

Category	Zoning Ordinance or PUD standard	Proposed
Minimum setbacks from Rt. 64 property line	20 ft. for buildings and parking 15 ft. for drive-through circulation aisles	20 ft. from Rt. 64 for buildings and parking; 15 ft. for drive-through aisle

Maximum Building Height for outlots	50 ft. from the average finished ground level measured 10 ft. out from exterior walls.	Total building height is 20 ft. from lowest point on the building (Note the building is at a lower grade level than Rt. 64)
Maximum Gross Floor Area	1,200,000 square feet of Gross Floor Area (GFA) 925,000 square feet of Gross Leasable Area (GLA)	Approved for existing mall: 802,000 sf GLA Proposed building is 4,472 sf
Number of parking stalls required	4 spaces per 1,000 square feet of GLA, calculated over all buildings on the site (excluding internal hallways, corridors and courts in the mall building). Parking located outside of the ring road for outlot buildings shall be provided at 4 spaces per 1,000 square feet of GLA. Where outlot buildings share a parking lot, a parking reduction for shared parking may be requested in accordance with the procedures in the Zoning Ordinance. Required parking outside ring road for two-tenant building: 18	Meets requirement for parking outside of the ring road; 31 spaces proposed

C. DRIVE-THROUGH FACILITY

A Drive-Through Facility is proposed for the Starbucks store. The City previously classified Starbucks as a “Coffee or Tea Room”, which requires 5 stacking spaces. The site plan shows 6 stacking spaces, although it appears the stacking lane will accommodate 10 spaces.

Due to the layout of the drive-through, if the stacking were to extend into the parking lot, the access drive from the ring road would be obstructed. Therefore, staff has requested data to support the adequacy of the drive-through stacking. (For comparison, a previously approved Starbucks drive-through on Randall Road was approved with 8 stacking spaces, which was supported by data from similar locations in the area).

D. LANDSCAPING

A landscape plan has been submitted. The table below compares the submitted plan to the requirements of the PUD and Ch. 17.26 Landscaping and Screening.

Note the PUD was written to grant flexibility to certain landscaping requirements, recognizing the site is being redeveloped and has a number of existing constraints. Specifically, flexibility was granted for building foundation landscaping, internal parking lot landscaping, and public street frontage trees.

Category	Zoning Ordinance or PUD Standard	Proposed
Overall Landscape Area	20% over entire PUD	Existing mall property landscaped area exceeds 20% (excluding the outlots)

Building Foundation Landscaping	<p>Building foundation areas to be landscaped, but flexibility is granted to provide a comparable alternative design, including a “streetscape” design along walkways (trees in grates and/or planter islands etc.) or providing landscaping on the opposite side of a drive-through lane.</p> <p>Planting requirements: 2 tree per 50 ft. of wall = 11 trees required 20 shrubs per 50 ft. of wall = 106 shrubs required</p>	<p>4 trees 107 shrubs</p>
Public Street Frontage landscaping	<p>Per Ordinance requirements along Main St. frontage; flexibility to provide lower plantings in lieu of some trees.</p> <p>Planting requirements (Lot 4 only): 75% of frontage landscaped = 169 ft. 1 tree per 50 ft. of frontage = 5 trees</p>	<p>169 ft. landscaped 5 trees provided; (Note: Landscaping along the Lot 5 portion of the parking lot will be required at the time Lot 5 is developed.)</p>
Parking lot screening	<p>Per Ordinance requirements: 30” screening of 50% of the parking lot frontage.</p>	<p>Screening provided; Note most of the parking lot will be below grade of Rt. 64</p>
Internal Parking Lot landscaping	<p>No percentage requirement. All rows shall end with landscape islands, except where truck circulation is impeded. All islands shall be planted with shade trees and/or low shrubs/groundcover.</p>	<p>Meets requirement with shrubs and grasses. Applicant does not wish to install trees in islands due to visibility concerns.</p>

Staff Comments:

- Additional trees should be added on the north and west side opposite the drive-through aisle. There is also adequate space for additional planting beds.
- There are five ornamental trees along Main St. Some of these should be replaced with shade trees.

E. BUILDING ARCHITECTURE

Building elevations have been submitted for the proposed building.

The table below compares the submitted plans to the design requirements of Section 17.06.030 Standards and Guidelines – BL, BC, BR, & O/R Districts.

Category	Zoning Ordinance or PUD Standard	Proposed
Architectural Features (17.06.030.A.2)	50% of façade is comprised of architectural features	East facade meets requirement <i>South and west facades do not meet</i>
Architectural Features (17.06.030.A.3)	Street-facing facades must have 2 of 4 architectural features: change in wall plane of 2 ft.; change in wall texture/masonry patterns; transparent windows; columns/pilasters projecting 6 in.	Meets requirement
Entrance Articulation	Public entrances must be articulated from building	<i>Does not meet</i>

Roof Design	Roof mounted mechanical equipment must be screened	Parapet will screen equipment
Building Materials	A list of approved & prohibited materials is provided	Building materials are on approved list

Staff Comments:

- Additional architectural features must be added on the south and west facades.
 - o The applicant has provided a list of the features and square footages counted towards meeting this requirement. However, the signage area exceeds the sign size limitations. Also, it is unclear how the area of the tower was calculated.
 - o Staff suggests widening the block band and masonry base around the building.
- Awnings or canopies must be added over the building entrances to provide required articulation.

F. SIGNS

Renderings of wall signage have not been submitted for the building; however the architectural elevations illustrate the intended locations and sizes of the wall signs.

Category	Zoning Ordinance or PUD Standard	Proposed
Outlot building monument sign	1 monument sign per building Area: 50 sf. Height: 8 ft.	Meets requirement
Outlot building wall signs	1 per side 1.5 s.f. per linear feet of wall	1 per side on the north and south elevations; 1 per business on the east and west elevations. <i>Signage exceeds square footage limitation</i> <i>(max. 116 sf permitted on south and north sides; max. 88 sf permitted on east and west sides)</i>
Outlot building awning or canopy signs	1 per street frontage (4) 1 s.f. per linear feet of awning/canopy	Canopy shown over drive through; no lettering shown.

Staff Comments:

- The wall signs exceed the size limitations and will need to be reduced in size.

G. LIGHTING

The submitted photometric plan complies with the requirements of Section 17.22.040 Site Lighting.

H. ENGINEERING REVIEW

The applicant has been provided with a detailed engineering review memo. The comments are technical in nature and are unlikely to have an impact on site design.

IV. SUGGESTED ACTION

Review the PUD Preliminary Plan.

Staff has found the application materials to be complete. The plan is in conformance with the approved PUD ordinance and the Zoning Ordinance, with the exception of the following:

1. Building foundation landscaping- deficient in trees.
2. Architectural features on the south and west elevations.
3. Entrance articulation is needed.
4. Wall signs exceed size limitations.

A recommendation for approval should be conditional upon conformance with these requirements, as well as resolution of outstanding engineering comments.

V. ATTACHMENTS

- Application, received 4/8/2016
- PUD Preliminary Plans, revised plans received 4/28/2016
- Ord. 2013-Z-19 (PUD Ordinance with Development Standards)
- Ord. 2014-Z-18 (Approved Preliminary Site Plan)

STARBUCKS

CITY OF ST. CHARLES

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

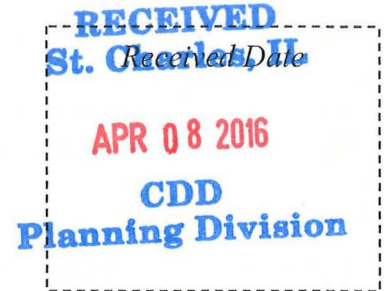


COMMUNITY & ECONOMIC DEV./PLANNING DIVISION

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

PUD PRELIMINARY PLAN APPLICATION

For City Use	
Project Name:	The Quad St. Charles
Project Number:	2013 -PR- 013
Application Number:	2016 -AP- 008



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

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

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

1. Property Information:	Location: 3800 E. MAIN STREET	
	Parcel Number (s): 09-25-200-041 (THE QUAD ST. CHARLES UNIT 2, LOT 4)	
	Proposed PUD Name: OUTLOT P4 (STARBUCKS)	
2. Applicant Information:	Name: SC OUT PARCEL ONE, LLC CONTACT: CHUCK MAY	Phone: 847-858-3228
	Address: c/o KRAUSZ COS. 44 MONTGOMERY STREET, STE 300 SAN FRANCISCO, CA 94104	Fax: —
		Email: chuck@chmay.com
3. Record Owner Information:	Name: KRAUSZ COMPANIES	Phone: 415-732-5600
	Address: SEE ABOVE	Fax: —
		Email: chuck@chmay.com

Please check the type of application:

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

Subdivision of land:

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

Attachment Checklist:

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

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

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

☐ **REIMBURSEMENT OF FEES AGREEMENT:**

On file

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:**

On file

- 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:**

BOUNDARY & TOP SURVEY: PDF SENT TO CITY ON 4/7/16
A current plat of survey for the Subject Realty showing all existing improvements on the property, prepared by a registered Illinois Professional Land Surveyor.

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

N/A

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

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

☐ **ENDANGERED SPECIES REPORT:**

N/A

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

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

☒ **PLANS:**

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

Copies of Plans:

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

☒ **SITE/ENGINEERING PLAN:**

PRELIMINARY ENGINEERING PLANS – DRAWING REQUIREMENTS/CHECKLIST:

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

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

the proposal indicated

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

□ SKETCH PLAN FOR LATER PHASES OF PUD:

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

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

☒ **ARCHITECTURAL PLANS:** (Building ELEVATIONS w/ MATERIALS)

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

☐ **TREE PRESERVATION PLAN:**

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

☒ **LANDSCAPE PLAN:**

Landscape Plan showing the following information:

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

☒ **STORMWATER MANAGEMENT:** Permit application / Tab 1 and summary assessing used vs. available volume

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

☐ **SUBDIVISION PLAT DRAWING REQUIREMENTS/CHECKLIST:**

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

☐ **PUBLIC BENEFITS, DEPARTURES FROM CODE:**

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

☐ **SCHEDULE:** Construction schedule indicating:

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

☐ **PARK AND SCHOOL LAND/CASH WORKSHEETS**

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

☐ **INCLUSIONARY HOUSING SUMMARY & WORKSHEET:**

- N/A
- For residential developments, submit information describing how the development will comply with the requirements of Chapter 17.18, Inclusionary Housing, including:
- The number and rental/for sale status of Market-Rate Units and Affordable Units to be constructed including type of dwelling, number of bedrooms per unit, proposed pricing, and construction schedule, including anticipated timing of issuance of building permits and occupancy certificates.
 - Documentation and plans regarding locations of Affordable Units and Market-Rate Units, and their exterior appearance, materials, and finishes.
 - A description of the marketing plan that the Applicant proposes to utilize and implement to promote the sale or rental of the Affordable Units within the development; and,
 - Any proposal to pay fees in lieu of providing the required Affordable Unit, per section 17.18.050.

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

Record Owner

Date

Applicant or Authorized Agent

Date

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

Commonwealth of Pennsylvania)
)
County of Chester) SS.

I, Daniel Krausz, being first duly sworn on oath depose and say that I am the President of IEQ Management Inc., a Delaware corporation, which is the Manager of SC Out Parcels One LLC, a Delaware limited liability company (the "LLC"), and that the following individuals represent all persons owning, directly or indirectly, an ownership interest of seven percent (7%) or more of the LLC:

F. Ron Krausz

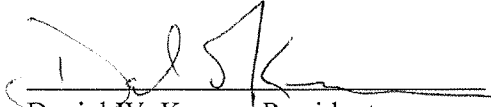
David E. Pyle

Elana Krausz Pyle

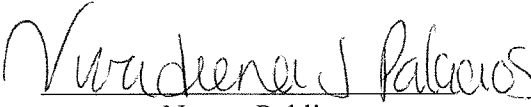
Jay E. Krigsman

By: IEQ Management Inc., Manager

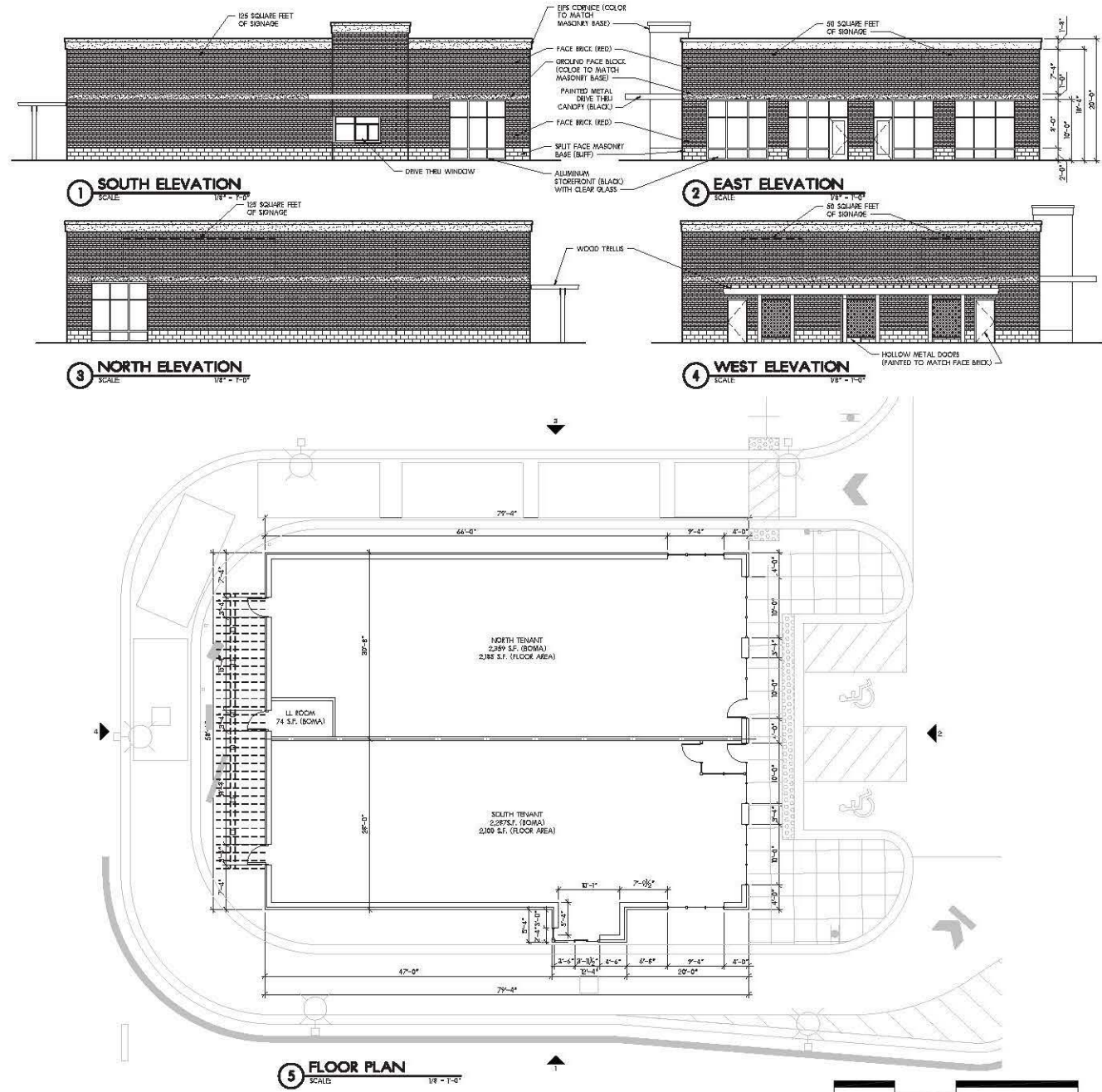
By:

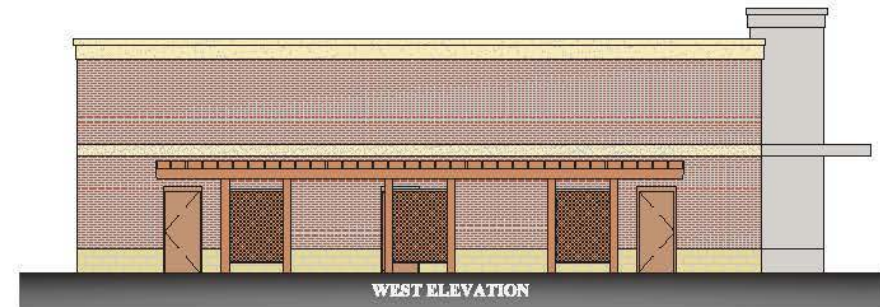
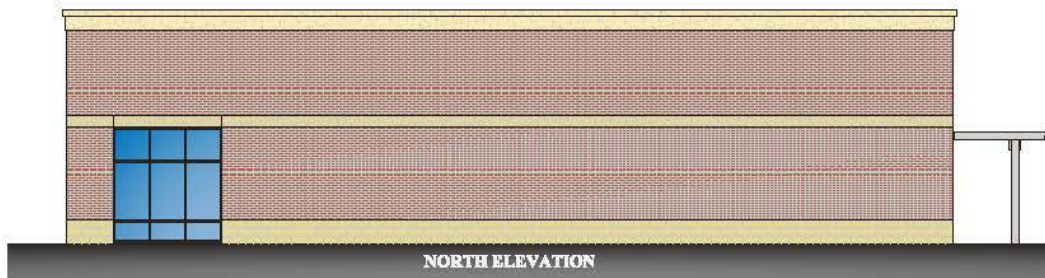
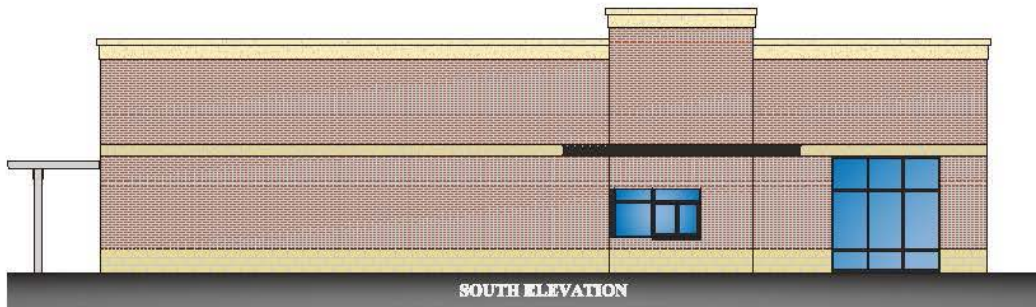

Daniel W. Krausz, President

Subscribed and sworn to before me on this 28th day of April, 2016.

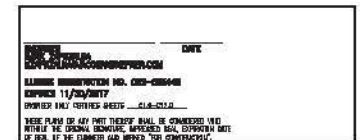

Notary Public

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
VIRIDIANA JAUREGUI PALACIOS, Notary Public
East Marlboro Twp., Chester County
My Commission Expires July 24, 2018





F021d
STARBUCKS
4/28/18



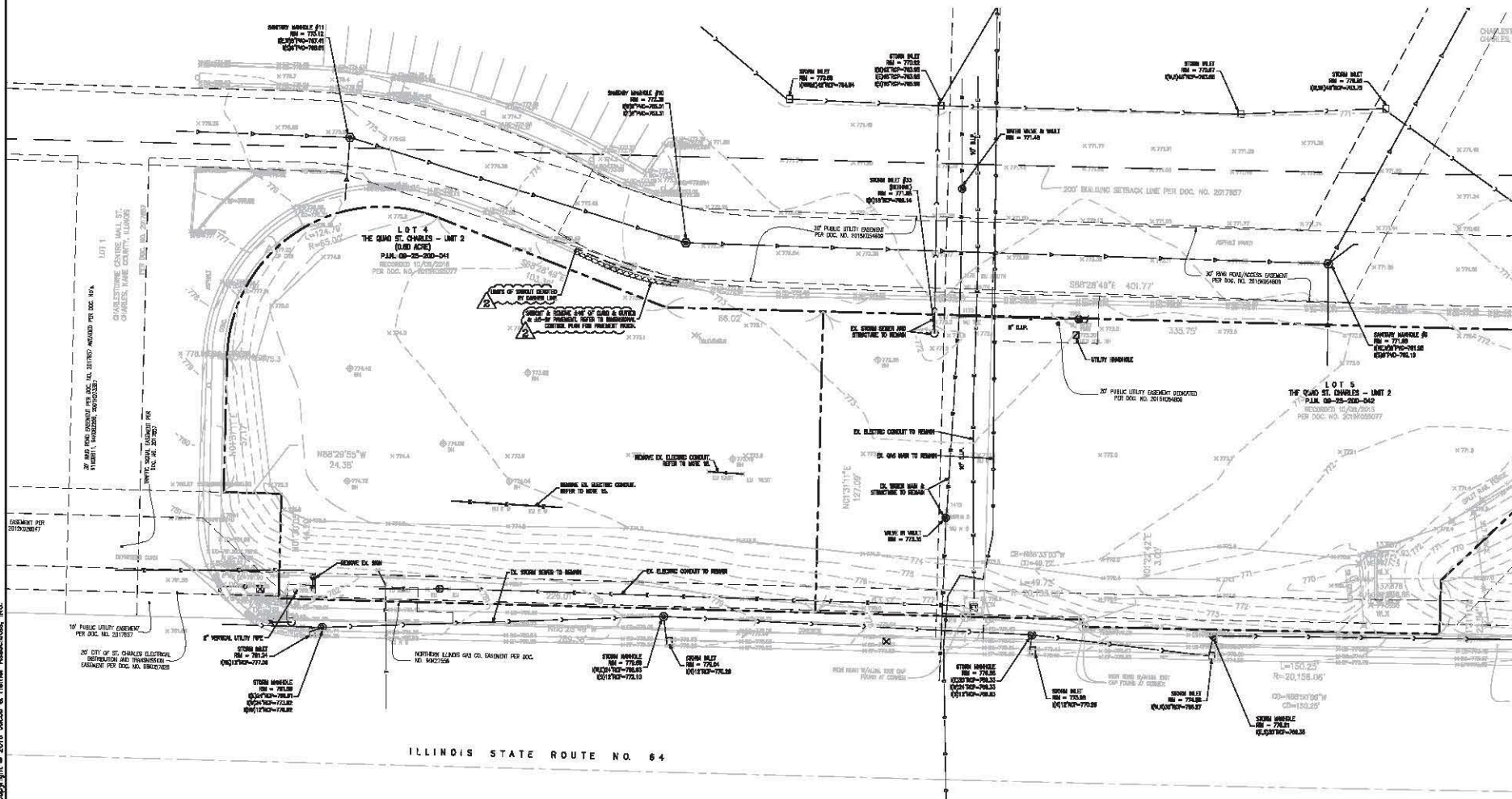
1910 S. Highland Avenue, Suite 100, Lombard, IL 60148
PHONE: (630) 652-4600, FAX: (630) 652-4601
www.iscobandheifer.com

FOR REVIEW PURPOSES ONLY

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<p>COMPASS</p> <p>50 WEST WYOMING BLVD., LLC 400 UNIVERSITY STREET, SUITE 2000 NEWARK, NJ 07102 (973) 594-3200 FAX: (973) 594-3208</p> <p>EDUCATION & RESEARCH INTERNATIONAL RESEARCH CENTER, INC. 10000 UNIVERSITY AVENUE SUITE 1000, NEWTON, MASSACHUSETTS 02459-1000 (617) 552-4323</p> <p>ADVERTISING & PROMOTION, INC. 400 W. 10TH STREET SUITE 100, MINNEAPOLIS, MN 55401 (612) 338-7000 (612) 338-7001</p> <p>DAVE & LUCILLE ROSENBERG, INC. 10000 UNIVERSITY AVENUE SUITE 1000, NEWTON, MASSACHUSETTS 02459-1000 (617) 552-4323</p> <p>EDUCATION & RESEARCH INTERNATIONAL RESEARCH CENTER, INC. 10000 UNIVERSITY AVENUE SUITE 1000, NEWTON, MASSACHUSETTS 02459-1000 (617) 552-4323</p>	<p>COMPASS</p> <p>50 WEST WYOMING BLVD., LLC 400 UNIVERSITY STREET, SUITE 2000 NEWARK, NJ 07102 (973) 594-3200 FAX: (973) 594-3208</p> <p>EDUCATION & RESEARCH INTERNATIONAL RESEARCH CENTER, INC. 10000 UNIVERSITY AVENUE SUITE 1000, NEWTON, MASSACHUSETTS 02459-1000 (617) 552-4323</p> <p>ADVERTISING & PROMOTION, INC. 400 W. 10TH STREET SUITE 100, MINNEAPOLIS, MN 55401 (612) 338-7000 (612) 338-7001</p> <p>DAVE & LUCILLE ROSENBERG, INC. 10000 UNIVERSITY AVENUE SUITE 1000, NEWTON, MASSACHUSETTS 02459-1000 (617) 552-4323</p> <p>EDUCATION & RESEARCH INTERNATIONAL RESEARCH CENTER, INC. 10000 UNIVERSITY AVENUE SUITE 1000, NEWTON, MASSACHUSETTS 02459-1000 (617) 552-4323</p>
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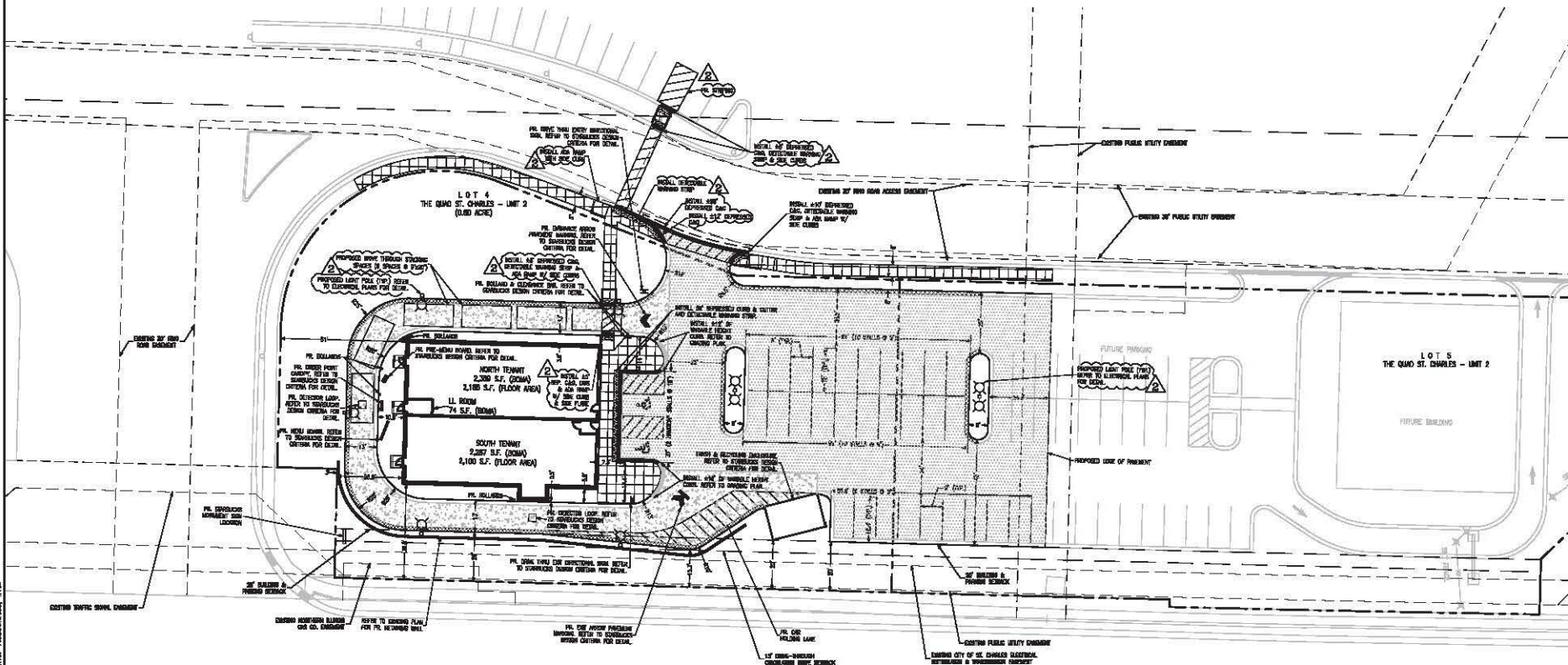
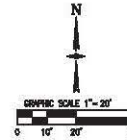


NOTES:

- 1) ALL DIMENSIONS ARE FROM BACK OF CURB OR OUTSIDE FACE OF BUILDING UNLESS NOTED OTHERWISE.
- 2) INSTALL REVERSE PITCH BELT CURB AND GUTTER AT EDGE OF PAVEMENT UNLESS NOTED OTHERWISE.
- 3) NORMAL PITCH CURB AND GUTTER DENOTED BY HATCHING.
- 4) CURB AND GUTTER DENOTED BY: _____
- 5) DEPRESSION CURB AND GUTTER DENOTED BY: _____
- 6) ALL RAMP ARE 4-FT UNLESS NOTED OTHERWISE.
- 7) ALL PAVEMENT FINISHES SHALL BE 7-DAY/20°F CONFORMING TO DOT STANDARDS, UNLESS NOTED OTHERWISE, OR AS PROVIDED FOR IN THE DETAILS.
- 8) THE CROSS SLOPE ON ALL SIDEWALKS SHALL NOT EXCEED 1:50.
- 9) ALL SIDEWALKS INTERSECTING WITH CURB SHALL BE CONSTRUCTED WITH WALKOFF RAMPS.
- 10) SWIM AND DOORWAY LOCATIONS ARE SHOWN FOR REFERENCE ONLY. REFER TO THE ARCHITECTURAL PLANS FOR DETAILS.
- 11) ALL LOT DIMENSIONS, SETBACK LINES, EASEMENTS, ETC., SHOWN ARE APPROXIMATE. SEE PLAN OF SUBDIVISION FOR EXACT DIMENSIONS.
- 12) FIBER EXPANSION JOINTS OF 3/4" FULL DEPTH BIT. FIBER MATERIAL SHALL BE INSTALLED AS REFERENCED IN THE PAVEMENT LAYOUT (THIS SHEET) AND WHERE CONCRETE JOINTS ALL CURBS, BUILDINGS, POLES OR OTHER STRUCTURES.
- 13) CONSTRUCTION JOINTS SHALL BE PLACED WHERE REQUIRED IN ACCORDANCE WITH ACI 308R-01 GUIDE FOR DESIGN AND CONSTRUCTION OF CONCRETE PAVING LOTS.

