

**AGENDA  
CITY OF ST. CHARLES  
PLANNING & DEVELOPMENT COMMITTEE  
ALD. CLIFF CARRIGNAN – CHAIRMAN**

**MONDAY, APRIL 8, 2013 - 7:00 PM  
CITY COUNCIL CHAMBERS  
2 E. MAIN STREET**

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. MAYOR’S OFFICE**
  - a. Recommendation to approve a Class A1 liquor license for K-Square Express, Inc. d/b/a One Stop Liquors located at 1401 Prairie Street, St. Charles.
- 4. COMMUNITY DEVELOPMENT**
  - a. Recommendation to approve Special Uses for Planned Unit Development, Restaurant, and Drive-Through Facility, PUD Preliminary Plan, and Final Plat of Subdivision at 1915 W. Main Street (McDonald’s).
  - b. Recommendation to approve a Four Season - Corridor Improvement Grant for 108 S. Second Street (Doc Morgan).
  - c. Recommendation to approve a Four Season - Corridor Improvement Grant for 116 State Avenue (Lou Little).
  - d. Recommendation to approve a Four Season - Corridor Improvement Grant for 203 Illinois Avenue (Wilson Travel).
  - e. Recommendation to approve a Final Plat of Subdivision for Boulder Heights Subdivision (802 S. 5<sup>th</sup> Avenue).
  - f. Recommendation to approve an amendment to Special Use for a Planned Unit Development and PUD Preliminary Plan - Tyler and Rt. 64 Business Park (St. Charles Chrysler, Jeep and Dodge).
- 5. ADDITIONAL BUSINESS**
  - a. Update on the Comprehensive Plan Project - Information only.
- 6. ADJOURNMENT**



ST. CHARLES  
SINCE 1834

## AGENDA ITEM EXECUTIVE SUMMARY

Title: Recommendation to approve a Class A1 liquor license for K-Square Express, Inc. d/b/a One Stop Liquors located at 1401 Prairie Street, St. Charles.

Presenter: Mayor DeWitte

*Please check appropriate box:*

	Government Operations		Government Services
X	Planning & Development (4/8/13)		City Council
	Public Hearing		

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

### Executive Summary:

This is a request for a Class A1 liquor license for K-Square Express, Inc. d/b/a One Stop Liquors located at 1401 Prairie Street, St. Charles. The requested background check has been completed as well as fingerprints and approved by the Police Department.

The current business owners will not be renewing their liquor license and Mr. Nayak is buying the business and requesting the new license.

### Attachments: *(please list)*

Liquor License Application (front page)  
Background Check

### Recommendation / Suggested Action *(briefly explain):*

Recommendation to approve a Class A1 liquor license for K-Square Express, Inc. d/b/a One Stop Liquors located at 1401 Prairie Street, St. Charles.

*For office use only:* Agenda Item Number: 3a



# Memo

Date: 4/4/2013  
To: Cmdr. Gatlin  
From: Ofc. B. Tynan #353 *[Signature]*  
Re: Liquor License Background – K Square Express, Inc. DBA One-Stop Liquor

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The purpose of this memo is to document the background investigation of K Square Express, Inc., doing business as One-Stop Liquor, pursuant to its application for a Class A-1 liquor license.

*Applicant*

*Aniruddhakumar L. Nayak (president/manager)*

[Redacted]

*Burbank, IL 60459*

[Redacted]

- Mr. Nayak is a naturalized U.S. citizen (10/29/09 – Chicago) and possesses a valid Illinois driver's license [Redacted]. He has no contacts with the department.
- On April 4, I spoke with Aniruddhakumar Nayak over the phone. He stated he plans to take control of One-Stop Liquor, 1401 Prairie St., on May 1, under the corporate name of K Square Express, Inc. He stated he heard through word of mouth that the current owner was looking to sell the business. He stated the main goal for the business would be to sell responsibly. He stated everybody who attempts to purchase alcohol will be carded.
- Mr. Nayak stated for the first two months he will be at the business with the only other current employee. He stated if business supported hiring another employee, then he certainly would do so because of how far he lives from St. Charles.
- Mr. Nayak stated there would be no permit-worthy work to be done on the property prior to opening. He stated the only work he will do is interior fresh paint and new signage. He also is looking to add more coolers inside.
- Mr. Nayak currently owns one other business, Quick Mini-Mart, at 414 N. Grant St., Chicago.

*JL 4/4/13*

- A certificate of liability insurance (Axis Insurance services, Inc.), and a copy of the lease, dated March 1, 2013 is attached. A copy of Mr. Nayak's BASSET certification is attached.
- The criminal history of this applicant is pending receipt of conviction from the Illinois Bureau of Identification.

This concludes this background investigation.

wbt

For Office Use  
Received: 3200  
Fee Paid: \$312913  
Receipt # 91692

# CITY OF ST. CHARLES

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



## City Retail Liquor Dealer License Application (rev. 6/10) Non-Refundable

Ordinance 5.08.050.A1 Application must be completed in full Incomplete applications will be rejected

Business Type: Circle one Individual Partnership DBA Corporation Other \_\_\_\_\_

Business Name K SQUARE EXPRESS INC ONE STOP LIQUOR Sales Tax # 4105-4334

Business Address 1401 Prairie St, Saint Charles, IL 60174 Business Phone # 630-443-9390

Contact Person Aniruddhakumar L. Nayak Title President Phone # 708-250-8107

Bassett Certification pending License Class: A1

If Corporation, Corporate Name K SQUARE EXPRESS INC

Corporation Address Same as above

Corporate Officers, plus Manager of Establishment, Officers must include President, Vice President, Secretary and Treasurer Or Sole Proprietor

Have you had a business within the City of St. Charles under any other corporate name: Yes  No

If yes, list address of business N/A

Full Name, include Middle Initial Aniruddhakumar L. Nayak Title President

Birth Date [REDACTED] Birthplace India Driver's License # [REDACTED] Home Phone # [REDACTED]

Home Address [REDACTED] Burbank, IL 60459

Full Name, include Middle Initial Aniruddhakumar L. Nayak Title Manager

Birth Date [REDACTED] Birthplace India Driver's License # [REDACTED] Home Phone # [REDACTED]

Home Address [REDACTED] Burbank, IL 60459

Full Name, include Middle Initial \_\_\_\_\_ Title \_\_\_\_\_

Birth Date \_\_\_\_\_ Birthplace \_\_\_\_\_ Driver's License # \_\_\_\_\_ Home Phone # \_\_\_\_\_

Home Address \_\_\_\_\_

Full Name, include Middle Initial \_\_\_\_\_ Title \_\_\_\_\_

Birth Date \_\_\_\_\_ Birthplace \_\_\_\_\_ Driver's License # \_\_\_\_\_ Home Phone # \_\_\_\_\_

Home Address \_\_\_\_\_

### Schedule of Annual Fees for Retail Liquor Dealer License

#### Class A Package Liquor Sales:

A-1 (Pkg. Stores Only)	\$1,600/year
A-2 (Pkg. Stores - Grocery/Drug)	\$1,600/year
A-3 (Gourmet Beers & Wine)	\$1,600/year
A-4 (Brewery & Sales)	\$1,600/year

#### Class B Predominately Food

B-1 (Small Restaurant - no holding bar)	\$1,200/year
B-2 (Holding Bar[s])	\$1,600/year
B-3 (Live Entertainment)	\$2,600/year
B-4 (Beer & Wine Only)	\$1,200/year
B-5 (Counter Service Beer & Wine Only)	\$1,200/year

#### Class C Predominately Liquor:

C-1 (On Premise Sales)	\$1,300/year
C-2 (Entertainment)	\$2,600/year
C-3 (Beer & Wine Only)	\$1,200/year

#### Class D (Site Specific & Hotel/Motel):

D-1 (Pheasant Run)	\$4,000/year
D-2 (Hotels/Motels)	\$2,000/year
D-3 (Banquet Halls & County Clubs)	\$2,000/year
D-4 (Clubs)	\$1,000/year
D-5 (Arcada)	\$2,000/year
D-6 (Q-Center)	\$2,000/year

Class E Temporary Licenses: E-1 (Not for Profit) -\$50/day; E-2 (Special Events-Class B&C Only) -\$100/day; E-3 (Fairgrounds) -\$50/day



## AGENDA ITEM EXECUTIVE SUMMARY

Title:	Recommendation to Approve Special Uses for Planned Unit Development, Restaurant, and Drive-Through Facility, PUD Preliminary Plan, and Final Plat of Subdivision at 1915 W. Main Street (McDonald's)
Presenter:	Matthew O'Rourke

*Please check appropriate box:*

	Government Operations		Government Services
X	Planning & Development – (4/8/13)		City Council
	Public Hearing		

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

**Executive Summary:**

The owner of the McDonald's restaurant located at 1915 W. Main Street is proposing to demolish the existing building and construct a new restaurant on this site. The applicant has submitted petitions for Special Uses (Planned Unit Development, Restaurant, and Drive-Through Facility), PUD Preliminary Plan, and Final Plat of Subdivision. The details of the proposal are as follows:

- Construct a new 5,234 SQ FT restaurant on the property.
- The location of the restaurant will be further west on the property and oriented to be parallel with Rt. 64.
- Eliminate 2 of the 4 existing curbs cuts onto Rt. 64.
- New Drive-Through Facility with a dual-order station.
  - 15 drive-through stacking spaces.
- 49 parking spaces.
- All new and enhanced landscaping around the site.
- No cross-access to the west has been proposed.

**Plan Commission Review**

The Plan Commission held a public hearing and recommended approval of the Special Use on 3/19/2013. The vote was 6-aye to 0-nay. The Plan Commission stated a concern with how restaurant patrons would get from the parking spaces located along the western property line to the building entrances. The Commission stated that they would like to see a designated pedestrian path from these spots to the front entrance. The applicant has added a pedestrian path along the west side of the building, and has designated a path from the western parking spaces to this sidewalk with striping.

**Attachments:** *(please list)*

Applications for: Special Use (Planned Unit Development, Restaurant, Drive-Through Facility), PUD Preliminary Plan, and Final Plat of Subdivision; Staff Report dated 3/27/13; Parking Analysis Memo, V3 Companies, dated 1/25/2013; Preliminary Engineering Plans, V3 Companies, dated 1/25/2013; Architectural Elevations, M US Restaurant Development, dated 4/4/2013; Final Plat of Subdivision, V3 Companies, dated 2/25/2013

**Recommendation / Suggested Action** *(briefly explain):*

Recommendation to approve Special Uses for Planned Unit Development, Restaurant, and Drive-Through Facility, PUD Preliminary Plan and Final Plat of Subdivision.

<i>For office use only:</i>	<i>Agenda Item Number: 4a</i>
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# CITY OF ST. CHARLES

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

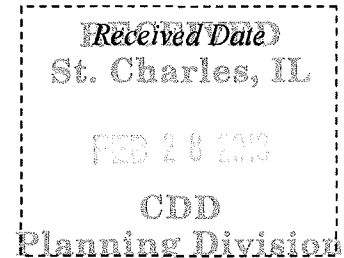


COMMUNITY DEVELOPMENT/PLANNING DIVISION

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

## REVISED SPECIAL USE APPLICATION

<b>CITYVIEW</b>	
Project Name:	<u>McDonald's - W. Main - 1915</u>
Project Number:	<u>2012 -PR- 008</u>
Application Number:	<u>2013 -AP- 005</u>



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

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

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

<b>1. Property Information:</b>	Parcel Number (s): <b>09-33-101-005, 006, 052</b>	
	Street Address (or common location if no address is assigned): 1915 W. Main Street St. Charles, IL 60174	
<b>2. Applicant Information:</b>	Name McDonald's USA, LLC	Phone 630-836-9090
	Address One McDonald's Plaza Oak Brook, IL 60523	Fax 630-836-9191
		Email
<b>3. Record Owner Information:</b>	Name Franchise Realty Investment Trust - IL	Phone 630-836-9090
	Address One McDonald's Plaza Oak Brook, IL 60523	Fax 630-836-9191
		Email
<b>4. Billing:</b> <i>To whom should costs for this application be billed?</i>	Name PCA Team, Dept. 212	Phone
	Address 2111 McDonald's Drive Oak Brook, IL 60523	Fax
		Email





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%).

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

❑ **PLAT OF SURVEY:**

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

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

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

❑ **ENDANGERED SPECIES REPORT:**

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

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

❑ **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 - Fifteen (15) full size copies, Three (3) 11" by 17", and a PDF electronic file on a CD-ROM.
- Revision Submittal for Plan Commission - Twenty-Two (22) full size copies, Three (3) 11" by 17" and a PDF electronic file on a CD-ROM.

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

A plan or plans showing the following information:

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

- 17. Angle of parking spaces
- 18. Parking space dimensions and aisle widths
- 19. Driveway radii at the street curb line
- 20. Width of driveways at sidewalk and street curb line
- 21. Provision of handicapped parking spaces
- 22. Dimensions of handicapped parking spaces
- 23. Depressed ramps available to handicapped parking spaces
- 24. Location, dimensions and elevations of freestanding signs
- 25. Location and elevations of trash enclosures
- 26. Provision for required screening, if applicable
- 27. Exterior lighting plans showing:
  - a. Location, height, intensity and fixture type of all proposed exterior lighting
  - b. Photometric information pertaining to locations of proposed lighting fixtures

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

	2-29-13
Record Owner	Date
	2-29-13
Applicant or Authorized Agent	Date

# FINDINGS OF FACT SHEET – SPECIAL USE



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

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

1915 W. Main Street, St. Charles, IL 60174

December \_\_, 2012

*Project Name or Address*

*Date*

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

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

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

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

This facility has operated at this location for several decades and has been serving the public convenience. The new facility will enhance the public convenience by introducing a more efficient drive-thru facility, eliminate two existing full access curb cuts on Main Street, and significantly improve the aesthetic qualities of the area.

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

These utilities are in place and have served this facility. Additionally, storm sewers will be added.

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

This use has been established for more than a decade. Commercial uses and commercial zoning surround this area.

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**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 surrounding properties have already been developed. This use would not impede any redevelopment of the surrounding area.

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**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.**

Again, this use has existed for more than a decade without detrimental effect or endangerment to the public health, safety and welfare. This use will enhance the general welfare by providing a more efficient drive-thru facility and a more contemporary building elevation.

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**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 following PUD deviations are being requested: (1) from Table 17.14-2 of the Zoning Ordinance to reduce the landscape buffer yard from 10 feet to 5 feet along the southerly property line; (2) from Table 17.24-3 to reduce the required parking spaces from 52 to 49; (3) from Section 17.26.080 to reduce the required trees along a building wall from 12 to 9; (4) from Section 17.26.080 to reduce the lineal feet of landscaping around non-front facades from 136.8 lineal feet to 128.3 lineal feet; (5) from Section 17.26.090 to reduce the required ornamental trees and evergreens along the Main Street frontage from 12 to 0; (6) from Table 17.28-2 to increase the number of wall signs from 1 to 6.

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# FINDINGS OF FACT SHEET – SPECIAL USE FOR A PLANNED UNIT DEVELOPMENT (PUD)



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

*As the applicant, the “burden of proof” is on you to show how your proposed Planned Unit Development meets the applicable standards. Therefore, you need to “make your case” by explaining specifically how the project meets each of the following standards.*

McDonald's  
\_\_\_\_\_  
*PUD Name*

December \_\_, 2012  
\_\_\_\_\_  
*Date*

**From the St. Charles Zoning Ordinance, Section 17.04.410.3:**

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

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

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

The proposed development results in a distinctive and attractive development as evidenced by the elevations, which contains brick veneer and cultured stone, with no EFIS, and a landscape plan which decreases the impervious area, adds significant additional landscaping, and provides for an outdoor seating area and water feature. This outdoor area provides social interaction. This plan also promotes economic development and efficient use of land, utilities, street improvements and drainage facilities by modernizing this facility, adding stormwater sewers and treatment of the stormwater and eliminating two curb cuts. It also removes an obsolete building and improves the overall site plan by making the drive-thru more efficient, reducing the impervious area, adding a board on board fence to the south and eliminating two curb cuts on Main Street.





**FINDINGS OF FACT SHEET – SPECIAL USE FOR A  
PLANNED UNIT DEVELOPMENT (PUD)**

**ii.**

The PUD provides additional community amenities with the outdoor seating area and water feature. It provides superior landscaping, buffering and screening with a generous landscape plan and board on board fence along the southern border and a high quality architectural design. The new building will comply with all regulations for building efficiency. The redevelopment site will provide storm sewer and stormwater treatment.

The departures from the City Code are listed in Section F of the Findings of Fact Sheet. The rear buffer yard reduction is required in order to enhance the north foundation wall landscaping. The rear yard currently does not contain any landscaping and backs up to a parking lot. The reduction in parking is required in order to provide additional landscape area. The traffic study shows 49 spaces will be adequate. Reducing the required trees along a building wall is required because there is not enough room to plant them. The reduction in the lineal feet of landscaping around the non-front façade is required because of the need for the drive-thru facilities along the south building façade, without which the project would not be financially feasible. The reduction in the required ornamental trees and evergreens along Main Street is required because there is not enough room to plant these trees and they would jeopardize the health of the remaining landscaping.

The increase in the number of wall signs is required because the McDonald's signs are needed on the east side, which is an entrance and on the west side so motorists traveling east can see the building signage. The McDonald's "M" logo is a brand feature on the stone arcades of the new McDonald's building. The pre-sale order signs are a convenience for customers in the drive-thru line to review the menu prior to arriving at the custom order display to place their order. This further improves the efficiency of the drive-thru system.



**Attachment Checklist**

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

**APPLICATION:** Completed application form signed by the applicant

**APPLICATION FEE:** Application fee in accordance with Appendix B of the Zoning Ordinance.

**REIMBURSEMENT OF FEES AGREEMENT:**

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

**PROOF OF OWNERSHIP and DISCLOSURE:**

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

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

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

**PLAT OF SURVEY:**

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

**SOIL AND WATER CONSERVATION DISTRICT APPLICATION:**

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

**ENDANGERED SPECIES REPORT:**

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

**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 - Fifteen (15) full size copies, Three (3) 11" by 17", and a PDF electronic file on a CD-ROM.
- Revision Submittal for Plan Commission - Twenty-Two (22) full size copies, Three (3) 11" by 17" and a PDF electronic file on a CD-ROM.

**SITE/ENGINEERING PLAN:**

A plan or plans showing the following information:

1. Accurate boundary lines with dimensions
2. Existing and proposed easements: location, width, purpose

3. Streets on and adjacent to the tract: Name and right-of-way width, center line elevation, and culverts
4. Location, size, shape, height, and use of existing and proposed structures
5. Location and description of streets, sidewalks, and fences
6. Surrounding land uses
7. Legal and common description
8. Date, north point, and scale
9. Existing and proposed topography
10. All parcels of land intended to be dedicated for public use or reserved for the use of all property owners with the proposal indicated
11. Location of utilities
12. Building/use setback lines
13. Location of any significant natural features
14. Location of any 100-year recurrence interval floodplain and floodway boundaries
15. Location and classification of wetland areas as delineated in the National Wetlands Inventory
16. Existing zoning classification of property
17. Existing and proposed land use
18. Area of property in square feet and acres
19. Proposed off-street parking and loading areas
20. Number of parking spaces provided, and number required by ordinance
21. Angle of parking spaces
22. Parking space dimensions and aisle widths
23. Driveway radii at the street curb line
24. Width of driveways at sidewalk and street curb line
25. Provision of handicapped parking spaces
26. Dimensions of handicapped parking spaces
27. Depressed ramps available to handicapped parking spaces
28. Location, dimensions and elevations of freestanding signs
29. Location and elevations of trash enclosures
30. Provision for required screening, if applicable
31. Provision for required public sidewalks
32. Certification of site plan by a registered land surveyor or professional engineer
33. Geometric plan showing all necessary geometric data required for accurate layout of the site
34. Grading plans showing paving design, all storm sewers, and detention/retention facilities including detention/retention calculations) and erosion control measures
35. Utility plans showing all storm sewers, sanitary sewers, watermains, and appropriate appurtenant structures
36. Exterior lighting plans showing:
  - Location, height, intensity and fixture type of all proposed exterior lighting

- Photometric information pertaining to locations of proposed lighting fixtures

37. Typical construction details and specifications

38. Certification of site engineering plans by a registered professional engineer

39. Proof of application for Stormwater Management Permit

**SKETCH PLAN FOR LATER PHASES OF PUD:**

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

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

**ARCHITECTURAL PLANS:**

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

**TREE PRESERVATION PLAN:**

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.

**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



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



COMMUNITY DEVELOPMENT/PLANNING DIVISION

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

**FINAL PLAT APPLICATION**



<b>CITYVIEW</b>	
Project Name:	<u>McDonald's - 1915 W. Main St.</u>
Project Number:	<u>2012 -PR- 008</u>
Application Number:	<u>2013 -AP- 009</u>

*Instructions:*

*To request approval of Final Plat for a Subdivision or Planned Unit Development (PUD), complete this application and submit it with all required attachments to the Planning Division. For PUDs, a PUD Final Plan Application should normally be submitted at the same time. For all other subdivisions, a Subdivision Final Engineering Plan Application should normally be submitted at the same time.*

*When the application is complete and the engineering plans are substantially in compliance with requirements, the final plat will be placed on a Plan Commission agenda for review.*

<b>1. Property Information:</b>	Parcel Number (s): <b>09-33-101-005, 006, 052</b>	
	Proposed Subdivision Name: <b>McDonald's</b>	
<b>2. Applicant Information:</b>	Name McDonald's USA, LLC	Phone 630-836-9090
	Address One McDonald's Plaza Oak Brook, IL 60523	Fax 630-836-9191
		Email
<b>3. Record Owner Information:</b>	Name Franchise Realty Investment Trust - IL	Phone 630-836-9090
	Address One McDonald's Plaza Oak Brook, IL 60523	Fax 630-836-9191
		Email
<b>4. Billing:</b> <i>To whom should costs for this application be billed?</i>	Name PCA Team, Dept. 212	Phone
	Address 2111 McDonald's Drive Oak Brook, IL 60523	Fax
		Email

*Attachment Checklist*

- APPLICATION:** Completed application form signed by the applicant
- APPLICATION FEE:** Refer to attached Schedule of Application Fees
- REIMBURSEMENT OF FEES AGREEMENT:** An original, executed Reimbursement of Fees Agreement and deposit of funds in escrow with the City, as provided by Appendix B of the Zoning Ordinance.
- PROOF OF OWNERSHIP and DISCLOSURE:**
  - a) a current title policy report; or
  - b) a deed and a current title search.