PAVEMENT LEGEND

- ASPHALT PAVEMENT**
2" HMA SURFACE COURSE, MAX 1" K10
3.5" HMA BASE COURSE, K150, K10
10" CA-4 BASE COURSE
- CONCRETE PAVEMENT**
8" PCC FINISH, 4,000 PSI, A/E
4" CA-4 BASE COURSE
CONSTRUCTION JOINTS @ 3' C-C
EXPANSION JOINTS @ 30' C-C
- SIDEWALK PAVEMENT**
3" PCC FINISH, 4,000 PSI, UNFINISHED
4" CA-4 BASE COURSE
CONSTRUCTION JOINTS @ 3' C-C
EXPANSION JOINTS @ 30' C-C
- PAVEMENT FINISH FOR CURB & GUTTER**
REPLACEMENT ALONG ROAD
2" HMA SURFACE COURSE, MAX 1" K10
3" HMA BASE COURSE, K150, K10
10" CA-4 BASE COURSE



ILLINOIS STATE ROUTE NO. 64

DIMENSIONAL CONTROL &
PAVING PLAN

THE QUAD ST. CHARLES - STARBUCKS
SC OUT PARCEL ONE, LLC
ST. CHARLES, ILLINOIS

JACOB & HEFNER
ASSOCIATES

1919 N. Highland Avenue, Suite 100, Lombard, IL 60148
PHONE: (630) 655-4884, FAX: (630) 655-4661
www.jacobandhefner.com



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1"=20'
C4.0

ADA GRADING NOTES

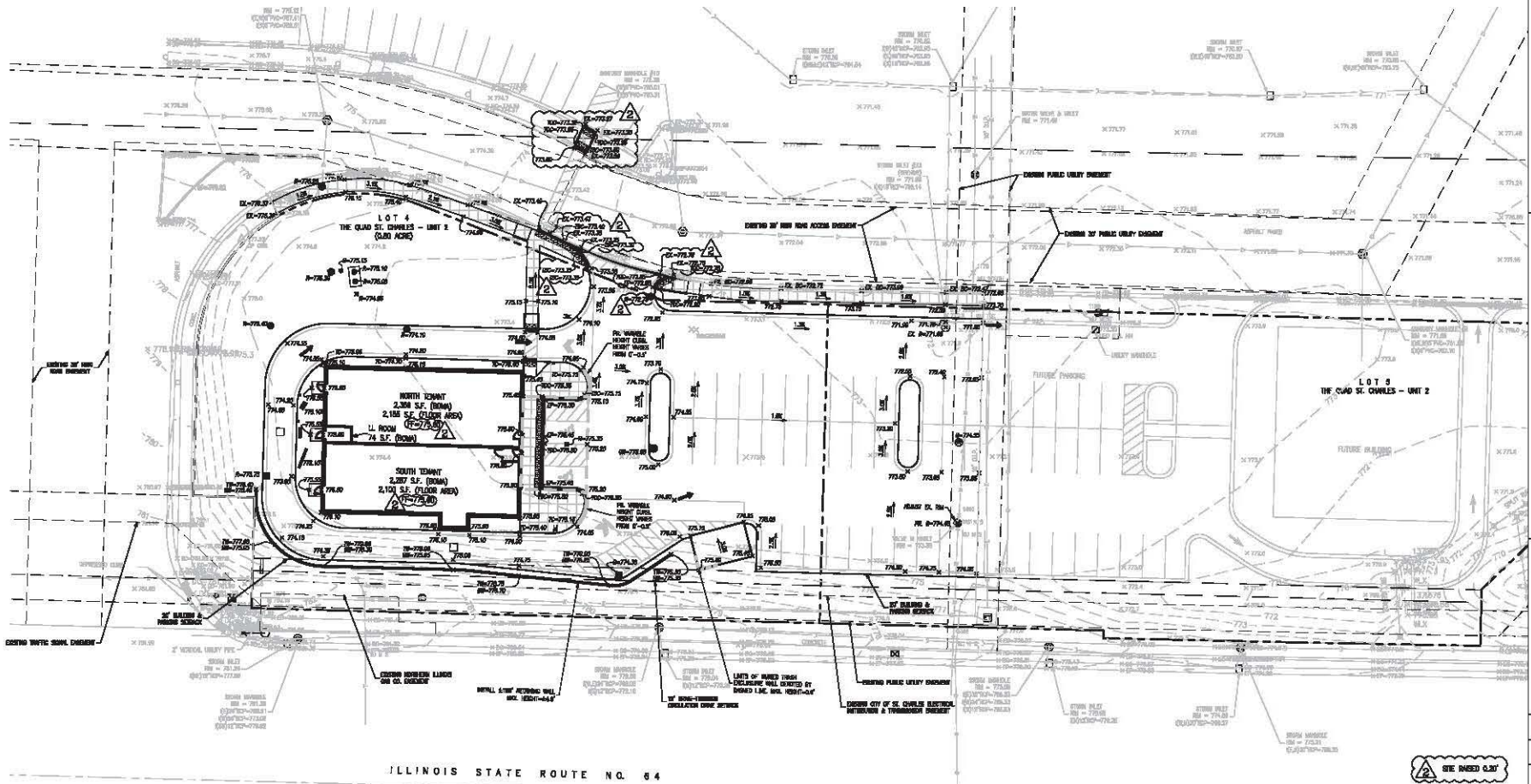
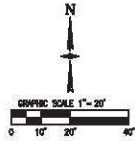
- 1) ALL SIDEWALKS INTERSECTING WITH CURBS SHALL BE CONSTRUCTED WITH HANDICAP ACCESSIBLE CURB RAMP UNLESS OTHERWISE NOTED. SEE DETAIL FOR HANDICAP CURB RAMP CONSTRUCTION.
- 2) ALL HANDICAP ACCESSIBLE CURB RAMP SHALL BE CONSTRUCTED WITH DETECTABLE WARNING SURFACES. SEE DETAIL FOR DETECTABLE WARNING SURFACE CONSTRUCTION.
- 3) CROSS SLOPE WITHIN HANDICAP ACCESSIBLE ROUTE SHALL NOT EXCEED 1.0%. HANDICAP ACCESSIBLE ROUTE LENGTH 10'.
- 4) THE CROSS SLOPE ON ALL SIDEWALKS SHALL NOT EXCEED 1.0%.
- 5) THE PAVEMENT SLOPE WITHIN HANDICAP ACCESSIBLE PARKING SPACES AND ADJACENT LOADING ZONES SHALL NOT EXCEED 1.0% IN ANY DIRECTION.
- 6) REFER TO SHEET C01.1 FOR DETAIL GRADING IN HANDICAP ACCESSIBLE ROUTE.

GRADING LEGEND

- SPOT - PROPOSED SPOT GRADE
- TOP OF WALL - PROPOSED GRADE AT TOP OF WALL
- BOTTOM OF WALL - PROPOSED GRADE AT BOTTOM OF WALL
- DEPRESSED CURB - PROPOSED GRADE AT TOP OF DEPRESSED CURB
- EDGE OF CURB - PROPOSED GRADE AT TOP OF CURB
- EDGE OF PAVEMENT - PROPOSED GRADE AT EDGE OF PAVEMENT
- EXISTING SPOT GRADE

GRADING NOTES

- 1) ALL SPOT ELEVATIONS ARE THE TOP OF PAVEMENT OR FINISHED GROUND ELEVATIONS.
- 2) ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE PRIOR TO START OF CONSTRUCTION.
- 3) CONTRACTOR SHALL MAINTAIN POSITIVE SITE DRAINAGE DURING CONSTRUCTION.
- 4) ALL PROPOSED GRADINGS SHALL MATCH EXISTING GRADINGS AT THE PROPERTY LINE.
- 5) SEE SPECIFICATIONS FOR SUBGRADE AND STRUCTURAL FILL COMPRESSION REQUIREMENTS.
- 6) THE CROSS SLOPE ON ALL SIDEWALKS SHALL NOT EXCEED 1.0%.
- 7) THE SLOPE THROUGHOUT ALL HANDICAP PARKING SPACES SHALL NOT EXCEED 1.0% IN ALL DIRECTIONS.
- 8) DRAINAGE SLOPES SHALL BE BETWEEN 2% AND 4% IF THE DRAINAGE LAYOUT OR LOCATION IS ALTERED, THE SLOPE SHALL BE CHECKED FOR SLOPE LIMITS.
- 9) PROPOSED RETAINING WALLS SHALL BE DESIGNED BY AN LICENSED STRUCTURAL ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE STRUCTURAL DESIGN.
- 10) RETAINING WALL TYPE AND COLOR SHALL BE APPROVED BY THE OWNER AND ARCHITECT PRIOR TO CONSTRUCTION.
- 11) REFER TO ARCHITECTURAL PLANS FOR PAVING AND STRIPS DETAILS.
- 12) OVERLAND FLOOD ROUTE DENOTED BY ---



GRADING PLAN

THE QUAD ST. CHARLES - STARBUCKS
SC OUT PARCEL ONE, LLC
ST. CHARLES, ILLINOIS

JACOB & HEFNER
ASSOCIATES

1918 N. Highland Avenue, Suite 100, Lombard, IL 60148
PHONE: (630) 655-4884, FAX: (630) 655-4681
www.jacob-hefner.com

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1"=20'
C5.0


ADA GRADING NOTES

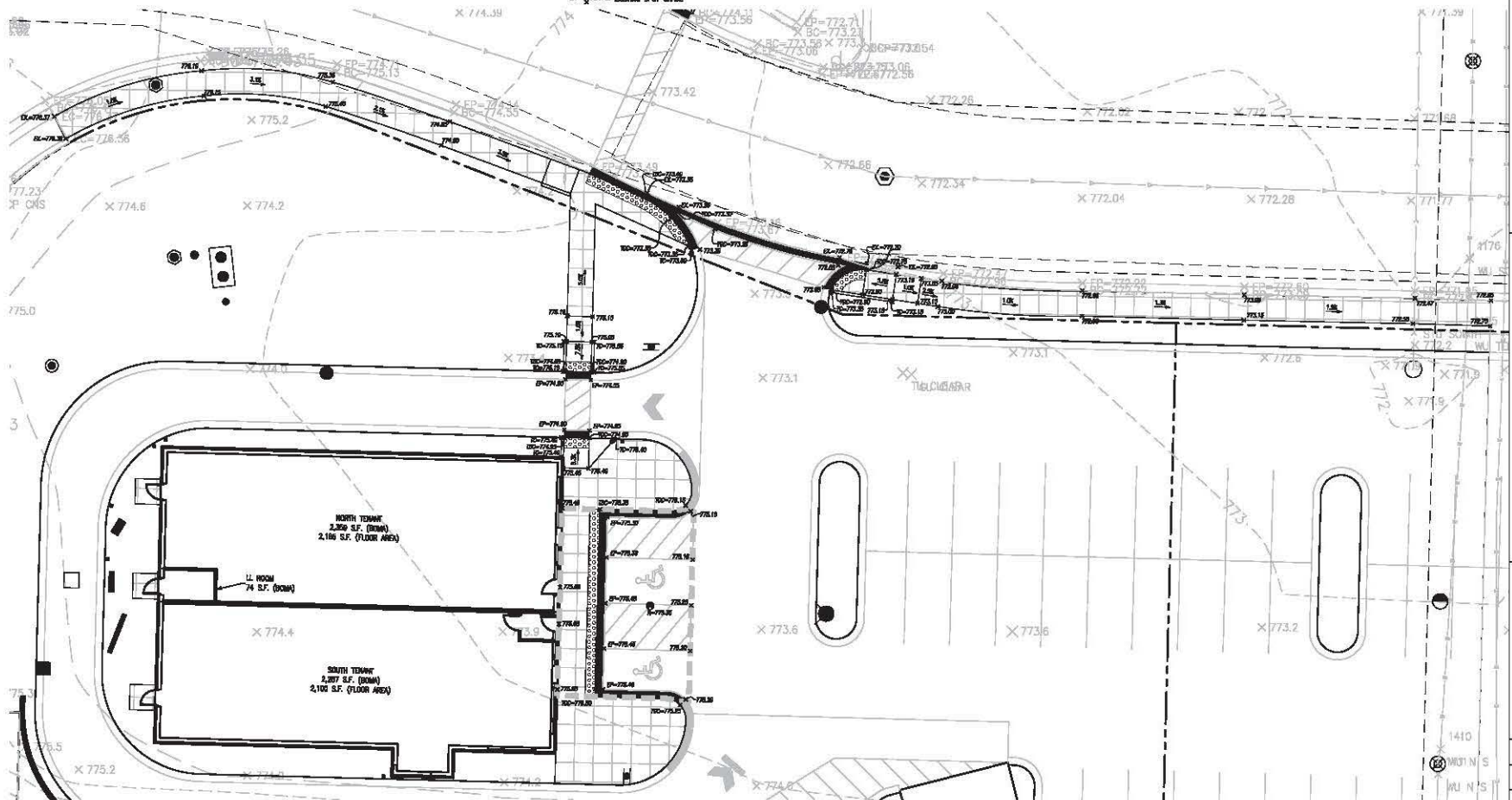
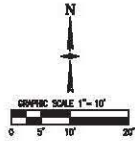
- 1) ALL SIDEWALKS INTERSECTING WITH CURBS SHALL BE CONSTRUCTED WITH HANDICAP ACCESSIBLE CURB RAMP UNLESS OTHERWISE NOTED. SEE DETAIL FOR HANDICAP CURB RAMP CONSTRUCTION.
- 2) ALL HANDICAP ACCESSIBLE CURB RAMP SHALL BE CONSTRUCTED WITH DETECTABLE WARNING SURFACES. SEE DETAIL FOR DETECTABLE WARNING SURFACE CONSTRUCTION.
- 3) CROSS SLOPE WITHIN HANDICAP ACCESSIBLE ROUTE SHALL NOT EXCEED 1.0% HANDICAP ACCESSIBLE ROUTE (WIDTH) IN.
- 4) THE CROSS SLOPE ON ALL SIDEWALKS SHALL NOT EXCEED 1.0%.
- 5) THE PAVEMENT SLOPE WITHIN HANDICAP ACCESSIBLE PARKING SPACES AND ADJACENT LOADING ZONES SHALL NOT EXCEED 1.0% IN ANY DIRECTION.
- 6) REFER SHEET C&G FOR OVERALL GRADING PLAN.

GRADING LEGEND

- SPOT = PROPOSED SPOT GRADE
 FINISH = PROPOSED GRADE AT TOP OF WALL
 FINISH = PROPOSED GRADE AT BOTTOM OF WALL
 FINISH = PROPOSED GRADE AT TOP OF DEPRESSION CURB
 FINISH = PROPOSED GRADE AT TOP OF 6.1% CURB
 FINISH = PROPOSED GRADE AT EDGE OF PAVEMENT
 FINISH = EXISTING SPOT GRADE

GRADING NOTES

- 1) ALL SPOT ELEVATIONS ARE THE TOP OF PAVEMENT OR FINISHED GRADE ELEVATIONS.
- 2) ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE PRIOR TO START OF CONSTRUCTION.
- 3) CONTRACTOR SHALL MAINTAIN POSITIVE SITE DRAINAGE DURING CONSTRUCTION.
- 4) ALL PROPOSED GRADINGS SHALL MATCH EXISTING BORDERS AT THE PROPERTY LINE.
- 5) SEE SPECIFICATIONS FOR SUBGRADE AND STRUCTURAL FILL COMPACTION REQUIREMENTS.
- 6) THE CROSS SLOPE ON ALL SIDEWALKS SHALL NOT EXCEED 1.0%.
- 7) THE SLOPE THROUGHOUT ALL HANDICAP PARKING SPACES SHALL NOT EXCEED 1.0% IN ALL DIRECTIONS.
- 8) DRIVEWAY SLOPES SHALL BE BETWEEN 2% AND 4%. IF THE DRIVEWAY LAYOUT OR LOCATION IS ALTERED, THE SLOPE SHALL BE CHECKED FOR SLOPE LIMITS.
- 9) PROPOSED RETAINING WALLS SHALL BE DESIGNED BY AN LICENSED STRUCTURAL ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE STRUCTURAL DESIGN.
- 10) RETAINING WALL TYPE AND COLOR SHALL BE APPROVED BY THE OWNER AND ARCHITECT PRIOR TO CONSTRUCTION.
- 11) REFER TO ARCHITECTURAL PLANS FOR PAVING AND STRIPS DETAILS.
- 12) OVERLAND FLOOD ROUTE DENOTED BY 



DETAIL GRADING PLAN

THE QUAD ST. CHARLES - STARBUCKS
 SC OUT PARCEL ONE, LLC
 ST. CHARLES, ILLINOIS

JACOB & HEFFNER ASSOCIATES

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 PHONE: (630) 655-4884, FAX: (630) 655-4661
 www.jacobheffner.com



F021d
 1"=10'
 C5.1

NO.	REVISION	DATE	DESCRIPTION
2	REVISION FOR CITY OF ST. CHARLES	6/28/19	
1	ISSUED FOR REVIEW	4/9/18	

UTILITY NOTES

- EXISTING UTILITIES HAVE BEEN SHOWN SCHEMATICALLY FOR THE CONTRACTOR'S GUIDANCE ONLY. ALL EXISTING UTILITIES MAY NOT BE SHOWN. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY LOCATION AND ELEVATION OF ALL UTILITIES THAT MAY BE AFFECTED PRIOR TO CONSTRUCTION.
- CONTRACTOR TO TERMINATE PROPOSED UTILITIES 6-FT OUTSIDE OF BUILDING FACE UNLESS NOTED OTHERWISE. FLAG AND STAKE LOCATION AND ELEVATION.
- ALL UTILITY LENGTHS ARE TO CENTER OF STRUCTURES IN LINEAL FEET.
- ALL EXISTING UTILITY PIPES, GRADES, RIGIDS, ETC., SHALL BE RAISED OR LOWERED AS REQUIRED TO MEET PROPOSED GRADES.
- PROPOSED RIM GRADES FOR MILETS ARE FROM EDGE OF PAVEMENT.
- SELECTED DRAINAGE TRENCH BACKFILL MATERIAL SHALL BE PLACED AS INDICATED ON THE PLANS AND CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS. TBF DENOTED BY:

STORM SEWER NOTES

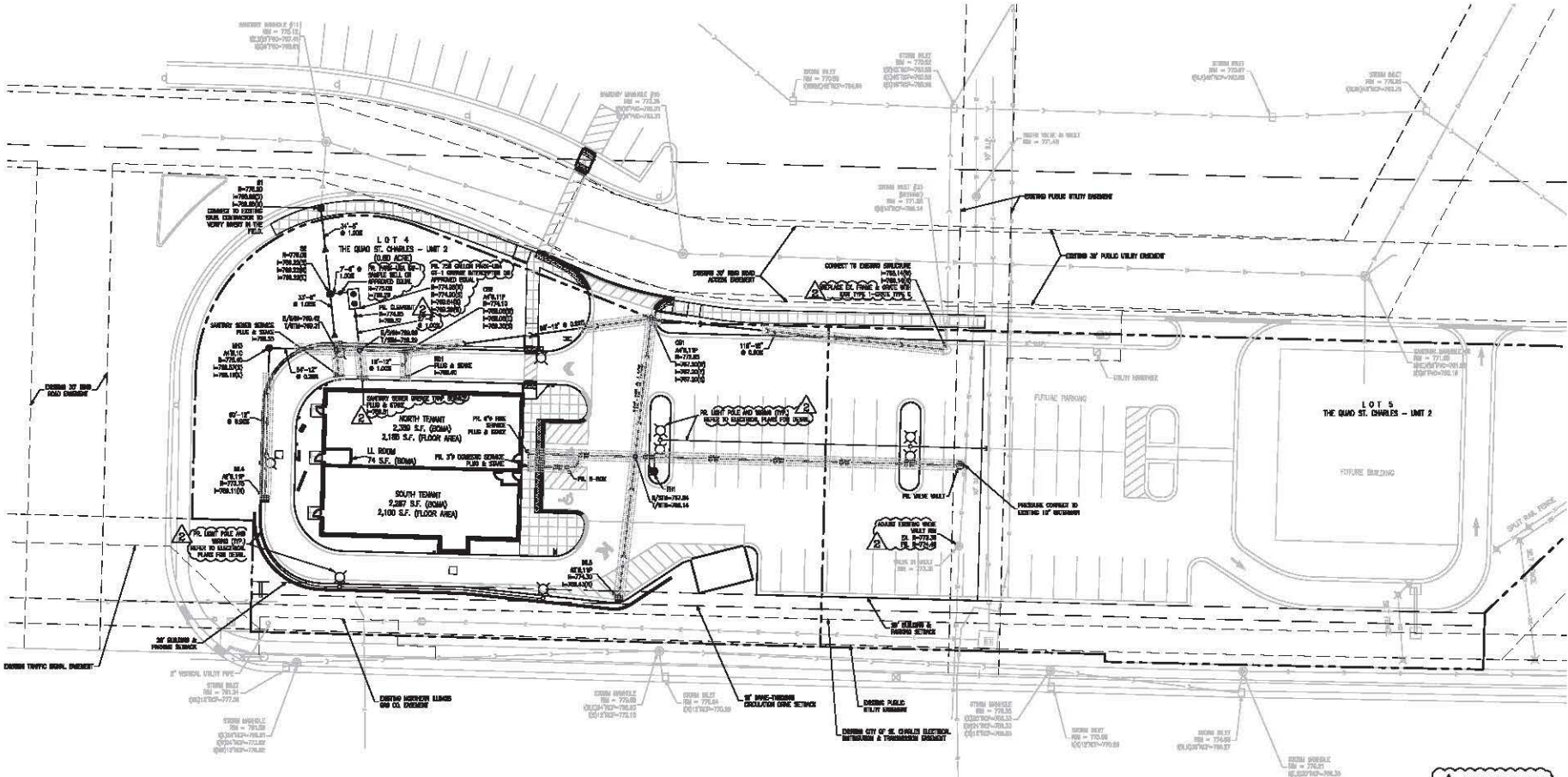
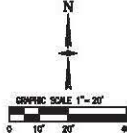
- STORM STRUCTURE SYMBOL LEGEND:
 RL=RAISED
 CL=CONCRETE
 MS=MANHOLE
- FRAME AND GRATE/LID SYMBOL LEGEND:
 1=DOT TYPE 1 (CLOSED), MEDIAN R1713, ELEV 100021
 2=DOT TYPE 1 (OPEN), MEDIAN R2204 (TYPE 2 GRATE), ELEV 100021
 3=DOT TYPE 1 (OPEN), MEDIAN R2204 (TYPE 2 GRATE), ELEV 100021
 4=DOT TYPE 1 (OPEN), MEDIAN R2204 (TYPE 2 GRATE), ELEV 100021
 5=DOT TYPE 1 (OPEN), MEDIAN R2204 (TYPE 2 GRATE), ELEV 100021
- EXAMPLE:
 MANHOLE
 18" DIA. 4-FT DIAMETER, DOT TYPE 1 FRAME AND GRATE (OPEN)
- ALL 12-INCH AND 15-INCH STORM SEWER SHALL BE RCP CLASS V. ALL OTHER RCP SHALL BE CLASS N, UNLESS NOTED OTHERWISE ON PLANS.
 - ALL UNCONCRETE SHALL BE PER DOT STANDARDS OR AS SPECIFIED IN THE DETAIL.
 - ALL CATCHINGS SHALL BE EMBOSSED WITH A FISH MARK AND "DUMP NO WASTE-GRINDS TO WATERWAYS" MESSAGE.

WATER MAIN NOTES

- WATERMAIN STRUCTURE SYMBOL LEGEND:
 W=WATERMAIN
 W=WATERMAIN
 W=WATERMAIN
 W=WATERMAIN
- ALL WATER MAIN SHALL BE DIP CLASS 90, UNLESS NOTED OTHERWISE ON THE PLANS.
 - ALL FIRE HYDRANT LEADS SHALL BE 6-INCH, CLASS 90 DIP UNLESS NOTED OTHERWISE ON THE PLANS.
 - BRASS WEDGES FOR LOCATING WATER MAINS SHALL BE INSTALLED PER SECTION 41-2.200 OF THE STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN ILLINOIS, AS AMENDED.
 - MAINTAIN A MINIMUM OF 5.0-FT OF COVER AS INDICATED FROM THE PROPOSED GRADE OVER THE WATER MAIN. MAINTAIN HORIZONTAL SEPARATION WITH OTHER UTILITIES PER EPA REQUIREMENTS.
 - ALL PROPOSED WATER MAINS SHALL BE RESTORED USING U.S. PIPE FIELD-LOCK JOISTS OR APPROVED EQUIVALENT TO A POINT 50-FT PAST ON EACH SIDE THE AREA WHERE THE WATER MAIN IS INSTALLED WITHIN FILL.

SANITARY SEWER NOTES

- SANITARY STRUCTURE SYMBOL LEGEND:
 S=SANITARY
- ALL SANITARY MANHOLES SHALL HAVE THE FOLLOWING FRAME & GRATE:
 1C: DOT TYPE 1 (CLOSED), MEDIAN R1713, ELEV 100021
- ALL SANITARY SEWER SHALL BE PVC SDR 35 UNLESS NOTED OTHERWISE ON THE PLANS.



ILLINOIS STATE ROUTE NO. 64



UTILITY PLAN		2	REVISION BY CITY OF ST. CHARLES	6/25/10
THE QUAD ST. CHARLES - STARBUCKS		1	ISSUED FOR REVIEW	4/9/10
SC OUT PARCEL ONE, LLC		Description		
ST. CHARLES, ILLINOIS		No		
JACOB & HEFNER ASSOCIATES		F021d		
1910 N. Highland Avenue, Suite 100, Lombard, IL 60148		1"=20'		
PHONE: (630) 655-4884, FAX: (630) 655-4661		C6.0		
www.jacobandhefner.com				

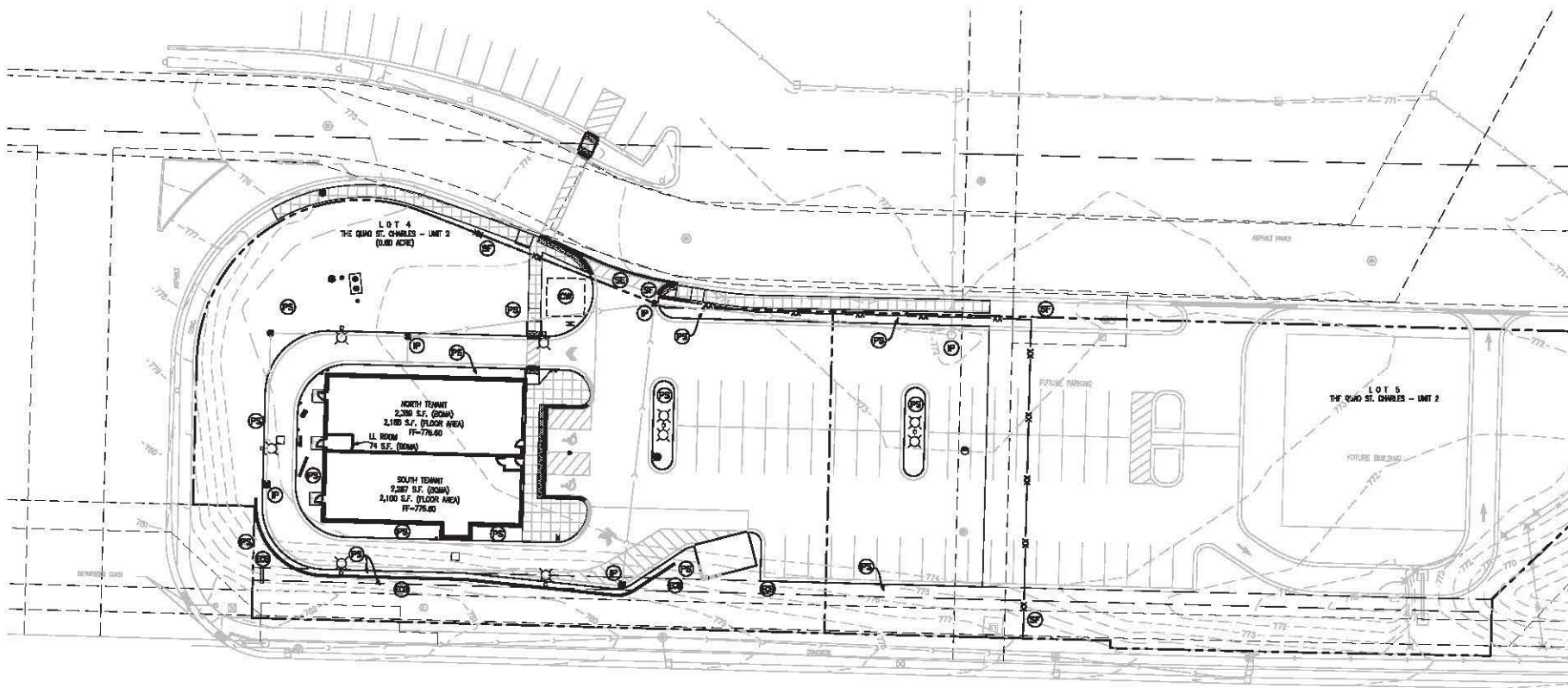
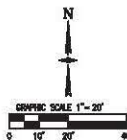
EROSION CONTROL NOTES

- 1) ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE PRIOR TO START OF CONSTRUCTION.
- 2) EARTHWORK CONTRACTOR SHALL MAINTAIN POSITIVE SITE DRAINAGE DURING CONSTRUCTION.
- 3) EARTHWORK CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL.
- 4) EARTHWORK CONTRACTOR IS RESPONSIBLE FOR MAINTAINING CLEAN PUBLIC ROADS, FREE OF DIRT AND DEBRIS AT ALL TIMES.
- 5) OTHER EROSION CONTROL MEASURES SHALL BE IMPLEMENTED SHOULD AN INSPECTION OF THE SITE INDICATE A DEFICIENCY.
- 6) AREAS REACHING SUBSTANTIAL COMPLETION OF GRADING AND TOPSOIL PLACEMENT OPERATIONS SHALL BE PERMANENTLY SEEDED OR OTHERWISE LANDSCAPED WITHIN 14 DAYS FROM THE SUSPENSION OR COMPLETION OF GRADING AND TOPSOIL OPERATIONS.
- 7) SECONDARY CONTAINMENT SHALL BE REQUIRED FOR ANY BULK FUEL STORAGE THAT REMAINS ON-SITE FOR A PERIOD LONGER THAN 7 CALENDAR DAYS.
- 8) CONTAINMENT MEASURES SHALL BE REQUIRED FOR GENERATORS, PUMPS, MINERS AND OTHER NON-ELECTRICAL POWERED EQUIPMENT THAT ARE TO BE STATIONED FOR LONGER THAN 24 HOURS.
- 9) EROSION CONTROL BLANKET SHALL BE PROVIDED IN ALL GREEN AREAS WITH SIDE SLOPES OF 4:1 OR STEEPER.
- 10) ALL GREEN AREAS SHALL BE DRESSED WITH A MINIMUM OF 12" OF TOPSOIL AND PERMANENT SEEDING.

EROSION CONTROL LEGEND

- (SF) SILT FENCE
- (P) INLET PROTECTION
- (SE) STABILIZED CONSTRUCTION ENTRANCE
- (EB) EROSION CONTROL BLANKET
- (CW) CONCRETE WASHOUT
- (PS) PERMANENT SEEDING

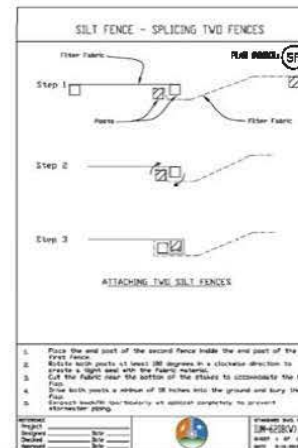
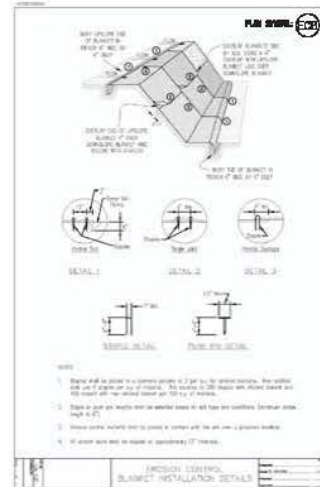
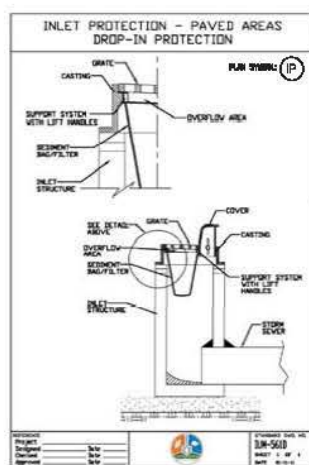
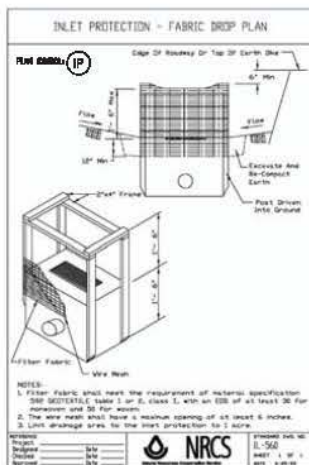
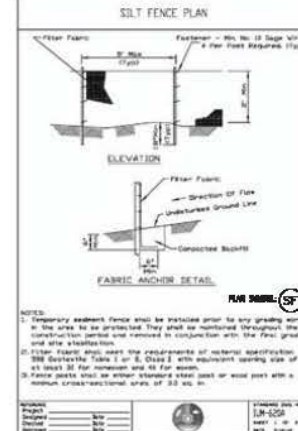
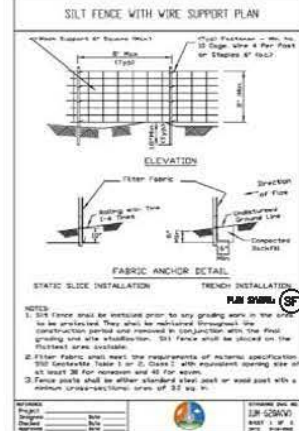
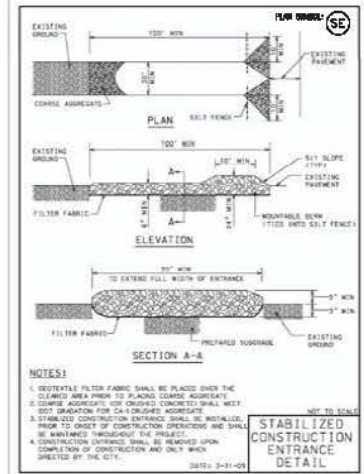
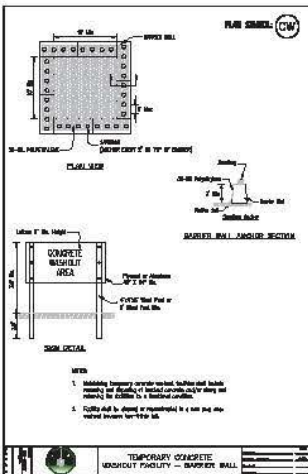
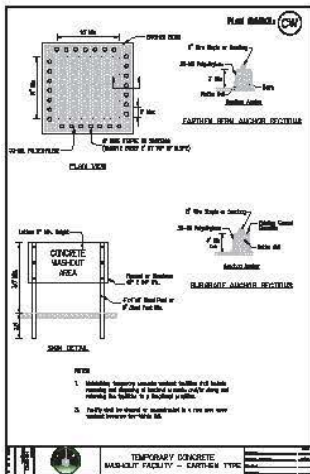
REFER TO SHEET PLAN SHEETS AND DETAILS FOR ADDITIONAL INFORMATION.



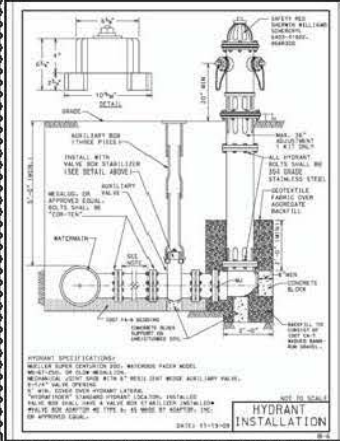
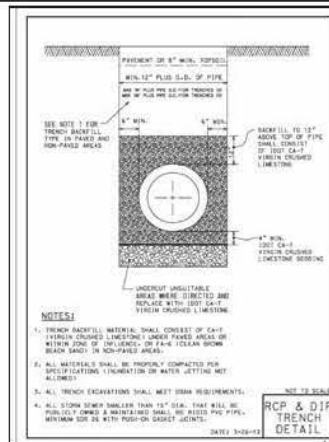
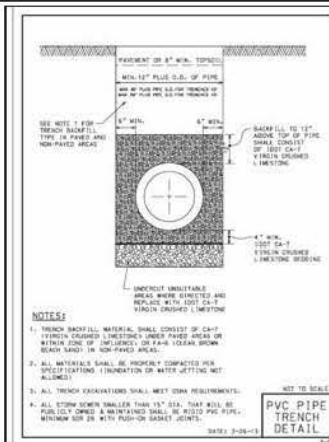
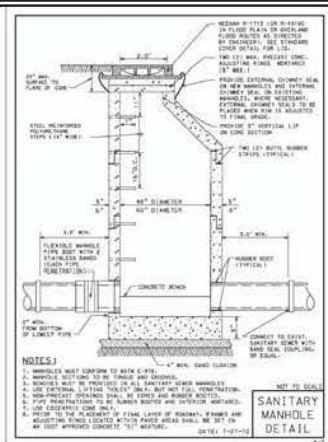
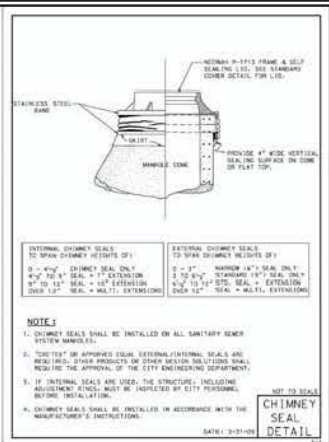
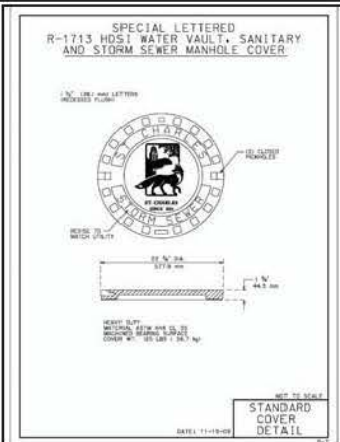
ILLINOIS STATE ROUTE NO. 64



EROSION CONTROL PLAN	
THE QUAD ST. CHARLES - STARBUCKS	
SC OUT PARCEL ONE, LLC	
ST. CHARLES, ILLINOIS	
JACOB & HEFNER ASSOCIATES	REVISION
1918 N. Highland Avenue, Suite 100, Lombard, IL 60148 PHONE: (630) 655-4884, FAX: (630) 655-4881 www.jacob-hefner.com	2
F021d	REVISION FOR CITY OF ST. CHARLES 6/28/19
1"=20'	1
C7.0	ISSUED FOR REVIEW 4/9/18
	Description
	No
	Date



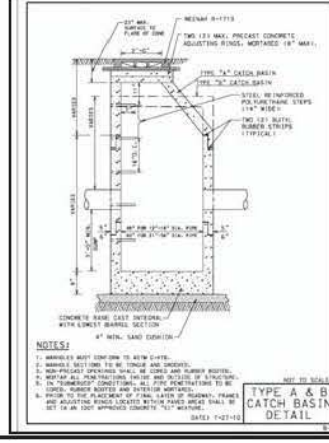
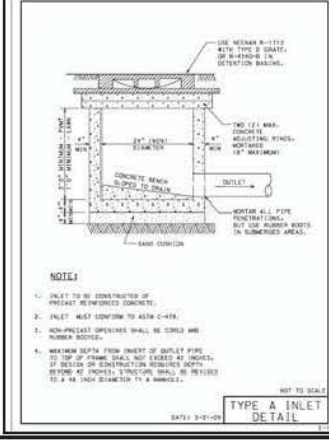
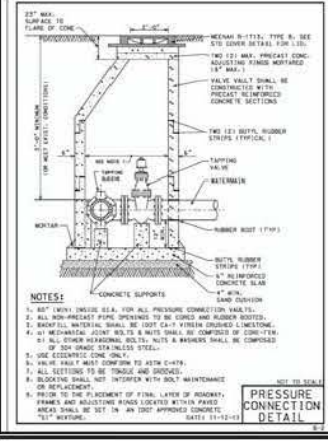
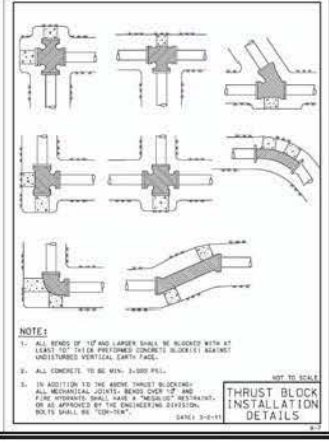
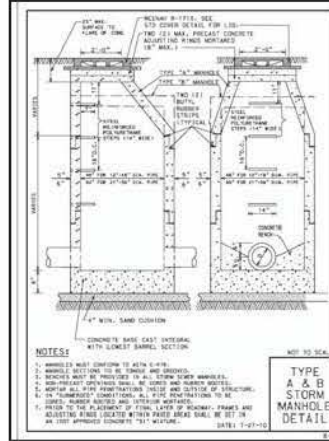
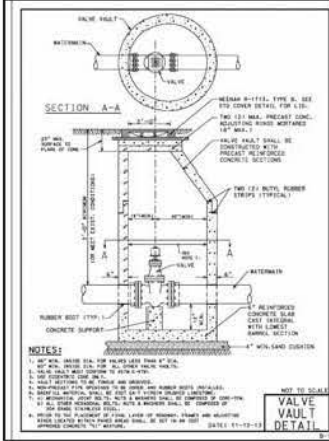
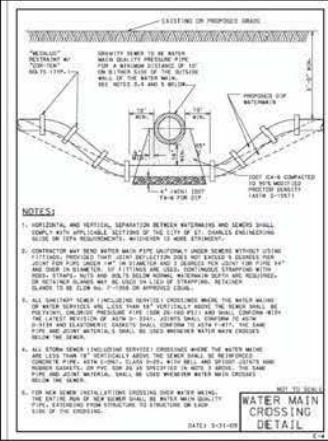
<p>SWPPP DETAILS</p> <p>THE QUAD ST. CHARLES - STARBUCKS</p> <p>SC OUT PARCEL ONE, LLC</p> <p>ST. CHARLES, ILLINOIS</p>		<p>REVISION NO. 1</p> <p>DATE: 11/11/16</p> <p>DESCRIPTION: SWPPP DETAILS</p>
<p>JACOB & HEFNER ASSOCIATES</p> <p>1515 E. 10th Street, Suite 100, St. Charles, IL 60154</p> <p>TEL: (618) 425-4664 FAX: (618) 425-4664</p> <p>www.jacobhefner.com</p>		<p>REVISION NO. 1</p> <p>DATE: 11/11/16</p> <p>DESCRIPTION: SWPPP DETAILS</p>
<p>F021d</p> <p>N.T.S.</p> <p>C8.1</p>		<p>REVISION NO. 1</p> <p>DATE: 11/11/16</p> <p>DESCRIPTION: SWPPP DETAILS</p>



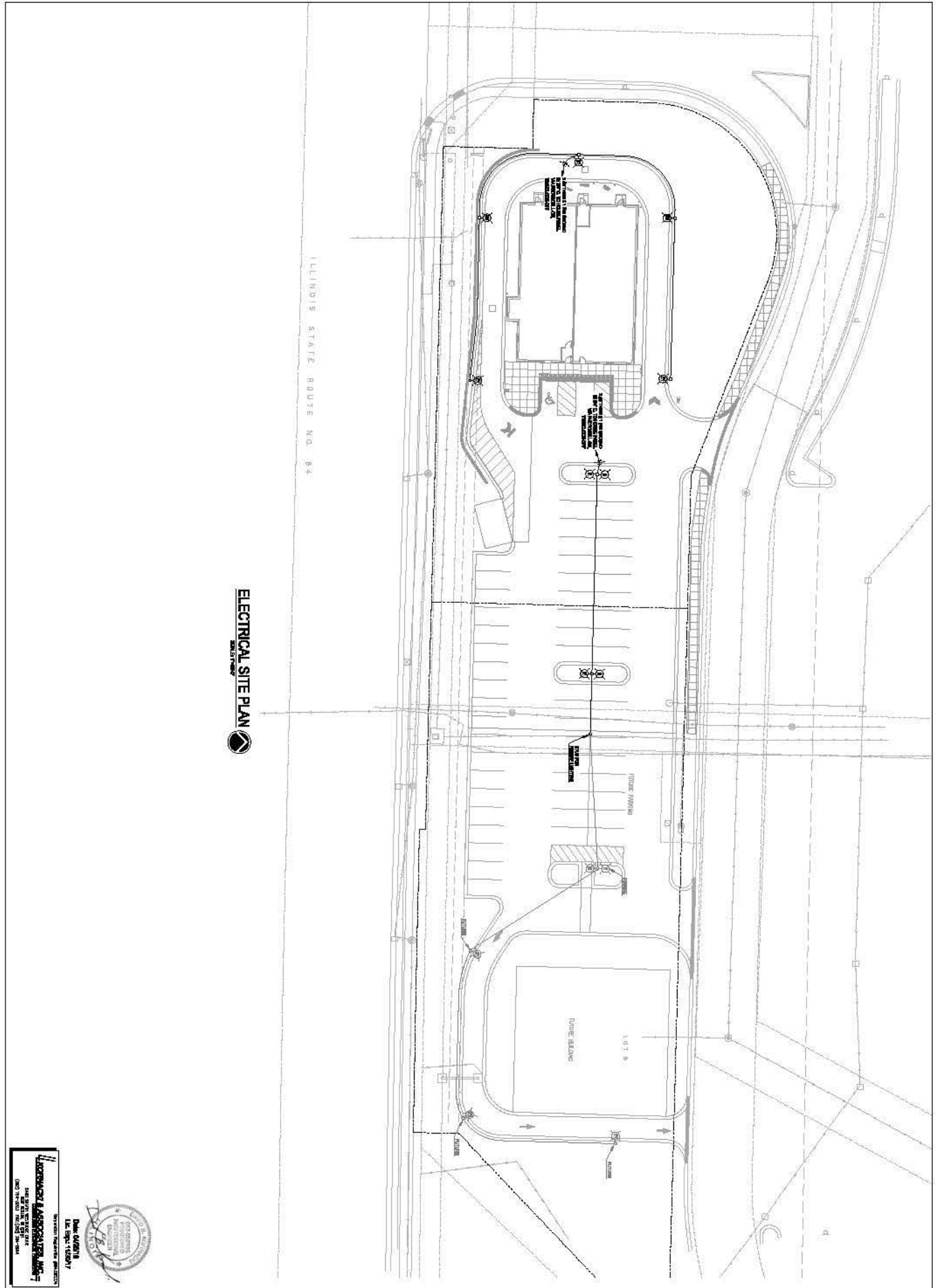
Minimum Restraint Lengths (in. feet)
back from both sides of fitting

Fitting type/nominal size	4"	6"	8"	10"	12"	16"
90 Degree Bend	17	25	32	36	43	59
45 Degree Bend	7	10	12	14	16	24
22.5 Degree Bend	2	3	4	4	5	12
11.25 Degree Bend	2	2	2	2	2	4
Dead End	39	56	73	87	103	134
Top Side Vertical Offset #145 Degree	16	22	28	32	36	43
Bottom Side Vertical Offset #145 Degree	4	6	8	10	12	15
Two Run & Branch #90	1	1	1	1	1	1
Two Run & Branch #45	1	1	1	1	1	1
Two Run & Branch #22.5	1	1	1	1	1	1
Two Run & Branch #11.25	1	1	1	1	1	1
Reducer #90	1	1	1	1	1	1
Reducer #45	1	1	1	1	1	1
Reducer #22.5	1	1	1	1	1	1
Reducer #11.25	1	1	1	1	1	1
Reducer #90	1	1	1	1	1	1
Reducer #45	1	1	1	1	1	1
Reducer #22.5	1	1	1	1	1	1
Reducer #11.25	1	1	1	1	1	1

DATE: 11-19-09 **NOT TO SCALE** **WATER MAIN RESTRAINT**




[illegible]

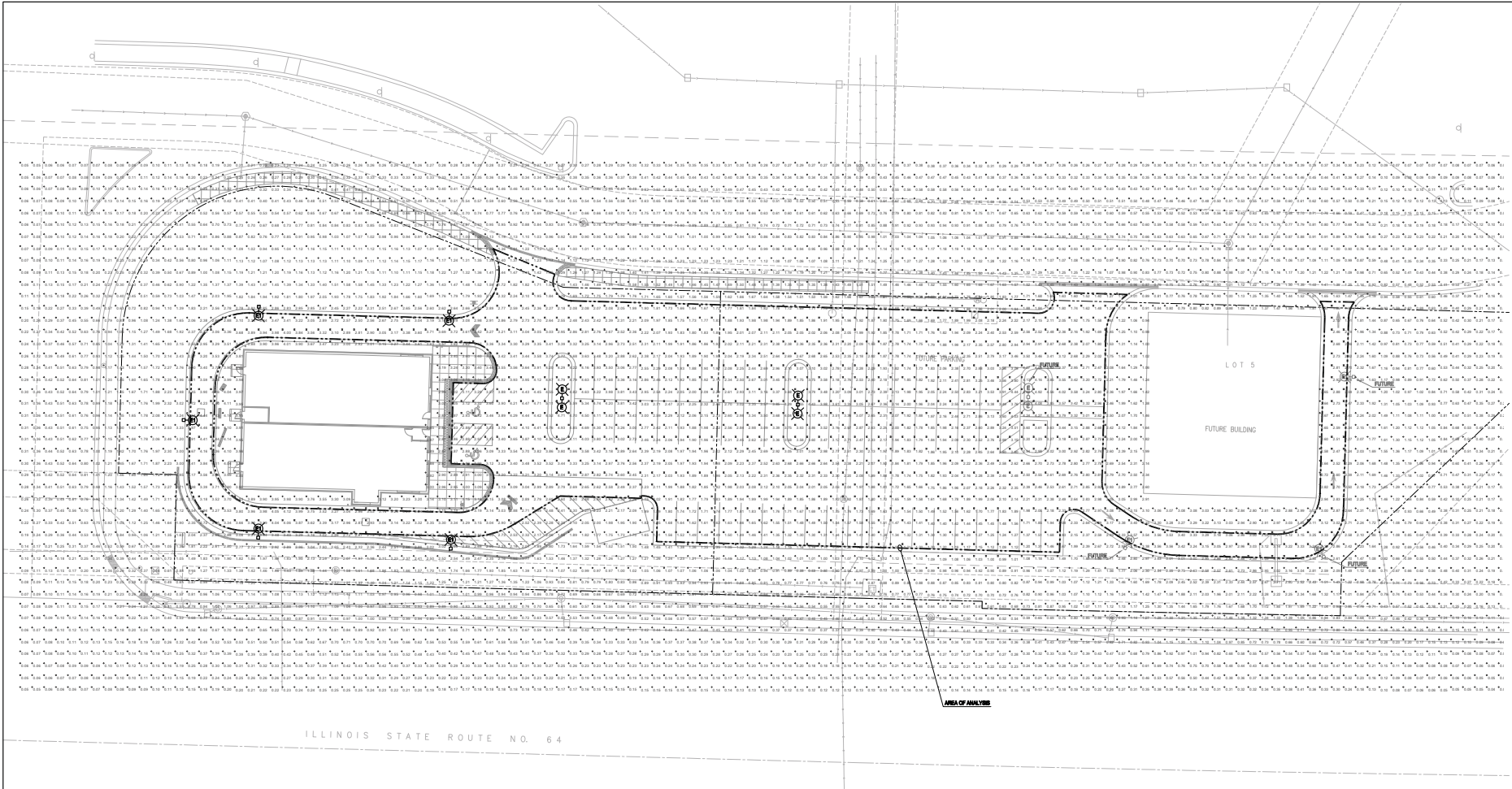


ELECTRICAL SITE PLAN
SCALE 1/8\"/>

JACOB & HEFNER ASSOCIATES, INC.
1910 S. Highland Avenue, Suite 100, Lombard, IL 60148
PHONE: (630) 652-4680, FAX: (630) 652-4681
www.jacobandhefner.com

Date: 04/28/16
By: EEP-1152917

E1	AS NOTED 16049	 <div>JACOB & HEFNER ASSOCIATES 1910 S. Highland Avenue, Suite 100, Lombard, IL 60148 PHONE: (630) 652-4680, FAX: (630) 652-4681 www.jacobandhefner.com</div>	ELECTRICAL SITE PLAN			
			THE QUAD ST. CHARLES – STARBUCKS			
			KRAUSZ COMPANIES			
			ST. CHARLES, ILLINOIS			
				1	PERMIT & RED	04/28/16
				No.	Description	Date



PHOTOMETRIC SITE PLAN
SCALE: 1"=20'-0"

- LIGHTING ANALYSIS NOTES:**
(PAVED AREAS ONLY)
1. AVERAGE FOOTCANDLES: 2.88
 2. MINIMUM FOOTCANDLES: 0.89
 3. MAXIMUM FOOTCANDLES: 6.99
 4. AVERAGE/MINIMUM RATIO: 2.71
 5. MAXIMUM/MINIMUM RATIO: 6.61



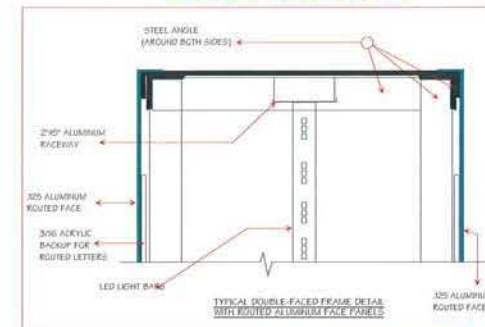
Date: 04/28/16
Lic. Exp.: 11/30/17

KORNACKI & ASSOCIATES, INC.
CONSULTING ELECTRICAL ENGINEERS
3435 SOUTH WESTWIND DRIVE
NILES, ILLINOIS 60067
(847) 794-3333 FAX: (847) 794-3014

AS NOTED	
16049	
E2	
JACOB & HEFNER ASSOCIATES	
1910 S. Highland Avenue, Suite 300, Lombard, IL 60148 PHONE: (630) 652-4600 FAX: (630) 652-4601 www.jacobandhefner.com	
PHOTOMETRIC SITE PLAN	
THE QUAD ST. CHARLES - STARBUCKS	
KRAUSZ COMPANIES	
ST. CHARLES, ILLINOIS	
No.	Description
1	PERMIT & BO
04/28/16	
Date	

[illegible]


Date: 04/28/16
Lic. Exp.: 11/30/17
Corporation Registration #19A.0005374
KORNACKI & ASSOCIATES, INC.
CORPORATE ENGINEERING & CONSTRUCTION
5402 SOUTH WESTBRIDGE DRIVE
NORFOLK, VA 23513
(262) 784-3323 FAX (262) 784-5014



SIGN TO
BE UL
LISTED

DOUBLE-FACED ILLUMINATED SIGN

FABRICATE AND INSTALL SIGN OF ALUMINUM AND STEEL ANGLE.
FACES TO BE WHITE ACRYLIC WITH COPY APPLIED FIRST SURFACE.
ALL EXPOSED METAL SURFACES TO BE COATED WITH ACRYLIC POLYURETHANE.
INTERNAL ILLUMINATION TO BE WHITE LEDS.
SCALE - 3/8" = 1'

RECEIVED
St. Charles, IL

APR 08 2016

CDD
Planning Division

INSTALLATION INSTRUCTIONS

SET 6" X 12" STEEL PIPE IN CONCRETE
FOOTING TO DEPTH OF 4'.
SIGN TO BE PERPENDICULAR TO STREET.
CONNECT TO ELECTRICAL SERVICE
TO BE PROVIDED BY OTHERS PRIOR TO INSTALL.