If the owner is not the applicant, an original letter of authorization from the owner permitting the applicant to act on his/her behalf is required. If the owner or applicant is a Trust, a disclosure of all beneficiaries; if the owner or applicant is a Partnership, a disclosure of all partners; if the owner or applicant is a Corporation, a disclosure of all owners with an interest of at least ten percent (10%).
- LEGAL DESCRIPTION:** For entire subject property, on 8 ½ x 11 inch paper
- FINAL PLAT SUBMITTAL CHECKLIST (Completed)**
- 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 - Fifteen (15) full size copies, Three (3) 11" by 17", and a PDF electronic file on a CD-ROM.
  - Revision Submittal for Planning Commission - Twenty-Two (22) full size copies, Three (3) 11" by 17" and a PDF electronic file on a CD-ROM.
- COVENANTS:** One copy of proposed agreements, provisions, or covenants which will govern the use, maintenance, and continued protection of the planned development and any of its common open space.
- WORKSHEETS (For residential developments):**
  - Park and School land/cash worksheets in accordance with Title 16 of the St. Charles Municipal Code with population projections establishing anticipated population and student yields.
  - Inclusionary Housing Worksheet
- ADDITIONAL APPLICATION:**
  - For Planned Unit Developments, a PUD Final Plan Application has been submitted.
  - For all other Subdivisions, a Subdivision Final Engineering Plan Application has been submitted.

**ITEMS TO BE SUBMITTED PRIOR TO CITY COUNCIL APPROVAL:**

- Guarantee for completion of Land Improvements, consisting of proposed form, amount and provider of completion guarantee collateral (bond, cash, or letter of credit)
- Illinois EPA Water Pollution Control Permit for sanitary sewer extension
- Illinois EPA Division of Public Water Supplies Permit for water mains
- Notice of Intent (NOI) letter/permit for NPDES Stormwater Discharge for sites 5 acres and larger
- IDNR Office of Water Resources Permit (for work in flood plain)
- Wetlands Permit from Army Corps of Engineers
- Kane County DOT and/or IDOT signature on Final Plat (if applicable)
- Offsite easements and right of way necessary to construct the required Land Improvements

**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

2/18/13  
\_\_\_\_\_  
Date

83

\_\_\_\_\_  
Applicant or Authorized Agent

\_\_\_\_\_  
Date

RECEIVED  
St. Charles, IL

JAN 29 2013

CDD  
Planning Division

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



COMMUNITY DEVELOPMENT/PLANNING DIVISION

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

**PUD PRELIMINARY PLAN APPLICATION**

RECEIVED  
Received Date  
St. Charles, IL  
JAN 29 2013  
CDD  
Planning Division

<b>CITYVIEW</b>	
Project Name:	1915 W. Main St. - McDonald's
Project Number:	2012 -PR- 008
Application Number:	2013 -AP- 004

*Instructions:*

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.

<b>1. Property Information:</b>	Parcel Number (s): 09-33-101-005, 006, 052	
	Proposed Name of PUD: McDonald's	
<b>2. Applicant:</b>	Name McDonald's USA, LLC	Phone 630-836-9090
	Address One McDonald's Plaza Oak Brook, IL 60523	Fax 630-836-9191
		Email
<b>3. Record Owner:</b>	Name McDonald's Corporation	Phone 630-836-9090
	Address One McDonald's Plaza Oak Brook, IL 60523	Fax 630-836-9191
		Email
<b>4. Billing:</b> <i>Who is responsible for paying application fees and reimbursements?</i>	Name PCA Team, Dept. 212	Phone
	Address 2111 McDonald's Drive Oak Brook, IL 60523	Fax
		Email





## Legal Description

**PARCEL 1:** THAT PART OF THE SOUTHWEST 1/4 OF SECTION 28 AND OF THE NORTHWEST 1/4 OF SECTION 33, ALL IN TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE CENTER LINE OF STATE ROUTE NO. 64 WITH THE WESTERLY LINE EXTENDED NORTH OF NINETEENTH STREET; THENCE NORTH 89 DEGREES 17 MINUTES WEST ALONG SAID CENTER LINE OF STATE ROUTE NO. 64, 85 FEET FOR THE POINT OF BEGINNING; THENCE SOUTH 0 DEGREES 05 MINUTES WEST PARALLEL WITH THE EXTENSION OF THE WEST LINE OF SAID NINETEENTH STREET, 204 FEET, THENCE NORTH 89 DEGREES 17 MINUTES WEST PARALLEL WITH THE CENTER LINE OF SAID STATE ROUTE NO. 64, 150 FEET; THENCE NORTH 0 DEGREES 05 MINUTES EAST, PARALLEL WITH THE WEST LINE AND WEST LINE EXTENDED OF SAID NINETEENTH STREET, 204.0 FEET TO THE CENTER LINE OF SAID STATE ROUTE NO. 64, THENCE SOUTH 89 DEGREES 17 MINUTES ALONG SAID CENTER LINE, 150.0 FEET TO THE POINT OF BEGINNING, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

**PARCEL 2:** LOT 5 AND THE EASTERLY 77 FEET, AS MEASURED ALONG THE NORTH LINE, OF LOT 6,

EXCEPTING THEREFROM THAT PART TAKEN FOR ROAD PURPOSES IN CASE 04ED 16, ALL IN IN BLOCK 1 OF FAIRVIEW PLAZA, UNIT NO. 6, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

**OWNER AUTHORIZATION**

To: City of St. Charles, Illinois

Re: Application for Final Plat  
for McDonald's Restaurant with Drive-In Facilities ("Project")  
1915 W. Main Street, St. Charles, Illinois ("Property")

The undersigned, Franchise Realty Investment Trust - IL ("Owner"), hereby authorizes McDonald's USA, LLC, as Applicant, to execute all necessary applications, and hereby authorizes Henry S. Stillwell III and Rathje & Woodward, LLC, as attorneys, to attend and give testimony at all public hearings and meetings on behalf of Owner before the Corporate Authorities of the City of St. Charles, Illinois, and such of its appointed boards and committees as may be necessary and appropriate, with respect to the above referenced Project pertaining to the above referenced Property.

This authorization shall remain in force and effect unless and until expressly terminated by written notice given by Owner to the City of St. Charles.

Dated this 18<sup>th</sup> day of February 2013.

Franchise Realty Investment Trust - IL

By: 

Print Name: Catherine A. Griffin

Title: Vice President and Assistant Secretary

9/5



# Community Development

## Planning Division

Phone: (630) 377-4443

Fax: (630) 377-4062



### Staff Report

**TO:** Chairman Cliff Carrigan  
And the Members of the Planning & Development Committee

**FROM:** Matthew O'Rourke, AICP  
Planner

**RE:** Proposed Special Uses for a Planned Unit Development, Restaurant, and Drive-Through Facility at 1915 W. Main Street (McDonald's)

**DATE:** March 27, 2013

### I. APPLICATION INFORMATION:

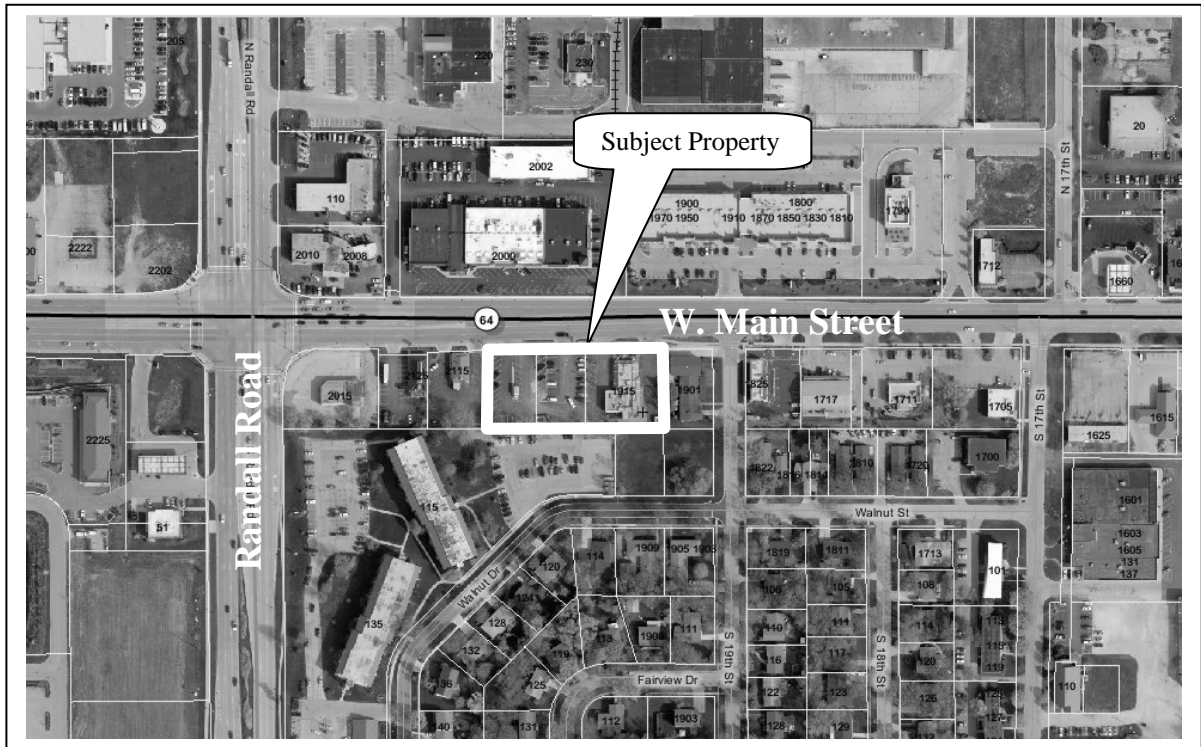
**Project Name:** 1915 W. Main Street (McDonald's)

**Applicant:** McDonald's USA, LLC.

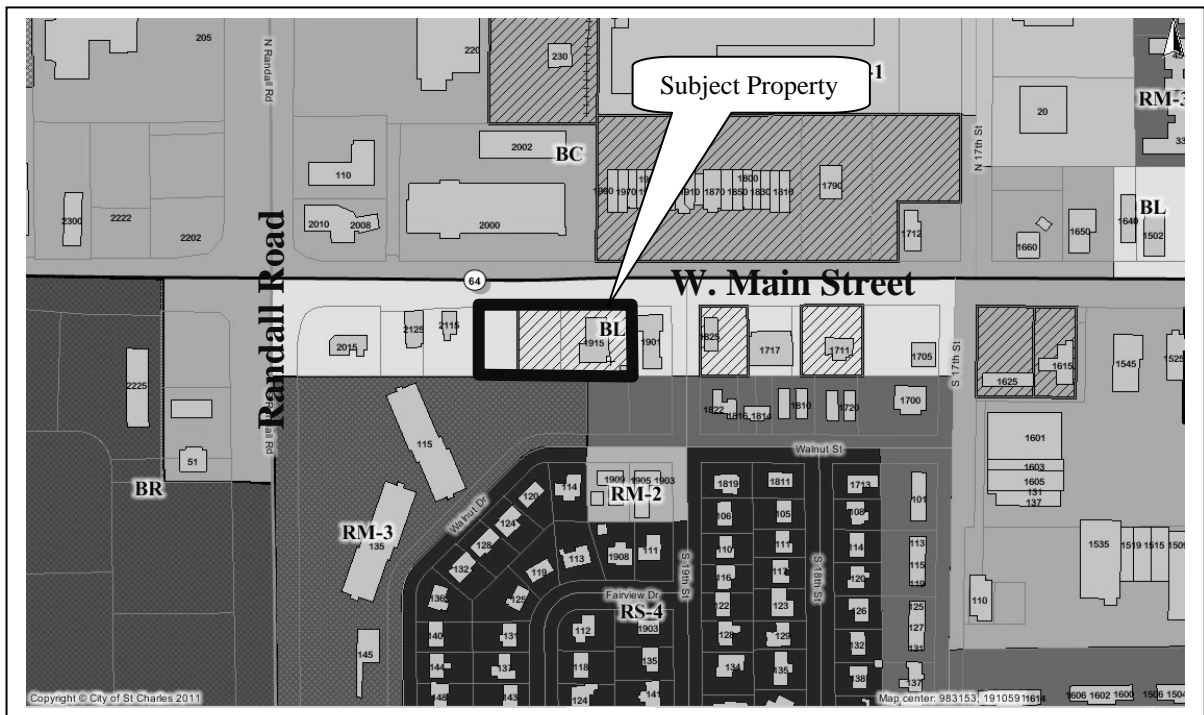
**Purpose:** Review of applications for Special Uses (Planned Unit Development, Restaurant, and Drive-Through Facility), and related plans for the proposed demolition and reconstruction of the existing McDonald's restaurant.

General Information:		
<b>Site Information</b>		
Location	1915 W. Main Street	
Acres	1.12	
Applications	<b>1) Special Use for a Planned Unit Development, Restaurant, and Drive-Through Facility</b> <b>2) PUD Preliminary Plan</b> <b>3) Final Plat of Subdivision</b>	
Applicable Ordinances and Zoning Code Sections	17.04 Administration 17.14 Business and Mixed Use Districts 17.24 Off Street Parking, Loading & Access 17.28 Landscaping and Screening 17.06.030 Standards and Guidelines – BL, BC, BR, & O/R Districts Title 16 Subdivisions and Land Improvement	
<b>Existing Conditions</b>		
Land Use	Existing McDonald's Restaurant	
Zoning	BL-Local Business and Special Use for a Drive-Through Facility	
<b>Zoning Summary</b>		
North	BC-Community Business	Multi-Tenant Commercial Buildings
East	BL-Local Business	Commercial Building
South	RM-3 General Residential PUD	Fox Run Apartments/Parking Lot
West	BL-Local Business	Commercial Buildings
<b>Comprehensive Plan Designation</b>		
Retail and Service		

### Aerial Photograph



### Surrounding Zoning



## II. BACKGROUND

### A. BUSINESS HISTORY

The McDonald's located at 1915 W. Main Street has been in operation since the 1970's. A Drive-Through Facility was added to the business in 1980.

### B. CONCEPT PLAN

In November and December of 2012, the applicant presented a Concept Plan for this proposal to the Plan Commission and Planning & Development Committee respectively. During the Concept Plan review, the applicant stated their intention was to request the following deviations through the PUD process:

- Reduction in the required landscape buffer along the southern property line from 10' to 5'.
- Reduction in the number of required off-street parking stalls from 52 to 49.
- Landscaping deviations:
  - Reduction in the amount of foundation landscaping around the building.
  - Reduction in the required number of ornamental trees along W. Main Street.
  - Reduction in the number of required foundation trees.
- Increase in the permitted number of wall signs from 1 to 6.

In general, both the Plan Commission and Planning & Development Committee stated that creating a Planned Unit Development to accommodate this proposal was appropriate. These two groups also stated the following comments:

#### **Plan Commission Comments:**

- Create enhanced buffers or screening between this property and the properties to the west and south.

#### **Planning and Development Committee Comments:**

- Create a cross-access between the McDonald's property and the property to the west (Beef Shack).

## III. PROPOSAL:

The owner of the McDonald's restaurant located at 1915 W. Main Street is proposing to demolish the existing building and construct a new restaurant on this site. The applicant has submitted petitions for Special Uses (Planned Unit Development, Restaurant, and Drive-Through Facility), PUD Preliminary Plan, and Final Plat of Subdivision. The details of the proposal are as follows:

- Construct a new 5,234 SQ FT restaurant on the property.
- The location of the restaurant will be further west on the property and oriented to be parallel with Rt. 64.
- Eliminate 2 of the 4 existing curbs cuts onto Rt. 64.
- New Drive-Through Facility with a dual-order station.
  - 15 drive-through stacking spaces.
- 49 parking spaces.
- All new landscaping around the site.
- Deviation requests through the PUD (Detailed in Staff Analysis).

#### IV. STAFF ANALYSIS

Staff performed an analysis of the submitted PUD Preliminary Plans for conformance with all relevant standards of the City’ Ordinances. The following is a detailed description of Staff’s analysis:

##### A. COMPREHENSIVE PLAN

###### **Land Use Designation**

The current Comprehensive Plan land use designation for this property is Retail and Service. Retail and Service is defined as follows:

*“Retail and Service. Includes most business uses such as stores, restaurants, consumer and business services and professional offices. The maximum Floor Area Ratio is 0.35.”*

##### B. BULK AND SETBACK STANDARDS

This property is zoned BL-Local Business. Staff has reviewed the submitted plans to ensure conformance with the applicable bulk and setback regulations per **Table 17.14-2 Business and Mixed Use Districts Bulk Regulations**. The following table summarizes this review (Deviation requests are highlighted with *bold italics*):

Category	Zoning Ordinance Standard	Proposed
<b>Lot Area</b>	1-Acre For Restaurants	1.12 Acres
<b>Lot Width</b>	N/A	327’
<b>Building Setbacks:</b>		
<i>Front</i>	20’	69’
<i>Interior Side: East</i>	5’	124’
<i>Interior Side: West</i>	5’	85’
<i>Exterior Side</i>	20’	N/A
<i>Rear</i>	20’	33’
<b>Parking/Paving Setbacks:</b>		
<i>Front</i>	10’	10’
<i>Interior Side : East</i>	0’	1.8’
<i>Interior Side: West</i>	0’	1.2’
<i>Exterior Side</i>	10’	N/A
<i>Rear</i>	See Landscape Buffer Yard	5’
<b>Maximum Building Coverage</b>	60%	11%
<b>Landscape Buffer Yard</b>	<i>10’ required landscape buffer when property abuts residential zoning (south property line)</i>	5’
<b>Parking Stall Size</b>	9’ wide by 18’ long (2’ overhang allowed where parking stalls abut green space)	9’ wide by 20’ angled parking stalls.
<b>Drive-Aisle Width</b>	24’ or 14’ One Way	Minimum 18’ (one way proposed around entire site)
<b>Parking Requirement</b>	<i>10 Spaces per 1,000 SQ FT of GFA - ( 52 required)</i>	49

***Plan Commission Comments:***

At the Concept Plan review, the Plan Commission requested that that applicant place a fence along the western property line. The applicant is proposing a 6’ tall ornamental fence along the western property line up to the trash enclosure.

***Proposed Deviations***

1. Landscape Buffer

Per **Table 17.14-2** a landscaped buffer yard of 10’ in width is required when commercial properties abut properties with an underlying zoning designation of residential. The property to the south is zoned RM-3 General Residential (PUD). This property is part of the Fox Run apartment complex.

The applicant is requesting to reduce this required landscape buffer yard to 5’ in width. This portion of the property is used as an off-street parking lot for Fox Run residents. Currently, there is no buffer yard between the McDonald’s property and the Fox Run property. The applicant is proposing a 6’ tall privacy fence along the south property line.

2. Off-Street Parking

The applicant is requesting a deviation to reduce the required number of off-street parking spaces from 52 to 49. The applicant has submitted a parking analysis memo dated 1/25/2013. This analysis states:

- Peak hour parking demand was observed at:
  - Weekday (12:00PM – 1:00PM).
  - Weekend (12:00PM – 1:00PM).
- Maximum parking demand observed was 48 spaces.
- 4 to 8 of these parked vehicles patronized the business to the west.
- Several drivers attempted to use the drive-through, but decided to order inside the restaurant due to the current drive-through configuration.
- Based on the current conditions, peak hour parking demand is 10.67 spaces per 1,000 SQ FT.

The memo illustrates how similar facilities indicate that dual drive-through lanes reduce the onsite parking demand. The following table summarized these findings:

<b>Store Location</b>	<b>1520 Naper Blvd. Naperville, IL</b>	<b>225 Ogden Ave. Downers Grove, IL</b>
GFA of Restaurant (SQ FT)	5,344	5,477
Parking Spaces Provided	59	50
Observe Peak Hour Demand	37	32
Peak Hour Demand Ratio (Per 1,000 SQ FT)	6.92	5.84
Peak Parking Demand Reduction	26%	37%

The memo concludes that the dual drive-through lane will reduce the peak hour parking demand on this site by 26% or to a ratio of 7.89 parking spaces per 1,000 SQ FT for a total of 41 needed off-street parking spaces. Therefore, the requested reduction from 52 to 49 spaces will accommodate the anticipated peak hour parking demand.



C. CROSS ACCESS

The Parking Analysis Memo also contains an analysis of a potential cross access with the property to the west (Beef Shack). The details of this analysis are as follows:

- The counterclockwise flow of the McDonald’s and Beef Shack sites will create confusing traffic patterns at a shared access point.
- A shared access point to the west will result in a loss of off-street parking spaces for both businesses.
- A shared access point may require the relocation of the proposed trash enclosure and would likely eliminate additional onsite parking spaces.
- Cross access will not encourage patrons to visit both sites since they are similar businesses.
- The combined loss of parking spaces to McDonald’s and Beef Shack may cause an increase in Beef Shack patrons parking on McDonald’s property.
- Ingress and egress from both sites will still be limited to W. Main Street.

D. DRIVE-THROUGH FACILITY

Staff has reviewed the proposed Drive-Through Facility for conformance with the standards of **Section 17.24.100 Drive-Through Facilities**. The following table details that review:

Category	Zoning Ordinance Standard	Proposed
<b>Required Stacking Spaces</b>	15	15
<b>Required Parking Stall Size</b>	9’ X 20’	9’ X 20’
<b>Screened from Public Street</b>	Must not be along or screened from public street	Drive-Through Facility is located away from the public street

*Staff Comments*

The submitted plans show 14 stacking spaces starting at the pick-up window or main point of service. There is 1 stacking space shown at a 3rd pick-up window, which is for orders that take longer to complete. **Section 17.24.100.B.2** states, “*For a Car Wash, stacking spaces shall begin behind the last vehicle being washed. For all other drive-through uses, stacking spaces shall include the vehicle stopped at a last point of service, such as a window.*”

E. LANDSCAPE PLAN

Staff reviewed the submitted landscape plan for conformance with the relevant standards of **Chapter 17.26 Landscaping and Screening**. The following table details that review (Deviation requests are highlighted with *bold italics*):

Category	Zoning Ordinance Standard	Proposed
<b>Interior Parking Lot Green Space</b>	10% ( 2,794.5 SQ FT required)	10% (2,794.5 SQ FT)
<b>Foundation Landscaping</b>		
<i>Trees</i>	<b><i>2 per every 50 lineal feet of building wall - (12 required)</i></b>	<b>9</b>
<i>Bushes, Shrubs, and perennials</i>	20 per every 50 lineal feet of building wall - (131 required)	220
<i>Front Façade</i>	75% of the lineal frontage of the front façade – (33.75 lineal feet required)	38 lineal feet
<i>Non-Front Facades</i>	<b><i>50% of total lineal feet of wall frontage (136.8 lineal feet required)</i></b>	<b>128.3 lineal feet</b>
<b>Parking Lot Screening</b>	50% of lineal footage from a public street up 30” in height	50% is Screened
<b>Public Street Frontage Landscaping</b>		
<i>Shade Trees</i>	1 per every 40 lineal feet of building wall - (6 required)	6
<i>Ornamental/ Evergreen Trees</i>	<b><i>2 per every 40 lineal feet of building wall - (12 required)</i></b>	<b>0</b>
<i>Bushes, Shrubs, and perennials</i>	Per <b>Section 17.26.090.3 Required Landscape Materials</b> if the applicant utilizes a berm, decorative fence, or sculpted berming for 50% of the street frontage then they only need to provide landscaping for 40% of the lineal street frontage. - (130.8 lineal feet required)	Applicant has proposed an ornamental fence for 50% of the W. Main Street Frontage. They have supplemented landscaping along the fence for more than 130.8 lineal feet of the street frontage.
<b>Parking Lot Shade Trees</b>	1 per 160 SQFT of interior parking lot green space - (17 trees required)	17

**Staff Comments**

*Proposed Outdoor Seating Area and Enhanced Landscape Features*

In order to offset the proposed deviations from the landscape ordinance, the applicant has proposed a large public outdoor seating area and enhanced landscape features that will be visible from Rt. 64. These features are as follows:

- Outdoor seating open to the public.
- A landscaped water feature to enhance the public seating area and view from Rt. 64.
- Additional interior parking lot greenspace and landscape materials.
- The applicant has provided 220 bushes, shrubs, and perennials in the foundation landscape areas as opposed to the 131 that are required.