NOT ACTUAL LOCATION



1100 Route 34 Aurora, Illinois 60504 630 898 5900 office 630 898 6091 fax	Prepared For: THE QUAD	Address: RT 64	Draw: 214205	Sheet: 10	Design Date: 5/27/14	Rev 3:	Salesman:
	Location Name:	City/State: ST CHARLES, IL	Rev 1:			Rev 4:	Colors:
			Rev 2:			Rev 5:	Notes:

NOTE: THIS DRAWING IS THE PROPERTY OF AURORA SIGN CO. IT IS NOT TO BE REPRODUCED, COPIED, OR EXHIBITED IN ANY FASHION WITHOUT WRITTEN CONSENT FROM AURORA SIGN CO. CHARGES OF UP TO \$2000.00 WILL BE ASSESSED FOR ANY MIS-USE OF THESE DRAWINGS.

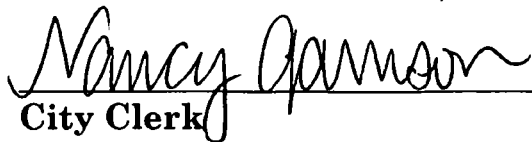
City of St. Charles, Illinois

Ordinance No. 2013-Z-19

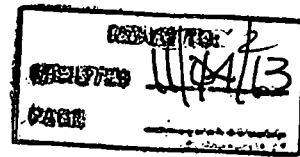
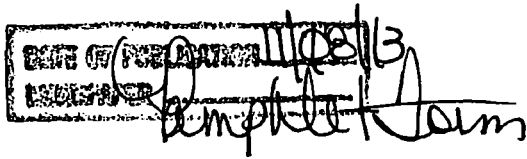
**An Ordinance Amending a Special Use for Planned Unit
Development (Charlestowne Mall PUD – 3800 E. Main
St.)**

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

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


City Clerk





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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

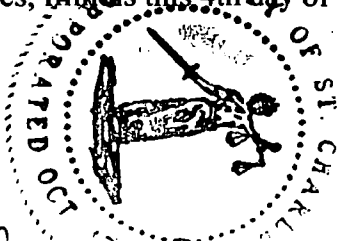
- a. Zoning: The property shall be subject to the requirements of the BR Regional Business Zoning District, as amended, and all other applicable requirements of the St. Charles Zoning Ordinance, as amended, except as specifically varied in the "PUD Standards" attached hereto and incorporated herein as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

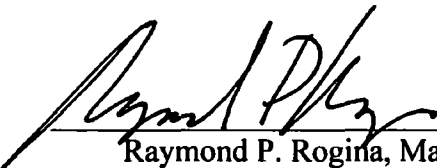
7. That after the adoption and approval hereof, the Ordinance shall (i) be printed or published in book or pamphlet form, published by the authority of the Council, or (ii) within thirty (30) days after the adoption and approval hereof, be published in a newspaper published in and with a general circulation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

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

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

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




Raymond P. Rogina, Mayor

Attest:


City Clerk

COUNCIL VOTE:

Ayes: 10
Nays: 0
Absent:
Abstain:

APPROVED AS TO FORM:

City Attorney

DATE: _____

Exhibit "A"

Legal Description (Subject Property)

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

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

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

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

Exhibit "B"

Findings of Fact

SPECIAL USE FOR PLANNED UNIT DEVELOPMENT

From the St. Charles Zoning Ordinance, Section 17.04.410.D.3:

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

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

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

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

2. To create places oriented to the pedestrian that promote physical activity and social interaction, including but not limited to walkable neighborhoods, usable open space and recreational facilities for the enjoyment of all.

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

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

Not applicable.

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

Not applicable.

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

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

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

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

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

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

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

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

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

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

1. The PUD will provide community amenities beyond those required by ordinance, such as recreational facilities, public plazas, gardens, public art, pedestrian and transit facilities.
New outdoor public spaces will be created at the reconstructed entrances to the mall.
2. The PUD will preserve open space, natural beauty and critical environmental areas in excess of what is required by ordinance or other regulation.
Not applicable.
3. The PUD will provide superior landscaping, buffering or screening.
The PUD amendment will facilitate an update to the site's landscaping, which is sparse within the site but is heavy and overgrown along the site's Main St. frontage. The Comprehensive Plan has called for a reduction of landscaping along the Main St. frontage. The existing landscaping and buffering along the north property line will be maintained.
4. The buildings within the PUD offer high quality architectural design.
The PUD amendment will facilitate an improved, modernized architectural design for the building, including better screening of existing loading docks, incorporating complementary architecture in the reconstructed portions of the building, and establishing new, prominent front entrances with pedestrian-oriented streetscaping.
5. The PUD provides for energy efficient building and site design.
Not applicable.

6. The PUD provides for the use of innovative stormwater management techniques.
The proposed site improvements will include naturalizing the existing stormwater detention basins and introducing bioswales and rain gardens into some parking lot islands.

7. The PUD provides accessible dwelling units in numbers or with features beyond what is required by the Americans with Disabilities Act (ADA) or other applicable codes.

Not applicable.

8. The PUD provides affordable dwelling units in conformance with, or in excess of, City policies and ordinances.

Not applicable.

9. The PUD preserves historic buildings, sites or neighborhoods.

Not applicable.

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

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

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

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

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

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

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

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

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

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

- D. Effect on Development of Surrounding Property: That the establishment of the Special Use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

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

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

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

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

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

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

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

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

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

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

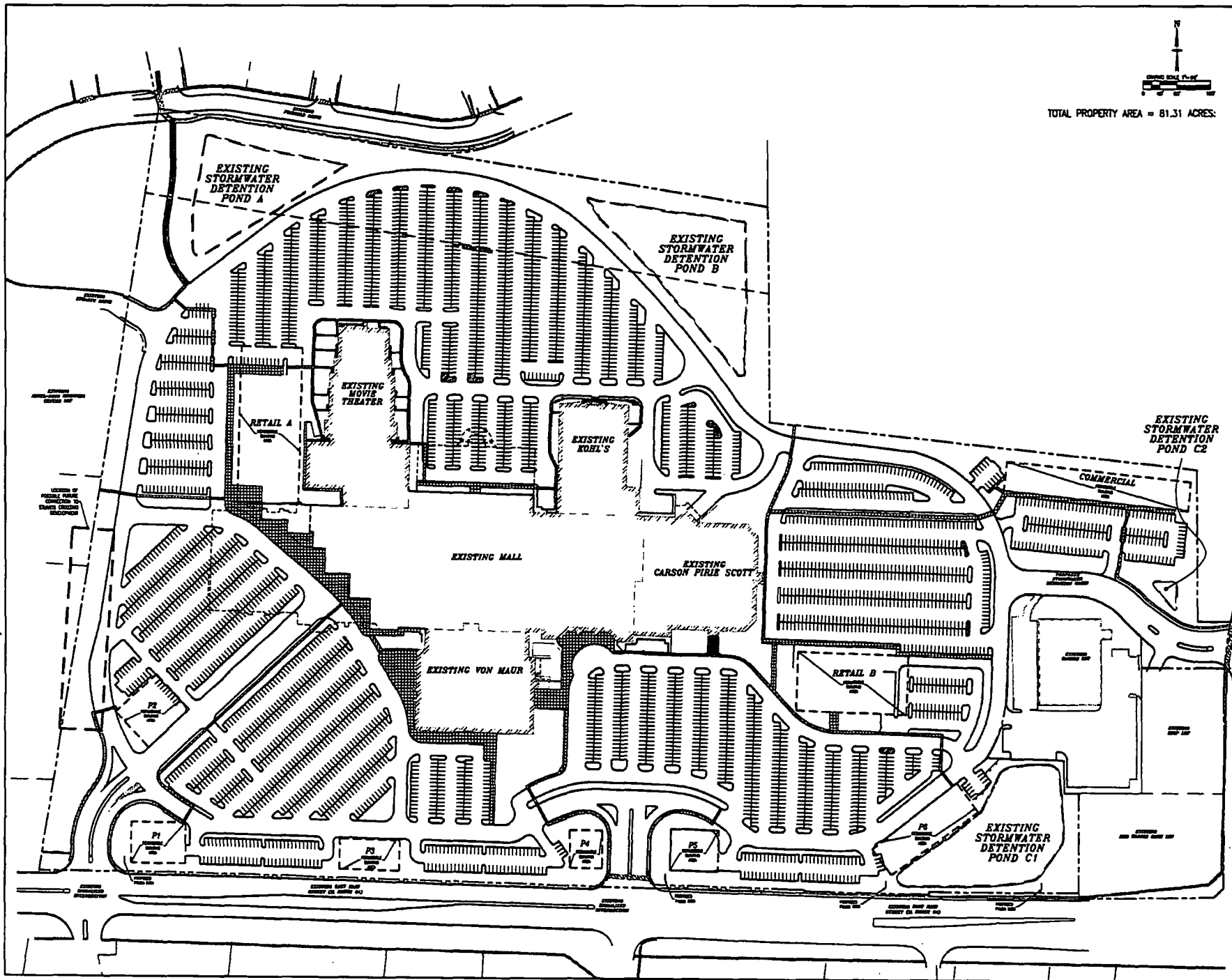
The PUD amendment will facilitate site improvements that further the goals of the Comprehensive Plan.

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

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

Exhibit "C"

Concept Site Plan



CONCEPTUAL SITE PLAN

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

JACOB & HENNER ASSOCIATES, INC.
ENGINEERS - ARCHITECTS

100 S. W. 10th Avenue, Suite 100
Fort Lauderdale, Florida 33304
TEL: 754/466-1100
FAX: 754/466-1101

THE REAUXE COMPANIES, INC.
BC 3800 MAIN, L.L.C.

1"=80'
F021
EX1

Exhibit “D”**PUD Standards**

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

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

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

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

Certificate

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

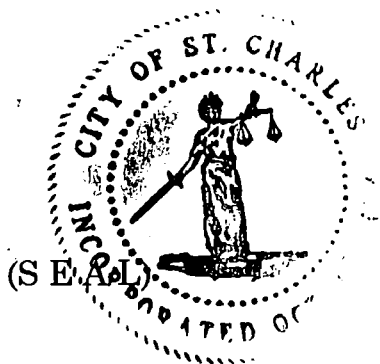
I further certify that on November 4, 2013, the Corporate Authorities of such municipality passed and approved Ordinance No. 2013-Z-19, entitled


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

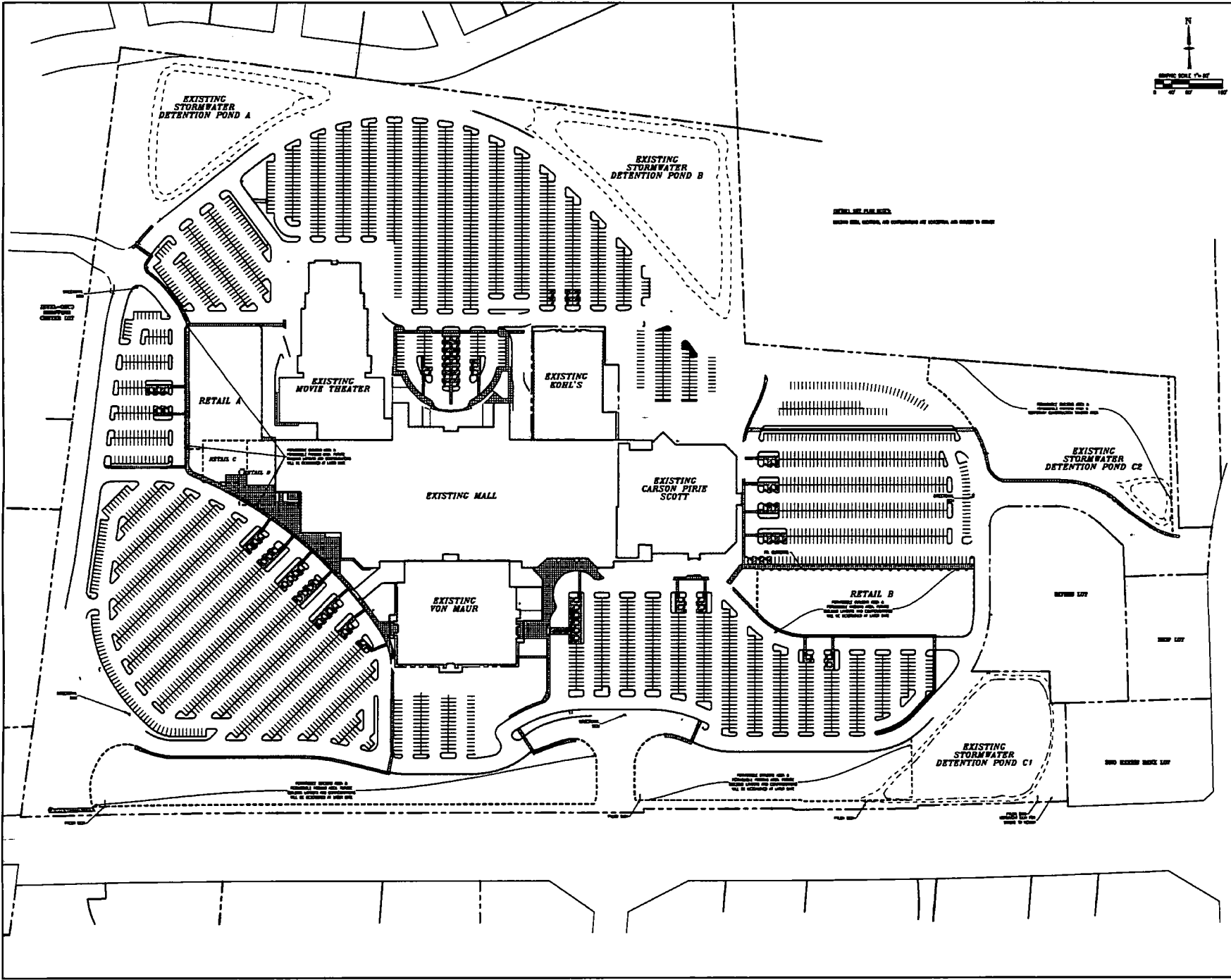
which provided by its terms that it should be published in pamphlet form.

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


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




Municipal Clerk



	PRELIMINARY SITE PLAN THE QUAD ST. CHARLES 3800 E. MAIN STREET ST. CHARLES, ILLINOIS	JACOB & HEFFNER ASSOCIATES 1000 N. LAKE STREET SUITE 200 ST. CHARLES, ILLINOIS 62256	SC 3800 MAIN LLC	1"=80' PD21 EX. 1
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		AGENDA ITEM EXECUTIVE SUMMARY						
		Title:	Historic Preservation Commission recommendation to approve a Façade Improvement Grant Agreement for 116 W. Main St. (Mixology Salon Spa)					
		Presenter:	Russell Colby					
<i>Please check appropriate box:</i>								
	Government Operations				Government Services			
X	Planning & Development (5/9/16)				City Council			
Estimated Cost:	\$15,000			Budgeted:	YES	X	NO	
If NO, please explain how item will be funded:								
Executive Summary:								
<p>Mixology Salon Spa is planning to open in the eastern building of the former Vertical Drop store at 116 W. Main St. The business has requested a Façade Improvement Grant to assist with reconstruction of the Main Street storefront.</p> <p>The Façade Improvement Grant program provides assistance to property owners and commercial tenants to rehabilitate and restore the exterior of buildings in the downtown. Grant funding is available first for buildings located in Special Service Area 1B (Downtown Revitalization) and secondarily for other properties located outside SSA 1B but within the Central Historic District. Applications are first reviewed by the Historic Preservation Commission for appropriateness of design. The grants are provided as a reimbursement for up to 50% of the funds invested into an exterior rehabilitation project, up to \$10,000 for a 30 ft. length of building façade. There is a limit of \$20,000 of grant funds per property in any 5 year period. The program budget for FY 16-17 is \$40,000.</p> <p>The project scope includes removal and replacement of the existing storefront, signage, decorative awnings and painting of certain trim elements as shown on the attached colored rendering. The Historic Preservation Commission reviewed the grant and recommended approval on 5/4/16, with a condition that the stone/tile material to be installed around the storefront be attached in such a manner that it could be removed in the future without destroying the brick. The applicant is agreeable to this condition.</p> <p>The building has not received a grant within the past 5 years. The cost of the work is estimated at \$75,000 and the grant would cover up to \$15,000 (based upon 45 ft. of façade frontage along Main St.).</p>								
Attachments: <i>(please list)</i>								
Historic Preservation Commission recommendation, Façade Improvement Grant Application, Grant Agreement								
Recommendation / Suggested Action <i>(briefly explain):</i>								
Recommendation to approve a Façade Improvement Grant Agreement for 116 W. Main St. (Mixology Salon Spa)								
<i>For office use only:</i>		<i>Agenda Item Number: 3c</i>						

City of St. Charles, Illinois

Historic Preservation Commission Resolution No. 3-2016

**A Resolution Recommending Approval of
A Façade Improvement Grant Application
(116 W. Main St. – Mixology Salon Spa)**

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

WHEREAS, the Historic Preservation Commission has reviewed the Facade Improvement Grant Application for 116 W. Main St. and has found said application to be architecturally appropriate and in conformance with the Downtown Design Guidelines and the Historic Preservation Ordinance, Chapter 17.32 of the Zoning Ordinance; and

WHEREAS, the Historic Preservation Commission finds approval of said Facade Improvement Application to be in the best interest of the City of St. Charles.

NOW THEREFORE, be it resolved by the St. Charles Historic Preservation Commission to recommend to the City Council approval of the Facade Improvement Application for 116 W. Main St.

Roll Call Vote:

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

Nays: None

Abstain: None

Absent: Withey

Motion Carried.

PASSED, this 4th day of May, 2016.

Chairman

Received 4/18/16

**CITY OF ST. CHARLES
FACADE IMPROVEMENT PROGRAM
APPLICATION FORM**

A non-refundable fee of \$50.00 must accompany this application. Checks should be made payable to the City of St. Charles.

1) Applicant: MIXOLOGY SALON SPA
(Name)

Home Address: _____
(Street) (City/State/Zip)

Business Address: 116 W. MAIN S.C. 60174
(Street) (City/State/Zip)

Federal Tax ID Number: _____

2) Building or establishment for which the reimbursement grant is sought

116 W. MAIN ST. (EAST SIDE OF OLD "VERTICAL DROP")
(Street Address)

09-27-376-002
(Property Identification Number)

4) Is this property listed on the National Registry or designated as a Local Landmark: ☐ Yes ☒ No

3) Proposed Improvements(Check all that apply):

- | | |
|---|--|
| <input checked="" type="checkbox"/> Canopy/Awning | <input checked="" type="checkbox"/> Signage |
| <input checked="" type="checkbox"/> Windows/Doors | <input checked="" type="checkbox"/> Exterior Lighting |
| <input type="checkbox"/> Tuck pointing/Masonry Repair | <input type="checkbox"/> Restoration of Architectural Features |
| <input checked="" type="checkbox"/> Masonry Cleaning | <input checked="" type="checkbox"/> Rear Entrance Improvements(Please specify below) |
| <input checked="" type="checkbox"/> Painting | |
| <input type="checkbox"/> Other(Please Specify) | <u>NEW ADA REAR ENTRANCE, NEW DOORS</u> |
| | <u>NEW FRONT FACADE / DOORS</u> |

Describe the scope and purpose of the work to be done:

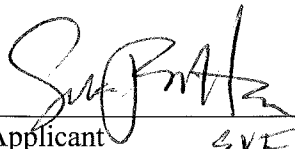
FRONT WILL BE BROUGHT FLUSH TO EXISTING EXTERIOR WALLS
NEW WINDOWS, EXTERIOR SURFACE CHANGED WITH SIGNAGE.
ADA SIGN PROTRUDING FROM FACE

Preliminary Cost Estimate: \$ TBD

City's Grant Amount: \$ Eligible for \$20,000 max total
Front: \$15,000 max
Rear: \$10,000 max

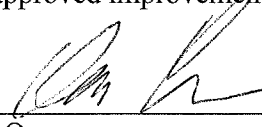
4) Statement of Understanding:

- A. I agree to comply with the guidelines and procedures of the St. Charles Façade Improvement Program.
- B. I understand that I must submit detailed cost documentation, copies of bids, contracts, invoices, receipts, and contractor's final waivers of lien upon completion of the approved improvements.
- C. I understand that work done before a Façade Improvement Agreement is approved by the City Council is not eligible for a grant.
- D. I understand the Façade Improvement reimbursement grants are subject to taxation and that the City is required to report the amount and recipient of said grants to the IRS

Signature 
Applicant SUE HENRY, MIXOLOGY SAZON SPA

If the applicant is other than the owner, you must have the owner complete the following certificate:

I certify that I am the owner of the property at 116 W. MAIN ST, and that I authorize the applicant to apply for a reimbursement grant under the St. Charles Facade Improvement Program and undertake the approved improvements.

Signature  Date 4/11/2016
Owner



Existing east storefront proposed for renovation

Swan Contractors & Developers, Inc.

24 Center Dr. Unit 3
Gilberts, Illinois 60136

Telephone 847-428-5200 Fax 847-428-5724

4/20/2016

BUDGETARY PROPOSAL

2698

To: Mixology Aved Salon Spa
116 W. Main St.
St. Charles, IL 60174

Project: Mixology Aved Salon Spa
116 W. Main St.
St. Charles, IL 60174

We hereby submit conceptual specifications and budgetary estimates for the following:

FACADE RENOVATION:

Demo costs for the existing facade, concrete entrance removal, removal of existing granite panels and brick cleaning, and complete 1st Floor board-up: \$9,000.00

Stone / Tile Product around

New Storefront with insulated low e glass/framing system including the doors & hdwe., metal panels at base, metal canopy over entry doors, ~~reclaimed wood siding above the storefront~~, exterior masonry paint coating/masonry stain of ~~existing brick for full front facade including~~ trim as noted, and new fabric awnings over the 3-2nd floor Windows: \$56,000.00

Signage for the Mixology and Aveda signs: \$10,000.00

Revised
5/4/16

TOTAL BUDGETARY PRICE \$75,000.00



EXISTING SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



PROPOSED SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

REVISIONS	BY



ARCHITECTURAL RESOURCES
Architect
W. Alex T. Jones
Robert M. Allen - Architect
427 West State St. Geneva, Illinois 60134
(800) 222-1774
wendy@arresources.com / robert.allen@arresources.com

I hereby certify that these plans were prepared under my supervision and to the best of my knowledge they conform with the building ordinances, zoning regulations and all applicable codes and standards of the State of Illinois. I am a duly Licensed Professional Architect under the Illinois Architecture Code and ASCE A172.1-1994.
Signature: 11/09/16

EXISTING & PROPOSED SOUTH FACADE
Build-out for:
MIXOLOGY AVEDA SALON SPA
116 W. Main Street
St. Charles, Illinois 60174

Date: 04/25/16

Scale: AS NOTED

Drawn: R.M.A.

Job: 16-24

Sheet

ASK2

Of 2 Sheets



PROPOSED SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



**City of St. Charles
Facade Improvement Agreement**

THIS AGREEMENT, entered into this 16th day of May, 2016, between the City of St. Charles, Illinois (hereinafter referred to as "CITY") and the following designated OWNER/LESSEE, to wit:

Owner/Lessee's Name:	Mixology Salon Spa – Sue Henry
Tax ID#/Social Security #	81-1077521
Address of Property to be Improved:	116 W Main St., St. Charles, IL 60174
PIN Number:	09- 27-376-002

WITNESSETH:

WHEREAS, the CITY has established a Facade Improvement Program for application within the St. Charles Facade Improvement Business District ("District"); and

WHEREAS, said Facade Improvement Program is administered by the CITY with the advice of the Historic Preservation Commission and is funded from the general fund for the purposes of controlling and preventing blight and deterioration within the District; and

WHEREAS, pursuant to the Facade Improvement Program CITY has agreed to participate, subject to its sole discretion, 1) in reimbursing Owners/Lessees for the cost of eligible exterior improvements to commercial establishments within the District up to a maximum of one-half (1/2) of the approved contract cost of such improvements and 2) in reimbursing Owners/Lessees for 100% of the cost of the services of an architect for such facade improvements up to a maximum of \$4,000 per building, as set forth herein, but in no event shall the total CITY participation exceed ten thousand dollars (\$10,000)

per facade, as defined herein, for eligible improvements to the front and/or side of a building, and ten thousand dollars (\$10,000) per building for eligible rear entrance improvements, with a maximum reimbursement amount of twenty thousand dollars (\$20,000) per building; and

WHEREAS, the OWNER/LESSEE's property is located within the Facade Improvement Business District, and the OWNER/LESSEE desires to participate in the Facade Improvement Program pursuant to the terms and provisions of this Agreement.

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

SECTION 1:

A. With respect to facade improvements to the front and side of a building and related eligible improvements, the CITY shall reimburse OWNER/LESSEE for the cost of improvements to the OWNER/LESSEE's property at the rate of fifty percent (50%) of such cost, and shall reimburse OWNER/LESSEE for 100% of the cost of fees for architectural services pertaining to such improvements, up to a maximum amount of \$4,000 per building as defined herein, provided that the total reimbursement for improvements to the front and side of a building and related eligible improvements and architectural services shall not exceed ten thousand dollars (\$10,000) per facade as defined herein.

B. With respect to improvements to rear entrance(s) of a building and related eligible improvements, the CITY shall reimburse OWNER/LESSEE for the cost of improvements to the OWNER/LESSEE's property at the rate of fifty percent (50%) of such cost, and shall reimburse OWNER/LESSEE for 100 % of the cost of fees for architectural services pertaining to such improvements, up to a maximum amount of \$4,000 per building, provided that reimbursement for landscaping materials and installation shall not exceed \$1,000 per building, and provided that the total

reimbursement for rear entrance and related eligible improvements and architectural services shall not exceed ten thousand dollars (\$10,000) per building.

The actual total reimbursement amounts per this Agreement shall not exceed **\$15,000** for facade improvements to the front and side of a building and related eligible improvements and \$0 for improvements to rear entrance(s) of a building and related eligible improvements. The improvement costs which are eligible for City reimbursement include all labor, materials, equipment and other contract items necessary for the proper execution and completion of the work as shown on the plans, design drawings, specifications and estimates approved by the City. Such plans, design drawings, specifications and estimates are attached hereto as Exhibit I.

SECTION 2: No improvement work shall be undertaken until its design has been submitted to and approved by the City Council. Following approval, the OWNER/LESSEE shall contract for the work and shall commence and complete all such work within six months from the date of such approval.

SECTION 3: The Director of Community and Economic Development shall periodically review the progress of the contractor's work on the facade improvement pursuant to this Agreement. Such inspections shall not replace any required permit inspection by the Building Commissioner and Building Inspectors. All work which is not in conformance with the approved plans, design drawings and specifications shall be immediately remedied by the OWNER/LESSEE and deficient or improper work shall be replaced and made to comply with the approved plans, design drawings and specifications and the terms of this Agreement.

SECTION 4: Upon completion of the improvements and upon their final inspection and approval by the Director of Community and Economic Development, the OWNER/LESSEE shall submit to the CITY a properly executed and notarized contractor statement showing the full cost of the work 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 OWNER/LESSEE 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 OWNER/LESSEE shall also submit to the CITY a copy of the architect's statement of fees for professional services for preparation of plans and specifications. The CITY shall, within fifteen (15) days of receipt of the contractor's statement, proof of payment and lien waivers, and the architect's statement, issue a check to the OWNER/LESSEE as reimbursement for one-half of the approved construction cost estimate or one-half of the actual construction cost, whichever is less, and for 100% of architectural services fee, subject to the limitations set forth in Section 1 hereof.

In the alternative, at its sole discretion, CITY may reimburse OWNER/LESSEE in two payments. The first reimbursement may be made only 1) upon completion of work representing 50% or more of the maximum reimbursement specified in Section 1 hereof and 2) upon receipt by CITY of the architect's invoices, contractor's statements, invoices, proof of payment and notarized final lien waivers for the completed work and 3) upon a determination by the Director of Community and Economic Development that the remainder of the work is 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 OWNER/LESSEE. The second, final reimbursement payment shall be made by CITY only upon submittal of all necessary documents as described herein.

SECTION 5: If the OWNER/LESSEE or his contractor fails to complete the improvement work provided for herein in conformity with the approved plans, design drawings and specifications and the terms of this Agreement, then upon written notice being given by the Director of Community and Economic Development to the OWNER/LESSEE, 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 improvement work pursuant to this Agreement and for a period of five (5) years thereafter, the OWNER/LESSEE 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 OWNER/LESSEE 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 OWNER/LESSEE undertake any other changes, by contract or otherwise, to the improvements provided for in this Agreement unless such changes are first submitted to the Director of Community and Economic Development, and any additional review body designated by the Director, for approval. 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. OWNER/LESSEE shall execute and record a restrictive covenant, in a form substantially the same as Exhibit "II" hereto, at City's request.

SECTION 7: The OWNER/LESSEE releases the CITY from, and covenants and agrees that the CITY shall not be liable for, and 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 facade improvement(s), including but not limited to actions arising from the Prevailing Wage Act (820 ILCS 30/0.01 et seq.) The OWNER/LESSEE 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 facade improvement(s).

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

SECTION 9: This Agreement shall be binding upon the CITY and upon the OWNER/LESSEE and its successors, to said property for a period of five (5) years from and after the date of completion and approval of the facade improvement provided for herein. It shall be the responsibility of the OWNER/LESSEE to inform subsequent OWNER(s)/LESSEE(s) of the provisions of this Agreement.

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

OWNER/LESSEE

CITY OF ST. CHARLES

Mayor

ATTEST:_____

City Clerk


EXHIBIT “I”

Proposal from Swan Contractors & Developers Inc., dated 4/20/2016
Quote revised 5/4/16

Stone/Tile cladding material to be mechanically fastened to the brick

Per Elevation Drawing by Architectural Resources dated 4/11/16
And the attached Colored Rendering

Total Estimated Cost:	\$75,000
Maximum Grant:	\$15,000

	AGENDA ITEM EXECUTIVE SUMMARY													
	Title:	Historic Preservation Commission recommendation to approve a Facade Improvement Grant Agreement for 11 S. 2 nd Ave.												
	Presenter:	Russell Colby												
<i>Please check appropriate box:</i>														
	Government Operations				Government Services									
X	Planning & Development (5/9/16)				City Council									
<table border="1"> <tr> <td>Estimated Cost:</td> <td>\$1,525.20</td> <td>Budgeted:</td> <td>YES</td> <td>X</td> <td>NO</td> <td></td> </tr> </table>								Estimated Cost:	\$1,525.20	Budgeted:	YES	X	NO	
Estimated Cost:	\$1,525.20	Budgeted:	YES	X	NO									
If NO, please explain how item will be funded:														
Executive Summary:														
<p>Hossein Jamali has requested a Façade Improvement Grant to assist with funding two new awnings for the multi-tenant office building located at 11 S. 2nd Ave.</p> <p>The Façade Improvement Grant program provides assistance to property owners and commercial tenants to rehabilitate and restore the exterior of buildings in the downtown. Grant funding is available first for buildings located in Special Service Area 1B (Downtown Revitalization) and secondarily for other properties located outside SSA 1B but within the Central Historic District. Applications are first reviewed by the Historic Preservation Commission for appropriateness of design. The grants are provided as a reimbursement for up to 50% of the funds invested into an exterior rehabilitation project, up to \$10,000 for a 30 ft. length of building façade. There is a limit of \$20,000 of grant funds per property in any 5 year period. The program budget for FY 16-17 is \$40,000.</p> <p>The Historic Preservation Commission reviewed the grant and recommended approval on 4/20/16.</p> <p>The cost of the work is estimated at \$3,050.40 and the grant would cover up to \$1,525.20.</p>														
Attachments: <i>(please list)</i>														
Historic Preservation Commission recommendation, Façade Improvement Grant Application, Grant Agreement														
Recommendation / Suggested Action <i>(briefly explain):</i>														
Historic Preservation Commission recommendation to approve a Facade Improvement Grant Agreement for 11 S. 2 nd Ave.														
<i>For office use only:</i>		<i>Agenda Item Number:</i> 3d												

City of St. Charles, Illinois

Historic Preservation Commission Resolution No. 1-2016

**A Resolution Recommending Approval of
A Façade Improvement Grant Application
(11 S. 2nd Ave.)**

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

WHEREAS, the Historic Preservation Commission has reviewed the Façade Improvement Grant Application for 11 S. 2nd Ave. and has found said application to be architecturally appropriate and in conformance with the Downtown Design Guidelines and the Historic Preservation Ordinance, Chapter 17.32 of the Zoning Ordinance; and

WHEREAS, the Historic Preservation Commission finds approval of said Façade Improvement Application to be in the best interest of the City of St. Charles.

NOW THEREFORE, be it resolved by the St. Charles Historic Preservation Commission to recommend to the City Council approval of the Façade Improvement Application for 11 S. 2nd Ave.

Roll Call Vote:

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

Nays: None

Abstain: None

Absent: Pretz

Motion Carried.

PASSED, this 20th day of April, 2016.

Chairman

Received 4-13-16

**CITY OF ST. CHARLES
FACADE IMPROVEMENT PROGRAM
APPLICATION FORM**

A non-refundable fee of \$50.00 must accompany this application. Checks should be made payable to the City of St. Charles.

1) Applicant: Hossein Jamali
(Name)

Home Address: _____
(Street) (City/State/Zip) (Phone)

Business Address: 1025 Aurora Ave. Naperville, IL 60540
(Street) (City/State/Zip) (Phone)

Federal Tax ID Number: _____

2) Building or establishment for which the reimbursement grant is sought

11 South 2nd Ave. St. Charles, IL 60174
(Street Address)

09-27-389-008

(Property Identification Number)

4) Is this property listed on the National Registry or designated as a Local Landmark: ☐ Yes ☒ No

3) Proposed Improvements(Check all that apply):

- | | |
|---|---|
| <input checked="" type="checkbox"/> Canopy/Awning | <input type="checkbox"/> Signage |
| <input type="checkbox"/> Windows/Doors | <input type="checkbox"/> Exterior Lighting |
| <input type="checkbox"/> Tuck pointing/Masonry Repair | <input type="checkbox"/> Restoration of Architectural Features |
| <input type="checkbox"/> Masonry Cleaning | <input type="checkbox"/> Rear Entrance Improvements(Please specify below) |
| <input type="checkbox"/> Painting | |
| <input type="checkbox"/> Other(Please Specify) _____ | |

Describe the scope and purpose of the work to be done:

Replacing two awnings on the front exterior with
new ones.

Preliminary Cost Estimate: \$ 3,000

City's Grant Amount: \$ 1,500

4) Statement of Understanding:

- A. I agree to comply with the guidelines and procedures of the St. Charles Façade Improvement Program.
- B. I understand that I must submit detailed cost documentation, copies of bids, contracts, invoices, receipts, and contractor's final waivers of lien upon completion of the approved improvements.
- C. I understand that work done before a Façade Improvement Agreement is approved by the City Council is not eligible for a grant.
- D. I understand the Façade Improvement reimbursement grants are subject to taxation and that the City is required to report the amount and recipient of said grants to the IRS

Signature

Applicant

If the applicant is other than the owner, you must have the owner complete the following certificate:

I certify that I am the owner of the property at _____, and that I authorize the applicant to apply for a reimbursement grant under the St. Charles Facade Improvement Program and undertake the approved improvements.

Signature

Owner

Date

AWNINGS

Account:

HJK Ventures

Location:

11 S. 2nd Avenue
St. Charles, IL 60174

Date: April 13, 2016

THIS ARTWORK REMAINS THE INTELLECTUAL PROPERTY OF THE AUBREY SIGN CO. UNTIL PAID FOR, IN FULL, BY CUSTOMER. USE OF THIS ARTWORK FOR ANY COMMERCIAL PURPOSE WITHOUT OUR WRITTEN PERMISSION WILL RESULT IN A \$1,000 PENALTY.

PLEASE REVIEW, SIGN AND DATE THIS -- INDICATING YOUR APPROVAL.

approved by _____

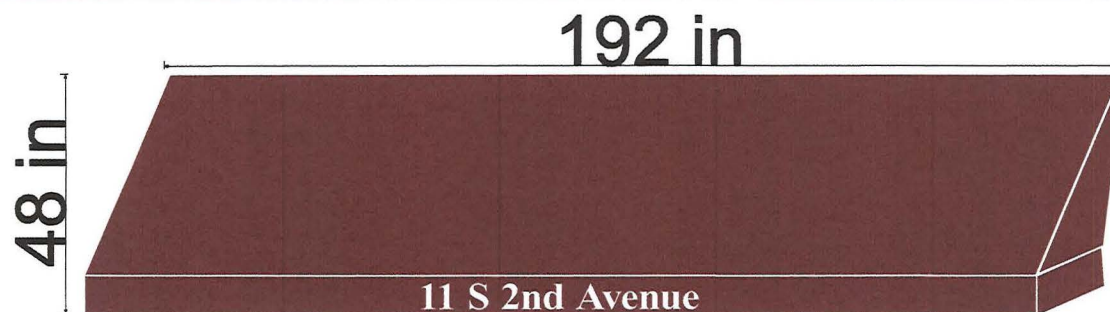
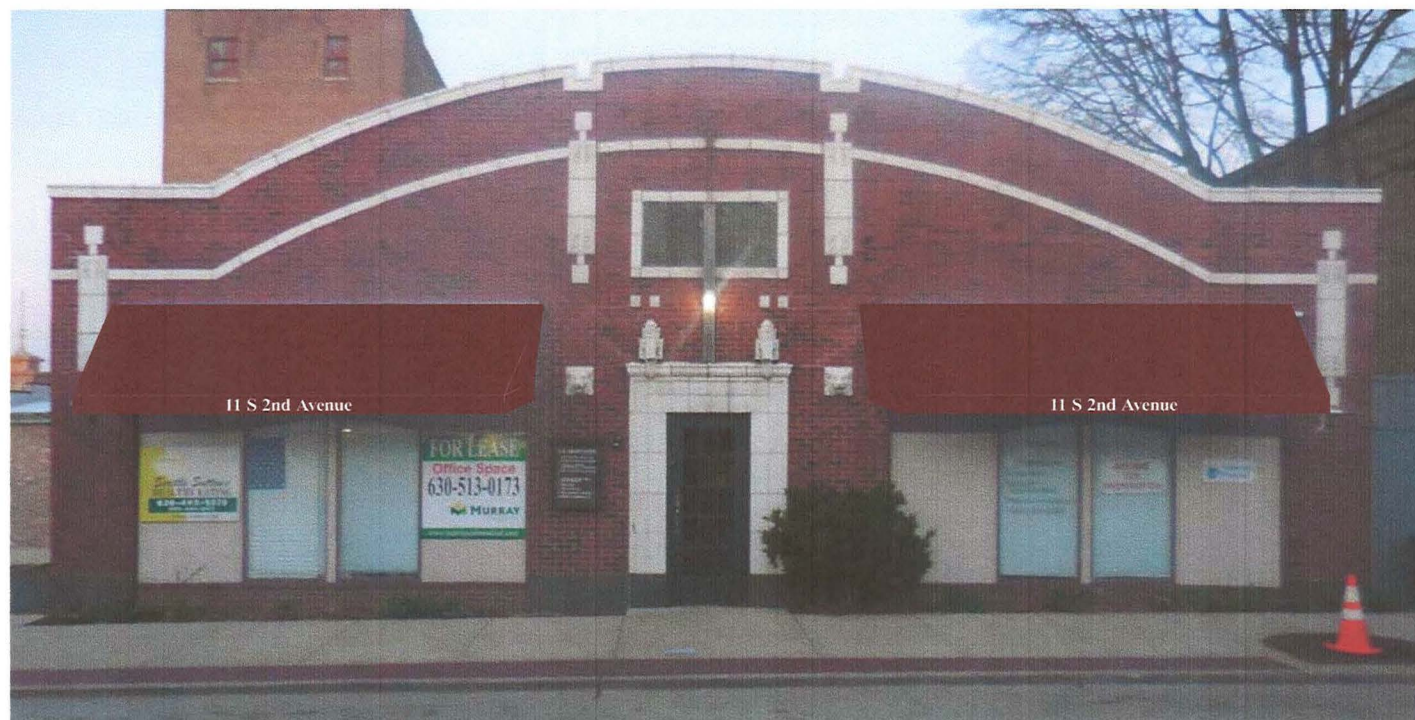
date _____

Aubrey
SIGN CO.

1847 Suncastr Lane
Batavia, IL 60510

Ph: 630-482-9901
Fax: 630-482-9906

www.aubreysigns.com



Sign details: New Sunbrella (Burgundy) awnings with applied white vinyl address on valance

Type of Illumination: None

Dimensions: 192" W x 48" H (overall) x 48" Projection with 8" fixed front valance and closed sides.

Graphic area = 5" H x 56" W = ~2 sq. ft.

Special Notes: New awnings are replacing existing awnings.

Estimate

Page 1 of 2



Aubrey Sign Company

1847 Suncast Lane
Batavia, IL 60510
ph. (630) 482-9901
fax (630) 482-9906
email: aubreysigns@sbcglobal.net

Prepared For: Jodi Brummel
HJK Ventures
1025 Aurora Avenue
Naperville, IL 60540

ph: (630) 945-1395

fax:

Estimate: No:	ASC- 10594
Date:	3/30/2016 10:54:31AM
Terms:	Cash
Due Date	27 day(s) from order
Salesperson:	Paul Bandur

Description: Replacement Awnings

Dear Jodi:

Thank you for contacting us regarding your signage needs. The estimate you've requested is below. We require a signed estimate and 50% deposit (or guarantee of payment) before we begin any formal artwork, design or production. When we have received your signed estimate and deposit, we will email you a color proof of your artwork for your approval. Production will not begin until we have your approval of the artwork and permit (if required) has been issued. If you have questions, please do not hesitate to contact us.

Sincerely,

Paul Bandur
General Manager

Qty	Product	Sides	Size	Unit Cost	Install	Item Total
2	Awning/Canopy	1	48 x 192	\$1,065.00	\$750.00	\$2,880.00
Description	48" high x 192" wide x 48" projection sunbrella fabric awning with a fixed valance (graphics on valance TBD)					
Text:	per your approved artwork					

Estimate



Aubrey Sign Company

1847 Suncast Lane
Batavia, IL 60510
ph. (630) 482-9901
fax (630) 482-9906
email: aubreysigns@sbcglobal.net

Prepared For: Jodi Brummel
HJK Ventures
1025 Aurora Avenue
Naperville, IL 60540

ph: (630) 945-1395

fax:

Estimate: No:	ASC- 10594
Date:	3/30/2016 10:54:31AM
Terms:	Cash
Due Date	27 day(s) from order
Salesperson:	Paul Bandur

Notes:

ESTIMATES ARE VALID FOR THIRTY (30) DAYS.

THE PRICE OF YOUR SIGN DOES NOT INCLUDE ANY REQUIRED LICENSES, BONDS OR PERMITS -- OR AUBREY SIGNS SURVEY AND PROCUREMENT FEE (\$150). THERE WILL BE AN ADDITIONAL CHARGE TO ATTEND ANY GOVERNMENTAL MEETINGS WHICH MAY BE NECESSARY TO OBTAIN PERMIT APPROVAL.

ANY ADDITIONS, DELETIONS OR OTHER CHANGES TO THIS ORDER BY CUSTOMER MAY RESULT IN A PRICE CHANGE OF ONE OR MORE LINE ITEMS -- AND/OR THE INSTALLATION CHARGES.

OUR TERMS ARE FIFTY (50%) DOWN AT THE TIME THE ORDER IS PLACED AND THE ENTIRE BALANCE IS DUE WHEN THE ORDER IS PICKED UP OR INSTALLED. A FINANCE CHARGE (1.5% PER MONTH) WILL BE ASSESSED ON ANY OUTSTANDING BALANCE AFTER THIRTY (30) DAYS.

THERE WILL BE A 3% SERVICE CHARGE FOR ANY CREDIT CARD PAYMENTS OVER \$500.

ANY INSURANCE REQUIRED IN ADDITION TO OUR STANDARD COVERAGE WILL INCUR ADDITIONAL CHARGES. THIS INCLUDES, BUT IS NOT LIMITED TO, REQUESTS FOR SPECIAL ENDORSEMENTS, ADDITIONAL INSURED, WAIVERS OF SUBROGATION, NON-CONTRIBUTORY COVERAGE OR BONDS.

COMPLETION AND INSTALLATION DATES ARE ONLY A GOOD FAITH ESTIMATE -- AND ARE NOT GUARANTEED.

Line Item Total:	\$2,880.00
Tax Exempt Amt:	\$750.00
Subtotal:	\$2,880.00
Taxes:	\$170.40
Total:	\$3,050.40

Deposit Required: **\$1,525.20**

Accepted By (signature required)

Date

Fax Confirmation to (630) 482-9906



**City of St. Charles
Facade Improvement Agreement**

THIS AGREEMENT, entered into this 16th day of May, 2016, between the City of St. Charles, Illinois (hereinafter referred to as "CITY") and the following designated OWNER/LESSEE, to wit:

Owner/Lessee's Name:	Hossein Jamali
Tax ID#/Social Security #	45-4844170
Address of Property to be Improved:	11 S. 2 nd Ave. St. Charles, IL 60174
PIN Number:	09-27-389-008

WITNESSETH:

WHEREAS, the CITY has established a Facade Improvement Program for application within the St. Charles Facade Improvement Business District ("District"); and

WHEREAS, said Facade Improvement Program is administered by the CITY with the advice of the Historic Preservation Commission and is funded from the general fund for the purposes of controlling and preventing blight and deterioration within the District; and

WHEREAS, pursuant to the Facade Improvement Program CITY has agreed to participate, subject to its sole discretion, 1) in reimbursing Owners/Lessees for the cost of eligible exterior improvements to commercial establishments within the District up to a maximum of one-half (1/2) of the approved contract cost of such improvements and 2) in reimbursing Owners/Lessees for 100% of the cost of the services of an architect for such facade improvements up to a maximum of \$4,000 per building, as set forth herein, but in no event shall the total CITY participation exceed ten thousand dollars (\$10,000)

per facade, as defined herein, for eligible improvements to the front and/or side of a building, and ten thousand dollars (\$10,000) per building for eligible rear entrance improvements, with a maximum reimbursement amount of twenty thousand dollars (\$20,000) per building; and

WHEREAS, the OWNER/LESSEE's property is located within the Facade Improvement Business District, and the OWNER/LESSEE desires to participate in the Facade Improvement Program pursuant to the terms and provisions of this Agreement.

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

SECTION 1:

A. With respect to facade improvements to the front and side of a building and related eligible improvements, the CITY shall reimburse OWNER/LESSEE for the cost of improvements to the OWNER/LESSEE's property at the rate of fifty percent (50%) of such cost, and shall reimburse OWNER/LESSEE for 100% of the cost of fees for architectural services pertaining to such improvements, up to a maximum amount of \$4,000 per building as defined herein, provided that the total reimbursement for improvements to the front and side of a building and related eligible improvements and architectural services shall not exceed ten thousand dollars (\$10,000) per facade as defined herein.

B. With respect to improvements to rear entrance(s) of a building and related eligible improvements, the CITY shall reimburse OWNER/LESSEE for the cost of improvements to the OWNER/LESSEE's property at the rate of fifty percent (50%) of such cost, and shall reimburse OWNER/LESSEE for 100 % of the cost of fees for architectural services pertaining to such improvements, up to a maximum amount of \$4,000 per building, provided that reimbursement for landscaping materials and installation shall not exceed \$1,000 per building, and provided that the total

reimbursement for rear entrance and related eligible improvements and architectural services shall not exceed ten thousand dollars (\$10,000) per building.

The actual total reimbursement amounts per this Agreement shall not exceed **\$1,525.20** for facade improvements to the front and side of a building and related eligible improvements and \$0 for improvements to rear entrance(s) of a building and related eligible improvements. The improvement costs which are eligible for City reimbursement include all labor, materials, equipment and other contract items necessary for the proper execution and completion of the work as shown on the plans, design drawings, specifications and estimates approved by the City. Such plans, design drawings, specifications and estimates are attached hereto as Exhibit I.

SECTION 2: No improvement work shall be undertaken until its design has been submitted to and approved by the City Council. Following approval, the OWNER/LESSEE shall contract for the work and shall commence and complete all such work within six months from the date of such approval.

SECTION 3: The Director of Community and Economic Development shall periodically review the progress of the contractor's work on the facade improvement pursuant to this Agreement. Such inspections shall not replace any required permit inspection by the Building Commissioner and Building Inspectors. All work which is not in conformance with the approved plans, design drawings and specifications shall be immediately remedied by the OWNER/LESSEE and deficient or improper work shall be replaced and made to comply with the approved plans, design drawings and specifications and the terms of this Agreement.

SECTION 4: Upon completion of the improvements and upon their final inspection and approval by the Director of Community and Economic Development, the OWNER/LESSEE shall submit to the CITY a properly executed and notarized contractor statement showing the full cost of the work 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 OWNER/LESSEE 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 OWNER/LESSEE shall also submit to the CITY a copy of the architect's statement of fees for professional services for preparation of plans and specifications. The CITY shall, within fifteen (15) days of receipt of the contractor's statement, proof of payment and lien waivers, and the architect's statement, issue a check to the OWNER/LESSEE as reimbursement for one-half of the approved construction cost estimate or one-half of the actual construction cost, whichever is less, and for 100% of architectural services fee, subject to the limitations set forth in Section 1 hereof.

In the alternative, at its sole discretion, CITY may reimburse OWNER/LESSEE in two payments. The first reimbursement may be made only 1) upon completion of work representing 50% or more of the maximum reimbursement specified in Section 1 hereof and 2) upon receipt by CITY of the architect's invoices, contractor's statements, invoices, proof of payment and notarized final lien waivers for the completed work and 3) upon a determination by the Director of Community and Economic Development that the remainder of the work is 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 OWNER/LESSEE. The second, final reimbursement payment shall be made by CITY only upon submittal of all necessary documents as described herein.

SECTION 5: If the OWNER/LESSEE or his contractor fails to complete the improvement work provided for herein in conformity with the approved plans, design drawings and specifications and the terms of this Agreement, then upon written notice being given by the Director of Community and Economic Development to the OWNER/LESSEE, 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 improvement work pursuant to this Agreement and for a period of five (5) years thereafter, the OWNER/LESSEE 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 OWNER/LESSEE 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 OWNER/LESSEE undertake any other changes, by contract or otherwise, to the improvements provided for in this Agreement unless such changes are first submitted to the Director of Community and Economic Development, and any additional review body designated by the Director, for approval. 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. OWNER/LESSEE shall execute and record a restrictive covenant, in a form substantially the same as Exhibit "II" hereto, at City's request.

SECTION 7: The OWNER/LESSEE releases the CITY from, and covenants and agrees that the CITY shall not be liable for, and 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 facade improvement(s), including but not limited to actions arising from the Prevailing Wage Act (820 ILCS 30/0.01 et seq.) The OWNER/LESSEE 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 facade improvement(s).

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

SECTION 9: This Agreement shall be binding upon the CITY and upon the OWNER/LESSEE and its successors, to said property for a period of five (5) years from and after the date of completion and approval of the facade improvement provided for herein. It shall be the responsibility of the OWNER/LESSEE to inform subsequent OWNER(s)/LESSEE(s) of the provisions of this Agreement.

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

OWNER/LESSEE

CITY OF ST. CHARLES

Mayor


ATTEST:_____

City Clerk

EXHIBIT “I”

Proposal from Aubrey Sign Co., dated 3/30/2016

Total Estimated Cost:	\$3,050.40
Maximum Grant:	\$1,525.20

	AGENDA ITEM EXECUTIVE SUMMARY						
	Title:	Historic Preservation Commission recommendation to approve a Facade Improvement Grant Agreement for 102 E. Main St. (Riverside Pizza)					
	Presenter:	Russell Colby					
<i>Please check appropriate box:</i>							
	Government Operations		Government Services				
X	Planning & Development (5/9/16)		City Council				
Estimated Cost:	\$1,000	Budgeted:	YES	X	NO		
If NO, please explain how item will be funded:							
Executive Summary:							
<p>Riverside Pizza has requested a Façade Improvement Grant to assist with repair of windows facing Riverside Ave, as shown in the attached photo.</p> <p>The Façade Improvement Grant program provides assistance to property owners and commercial tenants to rehabilitate and restore the exterior of buildings in the downtown. Grant funding is available first for buildings located in Special Service Area 1B (Downtown Revitalization) and secondarily for other properties located outside SSA 1B but within the Central Historic District. Applications are first reviewed by the Historic Preservation Commission for appropriateness of design. The grants are provided as a reimbursement for up to 50% of the funds invested into an exterior rehabilitation project, up to \$10,000 for a 30 ft. length of building façade. There is a limit of \$20,000 of grant funds per property in any 5 year period. The program budget for FY 16-17 is \$40,000.</p> <p>The windows to be repaired are the only remaining original windows on the building. The proposal is to repair deteriorated components of the windows and install aluminum-framed exterior storm windows to protect the windows from weather damage. The Historic Preservation Commission reviewed the grant and recommended approval on 5/4/16.</p> <p>The building previously received a grant for signs/awning and repairs to the Main Street storefront in 2014. The total payout of the grant was \$7,033.50. The building is eligible for additional grant funding.</p> <p>The cost of the work is estimated at \$1,900 and the grant would cover up to \$950.</p>							
Attachments: <i>(please list)</i>							
Historic Preservation Commission recommendation, Façade Improvement Grant Application, Grant Agreement							
Recommendation / Suggested Action <i>(briefly explain):</i>							
Historic Preservation Commission recommendation to approve a Facade Improvement Grant Agreement for 102 E. Main St. (Riverside Pizza).							
<i>For office use only:</i>		<i>Agenda Item Number: 3e</i>					

City of St. Charles, Illinois

Historic Preservation Commission Resolution No. 2-2016

**A Resolution Recommending Approval of
A Façade Improvement Grant Application
(102 E. Main St. – Riverside Pizza)**

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

WHEREAS, the Historic Preservation Commission has reviewed the Facade Improvement Grant Application for 102 E. Main St. and has found said application to be architecturally appropriate and in conformance with the Downtown Design Guidelines and the Historic Preservation Ordinance, Chapter 17.32 of the Zoning Ordinance; and

WHEREAS, the Historic Preservation Commission finds approval of said Facade Improvement Application to be in the best interest of the City of St. Charles.

NOW THEREFORE, be it resolved by the St. Charles Historic Preservation Commission to recommend to the City Council approval of the Facade Improvement Application for 102 E. Main St.

Roll Call Vote:

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

Nays: None

Abstain: None

Absent: Withey

Motion Carried.

PASSED, this 4th day of May, 2016.

Chairman

Received 3/14/16

**CITY OF ST. CHARLES
FACADE IMPROVEMENT PROGRAM
APPLICATION FORM**

A non-refundable fee of \$50.00 must accompany this application. Checks should be made payable to the City of St. Charles.

1) Applicant: Riverside Pizza & Pub - Steve Wilks
(Name)

Home Address: _____

Business Address: 102 E Main St. Charles, IL 60174 630-549-6644
(Street) (City/State/Zip) (Phone)

Federal Tax ID Number: _____

2) Building or establishment for which the reimbursement grant is sought

102 E. Main, St. Charles, IL 60174
(Street Address)

09-27-386-003
(Property Identification Number)

4) Is this property listed on the National Registry or designated as a Local Landmark: ☐ Yes ☒ No

3) Proposed Improvements(Check all that apply):

- | | |
|---|---|
| <input type="checkbox"/> Canopy/Awning | <input type="checkbox"/> Signage |
| <input checked="" type="checkbox"/> Windows/Doors | <input type="checkbox"/> Exterior Lighting |
| <input type="checkbox"/> Tuck pointing/Masonry Repair | <input type="checkbox"/> Restoration of Architectural Features |
| <input type="checkbox"/> Masonry Cleaning | <input type="checkbox"/> Rear Entrance Improvements(Please specify below) |
| <input type="checkbox"/> Painting | |
| <input type="checkbox"/> Other(Please Specify) _____ | |


Describe the scope and purpose of the work to be done:

Replace rotten sashes and single pane windows with more
energy efficient insulated windows.

Preliminary Cost Estimate: \$ 1945 City's Grant Amount: \$ 972.50

4) Statement of Understanding:

- A. I agree to comply with the guidelines and procedures of the St. Charles Façade Improvement Program.
- B. I understand that I must submit detailed cost documentation, copies of bids, contracts, invoices, receipts, and contractor's final waivers of lien upon completion of the approved improvements.
- C. I understand that work done before a Façade Improvement Agreement is approved by the City Council is not eligible for a grant.
- D. I understand the Façade Improvement reimbursement grants are subject to taxation and that the City is required to report the amount and recipient of said grants to the IRS

Signature  _____
Applicant

If the applicant is other than the owner, you must have the owner complete the following certificate:

I certify that I am the owner of the property at _____, and that I authorize the applicant to apply for a reimbursement grant under the St. Charles Facade Improvement Program and undertake the approved improvements.

Signature _____ Date _____
Owner



RONNICK CONSTRUCTION PROPOSAL

620 STATE STREET
ST. CHARLES, ILLINOIS. 60174
630. 886-9298

No.