F. BUILDING ARCHITECTURE

Staff has reviewed the submitted building elevations for conformance with the standards established in **Section 17.06.030 Standards and Guidelines – BL, BC, BR, & O/R Districts**. The elevations conform to those standards. The applicant stated at the 3/19/2013 Plan Commission meeting that they plan to revise the submitted elevations. The applicant has submitted revised elevations dated 4/4/2013. The major features of these revisions are:

- Relocation of the cultured stone elements shown on the east elevation to the north elevation.
- Increased emphasis on the façade that faces W. Main Street as the front of the building.

G. SIGNAGE

Staff reviewed the proposed signage detailed on the architectural elevations for conformance with the relevant standards of **Table 17.28-2 Permitted Signs for Business and Mixed Use Districts**. The following table details that review:

<b>Wall Signage Area</b>	<b>Zoning Ordinance Standard</b>	<b>Proposed</b>
<i>Front Elevation/East</i>	0 SQ FT	45 SQ FT
<i>Non-Drive Through Elevation/North</i>	177 SQ FT	45 SQ FT
<i>Drive-Through Elevation/South</i>	0 SQ FT	0 SQ FT
<i>Rear Elevation/West</i>	0 SQ FT	45 SQ FT
<b>Monument Sign Area</b>	100 SQ FT	67 SQ FT
<b>Monument Sign Height</b>	15’ above the grade from the public street	15’
<b>Monument Sign Setback</b>	10’ from property line	10’ from property line

*Proposed Deviations*

Per **Table 17.28-2 Permitted Signs for Business and Mixed Use Districts** one wall sign is permitted for each public street frontage of a zoning lot. Since this property has one street frontage only 1 wall sign is permitted. There are 6 wall signs shown on the proposed elevations. The applicant has requested a deviation to permit the 6 walls signs.

H. FINAL PLAT OF SUBDIVISION

The applicant has submitted a Final Plat of Subdivision. The site is currently comprised of the 3 individual parcels. The applicant is proposing to consolidate these parcels into one larger parcel that encompasses the entire site.

I. WATER MAIN LOCATION

There is a public water main located in the McDonald’s parking lot west of the existing building. This pipe connects two City water mains located along W. Main Street and south of this property. This water main cannot remain in its current location since it would be located directly under the proposed building.

**J. STORM WATER**

The applicant is requesting to pay fee-in-lieu instead of providing onsite detention, as permitted by the Kane County Stormwater Ordinance. The applicant has demonstrated that peak discharges from this site will not be increased and they are proposing the installation of a BMP structure that will enhance the water quality of the stormwater runoff. As required by the Kane County Stormwater Ordinance, fees collected in lieu of providing onsite detention will be used by the City to make other stormwater system improvements within this watershed.

**V. PUBLIC HEARING AND PLAN COMMISSION REVIEW**

The Plan Commission held a public hearing on 3/19/2013 to discuss this project. During the public hearing members of the Plan Commission stated a concern with how restaurant patrons would walk from the parking spaces located along the western property line to the public entrances of the building. The Commission stated that they would like to see a designated pedestrian path from these spots to the front entrance. The applicant has added a pedestrian path along the west side of the building, and has designated a path from the western parking spaces to this sidewalk with striping.

**VI. PLAN COMMISSION RECOMMENDATION**

The Plan Commission recommended approval of the project on 3/19/2013. The vote was 6-aye to 0-nay.

**VII. RECOMMENDATION**

Staff recommends approval of the applications contingent upon resolution of any outstanding staff comments, and has provided draft findings of fact to support that recommendation.

**VIII. ATTACHMENTS**

- Application for a Special Use; revised 2/28/2013
- Application for PUD Preliminary Plan; received 1/29/2013
- Application for Final Plat of Subdivision; received 2/28/2013
- Parking Analysis Memo; V3 Companies; dated 1/25/2013
- Preliminary Engineering Plans; V3 Companies; dated 1/25/2013
- Architectural Elevations; M US Restaurant Development; dated 11/15/2012
- Final Plat of Subdivision; V3 Companies; dated 2/25/2013

**SPECIAL USE FOR A PLANNED UNIT DEVELOPMENT AT 1915 W. MAIN STREET  
(MCDONALD'S)**

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:

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

The proposed PUD advances the following purposes stated in **Section 17.04.400.A Purposes**:

**Purpose 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 new PUD will permit the redevelopment of a restaurant facility on its current property. The proposed deviations will promote the creation of a new aesthetically pleasing building with enhanced landscape features and public amenities such as a public outdoor seating area. The redevelopment will keep an existing, heavily used, business in its current community location.

**Purpose 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 proposed PUD Preliminary Plan includes an outdoor seating area that will be open to the public. This area includes enhanced landscaping and a water feature to encourage outdoor dining. These amenities will encourage restaurant diners to utilize and enjoy this new outdoor space.

**Purpose 6**: “To encourage redevelopment of sites containing obsolete or inappropriate building or uses.”

The proposed PUD will facilitate the demolition of an obsolete building and site layout, and construction of a new modern restaurant facility. This proposal will permit an existing business to reinvest in the community and remain at its current location. The site plan and landscape deviations requested will permit the applicant to build a modern facility. The new Drive-Through Facility will eliminate the existing confusing and obsolete drive-through configuration and replace it with a dual order station that will move traffic through the site more efficiently. The redeveloped parking layout will eliminate excess curb cuts, create more orderly traffic patterns, and eliminate the multiple entry points to the drive-through stacking lanes.

**ii. The proposed PUD and PUD Preliminary Plans conform to the requirements of the underlying zoning district or districts in which the PUD is located and to the applicable Design Review Standards contained in Chapter 17.06, except where:**

- a) **Conforming to the requirements would inhibit creative design that serves community goals, or**

- b) Conforming to the requirements would be impractical and the proposed PUD will provide benefits that outweigh those that would have been realized by conforming to the applicable requirements.**

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

- 1. The PUD will provide community amenities beyond those required by ordinance, such as recreational facilities, public plazas, gardens, public art, pedestrian and transit facilities.**

The PUD will provide an enhanced public outdoor seating area with landscaping and water feature amenities.

- 2. The PUD will preserve open space, natural beauty and critical environmental areas in excess of what is required by ordinance or other regulation.**

In order to facilitate this development the applicant has requested the following deviations:

Site Plan:

- Reduction of the required landscape buffer yard along the south property line from 10' to 5' in width.
- Reduction in the number of required off-street parking spaces to from 52 to 49.

There is currently no landscape bufferyard on the south property line. The proposed landscape bufferyard is 5' and contains a new privacy fence.

These deviations will provide extra space to create public street and foundation landscaping on the site.

Landscape Plan:

- Reduction in the number of required ornamental trees along W. Main street from 12 to 0
- Reduction in the number of required foundation landscape trees from 12 to 0.
- Reduction in the required lineal feet of foundation landscaping from 136.8 to 128.3 lineal feet.

The requested deviations will permit the construction of a new development with the following new and enhanced features:

- New greenspace areas and landscape features to enhance the aesthetics of this property.
- Enhanced landscaping areas with a new focal water feature.
- New bushes, shrubs, and perennials in excess of the amount required by **Chapter 17.26 Landscaping and Screening**.
- The property is currently 0.05 Acres (4.5%) pervious. The proposed PUD will increase the pervious area of the property to 0.23 acres (20.5%). Per **Section 17.26.060**

*“The minimum percentage of a lot or parcel that is landscaped shall be: ...  
b) 15% for a lot or parcel with of-site stormwater storage”*

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

N/A

**4. The buildings within the PUD offer high quality architectural design.**

The proposed building will meet the design guidelines stated in **Section 17.06.030 Standards and Guidelines – BL, BC, BR, & OR Districts**. The applicant is proposing a primarily masonry building with cultured stone accents and unique metal fenestration. Currently, a significant portion of the building exterior is covered by EIFS. Per **Section 17.06.030E.2 Prohibited Materials** EIFS systems are permitted for no more than 10% of any façade. There is no EIFS used in the new building design and this proposal will eliminate the existing use of a prohibited material.

**5. The PUD provides for energy efficient building and site design.**

Energy efficiency standards for the building have not been identified.

**6. The PUD provides of the use of innovative stormwater management techniques.**

There are no innovative stormwater features proposed in this PUD.

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

N/A

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

N/A

**9. The PUD preserves historic building, sites, or neighborhoods.**

There are no historic sites or buildings in this neighborhood.

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

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

The proposed Special Use for a PUD will facilitate the redevelopment of an existing restaurant on the same lot it is currently located. Once complete this restaurant will continue to serve the public in its current location.

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

The utilities and infrastructure already exist on or are immediately adjacent to the site. The applicant will relocate an existing water main to their western property line to maintain the City's current ability to provide adequate water service to the surrounding neighborhood. The proposal will eliminate two existing curb-cuts onto Rt. 64 which will reduce points of conflict and confusion for motorists entering and existing the site.

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

The proposed Special Use will facilitate the reconstruction the same use that exists on the properties. This proposal will not create any new impacts on the surrounding property owners. The construction of a new modern facility will enhance, not diminish or impair property values in the surrounding neighborhood.

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

The surrounding properties are already developed.

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

The property is already in use by this specific user and restaurant. Since this use is already established there will not be any new impacts created by the establishment of this PUD. The closing of two curb cuts onto W. Main Street will reduce the number of curb cuts entering and exiting the site and increase safety in this area.

- 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 development will conform to all applicable regulations with the exception of the deviations requested as part of the proposed PUD.

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

The redevelopment of an existing business with a modern building will enhance the aesthetic character of the development and serve as a model for the redevelopment of similar lots in this area. Encouraging the redevelopment of existing businesses promotes retention of businesses and the economic well-being of the City.

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

The Comprehensive Plan land use designation for this property is Retail and Service and is defined as *“Includes most business uses such as stores, restaurants, consumer and business services and professional office. The maximum Floor Area Ratio is 0.35.”* The proposed use is a restaurant that meets the definition of Retail and Service.



**FINDING OF FACT FOR SPECIAL USES (RESTAURANT AND DRIVE-THROUGH FACILITY AT 1915 W. MAIN SREET (MCDONALD')**

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

The proposed Special Uses for a Restaurant and Drive-Through Facility will facilitate the redevelopment of an existing Restaurant and Drive-Through Facility. Currently, both Special Uses exist on this property. The redevelopment of this lot will create an orderly traffic flow pattern and more efficient Drive-Through Facility that will enhance the ability of the restaurant to serve the public.

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

The utilities and infrastructure already exist on or are immediately adjacent to the site. The applicant will relocate an existing water main to their western property line to maintain the City's current ability to provide adequate water service to the surrounding neighborhood. The proposal will eliminate two existing curb-cuts onto Rt. 64 which will reduce points of conflict and confusion for motorists entering and exiting the site.

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

The proposed Special Uses will facilitate the reconstruction a Restaurant and Drive-Through Facility that currently exist on the property. Since the use already exists, this proposal will not create any new impacts on the surrounding properties. The construction of a new modern facility will enhance and not diminish or impair the property values in the surrounding neighborhood.

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

The surrounding properties are already developed.

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

The property is already in use by this specific user and restaurant. Since this use is already established there will be no impacts created by the establishment of the Special Uses for a Restaurant and Drive-Through. The closing of two curb cuts onto W. Main Street will restrict vehicles entering and exiting the site from four to two egress points and increase the safety of this area.

- 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.**

Other than the deviations requested through the Special Use for the PUD, the Special Uses for the Restaurant and Drive-Through Facility will conform to all applicable regulations of the Zoning Ordinance. In particular, Restaurants uses are required to be located on a minimum 1-acre lot in the BL – Local Business District. This site has an area of 1.12 acres. Drive-Through Facilities are required to provide 15 stacking-spaces and 15 stacking-spaces are provided.



## PARKING ASSESSMENT

DATE: January 25, 2013

TO: McDonald's USA, LLC

FROM: Michael J. Rechterik, P.E., PTOE  
Peter Reinhofer

CC: Ted Feenstra  
Andrew Uttan  
File

RE: McDonald's USA, LLC  
St. Charles Project #06240.59

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McDonald's USA is planning to redevelop an existing McDonald's Restaurant site located on Main Street (IL Route 64), just west of 19<sup>th</sup> Street in St Charles, Illinois. The project site is 1.13 acres and the proposed development will consist of a 5,235 square foot Prototype 45114 building with a double drive-thru lane. There are 49 parking spaces proposed for this development, as illustrated in the attached site plan.

This assessment has been prepared to determine the adequacy of the proposed number of parking spaces. Provided in this assessment is a parking generation analysis and a summary of our findings.

### Parking Generation Analysis

The objective of a parking generation analysis is to estimate the parking demand during peak times for a site and determine if the proposed number of parking spaces is adequate to accommodate that peak demand. Typically, required parking for a site is determined using parking ratios for various land uses found in a municipal code.

### *Parking Requirements per City of St. Charles Municipal Code*

The City of St. Charles' Municipal Code, Chapter 17.24.140, provides a schedule of off-street parking ratios to determine the required number of parking spaces corresponding to its specified land use. The municipal code requires 10 parking spaces per 1,000 square feet of gross floor area for restaurants. It also specifies that fractions below one-half may be disregarded.

Therefore, the City of St. Charles Municipal Code requires 52 parking spaces for this proposed development.

#### *Observed Parking Demand at Existing Single-Lane Drive-Thru McDonald's*

While the City's Municipal Code provides required parking for the site, parking surveys of the existing site should always be considered as one of the best means to estimate parking demand to account for local conditions. Therefore, a parking accumulation study has been conducted at the existing fast food restaurant to obtain the existing parking demand at regular intervals of time. The parking survey was conducted during the peak weekday (12 PM – 1 PM) and peak weekend (12 PM – 1 PM) hour for the restaurant.

The existing site consists of an approximate 4,500 square foot restaurant with a single drive-thru lane. There are three full-access driveways and one exit-only driveway along Main Street that provide direct access to the site. The site currently includes 67 surface parking spaces, three of which are striped as handicap spaces.

Results of the parking accumulation study are summarized in Table 1, which illustrate that the peak parking demand occurred during the weekday peak hour with 48 occupied parking spaces. However, it was observed that a number of parked vehicles, approximately 4 to 8 during each survey hour, were parking in the west side of the McDonald's parking lot and accessing the Beef Shack restaurant located next door. It was also noted that the three western driveways created confusion in accessing the single-lane drive-thru and that the drive-thru queue was fairly long during the peak hours, up to 14 vehicles. *Several drivers that were hoping to use the drive-thru were observed leaving the drive-thru lane and parking since the drive-thru was too difficult to access and the queue too long.*

Based on the approximate size of the existing facility and the observed parking data, the existing single-lane drive-thru McDonald's has a peak hour parking demand rate of 10.67 spaces per 1,000 square feet, similar to the City Code parking requirement. However, this parking rate does not take into account the vehicles parking at McDonald's and walking off site and the vehicles expecting to use the drive-thru but parked instead due to long queues and confusion at the single-lane drive-thru.

#### *Parking Data at Similar Higher Capacity Drive-Thru McDonald's*

Increased capacity of the drive-thru system is expected to increase the amount of drive-thru patrons and thus decrease the amount of walk-up traffic, resulting in a lower parking demand for the site. McDonald's has been implementing tandem drive-thru and dual-lane drive-thru

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systems at many of their facilities, which typically results in a lower parking demand. In addition, the proposed access layout will provide efficient on-site circulation accessing the drive-thru lane thus solving the confusion of accessing the drive-thru lane currently being experienced on site.

For example, the attached excerpt from a parking study for another McDonald's includes parking counts at three facilities which are a similar size to that proposed for the St. Charles site – one with a single-lane drive-thru and two with a tandem drive-thru. The observed peak parking demand for the single-lane drive-thru is 50 parked vehicles, resulting in a parking rate of 9.31 spaces per 1,000 square feet. The observed peak parking demand for the two with the tandem drive-thru is 37 spaces and 32 spaces during the peak hour, resulting in parking rates of 6.92 spaces and 5.84 spaces per 1,000 square feet, respectively. This results in a net reduction in peak hour parking rates by 26 percent and 37 percent, respectively when compared to the single-lane drive-thru.

The proposed redeveloped McDonald's includes a dual-lane drive-thru, so it is expected to accommodate more drive-thru patrons. Using the conservative reduction of 26 percent on the parking rates generated at the existing site would result in a parking rate of 7.89 parking spaces per 1,000 gross square feet, or 41 spaces, for the proposed 5,235 square foot building.

### Summary and Conclusions

The City of St. Charles' Municipal Code provides a parking rate of 10 parking spaces per 1,000 square feet of gross floor area, which would require 52 parking spaces for the proposed 5,235 square foot McDonald's. The site is proposing to provide 49 spaces, which is less than the required 52 spaces by three spaces.

A parking survey was conducted at the existing single-lane drive-thru McDonald's to estimate the parking demand that accounts for local conditions. The peak parking demand for the site was 48 spaces occupied, resulting a peak parking rate of 10.67 spaces per 1,000 square feet. However, it was observed that vehicles were parking in the McDonald's lot but walking to an adjacent restaurant, there was confusion in accessing the single-lane drive-thru, and that the drive-thru queue was fairly long during observed times resulting in several drivers parking instead of using the drive-thru. While these observations cannot be quantified in a parking rate reduction, it is expected that the existing site requires less than the 48 peak hour occupied spaces.

Other studies have shown that restaurants with additional drive-thru capacity have increased drive-thru sales and decreased vehicles parking, resulting in a lower parking demand. The

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proposed redeveloped McDonald's includes a dual-lane drive-thru which will accommodate more drive-thru patrons. Parking surveys for three similar size McDonald's – one with a single-lane drive-thru and two with a tandem drive-thru – result in a lower parking demand for the tandem drive-thru facilities. Using the conservative reduction of 26 percent on the parking rates generated at the existing site would result in a parking rate of 7.89 parking spaces per 1,000 gross square feet, or 41 spaces, for the proposed 5,235 square foot building.

Based on the field observations at the existing restaurant and parking data from several McDonald's with higher capacity drive-thru's, it is our professional opinion that the proposed 49 parking spaces will accommodate the parking demand for the new St. Charles McDonald's. The eight additional parking spaces will provide an additional buffer to account for any special events or parking for neighboring restaurants and maximizes the parking potential for the redeveloped site.

#### Cross Access

A request at the Concept Meeting was made by a City of St. Charles Alderman to consider providing cross access between the proposed redeveloped McDonald's on Main Street (IL 64) and the adjacent Beef Shack restaurant located directly west. Additionally, there was a request to make the West access point a right-in, right-out only. The existing counterclockwise flow of the Beef Shack and the proposed counterclockwise flow of the McDonald's site make it difficult to provide a practical access point. In addition, a proposed cross access driveway between the two sites will result in the loss of parking spaces for both businesses. Finally, providing cross access between the two sites would not result in access to additional streets, other than Main Street.

Cross access between two adjacent properties is an access management tool typically utilized to reduce the number of driveways along a heavily traveled roadway. Cross access typically supports developments and businesses as customers are encouraged to park once and stay on-site to visit multiple complimentary businesses. However, for this particular site, no additional driveways along IL 64 will be closed other than the two existing driveways on McDonald's property. Also, the land uses are similar businesses and customers will likely not visit both locations as part of the same trip.

Even if cross-access were warranted, cross-access would not be possible in this case due to its impact on McDonald's parking and site circulation. Based on the counterclockwise flow of both the proposed McDonald's parking lot and the Beef Shack and proximity to Main Street, the preferred location for a cross access connection would be at the south property line. This would result in relocating the proposed trash enclosure within the McDonald's parking lot, impacting

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additional parking spaces. According to the City of St. Charles Zoning Ordinance, McDonald's is required to provide 52 off-street parking spaces for the proposed development. The current site plan includes 49 parking spaces, which requires a parking space deviation. Providing cross access to the Beef Shack restaurant could result in approximately six parking spaces being eliminated from the McDonald's site due to relocating the trash enclosure and providing the cross-connection. Beef Shack would also lose parking spaces. McDonald's already has problems with Beef Shack customers parking on McDonald's site. Providing this cross-connection and reducing parking further on both sites will jeopardize McDonald's ability to provide adequate parking for its customers.

Another major benefit of cross access between properties is providing additional access to other roadways for customers to utilize, allowing them to potentially reduce their travel times to and from the site. A new cross access connection between the two restaurants would not provide any new access for either restaurant to other cross streets, such as Randall Road or 19th Street. McDonald's and Beef Shack customers would still only access Main Street.

In summary, cross access between Beef Shack and the proposed McDonald's development does not provide public benefits by either providing access to a secondary street or providing access between multiple complimentary uses. Additionally, the cross-access will further reduce McDonald's on-site parking to a level which will not adequately meet McDonald's parking demands, while also deviating from the St. Charles Parking requirements by nine spaces rather than three.