Date

4/30/16

Sheet No.

Proposal Submitted To:

Name

STEVE NILES

Street

City

State

Phone

630 673-6805

Work To Be Performed At:

RIVERSIDE PIZZA

Street

102 E. MAIN ST.

City

ST. CHARLES

State IL

Date of Plans

Architect

We hereby propose to furnish the materials and perform the labor necessary for the completion of

WINDOW REPAIR AND STORM INSTALLATION:

REGLAZE WINDOWS WHERE NEEDED.

PAINT GLAZING TO MATCH EXISTING.

REPAIR ROTTED SILL & PAINT.

PURCHASE & INSTALL STORM WINDOW PANELS.

All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for above work and completed in a substantial workmanlike manner for the sum of Dollars (\$ 1900.-).

with payments to be made as follows:

\$1400. DEPOSIT DUE AT START
\$500. DUE UPON COMPLETION.

Any alteration or deviation from above specifications involving extra costs, will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance upon above work. Workmen's Compensation and Public Liability Insurance on above work to be taken out by

Respectfully submitted

Per

RONALD RUDNICK
STEVE NILES

COUNTRY FINANCIAL

Note-This proposal may be withdrawn by us if not accepted within 30 days.

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature

Signature

Date



**City of St. Charles
Facade Improvement Agreement**

THIS AGREEMENT, entered into this 16th day of May, 2016, between the City of St. Charles, Illinois (hereinafter referred to as "CITY") and the following designated OWNER/LESSEE, to wit:

Owner/Lessee's Name:	Riverside Pizza & Pub – Steve Nilles
Tax ID#/Social Security #	46-4757483
Address of Property to be Improved:	102 E. Main St., St. Charles, IL 60174
PIN Number:	09-27-386-003

WITNESSETH:

WHEREAS, the CITY has established a Facade Improvement Program for application within the St. Charles Facade Improvement Business District ("District"); and

WHEREAS, said Facade Improvement Program is administered by the CITY with the advice of the Historic Preservation Commission and is funded from the general fund for the purposes of controlling and preventing blight and deterioration within the District; and

WHEREAS, pursuant to the Facade Improvement Program CITY has agreed to participate, subject to its sole discretion, 1) in reimbursing Owners/Lessees for the cost of eligible exterior improvements to commercial establishments within the District up to a maximum of one-half (1/2) of the approved contract cost of such improvements and 2) in reimbursing Owners/Lessees for 100% of the cost of the services of an architect for such facade improvements up to a maximum of \$4,000 per building, as set forth herein, but in no event shall the total CITY participation exceed ten thousand dollars (\$10,000)

per facade, as defined herein, for eligible improvements to the front and/or side of a building, and ten thousand dollars (\$10,000) per building for eligible rear entrance improvements, with a maximum reimbursement amount of twenty thousand dollars (\$20,000) per building; and

WHEREAS, the OWNER/LESSEE's property is located within the Facade Improvement Business District, and the OWNER/LESSEE desires to participate in the Facade Improvement Program pursuant to the terms and provisions of this Agreement.

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

SECTION 1:

A. With respect to facade improvements to the front and side of a building and related eligible improvements, the CITY shall reimburse OWNER/LESSEE for the cost of improvements to the OWNER/LESSEE's property at the rate of fifty percent (50%) of such cost, and shall reimburse OWNER/LESSEE for 100% of the cost of fees for architectural services pertaining to such improvements, up to a maximum amount of \$4,000 per building as defined herein, provided that the total reimbursement for improvements to the front and side of a building and related eligible improvements and architectural services shall not exceed ten thousand dollars (\$10,000) per facade as defined herein.

B. With respect to improvements to rear entrance(s) of a building and related eligible improvements, the CITY shall reimburse OWNER/LESSEE for the cost of improvements to the OWNER/LESSEE's property at the rate of fifty percent (50%) of such cost, and shall reimburse OWNER/LESSEE for 100 % of the cost of fees for architectural services pertaining to such improvements, up to a maximum amount of \$4,000 per building, provided that reimbursement for landscaping materials and installation shall not exceed \$1,000 per building, and provided that the total

reimbursement for rear entrance and related eligible improvements and architectural services shall not exceed ten thousand dollars (\$10,000) per building.

The actual total reimbursement amounts per this Agreement shall not exceed **\$950** for facade improvements to the front and side of a building and related eligible improvements and \$0 for improvements to rear entrance(s) of a building and related eligible improvements. The improvement costs which are eligible for City reimbursement include all labor, materials, equipment and other contract items necessary for the proper execution and completion of the work as shown on the plans, design drawings, specifications and estimates approved by the City. Such plans, design drawings, specifications and estimates are attached hereto as Exhibit I.

SECTION 2: No improvement work shall be undertaken until its design has been submitted to and approved by the City Council. Following approval, the OWNER/LESSEE shall contract for the work and shall commence and complete all such work within six months from the date of such approval.

SECTION 3: The Director of Community and Economic Development shall periodically review the progress of the contractor's work on the facade improvement pursuant to this Agreement. Such inspections shall not replace any required permit inspection by the Building Commissioner and Building Inspectors. All work which is not in conformance with the approved plans, design drawings and specifications shall be immediately remedied by the OWNER/LESSEE and deficient or improper work shall be replaced and made to comply with the approved plans, design drawings and specifications and the terms of this Agreement.

SECTION 4: Upon completion of the improvements and upon their final inspection and approval by the Director of Community and Economic Development, the OWNER/LESSEE shall submit to the CITY a properly executed and notarized contractor statement showing the full cost of the work 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 OWNER/LESSEE 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 OWNER/LESSEE shall also submit to the CITY a copy of the architect's statement of fees for professional services for preparation of plans and specifications. The CITY shall, within fifteen (15) days of receipt of the contractor's statement, proof of payment and lien waivers, and the architect's statement, issue a check to the OWNER/LESSEE as reimbursement for one-half of the approved construction cost estimate or one-half of the actual construction cost, whichever is less, and for 100% of architectural services fee, subject to the limitations set forth in Section 1 hereof.

In the alternative, at its sole discretion, CITY may reimburse OWNER/LESSEE in two payments. The first reimbursement may be made only 1) upon completion of work representing 50% or more of the maximum reimbursement specified in Section 1 hereof and 2) upon receipt by CITY of the architect's invoices, contractor's statements, invoices, proof of payment and notarized final lien waivers for the completed work and 3) upon a determination by the Director of Community and Economic Development that the remainder of the work is 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 OWNER/LESSEE. The second, final reimbursement payment shall be made by CITY only upon submittal of all necessary documents as described herein.

SECTION 5: If the OWNER/LESSEE or his contractor fails to complete the improvement work provided for herein in conformity with the approved plans, design drawings and specifications and the terms of this Agreement, then upon written notice being given by the Director of Community and Economic Development to the OWNER/LESSEE, 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 improvement work pursuant to this Agreement and for a period of five (5) years thereafter, the OWNER/LESSEE 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 OWNER/LESSEE 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 OWNER/LESSEE undertake any other changes, by contract or otherwise, to the improvements provided for in this Agreement unless such changes are first submitted to the Director of Community and Economic Development, and any additional review body designated by the Director, for approval. 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. OWNER/LESSEE shall execute and record a restrictive covenant, in a form substantially the same as Exhibit "II" hereto, at City's request.

SECTION 7: The OWNER/LESSEE releases the CITY from, and covenants and agrees that the CITY shall not be liable for, and 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 facade improvement(s), including but not limited to actions arising from the Prevailing Wage Act (820 ILCS 30/0.01 et seq.) The OWNER/LESSEE 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 facade improvement(s).

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

SECTION 9: This Agreement shall be binding upon the CITY and upon the OWNER/LESSEE and its successors, to said property for a period of five (5) years from and after the date of completion and approval of the facade improvement provided for herein. It shall be the responsibility of the OWNER/LESSEE to inform subsequent OWNER(s)/LESSEE(s) of the provisions of this Agreement.

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

OWNER/LESSEE

CITY OF ST. CHARLES

Mayor

ATTEST:_____

City Clerk

EXHIBIT “I”

Proposal from Ronnick Construction, dated 4/30/2016

Storm windows to be dark bronze aluminum framed and include arched top window

Total Estimated Cost:	\$1,900
Maximum Grant:	\$950



AGENDA ITEM EXECUTIVE SUMMARY

Title:	Recommendation to Approve the Adoption of Revised Building Codes
Presenter:	Bob Vann, Building & Code Enforcement Division Manager Joe Schelstreet, Fire Chief Rita Tungare, Director Community & Economic Development

Please check appropriate box:

	Government Operations		Government Services
X	Planning & Development 05/09/2016		City Council
	Public Hearing		

Estimated Cost:		Budgeted:	YES		NO	
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If NO, please explain how item will be funded:

Executive Summary:

At the April P&D Meeting, staff recommended the adoption to the 2015 Edition of the International Building Code, International Fire Code, and the International Residential Code. On March 21, 2016 City Council approved the adoption of these construction codes. The Building Division and Fire Department staff upon recommendation from the Building Board of Review are requesting the Committee to consider the adoption of the following codes:

- 2015 International Swimming Pool & Spa Code
- 2015 International Mechanical Code with amendments
- 2015 International Fuel Gas Code with amendments
- 2014 National Electrical Code with amendments
- 2014 Illinois State Plumbing Code
- 2015 International Energy Conservation Code
- 2015 International Existing Building Code with amendments
- 2015 International Property Maintenance Code with amendments

Since November 2015, City staff has had public meetings with the Building Board of Review to evaluate the codes and local amendments. On April 12, 2016 the Building Board of Review unanimously recommended the approval of the proposed codes and amendments.

Attachments: *(please list)*

- Memorandum
- Copies of code amendments for the above listed codes

Recommendation / Suggested Action *(briefly explain)*:

Staff recommends approval from the Committee of proposed, IMC, IFGC, NEC, IEBC, and IPMC codes with local amendments and approval of the proposed ISPS, IPC, and IECC and requests these be forwarded to City Council for final consideration.

For office use only:

Agenda Item Number: 3f

**Community & Economic Development
Building & Code Enforcement Division**

Phone: (630) 377-4406

Fax: (630) 443-4638



Memo

Date: April 27, 2016

To: Chairman Todd Bancroft and Aldermen of the Planning and Development Committee

Cc: Joe Schelstreet, Fire Chief, and Rita Tungare Director of Community & Economic Development

From: Bob Vann, Building & Code Enforcement Division Manager

RE: Change and Modification of Chapter 15.04 – Building Code

Through the adoption of the 2015 International codes, staff is also proposing the adoption of two (2) new editions (Code Book).

1. The 2015 International Existing Building Code regulates the redevelopment of existing buildings.
2. The 2015 International Swimming Pool and Spa Code are for construction and requirements for swimming pools and spas.

In previous editions, these regulations were incorporated in the International Building Code Editions.

With the adoption of new code editions, it provides an opportunity to make some minor changes to Chapter 15.04 of the City code. Staff has reviewed these changes with the City Attorney and has found them to be acceptable. Staff is proposing the following changes:

1. Re-numbering and redefining – “Building Permit – Required” – recommending to match the definition of the building codes Administrative Sections.
2. Eliminate the “Architectural Committee – Created – composition – duty” from Section 15.04.090 as Section 15.04.070 referenced.

*“15.04.090 – Architectural committee – created – composition – duty:
There is created an architectural committee to consist of three members who shall be appointed for a term of three years by the mayor by and with the advice and consent of the city council. It shall be the duty of such committee to assist the building commissioner in ascertaining if the plans required in Section 15.04.070 comply with the provisions of the ordinances relating to the construction of buildings.”*

The purpose of the committee does not exist with the City's current processes and this committee has not existed for the past 20 plus years. The City's development review team comprised of other staff members from Public Works, Community Development/Planning and the Fire Department assist with ensuring code compliance with construction of buildings. Additionally the City has the Building Board of Review and Historic Preservation Commission.

Staff is proposing Chapter 15.04 Building Code, to be modified to the following number sequence:

Sections:

- | | |
|-----------|--|
| 15.04.010 | International Building Code 2015– Regulations adopted and modified. |
| 15.04.015 | International Building Code 2015 - Amendments |
| 15.04.020 | International Residential Code One family and two family residences – Regulations 2015 - adopted and modified. |
| 15.04.025 | International Swimming Pool and Spa Code 2015 |
| 15.04.030 | International Mechanical Code 2015 – Regulations adopted and modified. |
| 15.04.035 | International Fuel Gas Code 2015– Regulations adopted and modified. |
| 15.04.040 | National Electrical Code 2014 – Regulations adopted and modified. |
| 15.04.045 | National Electric Code 2014 NFPA 70 - Amendments |
| 15.04.050 | Illinois State Plumbing code 2014 - Adopted. |
| 15.04.055 | International Energy Conservation Code 2015– Regulations Adopted and Modified. |
| 15.04.060 | International Existing Building Code 2015 |
| 15.04.090 | Building permit - Required |
| 15.04.105 | Flood damage prevention |
| 15.04.120 | Time limit |

City of St. Charles

Ordinance No. _____

An Ordinance Amending Chapter 15.04 “Building Code”, by Adding Section 15.04.025 "International Swimming Pool & Spa Code 2015 - Regulations Adopted and Modified" of the St. Charles Municipal Code

WHEREAS, the standard code known as 2015 International Swimming Pool & Spa Code, has been updated by the International Code Council Inc.: and

WHEREAS, not less than one (1) copies of said code has been and are on file in the Office of the Clerk of the City of St. Charles, Illinois for more than thirty (30) days prior to the passage and approval of this Ordinance, and

WHEREAS, the Building and Code Enforcement Division has provided notice to the Illinois Building Commission regarding proposed changes to regulations regarding construction related activities within the City of St. Charles, as provided by 20 ILCS 3918/55; and

WHEREAS, the City Council finds it to be in the interest of City of St. Charles to periodically update codes regulating buildings and structures.

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 15, “Buildings and Construction”, Chapter 15.04 “Building Code” of the St. Charles Municipal Code be and is hereby amended by adding the provisions of Section 15.04.025 entitled “2015 International Swimming Pool & Spa Code-Regulations adopted and modified” and by substituting the following therefor:

15.04.025 – International Swimming Pool & Spa Code 2015 – Regulations adopted and modified:

The provisions of the 2015 International Swimming Pool & Spa Code issued by the International Code Council Inc., 4051 West Flossmoor Road, Country Club Hills, IL 60478, not less than one (1) copy of which have been and are on file in the Office of the Clerk of the City of St. Charles, Illinois for more than thirty (30) days, together with the amendments listed herein, are hereby adopted.

Amendments to the 2015 International Swimming Pool & Spa Code:

1. Chapter 1 – Scope and Administration. The City has adopted a separate Administrative Code under the Municipal Code Chapter 15.101.

Ordinance NO. _____

Page 2

- a. Section 105.5.3 Expiration – delete in it's entirely.
- b. Section 105.5.4 – Extensions – delete in it's entirely.
- c. Section 105.6.3 – Fee Refunds - delete in it's entirely.
- d. Section 107.4 Violation Penalties - delete in it's entirely.
- e. Section 108 Means of Appeal - delete in it's entirely.

SECTION TWO: That after the adoption and approval hereof this Ordinance shall be printed or published in book or pamphlet form, published by the authority of the City Council.

SECTION THREE: That this Ordinance shall be in full force and effect on _____, 2016.

Presented to the City Council of the City of St. Charles, Illinois this _____ day of _____, 2016.

Passed by the City Council of the City of St. Charles, Illinois this _____ day of _____, 2016.

Approved by the Mayor of the City of St. Charles, Illinois this _____ day of _____, 2016.

Mayor

Attest:

City Clerk

Council Vote:

Ayes: _____

Nays: _____

Abstain: _____

Absent: _____

Ordinance No. _____
Page 2

Approved as to Form:

City Attorney

Date: _____

City of St. Charles

Ordinance No. _____

An Ordinance Amending Chapter 15.04 “Building Code”, Section 15.04.030 "International Mechanical Code 2009 - Regulations Adopted and Modified" of the St. Charles Municipal Code

WHEREAS, the standard code known as 2015 International Mechanical Code, has been updated by the International Code Council Inc.: and

WHEREAS, not less than one (1) copies of said code has been and are on file in the Office of the Clerk of the City of St. Charles, Illinois for more than thirty (30) days prior to the passage and approval of this Ordinance, and

WHEREAS, the Building and Code Enforcement Division has provided notice to the Illinois Building Commission regarding proposed changes to regulations regarding construction related activities within the City of St. Charles, as provided by 20 ILCS 3918/55; and

WHEREAS, the City Council finds it to be in the interest of City of St. Charles to periodically update codes regulating buildings and structures.

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 15, “Buildings and Construction”, Chapter 15.04 “Building Code” of the St. Charles Municipal Code be and is hereby amended by deleting the provisions of Section 15.04.030 entitled “2015 International Mechanical Code-Regulations adopted and modified” and by substituting the following therefor:

15.04.030 – International Mechanical Code 2015 – Regulations adopted and modified:

The provisions of the 2015 International Mechanical Code issued by the International Code Council Inc., 4051 West Flossmoor Road, Country Club Hills, IL 60478, not less than one (1) copy of which have been and are on file in the Office of the Clerk of the City of St. Charles, Illinois for more than thirty (30) days, together with the amendments listed herein, are hereby adopted.

Amendments to the 2015 International Mechanical Code:

1. Chapter 1 Administration. The City has adopted a separate Administrative Code under the Municipal Code Chapter 15.101.
 - a. Section 106.4.3 “Expiration” – Delete in its entirety
 - b. Section 106.4.4 “Extensions” – Delete in its entirety

Ordinance No. _____

Page 2

- c. Section 106.5.3 "Fee Refunds" – Delete in its entirety
- d. Section 108.4 "Violation Penalties" – Delete in its entirety
- e. Section 109 "Means of Appeal" – Delete in its entirety

SECTION TWO: That after the adoption and approval hereof this Ordinance shall be printed or published in book or pamphlet form, published by the authority of the City Council.

SECTION THREE: That this Ordinance shall be in full force and effect on _____, 2016.

Presented to the City Council of the City of St. Charles, Illinois this _____ day of _____, 2016.

Passed by the City Council of the City of St. Charles, Illinois this _____ day of _____, 2016.

Approved by the Mayor of the City of St. Charles, Illinois this _____ day of _____, 2016.

Mayor

Attest:

City Clerk

Council Vote:

Ayes: _____

Nays: _____

Abstain: _____

Absent: _____

Approved as to Form:

City Attorney

Date: _____

City of St. Charles

Ordinance No. _____

An Ordinance Amending Chapter 15.04 “Building Code”, Section 15.04.035 "International Fuel Gas Code 2009 - Regulations Adopted and Modified" of the St. Charles Municipal Code

WHEREAS, the standard code known as 2015 International Fuel Gas Code, has been updated by the International Code Council Inc.: and

WHEREAS, not less than one (1) copies of said code has been and are on file in the Office of the Clerk of the City of St. Charles, Illinois for more than thirty (30) days prior to the passage and approval of this Ordinance, and

WHEREAS, the Building and Code Enforcement Division has provided notice to the Illinois Building Commission regarding proposed changes to regulations regarding construction related activities within the City of St. Charles, as provided by 20 ILCS 3918/55; and

WHEREAS, the City Council finds it to be in the interest of City of St. Charles to periodically update codes regulating buildings and structures.

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 15, “Buildings and Construction”, Chapter 15.04 “Building Code” of the St. Charles Municipal Code be and is hereby amended by deleting the provisions of Section 15.04.035 entitled “2015 International Fuel Gas Code-Regulations adopted and modified” and by substituting the following therefor:

15.04.035 – International Fuel Gas Code 2015 – Regulations adopted and modified:

The provisions of the 2015 International Fuel Gas Code issued by the International Code Council Inc., 4051 West Flossmoor Road, Country Club Hills, IL 60478, not less than one (1) copy of which have been and are on file in the Office of the Clerk of the City of St. Charles, Illinois for more than thirty (30) days, together with the amendments listed herein, are hereby adopted.

Amendments to the 2015 International Fuel Gas Code:

1. Chapter 1 Scope and Administration. The City has adopted a separate Administrative Code under the Municipal Code Chapter 15.101.
 - a. Section 106.5.3 “Expiration” – Delete in its entirety
 - b. Section 106.6.3 “Fee Refunds” – Delete in its entirety

Ordinance No. _____

Page 2

- c. Section 108.4 "Violation Penalties" – Delete in its entirety
- d. Section 109 "Means of Appeal" – Delete in its entirety

2. Chapter 4 Gas Piping Installations:

- a. Section 403.5.4 "Corrugated Stainless Steel Tubing" – Delete in its entirety.

SECTION TWO: That after the adoption and approval hereof this Ordinance shall be printed or published in book or pamphlet form, published by the authority of the City Council.

SECTION THREE: That this Ordinance shall be in full force and effect on _____, 2016.

Presented to the City Council of the City of St. Charles, Illinois this _____ day of _____, 2016.

Passed by the City Council of the City of St. Charles, Illinois this _____ day of _____, 2016.

Approved by the Mayor of the City of St. Charles, Illinois this _____ day of _____, 2016.

Mayor

Attest:

City Clerk

Council Vote:

Ayes: _____

Nays: _____

Abstain: _____

Absent: _____

Ordinance No. _____
Page 3

Approved as to Form:

City Attorney

Date: _____

City of St. Charles, Illinois
Ordinance No. _____

An Ordinance Amending Chapter 15.04 “Building Code”, Section 15.04.040 “National Electrical Code 2008 Regulations Adopted and Modified” and Section 15.04.045 “Amendments to 2008 National Electrical Code NFPA 70” of the St. Charles Municipal Code

WHEREAS, the standard code known as NFPA 70, the National Electrical Code, has been updated by the National Fire Protection Associations, Inc.; and

WHEREAS, not less than one (1) copy of said code has been and is on file in the Office of the Clerk of the City of St. Charles, Illinois for more than thirty (30) days prior to the passage and approval of the Ordinance; and

WHEREAS, the Building Official has provided notice to the Illinois Building Commission regarding proposed changes to regulations regarding construction related activities within the City of St. Charles, as provided by 20 ILCS 3918/55; and

WHEREAS, the City Council finds it to be in the interest of City of St. Charles to periodically update codes regulating building and structures.

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 15, “Building Construction”, Chapter 15.04 “Building Code” of the St. Charles Municipal Code be and is hereby amended by deleting Section 15.04.040 and substituting the following therefor:

15.04.040 National Electrical Code 2014 – Regulations Adopted and Modified.

The provisions of the 2014 Edition of the National Electrical Code, NFPA 70, issued by the National Fire Protection Association, Inc., One Batterymarch Park, Quincy, Massachusetts, 02269 (hereinafter sometimes referred to as the “NEC”) not less than one (1) copy of which have been and are on file in the Office of the Clerk of the City of St. Charles, Illinois, for more than thirty (30) days, together with the amendments listed herein, are hereby adopted.

15.04.45 Amendments to the 2014 National Electric Code NFPA 70.

1. **Article 110 Section 110.5** Conductors: Revise by deleting and substituting the following:

Other than service conductors provided by the Utility or multiplexed aerial cables as allowed in Article 396 Section 396.2(4) that comply with Article 310, all conductors shall be copper unless otherwise specifically approved by the City of St. Charles Building and Code Enforcement or the City of St. Charles Electric Utility.

2. **Article 110 Section 110.13 (A) Mounting:** Add a new paragraph to read as follows:
(A) Mounting. All electric panels mounted on concrete or masonry walls that are either exterior walls or below grade, shall have a minimum of 1/2 inch plywood installed behind the panel, or the panel shall be mounted to structural mounting channel that provides a minimum 1/2 inch airspace between the panel and the wall, for the purposes of support and to help prevent moisture entering the panel. Such mounting shall allow panel replacement if required.
3. **Article 210 Section 210.70 Lighting Outlets Required:** Add a new paragraph to read as follows:
(D) Illumination of Mechanical Equipment. All occupancies shall have luminaries installed within four (4) feet of the front of all electric panels and within four (4) feet of all mechanical equipment to enable servicing the equipment.
4. **Article 230 Services**
 - a. Section 230.2 Number of Services, (B) Special Occupancies: By special permission, which means written consent and approval by the City of St. Charles Municipal Electric Utility, additional services shall be permitted for either of the following:
 - (1) Multiple-occupancy buildings where there is no available space for service equipment accessible to all occupants
 - (2) A single building or other structure sufficiently large to make two or more services necessaryAdd new paragraph to read as follows:
 - (3) Multiple-occupancy buildings will have either an external building main disconnect, a key operated shunt trip main disconnect, or parallel key operated shunt trip main disconnects for all services supplied to the building. Parallel shunt trip key operated main disconnects must be provided and installed in a manner approved by the City St. Charles Municipal Electric Utility.
 - b. **Section 230.3 One Building or Other Structures Not to be Supplied Through Another:** Revise by deleting and substituting the following:
230.3 One Building, or Other Structure, or Tenant Space, Not to be Supplied Through Another; : Service conductors, feeders, or branch circuits of one building, or other structure, or tenant space shall not pass through the interior of another building, or structure, or tenant space.
 - c. **Section 230.6 Conductors Considered Outside the Building:** Add new paragraph to read as follows:

(6) Where installed in any “common area” (hallway, corridor or common space accessible to multiple premises) that meets the construction requirements of a one-hour fire rating. Conductors shall be installed in solid metal raceway conduit within “common areas” and shall have a label every five (5) feet identifying the conductors within the conduit.

- d. **Section 230.44 Cable Trays: Delete entire section**
- e. **Section 230.46 Spliced Conductors:** Revise by deleting and substituting the following:
230.46 Spliced Conductors: : Splices in service entrance conductors, other than those installed by the Electric Utility, are not allowed.
- f. **Section 230.70 General (A) Location, (1) Readily Accessible Location:** Revise by deleting and substituting the following:
(1) Readily Accessible Location. Service disconnecting means shall be provided either outside the building or through a shunt trip main with remote control at the Fire Control Panel and shall have provisions to allow the service to be locked open. Each building/tenant space shall have a main disconnect incorporated within the main distribution panel inside the space in addition to any external main or building shunt trip main for multiple occupancy buildings.
- g. **Section 230.70 General (A) Location: (3) Remote Control:** revise by deleting and substituting the following: Where a remote control device (s) is used to actuate the service disconnecting means, the service conductors installed inside a building without over current protection shall not exceed five (5) feet in length.
- h. **Section 230.79 Rating of Service Disconnecting Means (C) One Family Dwelling, (D) All Others:** Revise by deleting and substituting the following:
(C) One or Two Family Dwelling: All electric panel installations for new single-family detached dwellings shall be a minimum of 200-ampere rated. The main service disconnecting means (circuit breaker or fused switch) shall be 200-ampere rated.
(D) Multi-family and Single-family Attached Dwellings. All apartment or dwelling unit electric panel installations for new multi-family dwellings and new single family attached six (6) or less dwelling units shall be a minimum of 100-ampere rated. The occupancy main service disconnecting means (circuit breaker or fused switch) for each apartment or dwelling unit shall be a minimum of 100-ampere rated.
(E) All Others. For all other installations, the service disconnecting means shall have a rating of not less than 60-ampere, unless approved by the City of St. Charles Municipal Electric Utility.