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### Exhibit 5 - McDonald's Parking Summary

		Parked Cars - Weekday (Observed Febraury,2012)				Parked Cars - Weekend (Observed Febraury,2012)			
		McDonald's #1	McDonald's #2	McDonald's #3	McDonald's #4	McDonald's #1	McDonald's #2	McDonald's #3	McDonald's #4
<b>Address</b>		892 W 75th Street Millbrook Drive @ 75th Street Naperville, IL	1520 Naper Blvd Tower Crossing Shopping Center Naperville, IL	225 Ogden Avenue Ogden Avenue @ Cumnor Road Downers Grove, IL	3 S 010 Rte. 53 IL Rte 53 @ Butterfield Road Glen Ellyn, IL	892 W 75th Street Millbrook Drive @ 75th Street Naperville, IL	1520 Naper Blvd Tower Crossing Shopping Center Naperville, IL	225 Ogden Avenue Ogden Avenue @ Cumnor Road Downers Grove, IL	3 S 010 Rte. 53 IL Rte 53 @ Butterfield Road Glen Ellyn, IL
<b>Store Features</b>		Single Drive Thru Adding Duel Drive-thru 5,370 SF 114 Seats 83 Parking Spaces Playplace	Tandem Drive Thru Adding Duel Drive-thru 5,344 SF 114 Seats 59 Parking Spaces No Playplace	Tandem Drive Thru 5,477 SF 128 Seats 50 Parking Spaces Playplace	Double Drive Thru 3,978 SF 124 Seats 57 Parking Spaces No Playplace	Single Drive Thru Adding Duel Drive-Thru 5,370 SF 114 Seats 83 Parking Spaces Playplace	Tandem Drive Thru Adding Duel Drive-Thru 5,344 SF 114 Seats 59 Parking Spaces No Playplace	Tandem Drive Thru 5,477 SF 128 Seats 50 Parking Spaces Playplace	Double Drive Thru 3,978 SF 124 Seats 57 Parking Spaces No Playplace
<b>Time</b>	7:00 AM	12	16	11	12	4	11	5	6
	7:15 AM	12	17	10	11	6	12	5	10
	7:30 AM	14	15	12	10	8	13	12	9
	7:45 AM	16	17	8	10	8	9	12	12
	8:00 AM	22	11	10	14	10	10	19	13
	8:15 AM	22	21	14	5	5	13	19	17
	8:30 AM	19	24	25	8	12	10	28	6
	8:45 AM	20	17	25	7	11	15	29	11
	9:00 AM	29	19	26	7	28	10	27	6
	9:15 AM	26	15	28	7	27	14	26	8
	9:30 AM	28	20	27	9	25	12	24	10
	9:45 AM	24	22	20	7	22	23	23	10
	10:00 AM	28	27	20	9	22	25	28	10
	10:15 AM	23	23	15	10	36	24	24	9
	10:30 AM	23	20	8	10	31	22	21	10
	10:45 AM	35	16	8	14	35	13	18	10
	11:00 AM	28	10	15	13	29	17	15	9
	11:15 AM	48	11	19	12	34	16	16	10
	11:30 AM	50	17	18	13	34	15	21	10
	11:45 AM	46	19	27	13	42	12	16	11
12:00 PM	39	20	32	12	41	15	21	16	
12:15 PM	38	25	28	14	37	11	17	16	
12:30 PM	39	30	29	10	39	19	29	16	
12:45 PM	48	37	21	17	34	15	30	20	
1:00 PM	50	33	26	12	28	15	27	17	
1:15 PM	35	24	23	10	26	13	23	13	
1:30 PM	33	18	17	20	18	13	25	16	
1:45 PM	25	14	13	17	20	7	16	15	
<b>Total Parking Spaces</b>		83 Spaces	59 Spaces	50 Spaces	57 Spaces	83 Spaces	59 Spaces	50 Spaces	57 Spaces





**Table 1: Summary of Parking Occupancy Counts at St. Charles McDonald's**

Period	Time	Friday,	Saturday,
		November 9, 2012	November 10, 2012
		Occupied Spaces	Occupied Spaces
1	12:00 PM	38	21
2	12:03 PM	37	25
3	12:06 PM	42	26
4	12:09 PM	42	29
5	12:12 PM	47	31
6	12:15 PM	45	32
7	12:18 PM	45	39
8	12:21 PM	<b>48</b>	37
9	12:24 PM	42	37
10	12:27 PM	39	41
11	12:30 PM	37	37
12	12:33 PM	40	<b>44</b>
13	12:36 PM	40	36
14	12:39 PM	41	35
15	12:42 PM	38	35
16	12:45 PM	34	36
17	12:48 PM	31	36
18	12:51 PM	30	27
19	12:54 PM	29	35
20	12:57 PM	32	34
21	1:00 PM	35	33
Maximum Parking Demand		48	44
Observed Parking Rate (spaces per 1,000 SF)		10.67	9.78

# PRELIMINARY ENGINEERING PLANS FOR **McDONALD'S** 1915 W. MAIN STREET ST. CHARLES, ILLINOIS

## PROJECT TEAM

### DEVELOPER

McDonald's USA, LLC  
4320 Winfield Rd  
Suite 400  
Warrenville, Illinois 60555  
630 836 9090  
Contact: Ed Schneider

### ARCHITECT

McDonald's USA LLC.  
2111 McDonald's Drive  
Department 043  
Oak Brook, Illinois 60523  
630 623 3000  
Contact : Scott Berger

### ENGINEER

V3 Companies  
7325 Janes Avenue  
Woodridge, Illinois 60517  
630 724 9200

Project Manager : Andrew Uttan, P.E., LEED AP  
Project Engineer : Matt Brolley, P.E., CFM

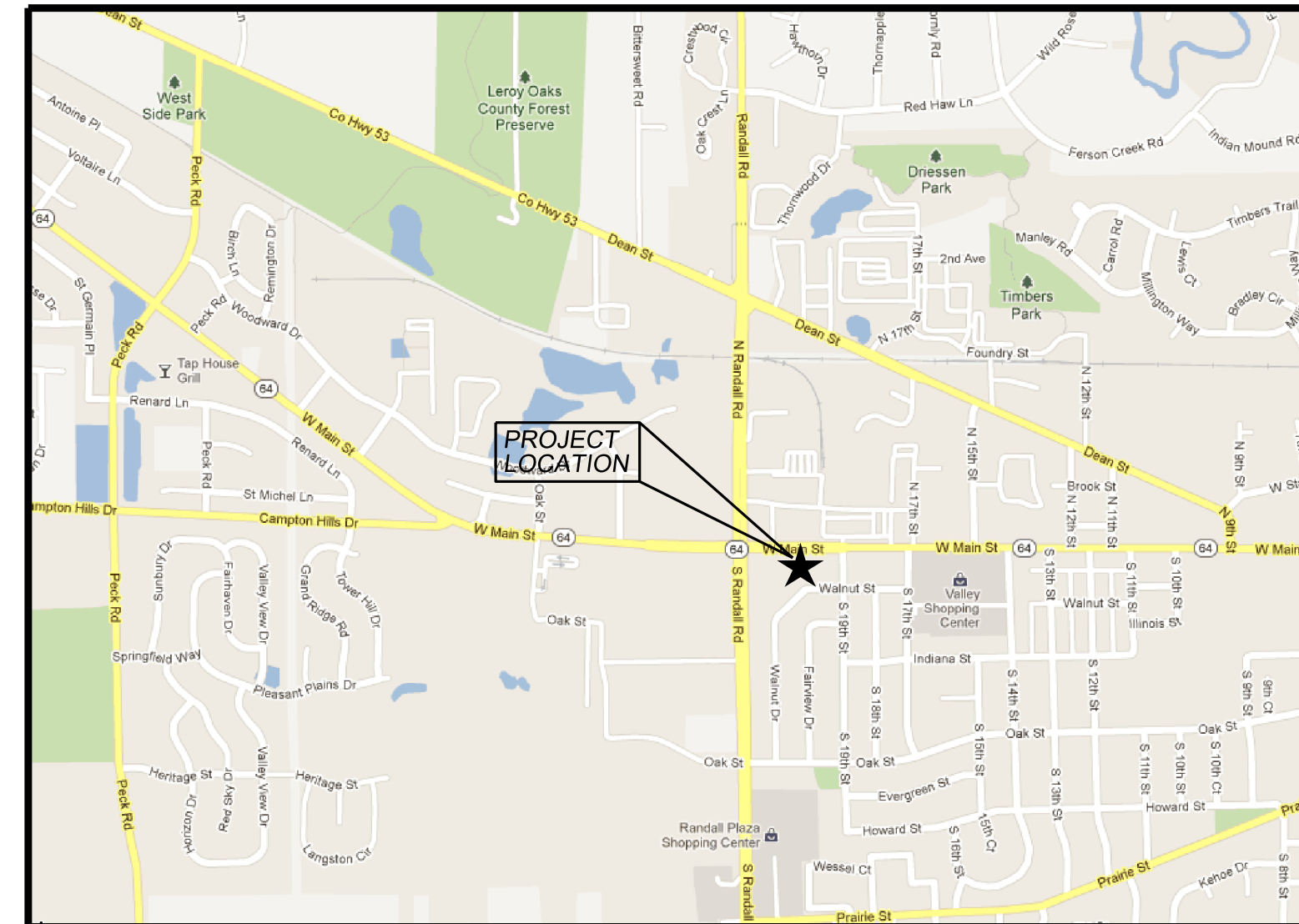
### SURVEYOR

V3 Companies  
7325 Janes Avenue  
Woodridge, Illinois 60517  
630 724 9200

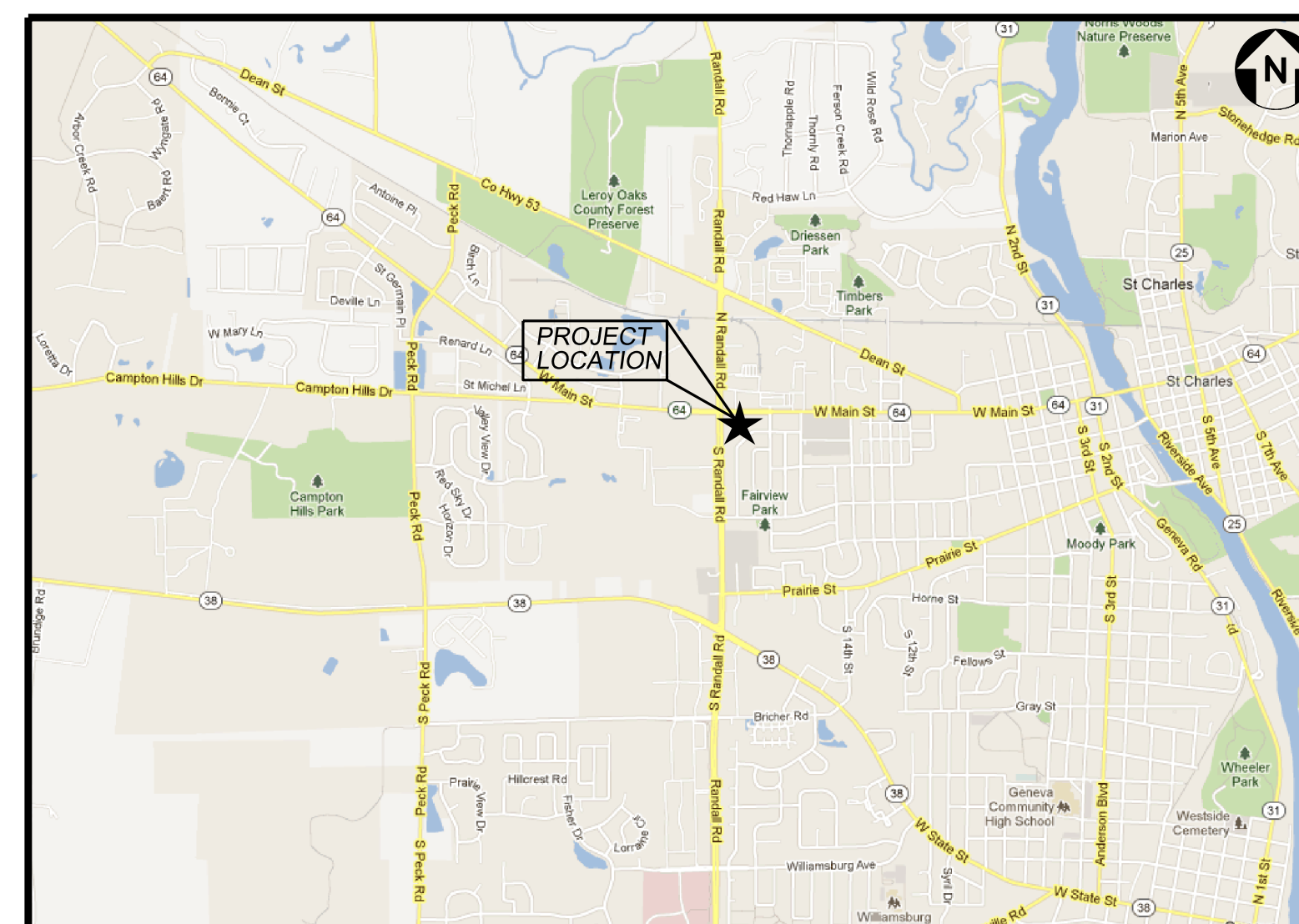
Project Manager : Chuck Bartosz, PLS

### LANDSCAPE ARCHITECT

Norris Design  
540 Duane Street  
Glen Ellyn, Illinois 60137  
630 547 9372  
Contact: Keith Demchinski



LOCATION MAP  
NO SCALE

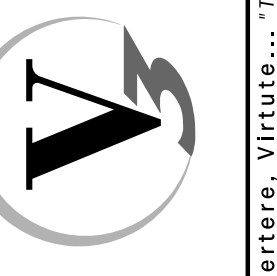


VICINITY MAP  
NO SCALE

## INDEX OF DRAWINGS

- C0.0 TITLE SHEET
- C1.0 PRELIMINARY SITE PLAN
- C1.1 PRELIMINARY SIGNAGE PLAN
- C2.0 PRELIMINARY GRADING AND EROSION CONTROL PLAN AND DETAILS
- C3.0 PRELIMINARY UTILITY PLAN
- C4.0 PRELIMINARY CONSTRUCTION DETAILS
- C5.0 PRELIMINARY PHOTOMETRIC PLAN
  
- L1.0 PRELIMINARY LANDSCAPE PLAN
- V03.1 ALTA/ACSM LAND TITLE SURVEY & TOPOGRAPHIC SURVEY
- V03.2 ALTA/ACSM LAND TITLE SURVEY & TOPOGRAPHIC SURVEY

V3 Companies  
7325 Janes Avenue  
Woodridge, IL 60517  
630.724.9200 phone  
630.724.9202 fax  
www.v3co.com



PREPARED BY:

Visio, Vertere, Virtute... "The Vision to Transform with Excellence"

PREPARED FOR:  
**McDonald's USA, LLC**  
These drawings and specifications are the confidential and proprietary property of McDonald's USA, LLC and shall not be copied or prepared for use on this specific site in conjunction with its issue date and are not drawings for reference or example on another project requires the services of properly licensed architects and engineers. Reproduction of the contract documents for reuse on another project is not authorized.

DRAWN BY: BJD  
STD ISSUE DATE: 01-25-13  
REVIEWED BY: AMU  
DATE ISSUED: 01-25-13

TITLE SHEET  
DESCRIPTION: McDONALD'S - ST. CHARLES  
SITE ID: 012-0040  
SITE ADDRESS: 1915 W. MAIN STREET, ST. CHARLES, IL

SHEET NO.  
**C0.0**

## BENCHMARKS

SOURCE: BENCHMARKS ESTABLISH VIA TRIMBLE VRS NETWORK. DATUM: NAVD88  
GROUND SCALE FACTOR: 1.0000568529

SITE:  
STATION DESIGNATION: SBM #1 (V3 CP 102)  
ESTABLISHED BY: V3 COMPANIES DATE: 02/09/12  
ELEVATION: 669.48 (MEASURED) DATUM: NAVD88  
DESCRIPTION: SET CUT CROSS IN CONCRETE WALK AT SOUTHWEST CORNER OF ROUTE 64 AND 19TH STREET.

STATION DESIGNATION: SBM #2 (V3 CP 104)  
ESTABLISHED BY: V3 COMPANIES DATE: 02/09/12  
ELEVATION: 608.65 (MEASURED) DATUM: NAVD88  
DESCRIPTION: SET CUT CROSS IN CONCRETE AT THE NORTHWEST CORNER OF McDONALD'S PARKING LOT.

## NOT FOR CONSTRUCTION

### PROFESSIONAL ENGINEER'S CERTIFICATION

I, ANDREW M. UTTAN, A LICENSED PROFESSIONAL ENGINEER OF ILLINOIS, HEREBY CERTIFY THAT THIS SUBMISSION, OF SHEETS C0.0 THROUGH C5.0 WAS PREPARED ON BEHALF OF McDONALD'S USA, LLC BY V3 COMPANIES UNDER MY PERSONAL DIRECTION. THIS TECHNICAL SUBMISSION IS INTENDED TO BE USED AS AN INTEGRAL PART OF AND IN CONJUNCTION WITH THE PROJECT SPECIFICATIONS AND CONTRACT DOCUMENTS.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2013.

ILLINOIS LICENSED PROFESSIONAL ENGINEER 062-059543  
MY LICENSE EXPIRES ON NOVEMBER 30, 2013

ILLINOIS LICENSED DESIGN FIRM NO. 184-000902



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630.724.9202 fax  
www.v3co.com

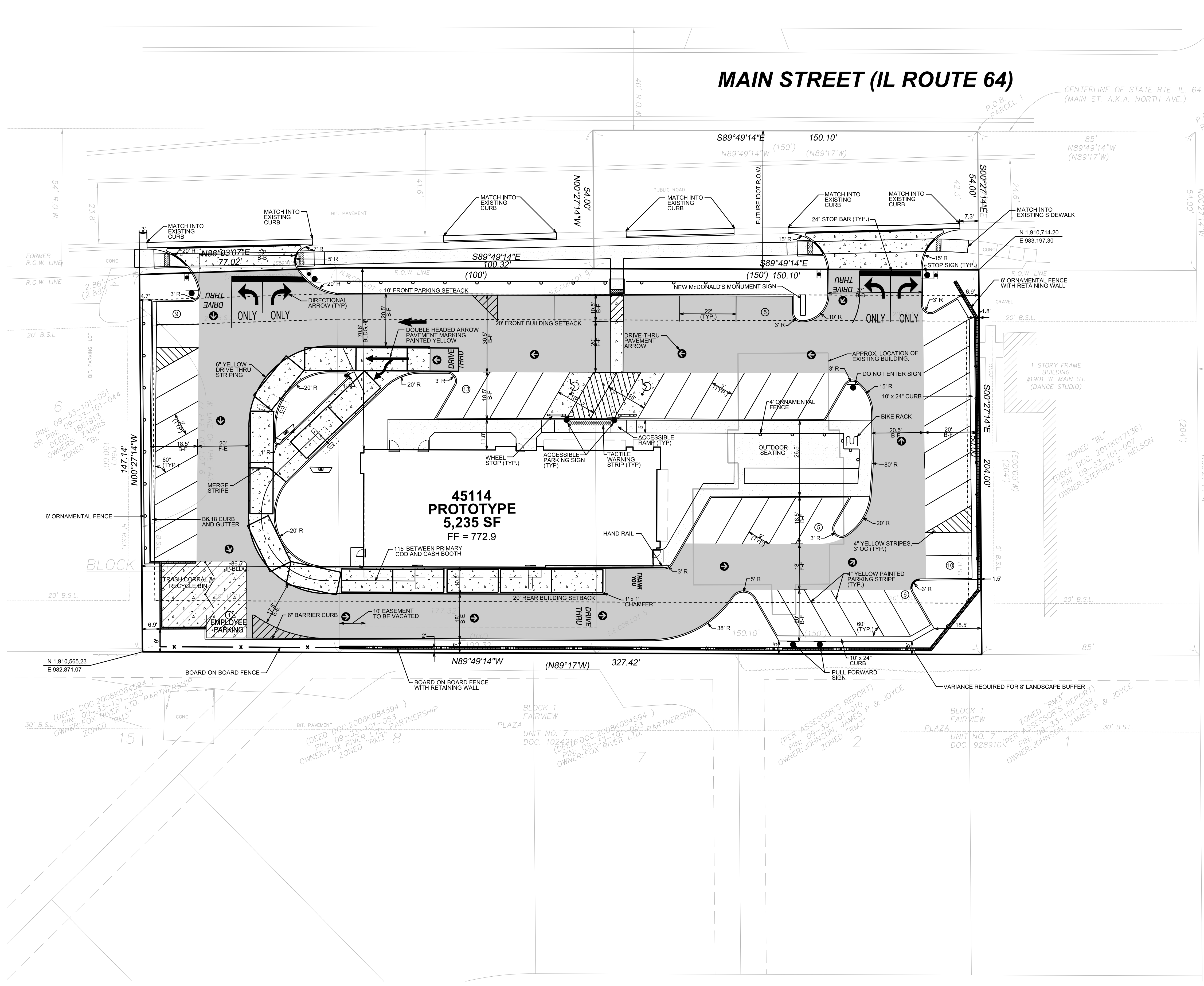


Joint Utility Locating Information for Excavators

Call 800.892.0123 48 hours before you dig (Excluding Sat., Sun. & Holidays)

Visio, Vertere, Virtute... "The Vision to Transform with Excellence"

**MAIN STREET (IL ROUTE 64)**

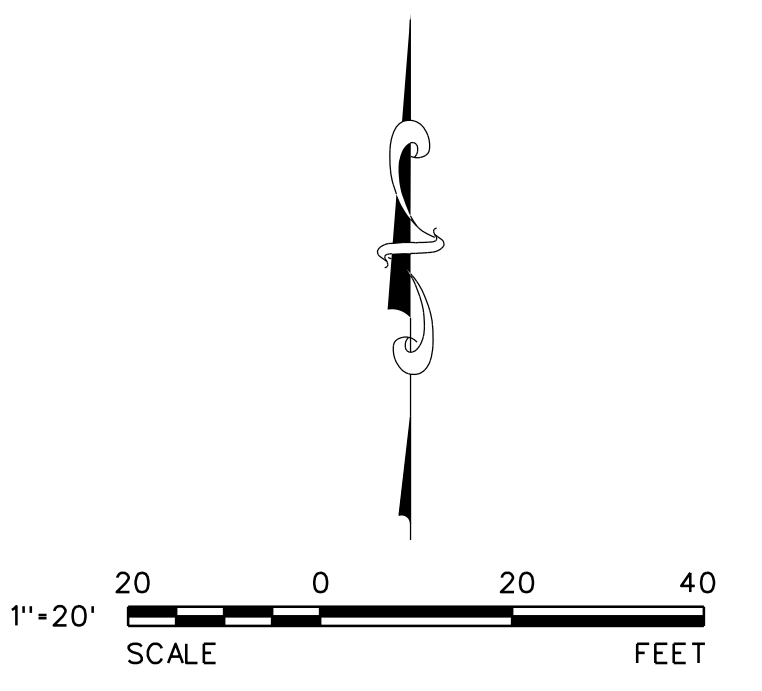


SITE DATA		PROPOSED PARKING SUMMARY	
GROSS PROPERTY AREA	1.12 AC.	REGULAR SPACES	= 47
NET BUILDABLE AREA (FLOOR AREA)	5,235 SF	ACCESSIBLE SPACES	= 2
		TOTAL SPACES	= 49
		REQUIRED PARKING	= 52

LANDSCAPE SUMMARY	
EXISTING LANDSCAPING PERVIOUS AREA	= 0.05 ACRES (4.5%)
IMPERVIOUS AREA	= 1.07 ACRES (95.5%)
PROPOSED LANDSCAPING PERVIOUS AREA	= 0.23 ACRES (20.5%)
IMPERVIOUS AREA	= 0.89 ACRES (79.5%)