5. **Article 250 Grounding and Bonding**

- a. **Section 250.24 Grounding Service-Supplied Alternating-Current Systems (A) System Grounding Connections (1) General:** Revise by deleting and substituting the following: The grounding electrode conductor connection from each grounding

- b. electrode shall be made at a single point at the terminal or bus to which the grounded service conductor is connected at the service disconnecting means.
- c. **Section 250.53 Grounding Electrode System Installation (D) Metal Underground Water Pipe (2) Supplemental Electrode Required:** revise by deleting and substituting: A metal underground water pipe shall be supplemented by an additional electrode of a type specified in 250.52 (A) (2-8). If the additional is a rod type as specified in 250.52 (A) (5), then electrode must also have a supplemental additional electrode of a type specified in 250.53 (A) (2) unless as noted in 250.53 (A) (2) Exception the first supplemental electrode has a resistance to earth of 25 ohms or less as evidenced by a fall-of-potential test witnessed by the City of St. Charles Municipal Electric Utility. Supplemental electrodes shall be connected with a grounding electrode conductor to the grounded service-entrance conductor at the service main disconnecting means.
- d. **Section 250.62 Grounding Electrode Conductor Material:** revise by deleting and substituting the following: All grounding electrode conductors shall be copper, and the installation of the conductor shall protect against corrosion. Conductors of the wire type shall be solid or stranded, and insulated, or covered, or bare.
- e. **Section 250.64 Grounding Electrode Conductor Installation: Aluminum or Copper-Clad Aluminum Conductors.** Delete entire Item (A)
(C) Continuous: revise by deleting and substituting the following: Grounding electrode conductor(s) shall be installed in one continuous length without a splice or joint.
(E) Raceways and Enclosures for Grounding Electrode Conductors. (1) General: revise by including additional language as follows: Ferrous metal raceways and enclosures for grounding electrode conductors shall be electrically continuous from the point of attachment to cabinets or equipment to the grounding electrode and shall be securely fastened to the ground clamp or fitting. Ferrous metal raceways and enclosures shall be bonded at each end of the raceway or enclosure to the grounding electrode or grounding electrode conductor. All grounding electrode conductor raceways that are exterior and exposed above grade shall be ferrous metal RMC or IMC conduit. Schedule 40 rigid PVC conduit is permitted for grounding electrode conductor raceways installed both above grade and underground in the interior of a building, as well as exterior underground if the entire raceway is-completely below grade. Schedule 40 rigid PVC grounding electrode conductor raceways are not required to be electrically continuous.
(F) Installation to Electrode(s). revise by deleting and substituting the following: Unless granted a specific exemption by the City of St. Charles Municipal Electric Utility, all grounding electrode conductors and raceways must be installed separately and continuously from each grounding electrode to the service grounded conductor (neutral) grounding/bonding termination point at the service main disconnect.
- f. **Section 250.68 Grounding Electrode Conductor and Bonding Jumper Connection to Grounding Electrodes (C) Grounding Electrode Connections:** revise by deleting (1) exception; and substituting the following for: (2) The metal

- structural frame of a building can only be used as a bonding conductor for a grounding electrode conductor by specific approval of the City of St. Charles Municipal Electric Utility.
 - Section 250.118 Types of Equipment Grounding Conductors:** Revise by deleting and substituting the following: **250.118 Types of Equipment Grounding Conductors:** The equipment grounding conductor must be a separate conductor run with the circuit conductors unless given exemption by the City of St. Charles Municipal Electric Utility or an approved certified testing agency.
- Article 300 General Requirements for Wiring Methods and Materials**
 - Section 300.1 Scope (A) All Wiring Installations:** Add new paragraph to read as follows:
 - (1) With the exception of one and two family dwellings, all current carrying conductors exceeding 50 volts shall be installed in rigid metal conduit, intermediate metallic conduit, electrical metallic tubing, flexible metallic tubing, MC cable, or AC cable, with the exception that PVC conduit can may be used with the approval of the City of St. Charles Building and Code Enforcement Department for corrosive or other special application areas.
 - Section 300.5 (C) Underground Installations:** delete Exception No. 1 and delete Exception No. 2
 - Section 300.5 Underground Installations, (D) Protection from Damage, (3) Service Conductors:** Revise by deleting and substituting the following:
 - (3) Service Conductors. Single and two family dwelling underground service conductors shall be installed in minimum 3” Schedule 40 PVC. All other underground service conductors shall be installed in RMC, IMC, or Schedule 40 PVC conduit that is encased in concrete unless given exemption by the City of St. Charles Municipal Electric Utility.
 - Table 300.5 Minimum Cover Requirements, 0 to 1000 Volts, Nominal, Burial in Millimeters (Inches):** Delete the third row table entries related to Under a Building.
 - Table 300.5 Minimum Cover Requirements, 0 to 1000 volts, Nominal, Burial in Millimeters (Inches):** Revise by deleting and substituting the fourth row to read as follows:

Table 300.5 Minimum Cover Requirements, 0 to 1000 Volts, Nominal, Burial in Millimeters (Inches). Under minimum of 102 mm (4 inch) thick concrete interior or exterior slab with no vehicular traffic and the slab extending not less than 152 mm (6 inch) beyond the underground installation.
- Article 310 Conductors for General Wiring**
 - II Installation: Section 310.10 Uses Permitted (H) Conductors in Parallel (3) Separate Cables or Raceways:** revise by deleting and substituting: Where run in separate cables or raceways, the cables or raceways with conductors shall have

b. Section 310.106 Conductors (B) Conductor Material. Revise by deleting and substituting the following:

8. Article 314 Outlet, Device, Pull, and Junction Boxes; Conduit Bodies; Fittings; and Handhole Enclosures:

- ## 9. Article 334 Nonmetallic-Sheathed Cable: Types NM, NMC, and NMS

- 10. Article 695 Fire Pumps: Section 695.3 Power Source(s) for Electric Motor-Driven Fire Pumps, (B) Multiple Sources (2) Individual Source and On-Site Standby Generator (a) Signage:** Add new paragraph to read as follows:

11. Article 700 Emergency Systems Section 700.16 Emergency Illumination: Add new paragraph to read as follows:

12. Article 701 Legally Required Standby Systems:

(D) Transfer Equipment Requirements: Open type transfer switches are the only approved method for connection of standby systems. All transfer switch

connections shall be “break before make” to insure the complete separation from the utility system and the generator supply. No parallel operation with the utility system shall be allowed. A minimum time delay of three (3) seconds and a maximum of ten (10) seconds after loss of utility power should be established before starting the generator. Utilization of Kirk Key systems or other mechanical means of isolating generating sources from the utility source are not allowed.

- b. **III Sources of Power, Section (B) Generator Set:** Add new paragraph to read as follows:

(6) Generator Noise Output. The maximum noise level allowable within ten (10') feet of transformer, switchgear, or other specified equipment as required and operated by the City of St. Charles Municipal Electric Utility (SCMEU) is 80dBA (decibels). Sound enclosures or sound barrier walls or other sound mitigation may be required if the noise level near SCMEU equipment exceeds 80dBA. Analysis of the need for sound abatement equipment will be performed by the City of St. Charles Municipal Electric Utility personnel after the generator is installed and tested.

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

SECTION THREE: That after the adoption and approval hereof, this Ordinance shall be printed or published in book or pamphlet form, published by the authority of the City Council.

SECTION FOUR: That this Ordinance shall be in full force and effect on _____.

Presented to the City Council of the City St. Charles, Illinois this _____ day of _____, 2016.

Passed to the City Council of the City St. Charles, Illinois this _____ day of _____, 2016.

Approved by the Mayor of the City St. Charles, Illinois this _____ day of _____, 2016.

Raymond Rogina, Mayor

ATTEST:

Ordinance NO. 2016-M-_____
Page 8

City Clerk

COUNCIL VOTE:

Ayes:_____

Nays:_____

Abstain:_____

Absent:_____

APPROVED AS TO FORM:

City Attorney

DATE:

City of St. Charles

Ordinance No. _____

An Ordinance Amending Chapter 15.04 “Building Code”, Section 15.04.050 “Illinois State Plumbing Code 2004 - Regulations Adopted and Modified” of the St. Charles Municipal Code

WHEREAS, not less than one copy of the 2014 Edition of the Illinois Plumbing Code published by the Illinois Department of Public Health have been and are on file in the Office of the Clerk of the City of St. Charles, Illinois for more than thirty (30) days prior to the passage and approval of this Ordinance; and

WHEREAS, the Building and Code Enforcement Division has provided notice to the Illinois Building Commission regarding proposed changes to regulations regarding construction related activities within the City of St. Charles, as provided by 20 ILCS 3918/55; and

WHEREAS, the Illinois Department of Public Health finds it to be in the interest of the State of Illinois to periodically update codes regulating buildings and structures; and

WHEREAS, the City Council finds it to be in the interest of City of St. Charles to periodically update codes regulating buildings and structures.

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 15, “Buildings and Construction”, Chapter 15.04 “Building Code” of the St. Charles Municipal Code be and is hereby amended by deleting the provisions of Section 15.04.050 entitled “Illinois State Plumbing Code 2014 Edition adopted and modified” and by substituting the following therefor:

SECTION TWO: That after the adoption and approval hereof this Ordinance shall be printed or published in book or pamphlet form, published by the authority of the City Council.

SECTION THREE: That this Ordinance shall be in full force and effect on _____, 2016.

Presented to the City Council of the City of St. Charles, Illinois this _____ day of _____, 2016.

Passed by the City Council of the City of St. Charles, Illinois this _____ day of _____, 2016.

Ordinance No. _____
Page 2

Approved by the Mayor of the City of St. Charles, Illinois this _____ day of _____, 2016.

Mayor

Attest:

City Clerk

Council Vote:

Ayes: _____

Nays: _____

Abstain: _____

Absent: _____

Approved as to Form:

City Attorney

Date: _____

City of St. Charles

Ordinance No. _____

An Ordinance Amending Chapter 15.04 “Building Code”, Section 15.04.055 "2012 International Energy Conservation Code Adopted and Modified" of the St. Charles Municipal Code

WHEREAS, the State of Illinois updated the Illinois Energy Code to mandate that all construction comply with the 2015 International Energy Conservation Code;

NOW THEREFORE, be it ordained by the City Council of the St. Charles, Kane and DuPage Counties, Illinois as follows:

SECTION ONE: Title 15, “Building and Construction”, Chapter 15.04 “Building Code” of the St. Charles Municipal Code, is and hereby amended by deleting the provisions of Section 15.04.055 entitled “International Energy Conservation Code 1015 Adopted and Modified,” and by substituting the following therefor:

“15.04.055 International Energy Conservation Code 2015 – Regulations Adopted and Modified. The provisions of the 2015 International Energy Conservation Code issued by the International Code Council, Inc., 4051 West Flossmoor Road, Country Club Hills, IL 60478, not less than one copy if which have been and are on file in the Office of the Clerk of the City of St. Charles, Illinois for not more than thirty (30) days, as hereby adopted.”

SECTION TWO: That after the adoption and approval hereof this Ordinance shall be printed or published in book or pamphlet form, published by the authority of the City Council.

SECTION THREE: That this Ordinance shall be in full force and effect on _____, 2016.

Presented to the City Council of the City of St. Charles, Illinois this _____ day of _____, 2016.

Passed by the City Council of the City of St. Charles, Illinois this _____ day of _____, 2016.

Ordinance No. _____
Page 2

Approved by the Mayor of the City of St. Charles, Illinois this _____ day of
_____, 2016.

Mayor

Attest:

City Clerk

Council Vote:

Ayes: _____

Nays: _____

Abstain: _____

Absent: _____

Approved as to Form:

City Attorney

Date: _____

City of St. Charles

Ordinance No. _____

An Ordinance Amending Chapter 15.04 “Building Code”, by deleting Section 15.04.060 “Building Permit Required” and replace with 15.04.060 “International Existing Building Code 2015 - Regulations Adopted and Modified” of the St. Charles Municipal Code

WHEREAS, the standard code known as 2015 International Existing Building Code, has been updated by the International Code Council Inc.: and

WHEREAS, not less than one (1) copies of said code has been and are on file in the Office of the Clerk of the City of St. Charles, Illinois for more than thirty (30) days prior to the passage and approval of this Ordinance, and

WHEREAS, the Building and Code Enforcement Division has provided notice to the Illinois Building Commission regarding proposed changes to regulations regarding construction related activities within the City of St. Charles, as provided by 20 ILCS 3918/55; and

WHEREAS, the City Council finds it to be in the interest of City of St. Charles to periodically update codes regulating buildings and structures.

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 15, “Buildings and Construction”, Chapter 15.04 “Building Code” of the St. Charles Municipal Code be and is hereby amended by deleting “Building Required” and replacing the provisions of Section 15.04.060 entitled “2015 International Existing Building Code-Regulations adopted and modified” and by substituting the following therefor:

15.04.060 – International Existing Building Code 2015 – Regulations adopted and modified:

The provisions of the 2015 International Existing Building Code issued by the International Code Council Inc., 4051 West Flossmoor Road, Country Club Hills, IL 60478, not less than one (1) copy of which have been and are on file in the Office of the Clerk of the City of St. Charles, Illinois for more than thirty (30) days, together with the amendments listed herein, are hereby adopted.

Amendments to the 2015 International Existing Building Code:

1. Chapter 1 – Scope and Administration. The City has adopted a separate Administrative Code under the Municipal Code Chapter 15.101.

Ordinance No. _____

Page 2

- a. Section 105.2 Work exempt from permit – delete in it's entirely.
- b. Section 110 – Certificate of Occupancy – delete in it's entirely.

SECTION TWO: That after the adoption and approval hereof this Ordinance shall be printed or published in book or pamphlet form, published by the authority of the City Council.

SECTION THREE: That this Ordinance shall be in full force and effect on _____, 2016.

Presented to the City Council of the City of St. Charles, Illinois this _____ day of _____, 2016.

Passed by the City Council of the City of St. Charles, Illinois this _____ day of _____, 2016.

Approved by the Mayor of the City of St. Charles, Illinois this _____ day of _____, 2016.

Mayor

Attest:

City Clerk

Council Vote:

Ayes: _____

Nays: _____

Abstain: _____

Absent: _____

Approved as to Form:

City Attorney

Date: _____

City of St. Charles

Ordinance No. _____

An Ordinance Amending Chapter 15.40 “Property Maintenance Code”, Section 15.40.010 "International Property Maintenance Code 2012 - Regulations Adopted and Modified" of the St. Charles Municipal Code

WHEREAS, the standard code known as 2015 International Property Maintenance Code, has been updated by the International Code Council Inc.; and

WHEREAS, not less than one (1) copies of said code has been and are on file in the Office of the Clerk of the City of St. Charles, Illinois for more than thirty (30) days prior to the passage and approval of this Ordinance; and

WHEREAS, the Building and Code Enforcement Division has provided notice to the Illinois Building Commission regarding proposed changes to regulations regarding construction related activities within the City of St. Charles, as provided by 20 ILCS 3918/55; and

WHEREAS, the City Council finds it to be in the interest of City of St. Charles to periodically update codes regulating buildings and structures.

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

Section 1: That Title 15, “Building and Construction”, Chapter 15.40 “Property Maintenance Code” of the St. Charles Municipal Code be and is hereby amended by deleting Section 15.40.010 of the 2012 International Maintenance Code and by substituting the following therefor:

“15.40.010 Property Maintenance Code – Regulations Adopted and Modified.”

The provisions of the 2015 edition of the International Property Maintenance Code, published by the International Code Council, are hereby adopted by reference, with the following amendments thereto:

A. Section 101.1 Title. Insert the following:

“City of St. Charles.”

B. Section 102.3. Delete in its entirety and substitute the following therefor:

“102.3 Application of other codes. Repairs, additions, or alternations to a structure, or changes of occupancy, shall be done in accordance with the procedures and provisions of Title 15 ‘Buildings and Construction’ of the St. Charles Municipal Code.”

- C. Section 103.50 Fees. Insert the following:

“See Title 15 ‘Building and Construction’ of the St. Charles Municipal Code.”

- D. Sections 111.1 through 111.7: Delete in their entirety and substitute the following therefor:

“111.1 Application for Appeal. Any person directly affected by a decision of the code official or a notice or order issued under this code shall have the right to appeal to the Building Review Board pursuant to the provisions of Chapter 2.19 of the St. Charles Municipal Code.”

- E. Section 112.4 Failure to Comply. Insert the following:

“One hundred dollars (\$100)” and “Seven hundred and fifty dollars (\$750).”

- F. Section 302.4 Weeds. Insert the following:

“Eight-inches (8”).”

- G. Section 302.8: Delete in its entirety and substitute the following therefor:

“302.8 Motor Vehicles.

1. Except as provided for in Title 17 of the St. Charles Municipal Code, any type of motor vehicle that (a) does not have a current state registration, or does not display a current state license plate with valid registration sticker affixed; or (b) a motor vehicle on which the engine, wheels or other parts have been altered, damaged or otherwise so treated that the vehicle is incapable of being driven shall not be parked, kept or stored outside of an enclosed building or structure on any premises, and no vehicle shall at any time be in a state of major disassembly, disrepair or in the process of being stripped or dismantled, outside an enclosed building or structure.

2. A collector may store unlicensed, operable or inoperable vehicles on the collector's property provided the vehicles and the outdoor storage area are maintained in such a manner that they do not constitute a health hazard and are screened from ordinary public view by means of a fence or other appropriate means.
 - a. "Collector" means the owner of one or more special interest vehicles for the collector's own use in order to restore, preserve, and maintain a special interest vehicle and historic interest.
 - b. "Special Interest Vehicle" means a motor vehicle of any age, which has not been altered or modified from original manufacturer specifications and, because of its historic interest, is being preserved by hobbyists."

- H. Section 304.14. Delete in its entirety and substitute the following therefor:

"304.14 Insect screens. During the period from April 1st to October 31st, every door, window and other outside opening utilized or required for ventilation purposes serving any structure containing habitable rooms, food preparation areas, food service areas, or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged, or stored, shall be supplied with approved tightly fitting screens of not less than 16 mesh per inch and every swinging door shall have a self closing device in good working condition.

Exception: Screen doors shall not be required where other approved means, such as air curtains or insect repellent fans, are employed."

- I. Section 308.3.1. Delete in its entirety and substitute the following therefor:

"308.3.1. Garbage facilities. The owner of every dwelling shall supply one of the following: an approved mechanical food waste grinder in each dwelling unit, or a leakproof, covered outside garbage container.

Exception: In residential buildings containing three (3) or less dwelling units, each occupant shall be responsible for providing any covered outside garbage containers."

- J. Add a Section 404.8, as follows:

"404.8 Basement rooms. Basement areas partially below grade used for living purposes shall meet the following requirements:

1. Floors and walls shall be watertight and insulated so as to prevent entry of moisture.
2. Total window area, total openable area, and ceiling height shall be in accordance with the St. Charles Municipal Code Section 15.04.010 (Building code) and 15.04.020 (Residential code).
3. The required window area of the habitable area shall be entirely above the grade of the ground adjoining such window area except that openable windows which open into a window well extending to the outside finished grade are acceptable.”

K. Section 503.1. Delete in its entirety and substitute the following therefor:

“503.1 Privacy. Toilet rooms and bathrooms shall provide privacy and shall not constitute the only passageway to a hall or other space, or to the exterior. Toilet rooms and bathrooms shall be designed and arranged to provide privacy by means of a door and latch.”

L. Section 602.3. Delete in its entirety and substitute the following therefor:

“602.3 Heat supply. Every owner and operator of any building who rents, leases, or lets one or more dwelling unit, rooming unit, dormitory or guestroom on terms, either expressed or implied, to furnish heat to the occupants thereof shall supply sufficient heat during the period from October 1st to April 1st to maintain a room temperature of not less than 65 degrees F. (18 degrees C) during the hours between 6:30 a.m. and 10:30 p.m. of each day and not less than 60 degrees F. (16 degrees C.) during other hours.”

M. Section 602.4. Delete in its entirety and substitute the following therefor:

“602.4 Occupiable work space. Every enclosed occupied work space shall be supplied with sufficient heat during the period from October 1st to April 1st to maintain a temperature of not less than 65 degrees F. (18 degrees C.) during all working hours.

Exceptions:

1. Processing, storage, and operation areas that require cooling or special temperature conditions.
2. Areas in which persons are primarily engaged in vigorous physical activities.”

N. Section 704: Delete Sections 704.1, 704.2 and 704.3 in their entirety.”

Section 2. That all ordinances and resolutions, or parts thereof, in conflict with the provisions of this Ordinance are, to the extent of such conflict, expressly repealed.

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 _____ day of _____, 2016.

PASSED by the City Council of the City of St. Charles, Illinois the _____ day of _____, 2016.

APPROVED by the Mayor of the City of St. Charles, Illinois this _____ day of _____, 2016.

MAYOR

ATTEST:

CITY CLERK

Approved as to form:

Council Vote:

Ayes: _____


Nays: _____

Abstain: _____

Absent: _____

City Attorney

Date: _____

 ST. CHARLES SINCE 1834		AGENDA ITEM EXECUTIVE SUMMARY						
		Title:	Amend Chapter 15.04 Section 15.04.060 “Building Permit Required” and 15.04.090 “Architectural Committee”					
		Presenter:	Bob Vann, Building & Code Enforcement Division Manager					
Please check appropriate box:								
	Government Operations				Government Services			
X	Planning & Development 05/09/2016				City Council			
	Public Hearing							
Estimated Cost:				Budgeted:	YES		NO	
If NO, please explain how item will be funded:								
Executive Summary:								
<p>With the adoption of new code editions, it provides an opportunity to make some minor changes to Chapter 15.04 of the City code. Staff has reviewed these changes with the City Attorney and has found them to be acceptable. Staff is proposing the following changes:</p> <ol style="list-style-type: none"> 1. Eliminate the “Architectural Committee – Created – composition – duty” from Section 15.04.090 as Section 15.04.070 referenced. <i>“15.04.090 – Architectural committee – created – composition – duty: There is created an architectural committee to consist of three members who shall be appointed for a term of three years by the mayor by and with the advice and consent of the city council. It shall be the duty of such committee to assist the building commissioner in ascertaining if the plans required in Section 15.04.070 comply with the provisions of the ordinances relating to the construction of buildings.”</i> 2. Re-numbering and redefining – “Building Permit – Required” – recommending to match the definition of the building codes Administrative Sections. <i>“15.04.090 Building Permit - Required. Any owner or owner’s authorized agent who intends to construct, enlarge, alter, repair, move, or the demolition of a building or structure or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by the City’s adopted codes, or to cause any such work to be performed, shall first make application to the Building Official and obtain the required permit.”</i> 								
Attachments: (please list)								
- Memorandum with revised listing of section numbers and titles								
Recommendation / Suggested Action (briefly explain):								
Staff recommends approval from the Committee of the proposed and forwarded to City Council for final consideration.								
For office use only:		Agenda Item Number: 3g						

**Community & Economic Development
Building & Code Enforcement Division**

Phone: (630) 377-4406

Fax: (630) 443-4638



Memo

Date: April 27, 2016

To: Chairman Todd Bancroft and Aldermen of the Planning and Development Committee

Cc: Joe Schelstreet, Fire Chief, and Rita Tungare Director of Community & Economic Development

From: Bob Vann, Building & Code Enforcement Division Manager

RE: Change and Modification of Chapter 15.04 – Building Code

Through the adoption of the 2015 International codes, staff is also proposing the adoption of two (2) new editions (Code Book).

1. The 2015 International Existing Building Code regulates the redevelopment of existing buildings.
2. The 2015 International Swimming Pool and Spa Code are for construction and requirements for swimming pools and spas.

In previous editions, these regulations were incorporated in the International Building Code Editions.

With the adoption of new code editions, it provides an opportunity to make some minor changes to Chapter 15.04 of the City code. Staff has reviewed these changes with the City Attorney and has found them to be acceptable. Staff is proposing the following changes:

1. Re-numbering and redefining – “Building Permit – Required” – recommending to match the definition of the building codes Administrative Sections.
2. Eliminate the “Architectural Committee – Created – composition – duty” from Section 15.04.090 as Section 15.04.070 referenced.

“15.04.090 – Architectural committee – created – composition – duty:


There is created an architectural committee to consist of three members who shall be appointed for a term of three years by the mayor by and with the advice and consent of the city council. It shall be the duty of such committee to assist the building commissioner in ascertaining if the plans required in Section 15.04.070 comply with the provisions of the ordinances relating to the construction of buildings.”

The purpose of the committee does not exist with the City's current processes and this committee has not existed for the past 20 plus years. The City's development review team comprised of other staff members from Public Works, Community Development/Planning and the Fire Department assist with ensuring code compliance with construction of buildings. Additionally the City has the Building Board of Review and Historic Preservation Commission.

Staff is proposing Chapter 15.04 Building Code, to be modified to the following number sequence:

Sections:

15.04.010	International Building Code 2015– Regulations adopted and modified.
15.04.015	International Building Code 2015 - Amendments
15.04.020	International Residential Code One family and two family residences – Regulations 2015 - adopted and modified.
15.04.025	International Swimming Pool and Spa Code 2015
15.04.030	International Mechanical Code 2015 – Regulations adopted and modified.
15.04.035	International Fuel Gas Code 2015– Regulations adopted and modified.
15.04.040	National Electrical Code 2014 – Regulations adopted and modified.
15.04.045	National Electric Code 2014 NFPA 70 - Amendments
15.04.050	Illinois State Plumbing code 2014 - Adopted.
15.04.055	International Energy Conservation Code 2015– Regulations Adopted and Modified.
15.04.060	International Existing Building Code 2015
15.04.090	Building permit - Required
15.04.105	Flood damage prevention
15.04.120	Time limit

	AGENDA ITEM EXECUTIVE SUMMARY						
	Title:	Corridor Improvement Commission Recommendation to Approve a Corridor Improvement Grant for 307 W. Main Street (Shell Gasoline Station)					
	Presenter:	Matthew O'Rourke, Economic Development Division Manager					
Please check appropriate box:							
	Government Operations				Government Services		
X	Planning & Development (5/9/16)				City Council		
	Public Hearing						
Estimated Cost:	Not to Exceed \$3,000.00		Budgeted:	YES	X	NO	
If NO, please explain how item will be funded:							
Executive Summary:							
<p>Henna Patel, owner of the property located at 307 W. Main Street, has applied for a Corridor Improvement Grant for landscape improvements for their property. The applicant is proposing to install new landscape features along Rt. 64 around their new freestanding monument sign and to place permanent decorative potted plants along the frontage of their property. These planters will contain annual flowers to add visual interest to the property. The Corridor Commission has recommended that the grant assistance only be used for the planters, but not the plant materials since these need to be replaced on a seasonal basis.</p> <p>The Corridor Improvement Commission reviewed the design at their 5/4/2016 meeting and recommended approval of the grant proposal. The total cost of the improvements is \$6,000.00 and the City's share of the total project cost will be a maximum of \$3,000.</p>							
Attachments: (please list)							
Draft Corridor Improvement Agreement. CIC Resolution 1-2016							
Recommendation / Suggested Action (briefly explain):							
Recommendation to approve a Corridor Improvement Grant for 307 W. Main Street (Henna Patel – Downtown Shell Gas Station).							
For office use only:		Agenda Item Number: 3h					

City of St. Charles
CORRIDOR IMPROVEMENT AGREEMENT

307 W. Main Street
Henna Patel (Downtown Shell Gas Station)

THIS AGREEMENT, entered into this 16th day of May, 2016, between the City of St. Charles, Illinois (hereinafter referred to as "CITY") and the following designated APPLICANT, to wit:

APPLICANT Name: **Henna Patel**

Address of Property to be Improved: **307 W. Main Street**

PIN Number(s): **09-27-363-001**

Property Owner's Name: **Henna Patel**

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, and Special Service Tax District SSA-1B corridors of the CITY; and

WHEREAS, Henna Patel, 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) 09-27-363-001 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: \$6,000.00	City's Share @ 50% up to a maximum of \$3,000.00
Total Project Cost: \$6,000.00	City's Share up to a maximum of \$3,000.00

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.



May 4, 2016

PROJECT DOCUMENT

Re: Planting Island

St Charles Shell
Abhy Inc.
307 W Main St
St Charles IL 60174

Dear Mr and Mrs Patel

Plandscape Inc. hereby submits to you, the Owner, the following proposal/contract for landscape work at your home. Plandscape, Inc. agrees to perform the work stated in a good, workmanlike, and professional manner, in accordance with high quality construction and horticultural practices. Unless stated otherwise, Plandscape, Inc. will furnish all supervision, material, labor, equipment and supplies required to complete the following:

Furnish and install landscape plantings:

(All plants are subject to change due to current availability.)

Common Name	Qty	Size	Botanical Name
Blue Pacific Juniper	4.00	#5	Juniperus conferta 'Blue Pacific'
Autumn Moor Grass	7.00	#1	Sesleria autumnalis
Summer Beauty Allium	6.00	#1	Allium tanguticum 'Summer Beauty'
Calamint	7.00	#1	Calamintha nep. Nep. 'Blue Cloud'
Pardon Me Daylily	10.00	#1	Hemerocallis 'Pardon Me'
Kobold Gayfeather	6.00	#1	Liatris spicata 'Kobold'
Wesuwe Salvia	11.00	#1	Salvia nemorosa 'Wesuwe'
Hummelo Betony	13.00	#1	Stachys monnieri 'Hummelo'

Additional Items Included:

- Incorporate 2.0 cubic yards leaf mulch/compost into planting beds
- Topdress planting beds with 2.5 cubic yards of premium hardwood mulch
- Rototill and spade edge planting beds
- Remove and dispose of existing turf within designated areas
- Relocate or dispose of designated plants
- Create a topsoil berm within the new bed
- Install 1.5 tons Limestone Outcropping

distinctive by design

Installation Notes: Install as designated in plan dated April 7, 2016.

Project Total: \$3,226.00 **Deposit:** \$1,613.00

Submitted by: *Jim Haugen*

The Total Project Cost for this project should not change, unless there are change orders initiated by the *Owner*, or any on-site 'concealed contingencies' as stated in 'Additional Terms and Conditions'. This proposal/contract may be withdrawn if not accepted within 30 days. Payment by credit card is accepted.