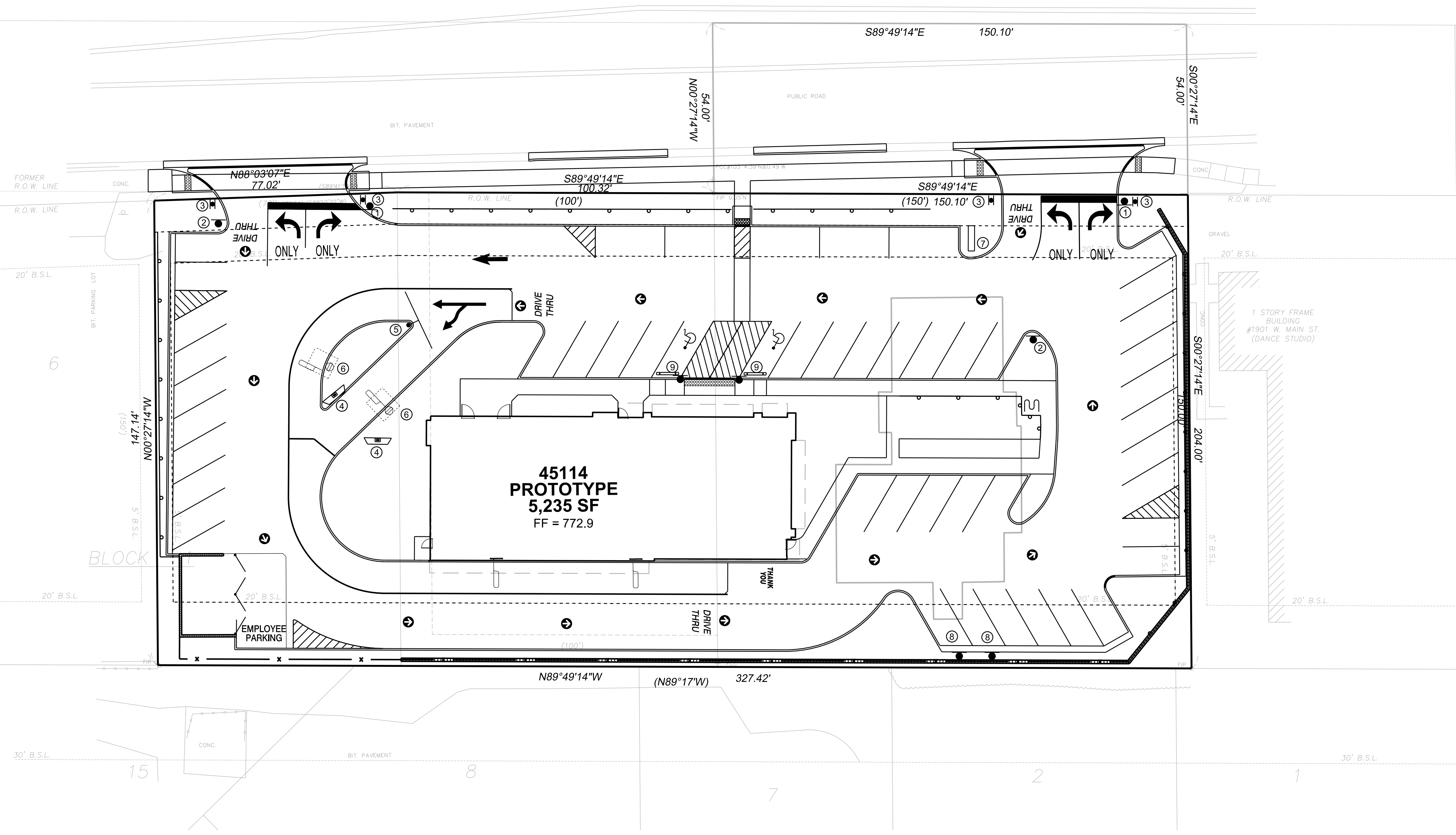
EXISTING	PROPOSED	DESCRIPTION
---	---	RIGHT-OF-WAY LINE
---	---	PROPERTY LINE (EXTERIOR)
---	---	LOT LINE (INTERIOR)
---	---	EASEMENT LINE
---	---	FENCE LINE
---	---	CENTERLINE
---	---	CURB & GUTTER
---	---	DEPRESSED CURB & GUTTER
---	---	HEAVY DUTY ASPHALT PAVEMENT
---	---	CONCRETE PAVEMENT
---	---	REGULAR DUTY PAVEMENT
---	---	SIDEWALK

- NOTES:**
- ALL DIMENSIONS SHOWN ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
  - ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED UNLESS OTHERWISE NOTED.
  - BUILDING DIMENSIONS ARE TO OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
  - ALL CURB AND GUTTER SHALL BE B6 BARRIER CURB UNLESS OTHERWISE NOTED.



BY			
REV			
DATE			
DESCRIPTION			
PREPARED BY: <b>V3 Companies</b> 7325 Janes Avenue Woodridge, IL 60517 630.724.9200 phone 630.724.9202 fax www.v3co.com			
PREPARED FOR: <b>McDonald's USA, LLC</b> These drawings and specifications are the confidential and proprietary property of McDonald's USA, LLC and shall not be copied or reproduced without written authorization. The contract documents were prepared for use on this specific site in conjunction with its issue date and are not drawings for reference or example on another project. Reproduction of drawings for other than the project shown herein requires the written consent of the architect and engineer.			
TITLE	PRELIMINARY SITE PLAN	DRAWN BY	BJD
DESCRIPTION	McDONALD'S - ST. CHARLES	STD ISSUE DATE	01-25-13
SITE ADDRESS	1915 W. MAIN STREET, ST. CHARLES, IL	REVIEWED BY	AMU
SHEET NO.	<b>C1.0</b>	DATE ISSUED	01-25-13

**MAIN STREET (IL ROUTE 64)**



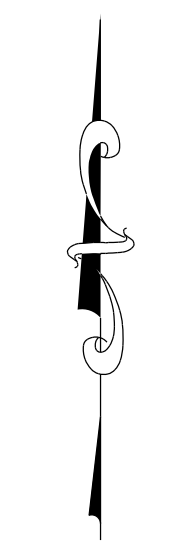
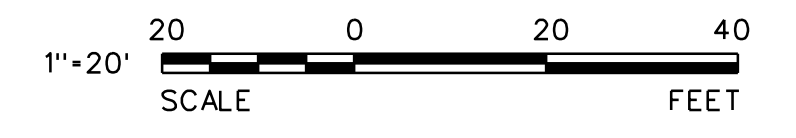
**19TH STREET**

**SIGN LEGEND**

- ① STOP SIGN MUTCD R1-1
- ② NO LEFT TURN
- ③ McDONALD'S DIRECTIONAL SIGN WITH LOGO
- ④ McDONALD'S MENU BOARD
- ⑤ McDONALD'S DOUBLE WELCOME POINT GATEWAY WITH ANY LANE SIGN
- ⑥ CUSTOMER ORDERING DEVICE (C.O.D.)
- ⑦ MONUMENT SIGN

**PARKING CONTROL SIGNAGE**

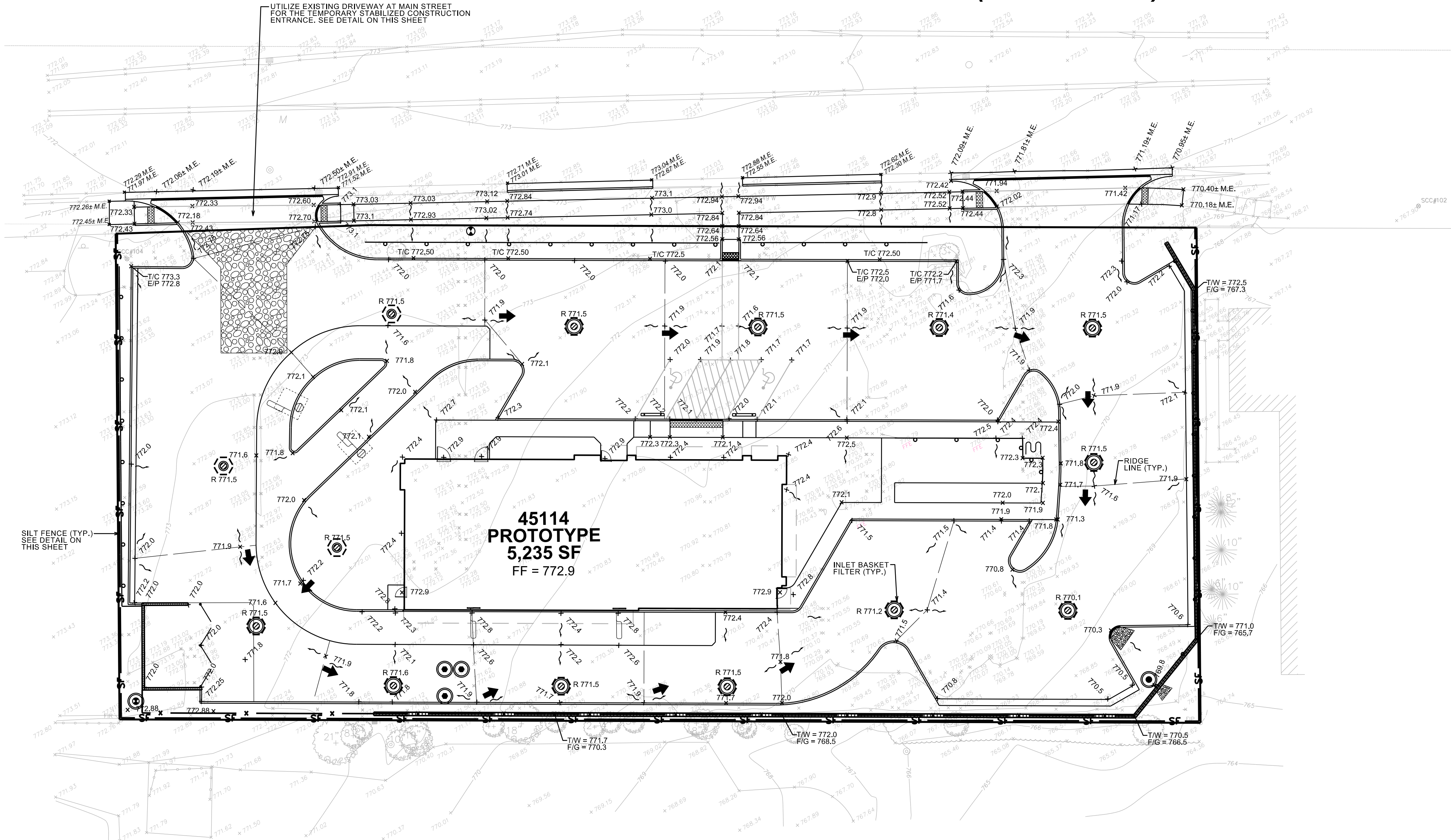
- ⑧ PULL FORWARD SIGNAGE
- ⑨ ACCESSIBLE SIGN MUTCD R7-8



<p>PREPARED BY: <b>V3 Companies</b>                  7325 Janes Avenue                  Woodridge, IL 60517                  630.724.9200 phone                  630.724.9202 fax                  www.v3co.com</p>					
<p>PREPARED FOR: <b>McDonald's USA, LLC</b></p> <p><small>These drawings and specifications are the confidential and proprietary property of McDonald's USA, LLC and shall not be copied or reproduced without written authorization. The contract documents were prepared for use on this specific site in conjunction with its issue state and are not to be used for any other project. The drawings and specifications are the property of properly licensed architects and engineers. Reproduction of the contract documents for reuse on another project is not authorized.</small></p>					
DRAWN BY BJD	STD ISSUE DATE 01-25-13	TITLE <b>PRELIMINARY SIGNAGE PLAN</b>			
REVIEWED BY AMU	DATE ISSUED 01-25-13	DESCRIPTION McDONALD'S - ST. CHARLES			
SITE ID 072-0040		SITE ADDRESS 1915 W. MAIN STREET, ST. CHARLES, IL		REV	DATE
				DESCRIPTION	BY
<p><b>C1.1</b></p>					

# MAIN STREET (IL ROUTE 64)

# 19TH STREET

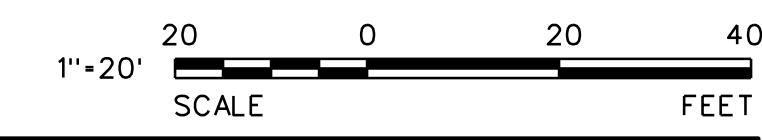


SILT FENCE (TYP.)  
SEE DETAIL ON  
THIS SHEET

**45114  
PROTOTYPE  
5,235 SF  
FF = 772.9**

### NOTES:

1. ALL PAVEMENT SPOT GRADE ELEVATIONS AND RIM ELEVATIONS WITHIN OR ALONG CURB AND GUTTER REFER TO EDGE OF PAVEMENT ELEVATIONS UNLESS OTHERWISE NOTED.
2. ALL ELEVATIONS SHOWN DEPICT FINISHED GRADE UNLESS OTHERWISE NOTED. SUBTRACT TOPSOIL THICKNESS OR PAVEMENT SECTION TO ESTABLISH SUBGRADE ELEVATIONS.
3. PROVIDE 2.00% MAX (1.00% MIN) CROSS SLOPE AND 5.00% MAX LONGITUDINAL SLOPE ON ALL SIDEWALKS TO COMPLY WITH THE ILLINOIS ACCESSIBILITY CODE.
4. CONTRACTOR TO INSTALL SILT FENCE PRIOR TO COMMENCEMENT OF ANY EARTHWORK. CONTRACTOR TO MAINTAIN SILT FENCE AS SHOWN AND INSTALL ADDITIONAL SILT FENCE WHEREVER NECESSARY THROUGHOUT CONSTRUCTION ACTIVITIES TO MINIMIZE SOIL EROSION.
5. CONTRACTOR TO INSTALL INLET BASKET FILTERS ON ALL OPEN LID STRUCTURES IN PAVED AREAS.
6. EROSION CONTROL BLANKET (NORTH AMERICAN GREEN S150BN OR APPROVED EQUAL) SHALL BE PLACED ON ALL DISTURBED AREAS WITH SIDE SLOPES OF 4:1 OR GREATER, AND IN BOTTOM AND SIDE SLOPES OF ALL SWALES.
7. ALL SEDIMENT AND EROSION CONTROL MEASURES IN AND AROUND THE PROPOSED IMPROVEMENTS ARE TO REMAIN IN PLACE AND TO BE MAINTAINED THROUGHOUT CONSTRUCTION ACTIVITIES UNTIL THE PROPOSED IMPROVEMENTS ARE COMPLETED AND THE SITE ADEQUATELY STABILIZED.
8. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ALL EROSION CONTROL MEASURES AS INDICATED ON THIS SHEET IN ACCORDANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) PREPARED BY V3 COMPANIES. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING THE PROVISIONS INDICATED IN THE SWPPP, INCLUDING EROSION CONTROL MEASURES AND INSPECTION FREQUENCY, AS REQUIRED BY THE IEPA NPDES PHASE II PERMIT PROGRAM REQUIREMENTS.
9. CONTRACTOR TO CONTACT CHRIS TIEDT, CITY OF ST. CHARLES ENGINEERING DIVISION (630-443-3677), TO SCHEDULE A PRE-CONSTRUCTION MEETING PRIOR TO ANY CONSTRUCTION ACTIVITIES.



LEGEND		DESCRIPTION
EXISTING	PROPOSED	
⊙	⊙	UTILITY STRUCTURE WITH CLOSED LID
□	⊕	CURB INLET
○	⊗	DRAINAGE STRUCTURE WITH OPEN LID
⊙	⊙	FIRE HYDRANT
⊙	⊙	VALVE IN VALVE BOX
⊙	⊙	GATE VALVE IN VALVE VAULT
⊙	⊙	FLARED END SECTION (F.E.S.)
710	710	CONTOUR
x 706.00	x 706.0	SPOT ELEVATION
→	→	STORMWATER FLOW DIRECTION
→	→	STORMWATER OVERFLOW ROUTE

DRAWN BY <b>BJD</b>		DATE ISSUED <b>01-25-13</b>	
STD ISSUE DATE <b>01-25-13</b>		REVIEWED BY <b>AMU</b>	
TITLE <b>PRELIMINARY GRADING AND EROSION CONTROL PLAN AND DETAILS</b>		DESCRIPTION <b>MCDONALD'S - ST. CHARLES</b>	
SITE ID <b>012-0040</b>		SITE ADDRESS <b>1915 W. MAIN STREET, ST. CHARLES, IL</b>	
SHEET NO. <b>C2.0</b>		DATE	
REV		DESCRIPTION	
BY		DESCRIPTION	

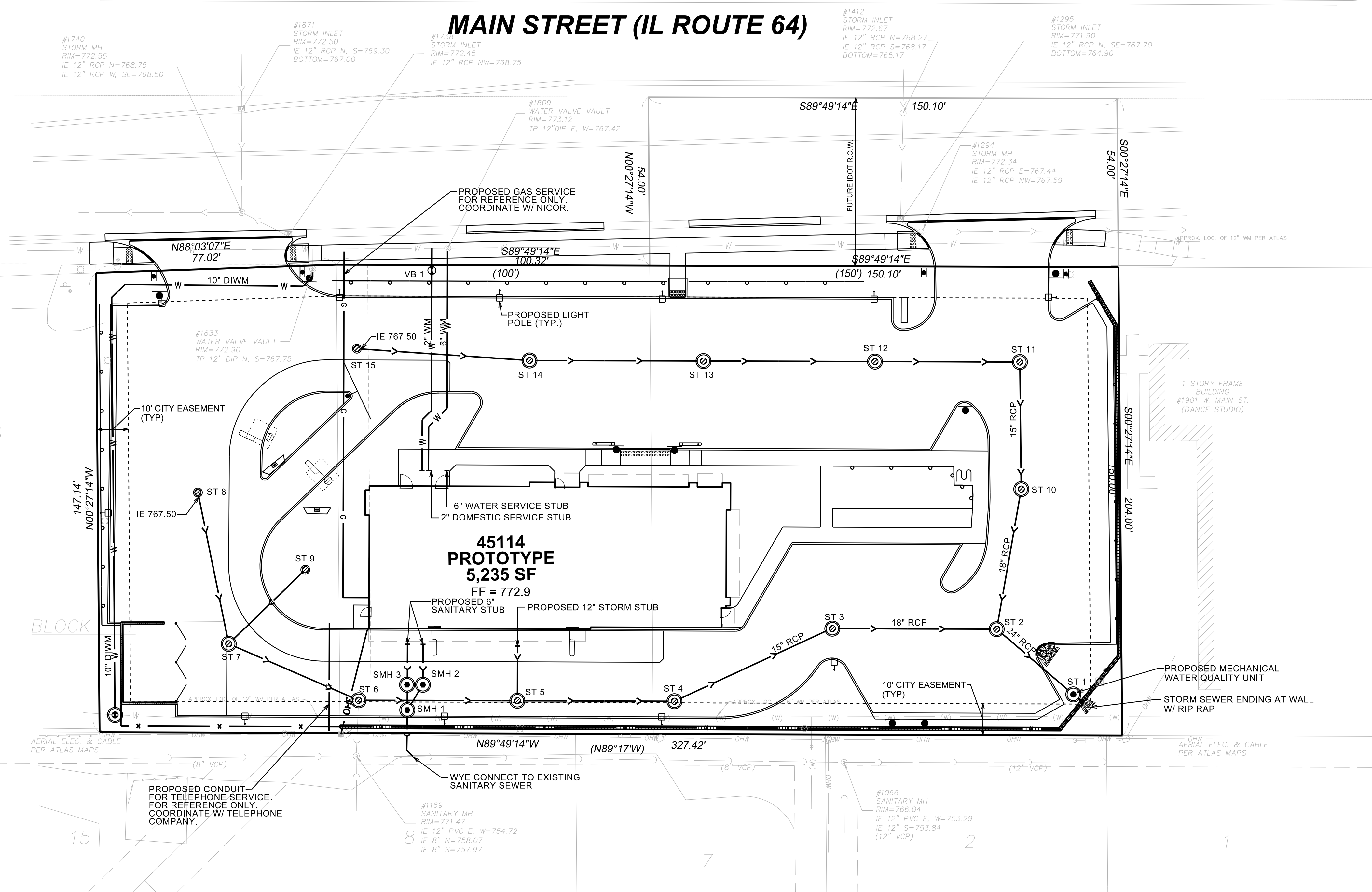
PREPARED BY:  
**V3 Companies**  
7325 Janes Avenue  
Woodridge, IL 60517  
630.724.9200 phone  
630.724.9202 fax  
www.v3co.com

V3 logo

V3 tagline: *The Vision to Transform with Excellence*

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# MAIN STREET (IL ROUTE 64)



**Rinker** Concrete Pipe Division

**STC 450I Precast Concrete Stormceptor®**  
(450 U.S. Gallon Capacity)

**Section Thru Chamber**

**Plan View**

Notes:

- The Use Of Flexible Connection is Recommended at The Inlet and Outlet Where Applicable.
- The Cover Should be Positioned Over The Inlet Drop Pipe and The Oil Port.
- The Stormceptor System is protected by one or more of the following U.S. Patents: #4985148, #5498331, #5725760, #5753115, #5849181, #6068765, #6371690.
- Contact a Concrete Pipe Division representative for further details not listed on this drawing.

Rinker 027

REV	DATE	DESCRIPTION	BY

PREPARED BY: **V3 Companies**  
7325 Janes Avenue  
Woodridge, IL 60517  
630.724.9200 phone  
630.724.9202 fax  
www.v3co.com

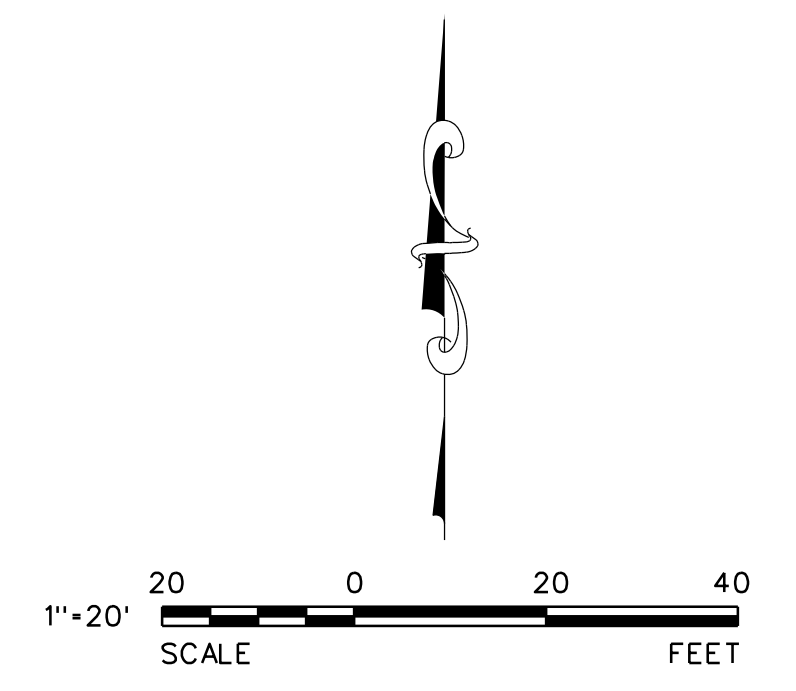
PREPARED FOR: **McDonald's USA, LLC**

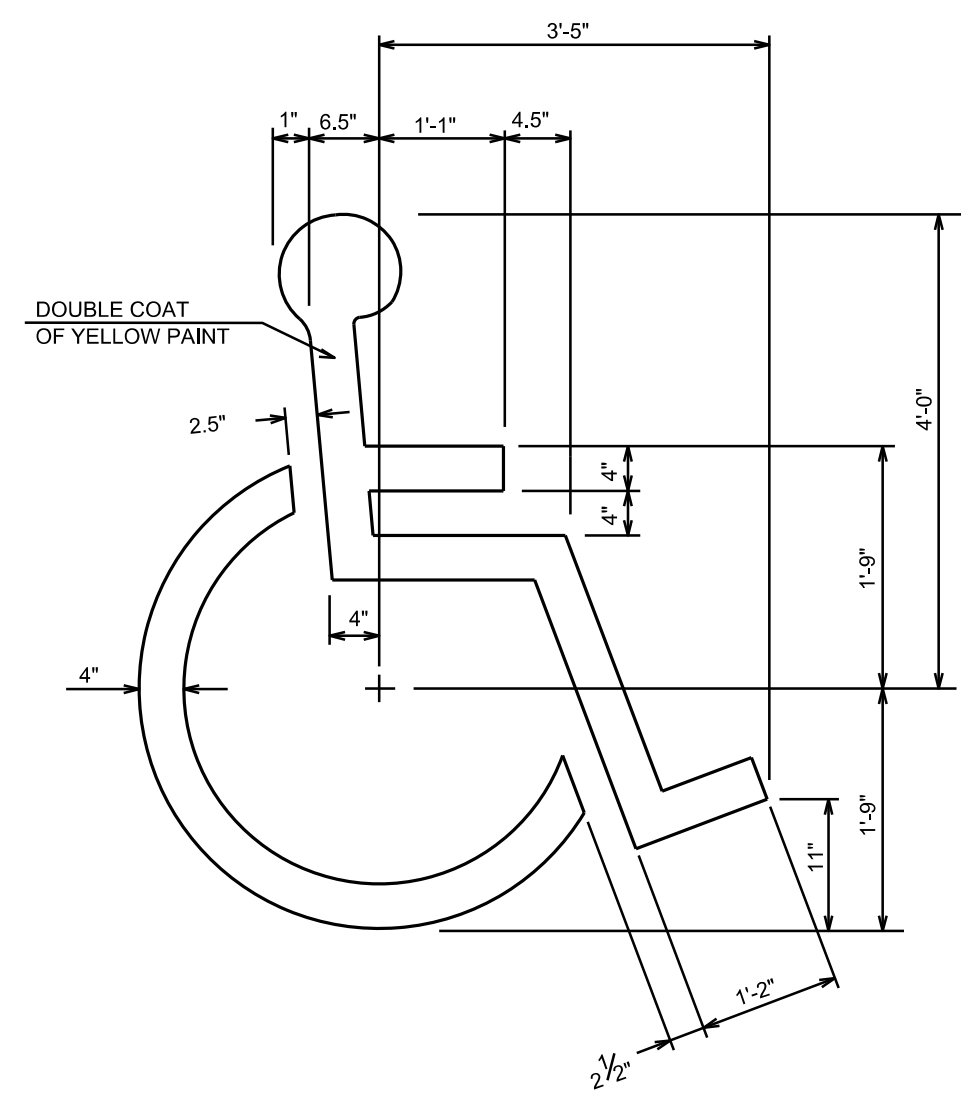
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DRAWN BY: <b>BJD</b>	DATE: <b>01-25-13</b>
REVIEWED BY: <b>AMU</b>	DATE ISSUED: <b>01-25-13</b>
TITLE: <b>PRELIMINARY UTILITY PLAN</b>	
DESCRIPTION: <b>McDONALD'S - ST. CHARLES</b>	
SITE ADDRESS: <b>1915 W. MAIN STREET, ST. CHARLES, IL</b>	
SHEET NO. <b>C3.0</b>	

EXISTING	PROPOSED	DESCRIPTION
		SANITARY SEWER
		SANITARY FORCE MAIN
		STORM SEWER
		COMBINED SEWER
		WATER MAIN
		UNDERGROUND FIBER OPTIC
		UNDERGROUND ELECTRIC
		UNDERGROUND TELEPHONE
		OVERHEAD ELECTRIC
		OVERHEAD TELEPHONE
		OVERHEAD WIRE
		UTILITY STRUCTURE WITH CLOSED LID
		CURB INLET
		DRAINAGE STRUCTURE WITH OPEN LID
		FIRE HYDRANT
		VALVE IN VALVE BOX
		GATE VALVE IN VALVE VAULT
		FLARED END SECTION (F.E.S.)
		LIGHT STANDARD
		OVERHEAD UTILITY POLE

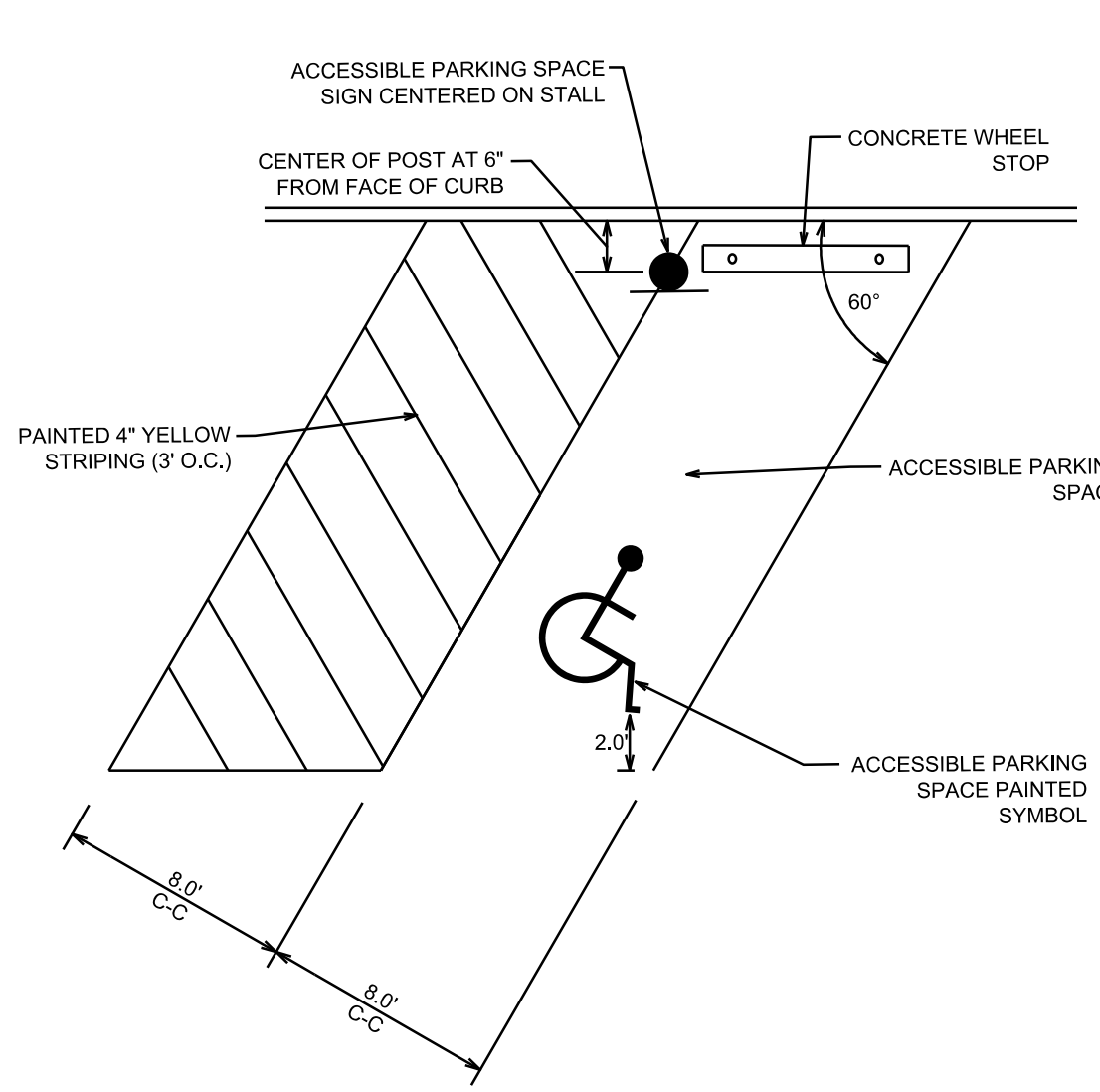
- NOTES:**
- CONTRACTOR TO FIELD VERIFY LOCATION, INVERT, AND SIZE OF ALL EXISTING UTILITIES PRIOR TO ORDERING MATERIALS OR BEGINNING UTILITY WORK. CONTRACTOR TO NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY.
  - UNDERGROUND UTILITY INFORMATION IS BASED ON ATLAS INFORMATION AND AVAILABLE INFORMATION PRESENTED AT THE TIME OF SURVEY. CONTRACTOR TO CALL "JULIE" (1-800-892-0123) TO COORDINATE FIELD LOCATIONS OF EXISTING UNDERGROUND UTILITIES BEFORE ORDERING MATERIALS OR COMMENCING CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY.
  - UNLESS INDICATED OTHERWISE, FRAME AND OPEN LID STRUCTURES IN PAVEMENT SHALL BE NEENAH R-2502 OR APPROVED EQUAL, AND FRAME AND CLOSED LID STRUCTURES IN PAVEMENT SHALL BE NEENAH R-1772 OR APPROVED EQUAL. ALL FRAME AND GRATES SHALL ALSO CONFORM TO LOCAL MUNICIPALITY REQUIREMENTS.
  - LIGHT POLES SHOWN FOR COORDINATION PURPOSES ONLY AND DO NOT REPRESENT ACTUAL SIZE. SEE PLANS BY SITE LIGHTING CONSULTANT FOR SITE LIGHTING INFORMATION.
  - ALL STORM SEWER TO BE 12" RCP UNLESS OTHERWISE NOTED.



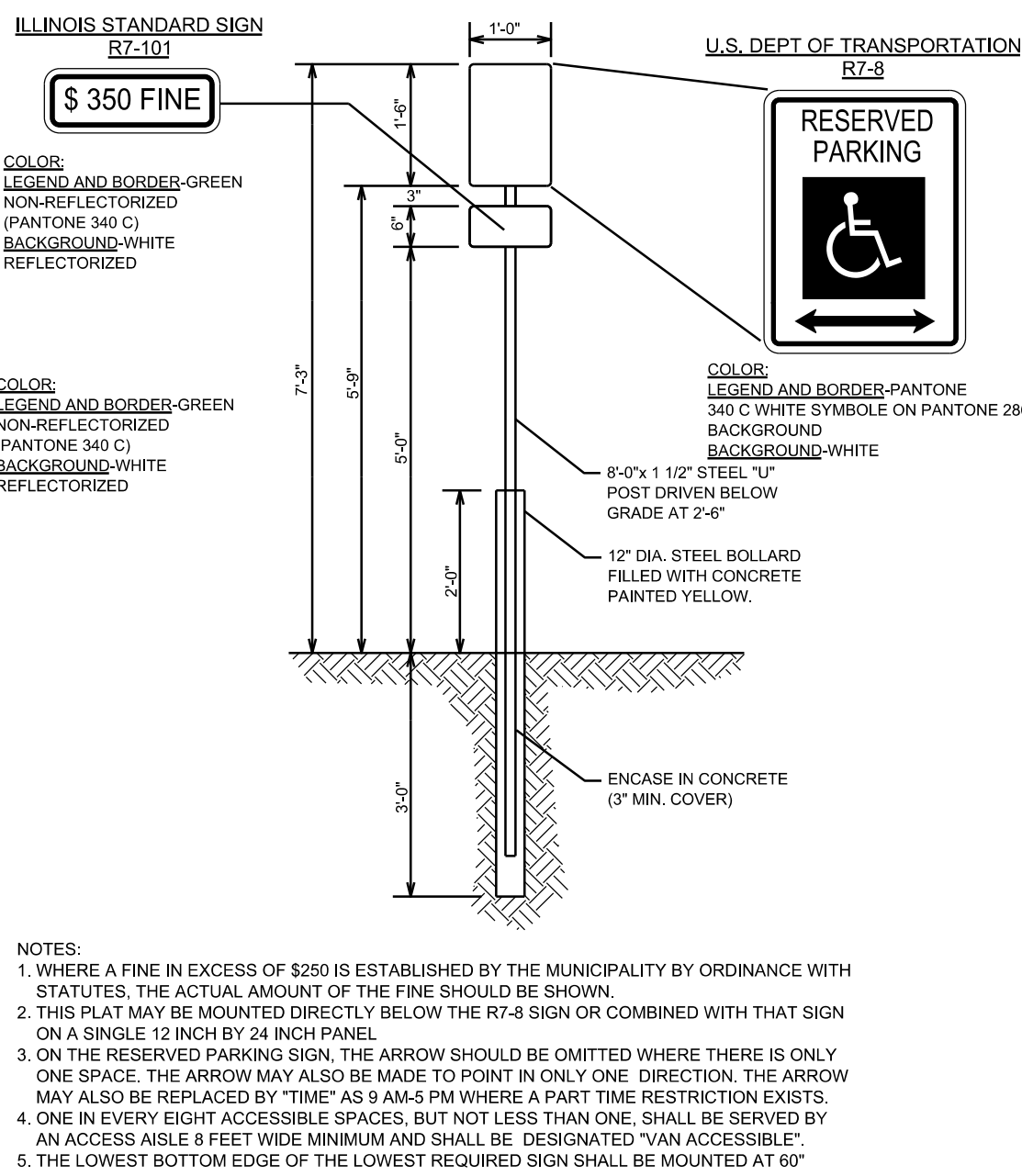


NOTE: SYMBOL TO BE CENTERED IN PARKING STALL.

PAINTED ACCESSIBLE STALL SYMBOL

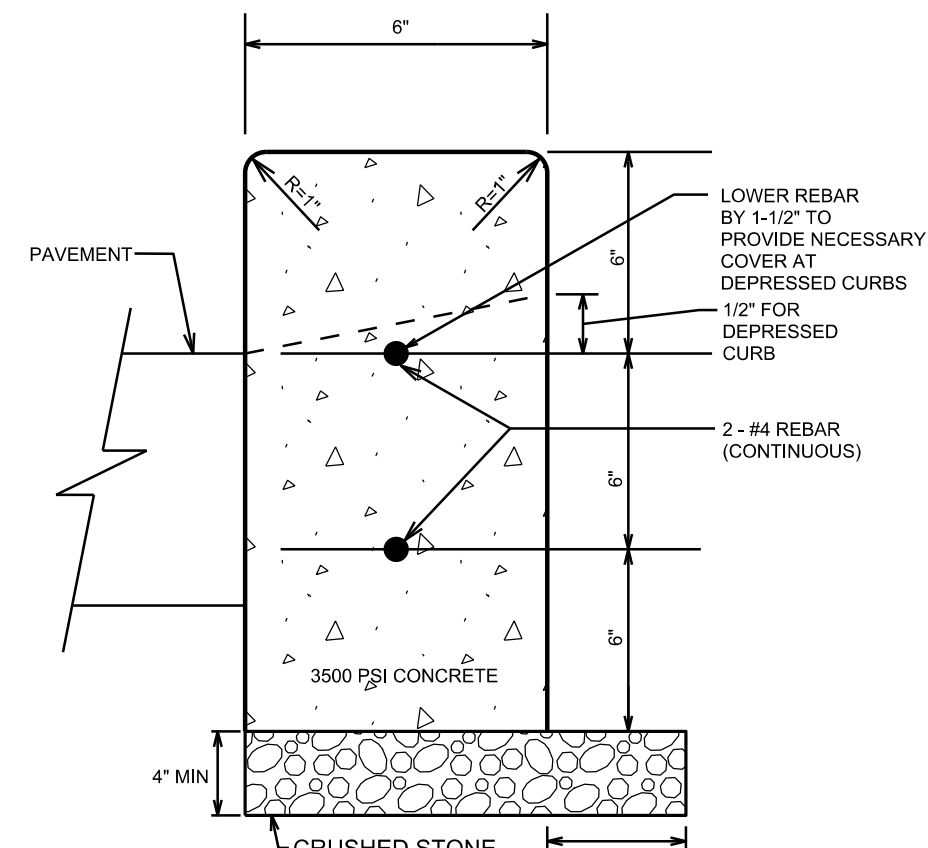


ACCESSIBLE PARKING SPACE DETAIL



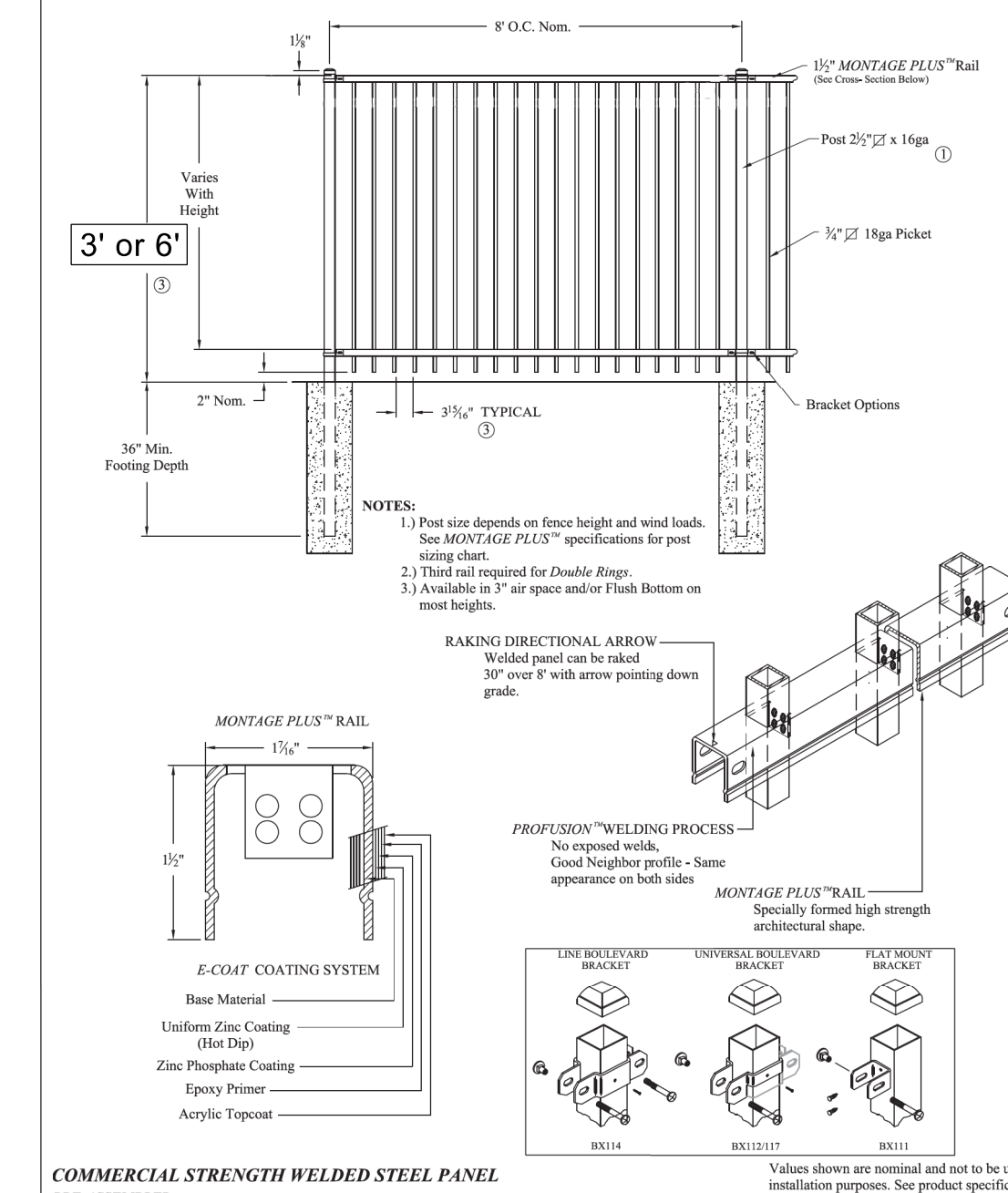
NOTES:  
 1. WHERE A FINE IN EXCESS OF \$250 IS ESTABLISHED BY THE MUNICIPALITY BY ORDINANCE WITH STATUTES, THE ACTUAL AMOUNT OF THE FINE SHOULD BE SHOWN.  
 2. THIS PLATE MAY BE MOUNTED DIRECTLY BELOW THE RT-8 SIGN OR COMBINED WITH THAT SIGN ON A SINGLE 12 INCH BY 24 INCH PANEL.  
 3. ON THE RESERVED PARKING SIGN, THE ARROW SHOULD BE OMITTED WHERE THERE IS ONLY ONE SPACE. THE ARROW MAY ALSO BE MADE TO POINT IN ONLY ONE DIRECTION. THE ARROW MAY ALSO BE REPLACED BY "TIME" AS 9 AM-5 PM WHEN A PART TIME RESTRICTION EXISTS.  
 4. ONE IN EVERY EIGHT ACCESSIBLE SPACES, BUT NOT LESS THAN ONE, SHALL BE SERVED BY AN ACCESSIBLE 8 FEET WIDE MINIMUM AND SHALL BE DESIGNATED "VAN ACCESSIBLE".  
 5. THE LOWEST BOTTOM EDGE OF THE LOWEST REQUIRED SIGN SHALL BE MOUNTED AT 60"

ACCESSIBLE PARKING SPACE SIGN WITH BOLLARD DETAIL



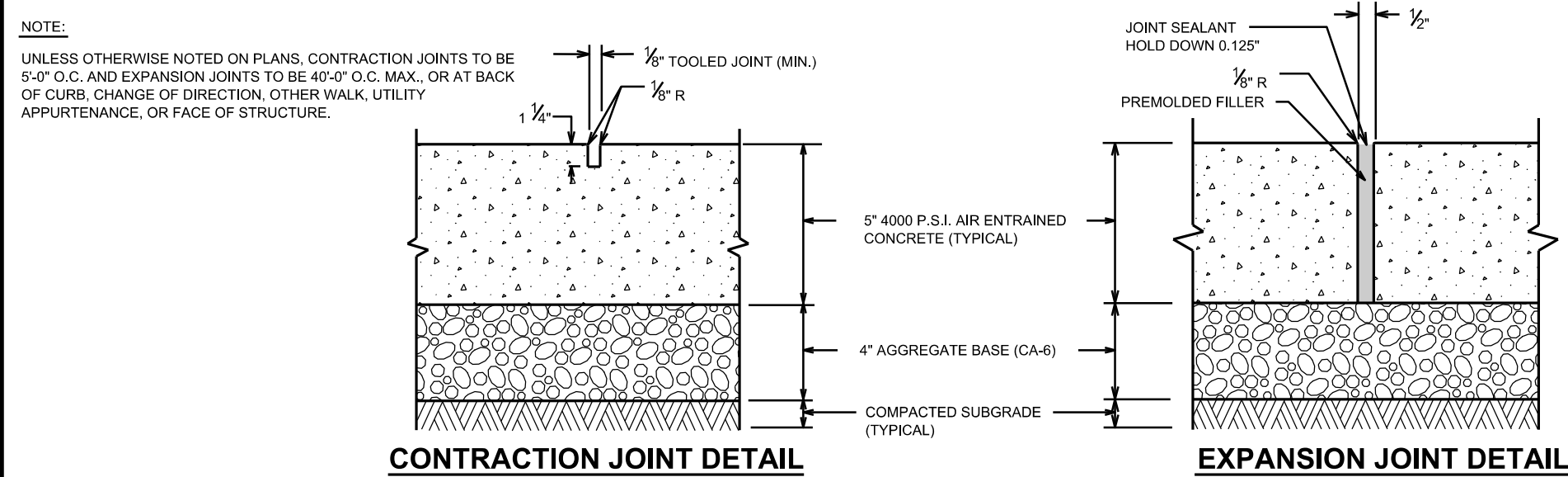
NOTES:  
 1. PROVIDE 1/2" EXPANSION JOINTS EVERY 50' ON-CENTER.  
 2. PROVIDE HAND TOoled CONSTRUCTION JOINTS EVERY 10' ON-CENTER.