PLANT WARRANTY: All shrubs, trees, evergreens and perennials guaranteed to be healthy and true to name. Any shrub, tree, evergreen or perennial which fails to survive for a period of **one year** after the date of planting will be replaced at no charge to the Owner, provided same has received reasonable care by the Owner after installation. Replacement will be done on a one-time basis only at the request of the Owner. This guarantee does **not** extend to damage resulting from herbicides, vandalism, rodents, insufficient watering, Owner's neglect, and other factors beyond control of Plandscape, Inc. Proper water techniques are essential. Sod or seeding is guaranteed as to proper installation using quality materials. Growth should take place as long as sufficient watering by Owner is provided. For this reason, **no** extended guarantee is provided. There is **no** guarantee on transplanted materials. Guarantee is null and void in the event the Owner fails to make payment as specified below after job completion.

AGREEMENT BETWEEN AN OWNER and PLANDSCAPE, INC. FOR PROFESSIONAL LANDSCAPE CONSTRUCTION SERVICES.

Owner and Contractor agree as set forth below:

I. Plandscape, Inc. Basic Services

Plandscape, Inc. agrees to provide its professional services in accordance with generally accepted standards of its profession. Plandscape, Inc. agrees to put forth-reasonable efforts to comply with codes, laws and regulations in effect as of the date of this Agreement.

Unless stated otherwise, Plandscape, Inc. will furnish all supervision, labor, supplies, materials, and equipment required to complete the "Project". The term "Project" refers to the construction and services required by the Project Document(s), and includes all supervision, labor, supplies, materials, and equipment provided by the Contractor to fulfill the Contractor's obligations.

The term "Project Document(s)" refers to the separate detailed agreement(s) provided by Plandscape, Inc. describing the Project to be performed by the Contractor for the Owner.

II. Owner Responsibilities

The Owners are the contact people for this project. The Owner will provide pertinent information to Plandscape, Inc. in a timely manner so as not to hinder or delay them from performing their Project in a timely and cost effective manner. Plandscape, Inc. will direct correspondence and information to the contact person.

III. Project Schedule

Plandscape, Inc. shall render its services as expeditiously as is consistent with professional skill and care. During the course of the Project, anticipated and unanticipated events may impact any Project schedule. Plandscape, Inc. will attempt to make the Owner aware of events that will impact the Project schedule.

IV. Compensation and Payments

The Owner hereby retains Plandscape, Inc. to provide the materials and services set forth in the Project Document(s). The Owner represents that it has ownership and/or control of the Project site and has sole authority to retain Plandscape, Inc. to perform the services and to provide the materials hereunder. The Owner shall pay Plandscape, Inc. 50% of the Project Cost upon the execution of the Project Document(s). Owner further agrees to pay the balance, less 10%, of the Project Cost (plus the cost of any extras) upon Substantial Completion of the Project as determined by Plandscape, Inc. The remaining balance is due upon issuance of a final invoice from Plandscape, Inc. and the Owner's complete satisfaction of the project. If the Owner fails to make payments as described above, any guarantee herein shall be null and void and the Owner shall pay interest on the balance due and owing at the rate of 1.5% per month, an annual rate of 18%. Owner agrees to pay any reasonable expenses incurred by Plandscape, Inc. in collecting amounts due and enforcing this agreement, including court costs, attorney's fees and any other miscellaneous costs. The term "Substantial Completion" is the stage in the progress of the Project when the Project or designated portion thereof is sufficiently complete in accordance with the Project Document(s) so that the Owner can occupy or utilize the Project for its intended use.

Plandscape Inc.'s Additional Terms and Conditions (please read thoroughly)

Natural Products- Owner understands that all materials either man-made or by nature will vary from actual samples shown. These variances will be held to normal specifications. Plandscape, Inc. will not accept responsibility for swelling/shrinkage of wood products, color variations of wood and natural/man-made stone products due to natural occurrences.

Utilities- Plandscape, Inc. will contact JULIE to mark all underground utilities.

Damage- The Owner accepts responsibility for identification and properly marking the location of all above and below ground systems not located by JULIE (i.e. – irrigation, invisible fence, in ground pool pipes.). If systems have been improperly located, and/or proper identification was not provided prior to the start of the project, the Owner will accept all liability and responsibility for any interference and/or damage to these systems.

Permits – All necessary zoning, building and construction permits shall be researched, obtained and applied for by *Plandscape, Inc.* prior to the start of the project, unless stated otherwise. Any related permit fees will be added to the final invoice.

Debris – Plandscape, Inc. will remove from site any debris resulting from this Project. If applicable, Plandscape Inc. will incorporate into the project existing site materials (soil, leaves...) at the request of the Owner.

Concealed Contingencies – This proposal is subject to an extra charge for concealed contingencies such as rock, asphalt, concrete, concrete containing rebar and/or wire mesh or exceeds four (4") in depth, debris, poor drainage situation, etc., not readily apparent in estimating the material and Project specified. The site shall be received by Plandscape, Inc. at a finished grade, properly drained, and in a clean, Projectable condition unless otherwise stated in contract. Upon revealing a major contingency or obstacle, Project will be halted and an estimate of hours and/or cost will be provided to the Owner. Project will resume upon authorization of additional cost by the Owner.

Adjustments – Plandscape, Inc. is authorized to make minor adjustments to the design and installation of this project if warranted by site condition or material availability. The Owner will be notified of any changes.

Delays – Additional charges may be added to project when the Owner has given Plandscape, Inc. the 'go-ahead' to show up at Project site and Project site is not ready or accessible for the Project to initiate, provided the Owner was given ample notice ahead of time of the Project start date.

Insurance – Plandscape, Inc. shall, at its sole expense, carry and maintain Comprehensive General Liability and Comprehensive Automobile Liability for bodily injury, Property damage and Statutory Workman's Compensation. A Certificate of Insurance is available upon request.

To accept and move forward with your project, please:

- 1) Sign, date and return a copy of this Agreement***
- 2) Include your check or credit card information for the required deposit.***

Project(s) will not be scheduled until signed Agreement and deposit are received.



Jim Haugen
Plandscape, Inc. Representative

Owner / Date Accepted

Thank you for the opportunity to submit this contract/proposal for your landscape project.



April 19, 2016

Seasonal Container Agreement 2016

**St Charles Shell
307 West Main St
St. Charles, IL 60174**

Plandscape Inc. will provide and install seasonal arrangements as designated below. The following program has been designed to create 'established' floral arrangements, using *mature plants* in your existing containers onsite. Please note proper drainage and consistent watering is essential for planting arrangements to thrive.

Spring...~~completed in early April~~

Summer...~~completed in May~~

- ❖ Install planting media and amend with a slow release fertilizer
- ❖ Provide and install a selection of plants providing structure, color and texture (combinations of tropicals, annuals, perennials, ornamental grasses)
- ❖ Provide initial watering; all subsequent watering is the responsibility of the owner
- ❖ Clean all hard surfaces of debris; debris resulting from our services will be removed from site

Fall...~~completed in September / October~~

- ❖ Remove existing contents of container; Install new soil with a slow release fertilizer
- ❖ Arrange and install a selection of fall color
- ❖ Provide initial watering; all subsequent watering is the responsibility of the owner
- ❖ Clean all hard surfaces of debris; debris resulting from our services will be removed from site

Containers:

Qty.	Size	Type	Location	Spring	Summer	Fall	Winter
2	30"	Concrete Urns	Street Frontage	not inc	@210.00	@210.00	not inc
2	20"	Hanging Baskets	Light Poles	not inc	@120.00	@120.00	not inc

Total Cost for 2016 Seasonal Arrangements - \$1,320.00

Seasonal Invoice Breakdown

Spring	Summer	Fall	Winter
\$0.00	\$660.00	\$660.00	\$0.00

distinctive by design

Terms: Invoices will be sent out upon completion. Net 10 days. All unpaid invoices carry a 1½% per month interest charge after due date. Automated credit card payments are available.

Proposal Acceptance: This is a total package cost. Any additions or deletions may necessitate an adjustment to the cost of remaining services based on; time of year and services performed. Your signature below will serve as a contractual agreement.

Guarantee: All annuals, perennials, groundcovers and ornamental grasses are guaranteed as to proper installation using healthy plants. Growth should take place as long as sufficient watering by contract purchaser is provided. For this reason, no extended guarantee is provided.

Jim Haugen

Purchaser's Signature / Date

Plandscape, Inc. Representative

One Time Container Purchase

Furnish and install

2 - Hanging Metal Baskets @ 20" diameter

2 - Cast Concrete Containers @ 30" diameter x 24" high

Includes soil / planting media as required

Total Cost for Container Purchase: \$1,561.93

Deposit Required: \$750.00

Terms: Balance due upon completion and satisfaction of services performed. Net 10 days. All unpaid invoices carry a 1½% per month interest charge after due date. Credit card payments are available.

Proposal Acceptance: This is a total package cost. Any additions or deletions may necessitate an adjustment to the cost. Your signature below will serve as a contractual agreement. All work will be performed in accordance with the above-mentioned specifications. Our certificate of insurance is available upon request. This contract will be void if not received within 30 days of above date.

Please sign, date and return the enclosed photocopy of this proposal with your deposit so we may schedule your work. Work will not be scheduled until we receive your signed proposal/deposit.

Jim Haugen

Purchaser's Signature / Date

Plandscape, Inc. Representative
jimh@plandscapeinc.com

*****Email Reply Option***

If you prefer to accept this Service Agreement through an email acknowledgement, please reply "**Accept**" from the email from which this proposal is attached.

Please call me if you have any question. I look forward to working with you.

By clicking reply and typing the word "Accept" within the associated email:

You are telling us that you authorize us to act on entering into this agreement with Plandscape, Inc.

You agree to the terms and conditions up to and including the payment terms of this proposal.

You intend to agree with the services shown and the cost of the services.

You are accepting this Service Agreement without further comment or revision.

Exhibit III

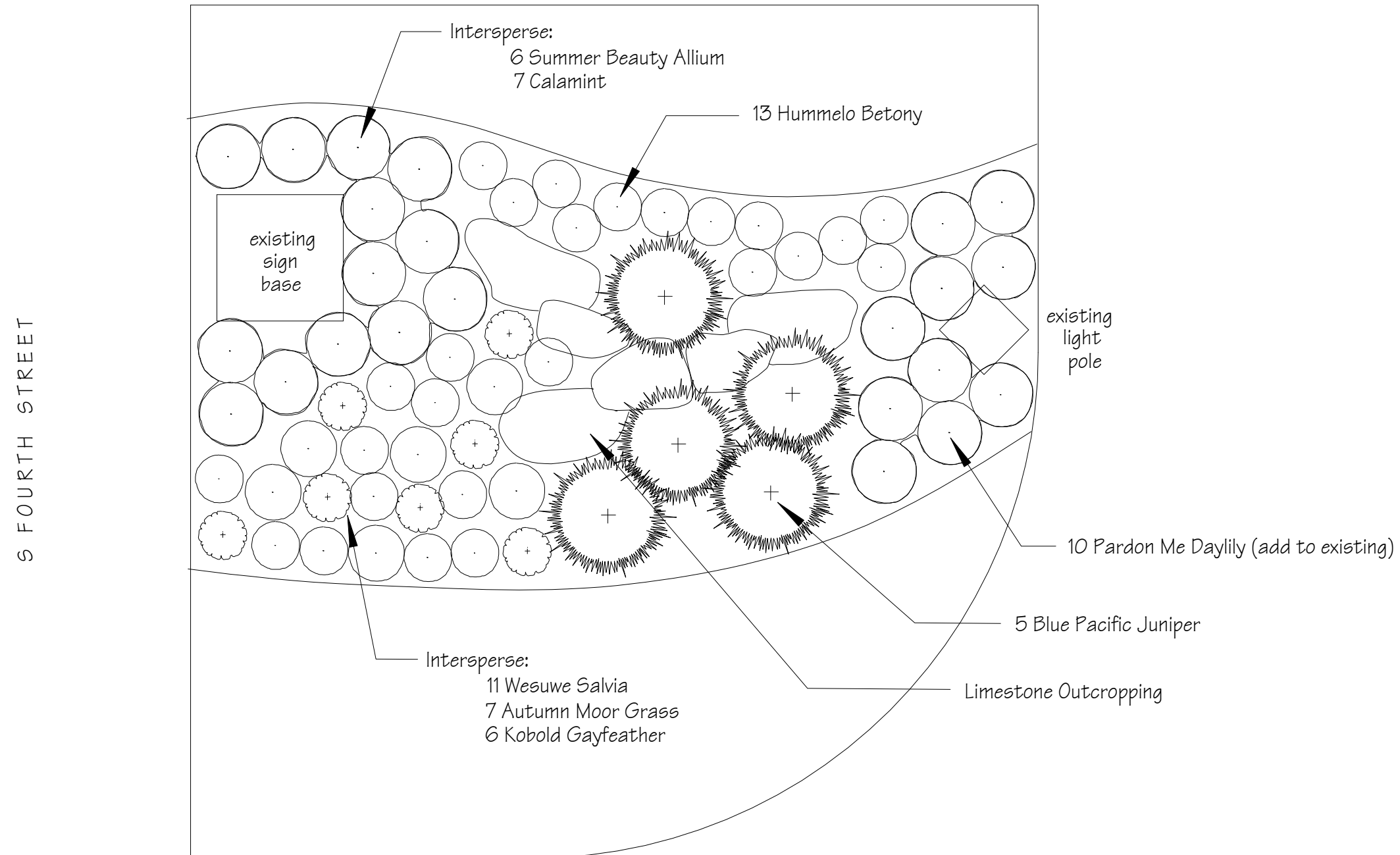
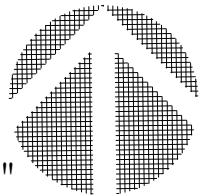
ST CHARLES SHELL

307 W Main St
St Charles IL

4/7/16

North

1/4"=1'-0"




PLANDSCAPE
INCORPORATED
distinctive by design

630-365-2558 T
630-365-2279 F
707 E NORTH ST, ELBURN IL 60119
www.plandscapeinc.com
JIM HAUGEN / LANDSCAPE ARCHITECT
Illinois Registration No. 157-000594
jimh@plandscapeinc.com



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. 1-2016

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

(307 W. Main Street – Henna Patel)

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: 307 W. 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 and Potts

Nays: None

Abstain: None

Absent: Dechene, Hauser

Motion Carried.


PASSED, this 4th day of May, 2016.

Chairman

EXHIBIT A

REVIEW COMMENTS

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

 ST. CHARLES SINCE 1834	AGENDA ITEM EXECUTIVE SUMMARY						
	Title:	Recommendation to Approve Amendments to the Downtown Business Economic Incentive Program					
	Presenter:	Matthew O'Rourke, Economic Development Division Manager Rita Tungare, Community & Economic Development Director					
Please check appropriate box:							
	Government Operations				Government Services		
X	Planning & Development (5/9/16)				City Council		
	Public Hearing						
Estimated Cost:	\$107,000 for FY 16/17 (<i>Includes funds rolled forwards from FY15/16</i>)			Budgeted:	YES	X	NO
If NO, please explain how item will be funded:							
Executive Summary:							
<p>At the 4/11/16 Planning & Development Committee meeting, staff presented an update of the activity and interest received for the City's Downtown Business Economic Incentive Program. The program was created in 2015 to provide build-out assistance for new or existing/expanding businesses that are renovating the inside of retail spaces located on the first floor of downtown properties. In the first year, five grants were approved for a total of \$42,267.00. During the presentation the Committee recommended that staff investigate and prepare the following amendments to the program:</p> <p><u>Proposed Amendments:</u></p> <ol style="list-style-type: none"> <u>Strengthen the repayment clauses of the approval documents for instances when the City funded improvements are removed before the end of the required 5-year maintenance period.</u> - Staff has worked with Legal Counsel to draft the following language the has been added to the program description and will be added to all future award agreements: <i>"In the event that any of the Building Improvements are removed during the term of this agreement the APPLICANT and/or the OWNER shall repay the CITY all grant funds received pursuant to this Agreement and shall pay any costs and fees including reasonable attorney's fees incurred by the CITY to collect said grant funds. The amount of repayment required to be paid by the APPLICANT and the OWNER shall be reduced by 20% for every full year that this Agreement has been in effect at the time of the required repayment."</i> <u>Expand the Program's boundaries to the properties along St. Charles' major commercial corridors.</u> - Staff has amended the program's boundaries as shown on the attached revised program boundary map. <ol style="list-style-type: none"> In addition to the modifications identified by the Committee, staff is proposing that the name of the program be changed. Based on the new boundaries, the existing name no longer accurately depicts the scope of this program, and staff is proposing this new title "Commercial Corridor and Downtown Business Economic Incentive Program". 							
Attachments: (<i>please list</i>)							
Commercial Corridor and Downtown Business Economic Incentive Program Description Revised Program Boundary Map							
Recommendation / Suggested Action (<i>briefly explain</i>):							
Recommendation to Approve Amendments to the Downtown Business Economic Incentive Program							
For office use only:		Agenda Item Number: 3i					

City of St. Charles

Commercial Corridor and Downtown Business Economic Incentive Program

1. Program Purpose

The purpose of the St. Charles Commercial Corridor and Downtown Business Economic Incentive Program is to encourage the rehabilitation and investment of properties located in downtown St. Charles. This program will meet this purpose by providing the following benefits:

1. The enhancement of the overall economic vitality and character of St. Charles by attracting tenants to fill vacant commercial spaces.
2. Assist the expansion and/or relocation of existing businesses within St. Charles.
3. Promoting the continued economic success of St. Charles through the improvement and repair of historic and older buildings that require maintenance and building/fire code updates.
4. The protection of the general welfare by enhancing property values and vitality of St. Charles.

2. Program Guidelines:

All Commercial Corridor and Downtown Business Economic Incentive Program awards will match applicant expenditures on a 50/50 basis for eligible improvements. There shall be a funding amount of \$10,000 available for individual businesses. Multiple businesses located in multi-tenant buildings shall all be eligible for individual awards. All businesses must meet the following criteria:

- The property must be located in the Commercial Corridor or Downtown Areas as defined on the Attached Map as the program boundaries.
- The business must be considered one of the following uses as defined in Section 17.030.020 of Title 17 the Zoning Ordinance:
 - Art Studio
 - Cultural Facility
 - Indoor Recreation & Amusement
 - Live Entertainment
 - Hotel/Motel
 - Outdoor Sales, Permanent
 - Personal Services
 - Coffee Shop or Tea Room
 - Restaurant
 - Retail Sales
 - Tavern/Bar
 - Theater
- The leasable space must be located on the first floor/street level of the eligible building.
- Primary point of sale for merchandise/services in the store must be the location of the physical business.
- Businesses are eligible for an additional \$15,000 provided the property/business meets one of the following criteria: (Total grant amount for any business shall not exceed \$25,000)
 - The additional awards are used to update building code or fire code deficiencies required by change of use such as but not limited to: ADA accessibility improvements, fire

sprinkler installation, fire alarms installation, repair, or updates, accessibility ramps/elevators.

- The building or leasable space has been vacant for more than 6 months.
- The proposed business is located in the Downtown Retail Overlay District.
- Large retail spaces that need to be demised to make leasing the space more feasible.
- Extraordinary costs based on a unique physical condition or alterations of the building can be considered on a case by case basis.

4. Approval of a Commercial Corridor and Downtown Business Economic Incentive Program Award Procedure:

The Community & Economic Development Department shall accept and process all applications for Commercial Corridor and Downtown Business Economic Incentive Program awards.

- All applicants must request a “Chapter 34” review by the Building & Code Enforcement Division and Fire Department to determine any necessary code upgrades required due to change in use or life safety issues.
- Awards of **\$10,000** or less are approved administratively by Director of Community & Economic Development Department or designee.
- Awards in **excess of \$10,000 up to \$25,000** are required to receive City Council approval.

5. Eligible Improvements

The following improvements shall be considered eligible to receive the Commercial Corridor and Downtown Business Economic Incentive Award:

- Accessibility improvements for handicapped persons.
- Creation of new exterior doors for access into new leasable commercial spaces.
- Demising walls for the purposes of creating individual leasable commercial spaces.
- Energy conservation improvements.
- Electrical work, including service upgrades.
- Fire alarm systems.
- Fire sprinkler system installation or upgrade, including any needed water service improvements.
- Heating, ventilation and air conditioning.
- Lighting.
- Plumbing.
- Restoration of historic interior architectural features, including ceilings, light fixtures, floors and architectural detailing.
- Utility service upgrades, including water and sewer.
- Improvements not specifically listed as eligible or ineligible are subject to review on a case by case basis.
- Façade improvements (*only if the Façade Improvement Program has committed all budgeted funding for the current fiscal year*).

6. Ineligible Improvements

The following items are **NOT** eligible for awards under the Commercial Corridor and Downtown Business Economic Incentive Award Program:

- Acquisition of land or buildings.
- Product inventory.
- Interior signage.
- Lighting fixtures.
- Hard surface materials for non-retail exterior space (parking lots, sidewalks, etc.).
- Display window enhancements (hanging grid system, lighting, display shelf, etc.).
- Media marketing and advertising.
- Ongoing business expenses such as rent, payroll, consulting work, moving expenses, etc.
- Day-to-day operational costs (e.g. utilities, taxes, maintenance, refuse).
- Exterminator services.
- Landscaping (see the City of St. Charles' Corridor Improvement Grant Program).
- Paint, tile, or other design elements.
- Furniture, cabinetry, carpets, office equipment, or similar interior finishes.
- Building permit fees and related costs.
- Sweat equity.
- Signs.

7. Commencement of Work:

Only after the Commercial Corridor and Downtown Business Economic Incentive Program Agreement is approved by the City, can work commence. **DO NOT START BEFORE -- YOU WILL NOT BE REIMBURSED FOR WORK DONE PRIOR TO CITY APPROVAL OF THE DOWNTOWN ECONOMIC INCENTIVE PROGRAM AGREEMENT.**

8. Completion of Work:

All improvements must be completed within 270 calendar days of Commercial Corridor and Downtown Business Economic Incentive Program Agreement approval, unless otherwise authorized by City staff for a maximum of a one (270) day extension. If the work is not complete by the end of the extension the City's remaining obligation to reimburse the owner or tenant for the project terminates.

9. Reimbursement Payments:

Upon completion of the work, the owner or tenant must submit copies of all design invoices, contractor's statements, other invoices, proof of payment and notarized final lien waivers to the Director of Community & Economic Development, as evidence that the owner or tenant has paid the architect and contractor(s). You should use the attached forms for the contractor's statement and final lien waivers. Payment will be authorized upon completion of all work items as originally approved and receipt of all of the required documents.

The Applicant will only be reimbursed for the amount of the award once all approved work has been completed and a Certificate of Occupancy is issued by the Building & Code Enforcement Division.

The Director of Community & Economic Development may authorize reimbursement to be made in two payments, if all of the following conditions are present: 1) The first partial payment may be made upon completion of work representing at least forty percent (40%) of the amount specified in

the Commercial Corridor and Downtown Business Economic Incentive Program Agreement; 2) The architect's invoices, contractor's statements, invoices, notarized final lien waivers and proof of payment for the completed work have been submitted; 3) The remaining work is 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 owner or tenant.

In the case that the award covers multiple leasable spaces in one building, partial award funding can be disbursed as each individual leasable space is issued a Certificate of Occupancy. The amount of the partial disbursement shall be based on the proportion of square footage.

All Improvements shall be installed in accordance with the approved plan. Minor revisions as may be approved by a representative of the City Staff due to field conditions not known at the time of design, and similar circumstances beyond the Applicant's control. **THIS IS A REIMBURSEMENT PROGRAM -- YOU MUST PAY YOUR ARCHITECT, CONTRACTORS AND SUPPLIERS BEFORE YOU RECEIVE PAYMENT FROM THE CITY.**

Reimbursement awards are subject to Federal and State taxes, and are reported to the Internal Revenue Service on Form 1099. You are required to provide your taxpayer ID number or social security number as part of the Commercial Corridor and Downtown Business Economic Incentive Program Agreement. Property owners and tenants should consult their tax advisor for tax liability information.

10. Maintenance Period:

The property owner and tenant shall be responsible for maintaining the improvements without alteration for five (5) years. A restrictive covenant limiting alterations may be required by the City Council at the time of approval of the Commercial Corridor and Downtown Business Economic Incentive Program Agreement. A waiver from this requirement may be awarded by the City Council following a recommendation by the Director of Community & Economic Development, upon submittal of evidence of hardship or unusual circumstances.

In the event that any of the Building Improvements are removed during the term of this agreement the APPLICANT and/or the OWNER shall repay the CITY all grant funds received pursuant to this Agreement and shall pay any costs and fees including reasonable attorney's fees incurred by the CITY to collect said grant funds. The amount of repayment required to be paid by the APPLICANT and the OWNER shall be reduced by 20% for every full year that this Agreement has been in effect at the time of the required repayment.

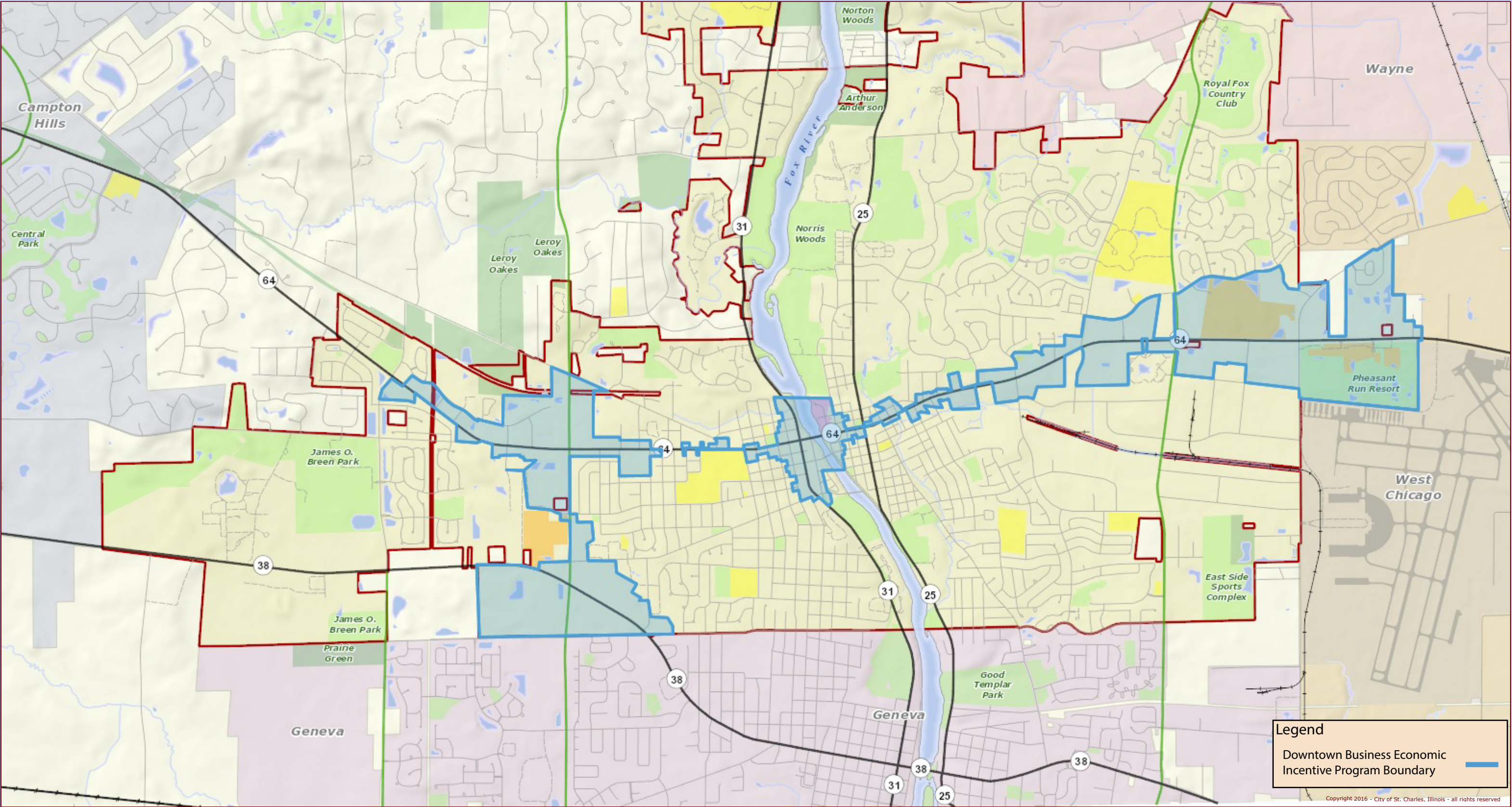


City of St. Charles, Illinois

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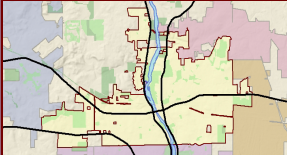
RAYMOND ROGINA Mayor
MARK KOENEN City Administrator



Legend

Downtown Business Economic Incentive Program Boundary

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Data Source:
City of St. Charles, Illinois
Kane County, Illinois
DuPage County, Illinois

Coordinate System: Illinois State Plane East
Projection: Transverse Mercator
North American Datum 1983

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