B6 BARRIER CURB

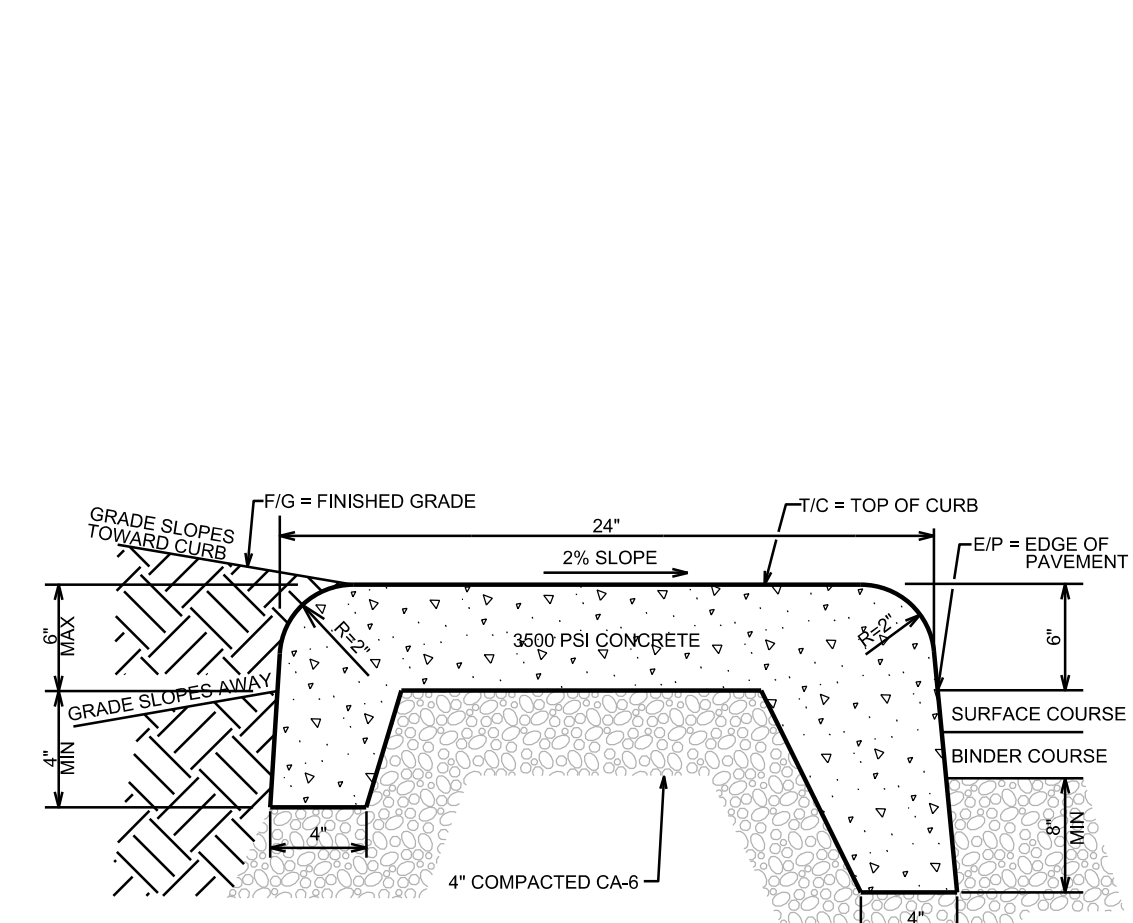


COMMERCIAL STRENGTH WELDED STEEL PANEL  
 PRE-ASSEMBLED  
 MONTAGE PLUS MAJESTIC 23-RAIL  
 DR: CI SH 1 of 1 SCALE: DO NOT SCALE  
 CK: ME Date: 6/28/10 REV: e  
 AMERISTAR®  
 1555 N. Mango  
 Tulsa, OK 74116  
 1-888-333-4422  
 www.ameristarpanel.com

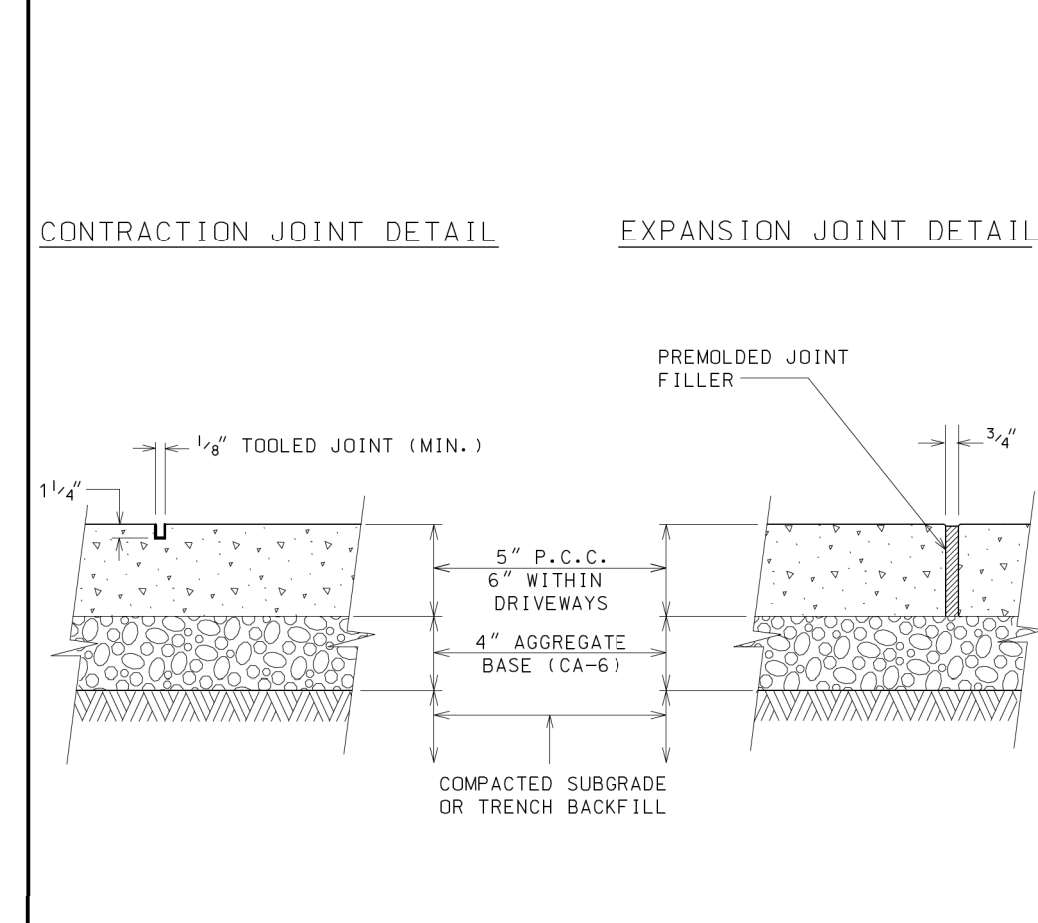
MONTAGE PLUS MAJESTIC 23-RAIL



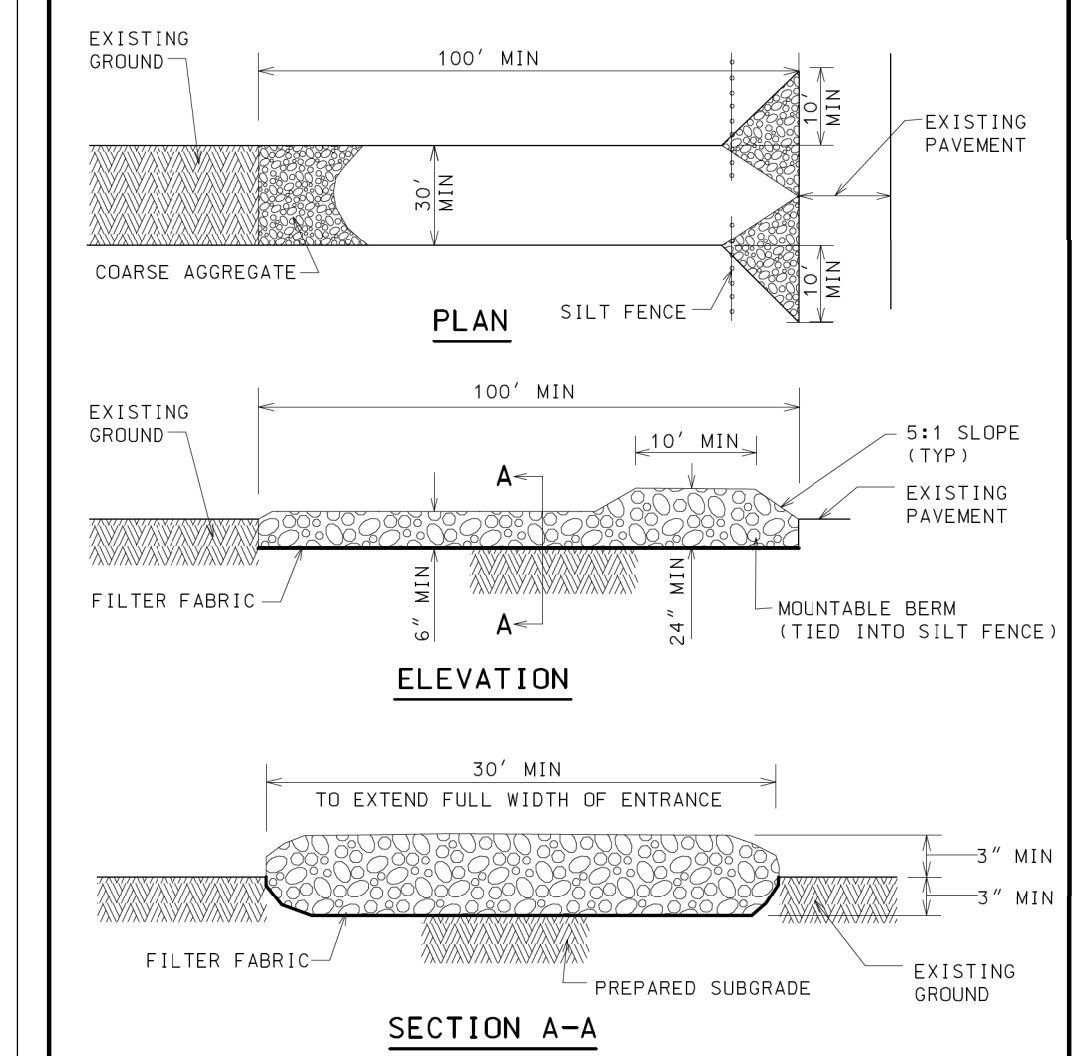
CONCRETE SIDEWALK



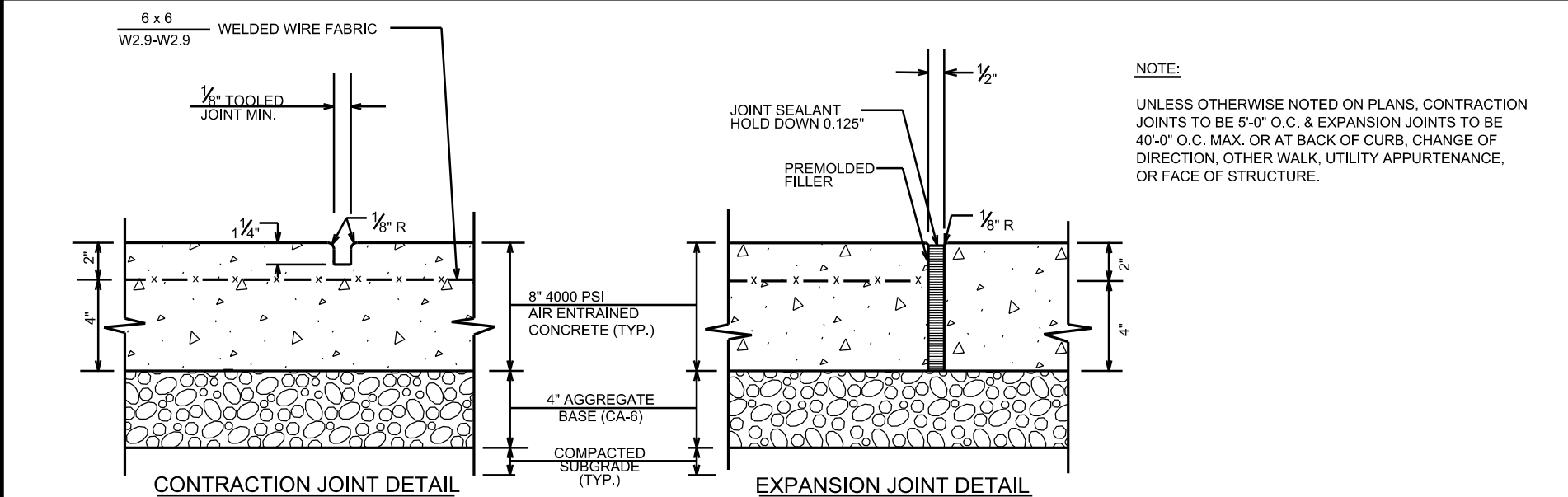
10" x 24" CURB



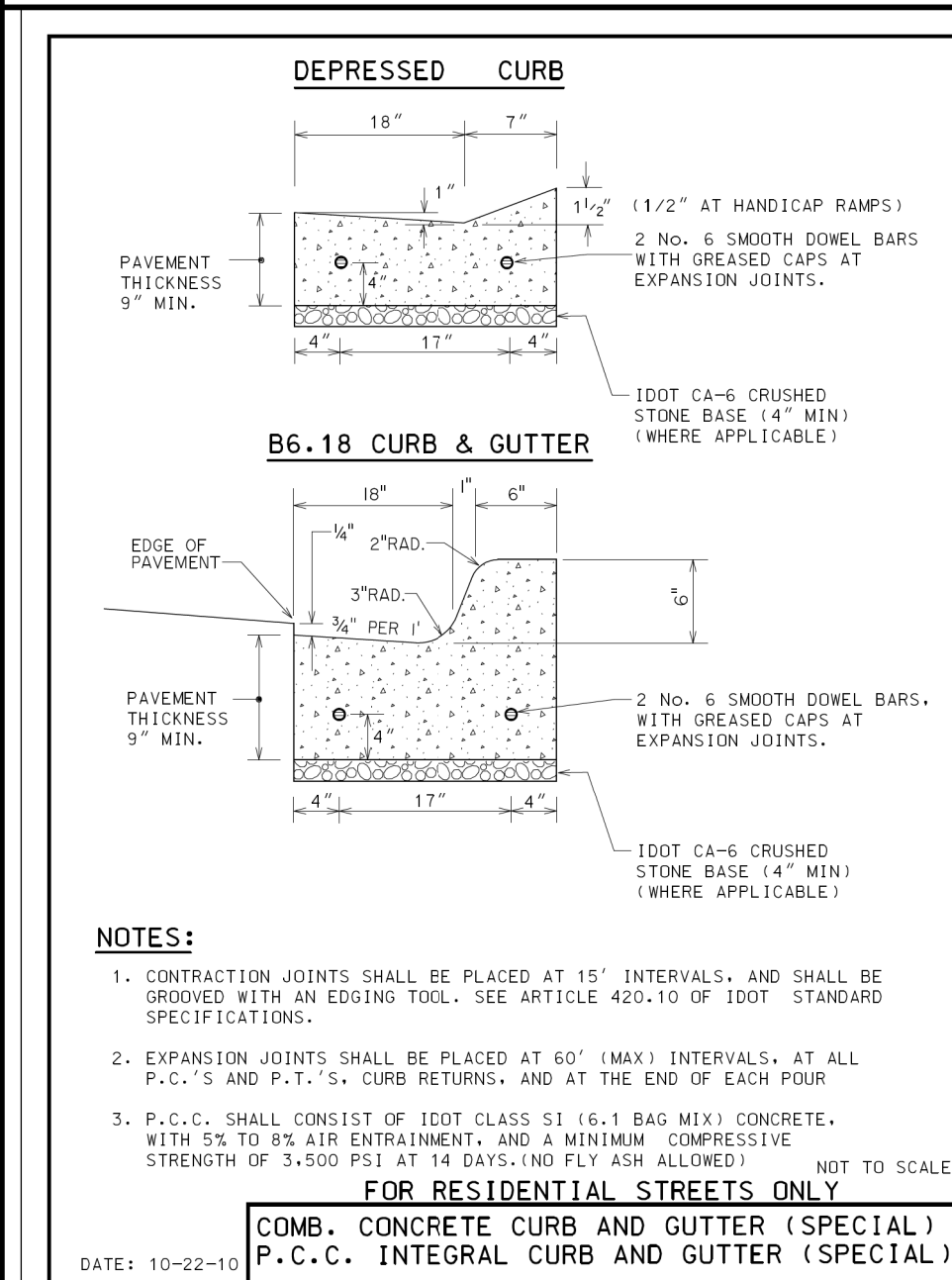
CONCRETE WALK JOINT DETAILS



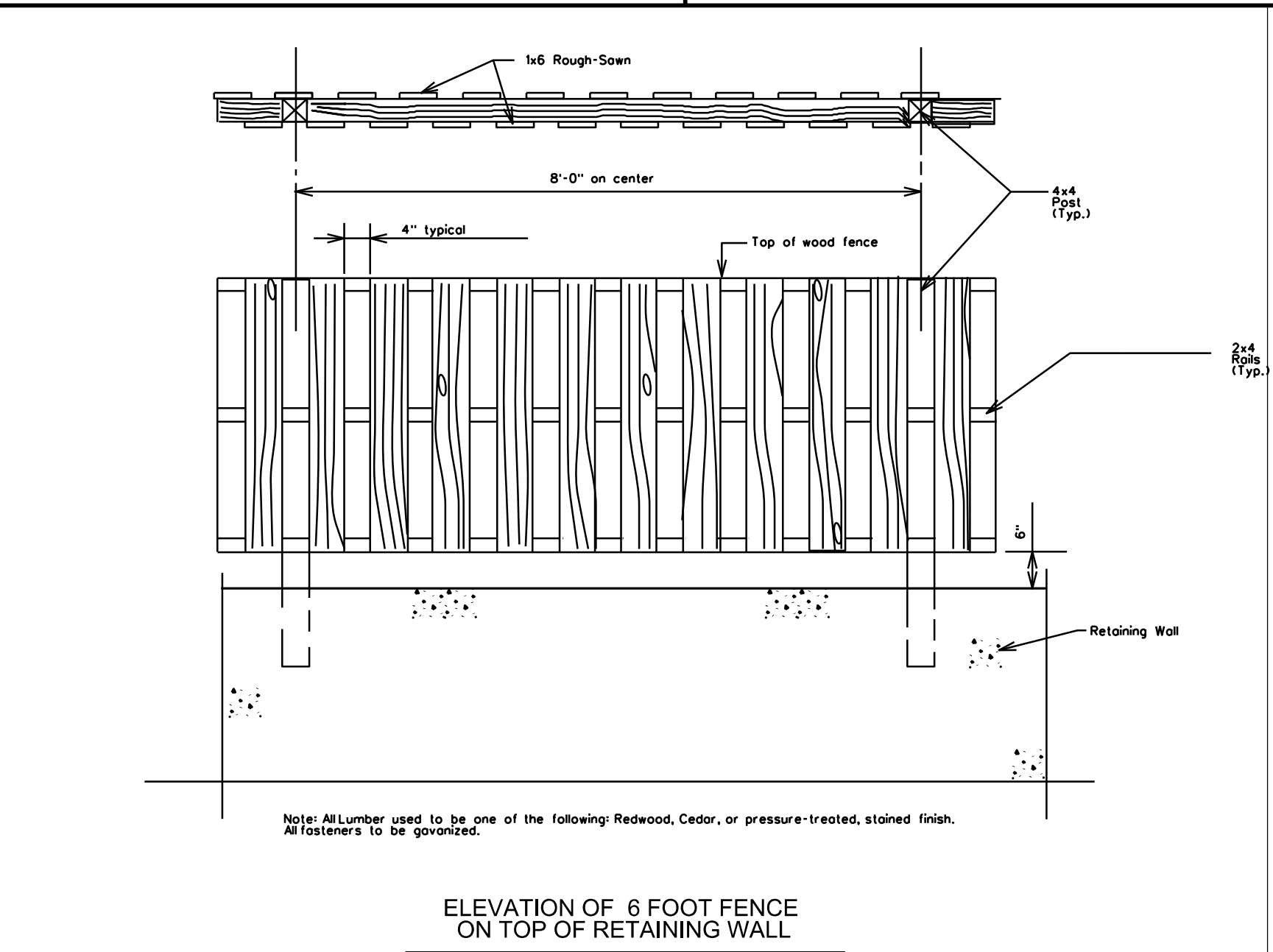
STABILIZED CONSTRUCTION ENTRANCE DETAIL



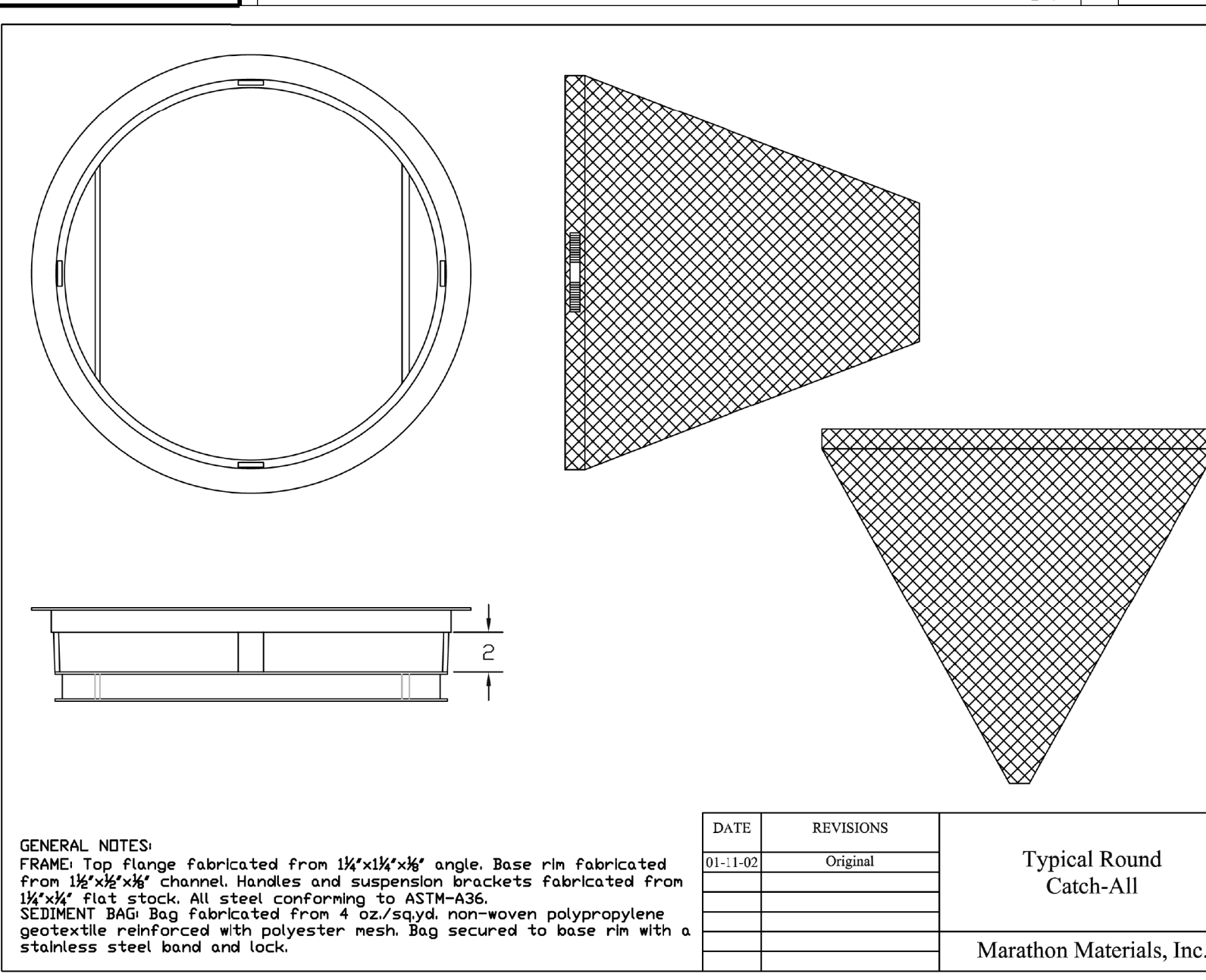
CONCRETE DUMPSTER PAD, DRIVEWAYS AND DRIVE-THRU LANES



NOTES:  
 1. CONTRACTION JOINTS SHALL BE PLACED AT 15' INTERVALS, AND SHALL BE GROoved WITH AN EDGING TOOL. SEE ARTICLE 420-10 OF 1007 STANDARD SPECIFICATIONS.  
 2. EXPANSION JOINTS SHALL BE PLACED AT 60' (MAX.) INTERVALS, AT ALL P.C.'S AND P.T.'S, CURB RETURNS, AND AT THE END OF EACH POUR.  
 3. P.C.C. SHALL CONSIST OF 1007 CLASS S1 (6-1 BAG MIX) CONCRETE, WITH 5% TO 8% AIR ENTRAINMENT, AND A MINIMUM COMPRESSIVE STRENGTH OF 3,500 PSI AT 14 DAYS. (NO FLY ASH ALLOWED). NOT TO SCALE  
 FOR RESIDENTIAL STREETS ONLY  
 COMB. CONCRETE CURB AND GUTTER (SPECIAL)  
 P.C.C. INTEGRAL CURB AND GUTTER (SPECIAL)  
 DATE: 10-22-10

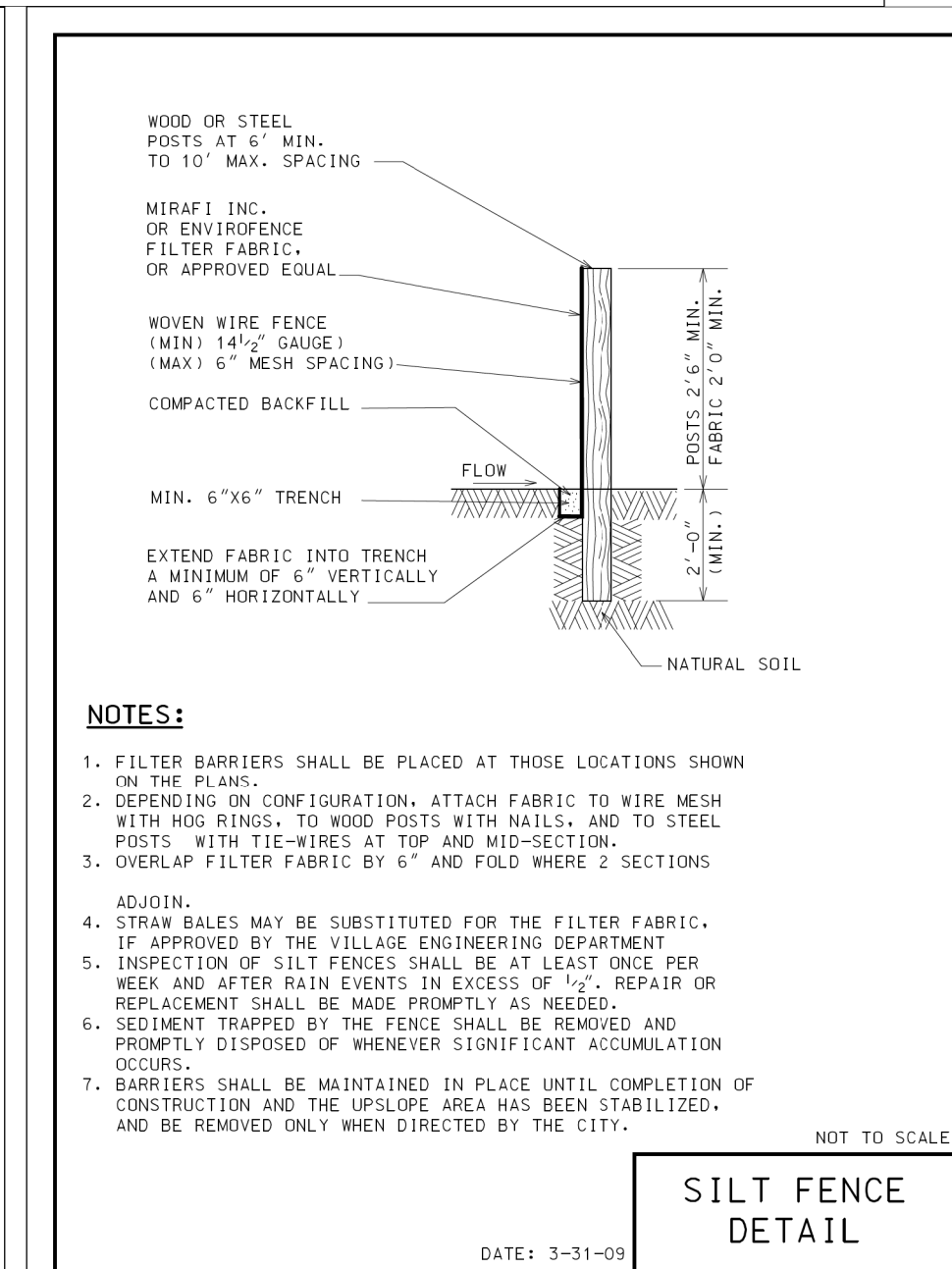


ELEVATION OF 6 FOOT FENCE ON TOP OF RETAINING WALL



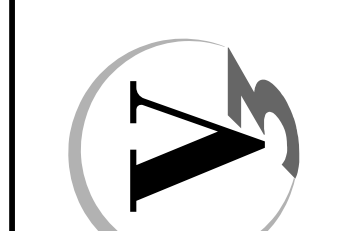
DATE	REVISIONS	REVISIONS
01-1-02	Original	

Typical Round Catch-All  
 Marathon Materials, Inc.



SILT FENCE DETAIL

V3 Companies  
 7325 Janes Avenue  
 Woodridge, IL 60517  
 630.724.9200 phone  
 630.724.9202 fax  
 www.v3co.com



PREPARED BY:  
 VIGOR, VETTER, VIRTUE, INC. - THE VISION TO TRANSFORM WITH EXCELLENCE

PREPARED FOR:  
**McDonald's USA, LLC**  
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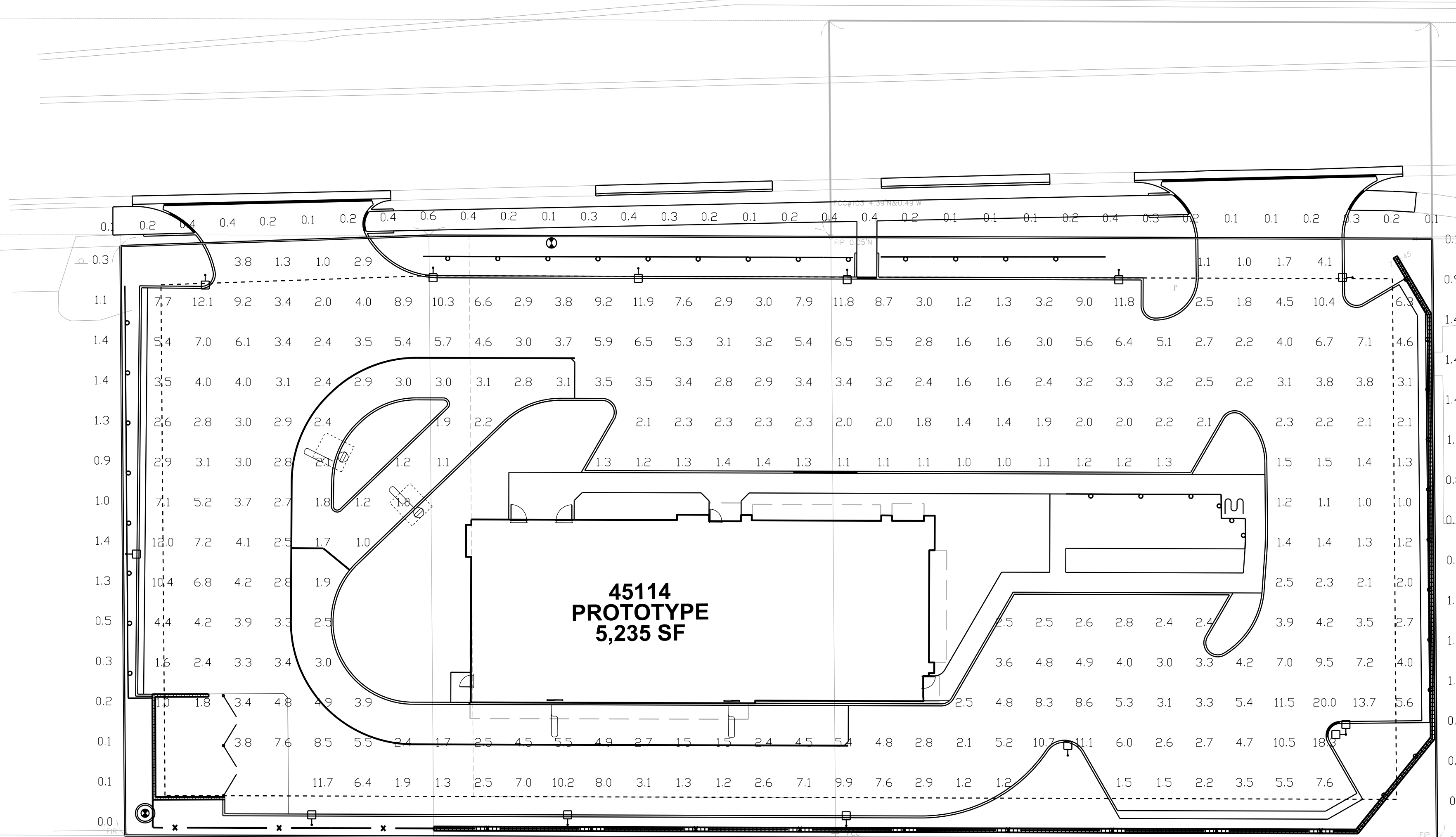
TITLE	DATE	DATE	DATE
PRELIMINARY CONSTRUCTION DETAILS	01-25-13	01-25-13	01-25-13
DESCRIPTION	AMU	AMU	AMU
McDONALD'S - ST. CHARLES			
SITE ADDRESS	012-0040	1915 W. MAIN STREET - ST. CHARLES, IL	

SHEET NO. **C4.0**

BY: \_\_\_\_\_ DATE: \_\_\_\_\_ REV: \_\_\_\_\_ DESCRIPTION: \_\_\_\_\_

0240.59 - PRELIMINARY CONSTRUCTION DETAILS

# MAIN STREET (IL ROUTE 64)



PAVED SURFACE READINGS

Average	4.0
Maximum	20.0
Minimum	1.0
Avg:Min	3.97
Max:Min	20.00

PROPERTY LINE READINGS

Average	0.5
Maximum	1.4
Minimum	0.0

**NOTES:**

- THE FOOTCANDLE LEVELS AS SHOWN ARE BASED ON THE FOLLOWING CRITERIA. ANY SUBSTITUTIONS IN SPECIFIED FIXTURES OR CHANGES TO LAYOUT WILL AFFECT LIGHTING LEVELS SHOWN AND WILL NOT BE THE RESPONSIBILITY OF SECURITY LIGHTING.
- THE CONTRIBUTION OF THE SOFFIT / BUILDING LIGHTING IS NOT REFLECTED ON THE DRAWING UNLESS SOFFIT / BUILDING LIGHTING IS SPECIFIED IN THE FIXTURE SCHEDULE BELOW.
- DISTANCE BETWEEN READINGS 10'
- FINAL ADJUSTMENTS TO AIMING ANGLE/DIRECTION OF FIXTURES MAY BE REQUIRED TO ELIMINATE LIGHT TRESPASS OR GLARE ONTO ADJOINING PROPERTIES OR ROADWAYS.
- FOOTCANDLE LEVELS SHOWN ARE MAINTAINED. MAINTENANCE FACTOR USED ON THIS DRAWING IS 0.75

\*\*\* - SPECIFY COLOR

FIXTURE TYPE	SYMBOL	QUANTITY	CONFIG	QUANTITY	MOUNTING HEIGHT	LUMENS	POLE TYPE: *	QUANTITY
RSB/RCS-320PSMH-***-4-MT-HSS		13	SGL	11	21'	31,000	SSP-4118-GL-*** 4'x3'	12
			DBL-90	1				

NOTE: ALL POLES ARE DRILLED

\* POLES SPECIFIED ON THIS DRAWING ARE RATED FOR AN 90 MPH WIND LOAD. FOR AREAS WHERE THE WIND LOAD CRITERIA EXCEEDS 90 MPH, PLEASE CONSULT FACTORY FOR PROPER POLE SPECIFICATION AND MODEL NUMBER.

THIS LIGHTING PATTERN REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA, TAKEN UNDER CONTROLLED CONDITIONS. IN ACCORDANCE WITH THE ILLUMINATING ENGINEERING SOCIETY APPROVED METHOD, ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRES MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LUMENS, AND OTHER VARIABLE FIELD CONDITIONS.

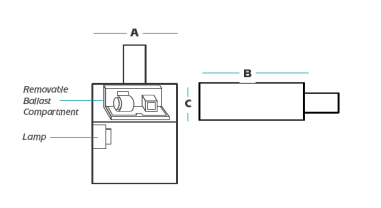
### RSB-RCS/L SERIES



The RSB-RCS/L Series rectangular hoodbox is offered in a variety of lighting distributions with sharp cutoff to meet the challenging demands of today's site lighting projects.

### Fixture Specifications

- One-piece formed aluminum housing
- Hydroformed aluminum reflector
- Die cast zinc latches permit tool-free entry
- High power factor ballast with -20°F coating
- Consult factory for glass shield options
- Lamp and arm included
- Flux tempered glass lens
- Luminaire finished in weatherproof powder-coat paint
- Available with photocell and polycarbonate shield
- Reusable optics (RCS only)
- UL listed for wet locations



### ORDERING INFORMATION

SAMPLE CATALOG NUMBER

RSB-RCK XXXXXXXX XX X XX

Series	Mounting	Finish	Optics	Weight
RSB-RCS	SSB Series - Small	DB	Dark Bronze	
RSB-RCL	RSB Series - Large	WB	White	
		PS	Platinum Silver	

Finish	Weight
DB	10.50"
WB	10.50"
PS	10.50"

Finish	Weight
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LANDSCAPING AND SCREENING REQUIREMENTS

BUILDING FOUNDATION LANDSCAPING

REQUIRED: 12 TOTAL SHADE, ORNAMENTAL OR EVERGREEN TREES  
 PROVIDED: 1 SHADE  
 7 ORNAMENTAL  
 3 EVERGREEN  
 TOTAL: 11  
 REQUIRED: 120 SHRUBS, PERENNIALS OR GRASSES  
 PROVIDED: 63 SHRUBS  
 78 PERENNIALS  
 79 GRASSES  
 TOTAL: 220

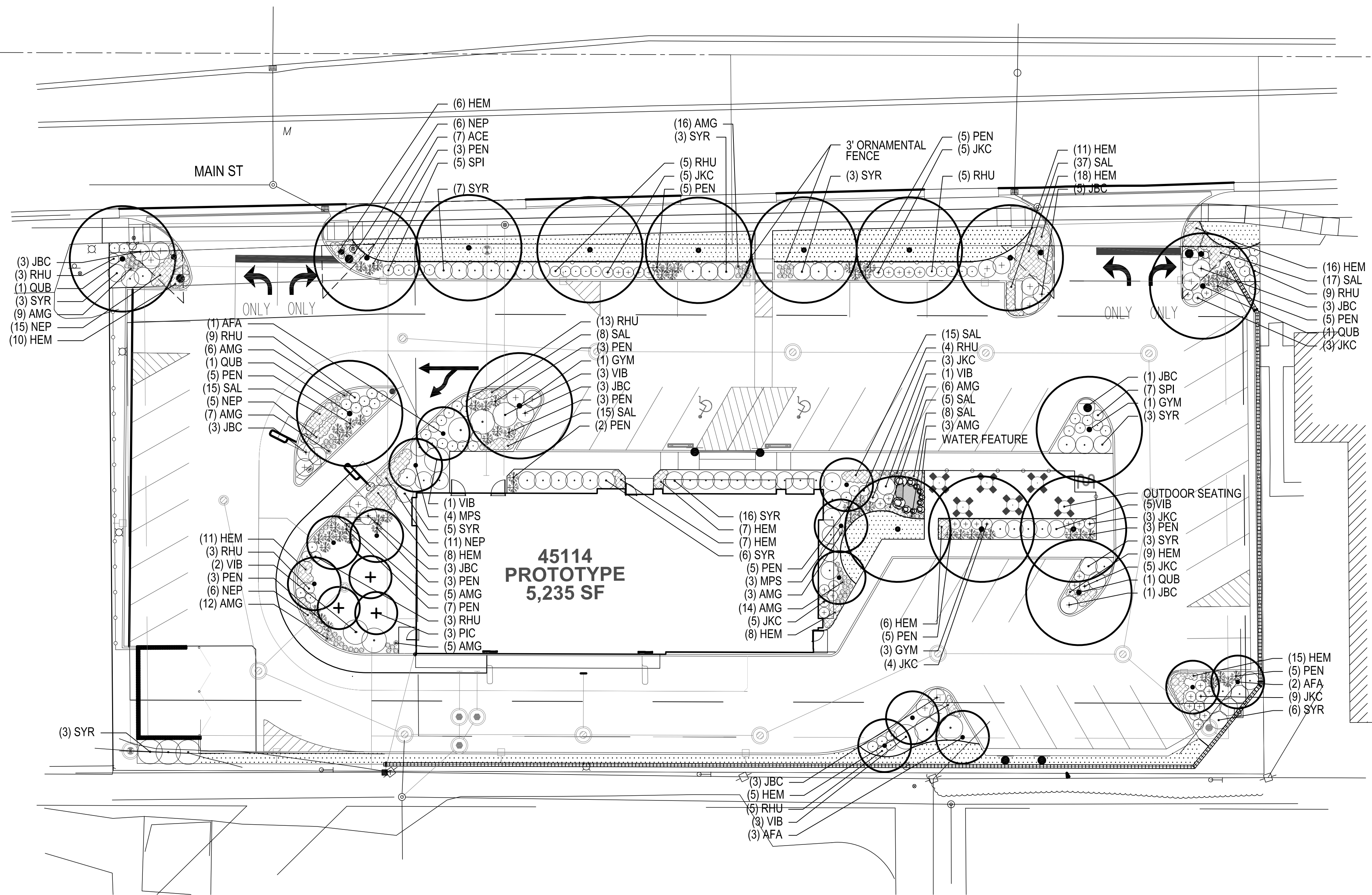
NOTE: WE ARE DISREGARDING REQUIREMENT THAT FOUNDATION PLANTING BE WITHIN 16' OF BUILDING WALL

PUBLIC STREET FRONTAGE LANDSCAPING

REQUIRED: 6 SHADE TREES  
 PROVIDED: 6 SHADE TREES  
 REQUIRED: 12 ORNAMENTAL OR EVERGREEN TREES  
 PROVIDED: 0 ORNAMENTAL TREES  
 0 EVERGREEN TREES  
 REQUIRED: 187 LF  
 PROVIDED: 250 LF

INTERIOR PARKING LOT LANDSCAPING

REQUIRED: 17 SHADE TREES  
 PROVIDED: 15 SHADE TREES  
 REQUIRED: 2,793 SF ISLANDS  
 PROVIDED: 2,793 SF ISLANDS



ABBRV.	LATIN NAME	COMMON NAME	QUANTITY	SIZE & SHAPE
<b>PLANT LIST</b>				
<b>DECIDUOUS TREES</b>				
AFA	Acer x freemanii 'Armstrong'	ARMSTRONG MAPLE	6	2.5"/CENTRAL LEADER
ACE	Acer x freemanii 'Marmo'	MARMO MAPLE	7	2.5"/CENTRAL LEADER
GYM	Gymnocladus dioica	KENTUCKY COFFEE TREE	5	2.5"/CENTRAL LEADER
QUB	Quercus bicolor	SWAMP WHITE OAK	4	2.5"/CENTRAL LEADER
<b>EVERGREEN TREES</b>				
PIC	Picea glauca densata	BLACK HILLS SPRUCE	3	8' B&B
<b>ORNAMENTAL TREES</b>				
MPS	Malus 'Pink Spires'	PINK SPIRES CRABAPPLE	7	2"/CENTRAL LEADER
<b>EVERGREEN SHRUBS</b>				
JKC	Juniperus x pfitzeriana 'Kallay's Compact'	KALLAYS COMPACT JUNIPER	39	24" B&B
JBC	Juniperus horizontalis 'Blue Chip'	BLUE CHIP JUNIPER	25	#3 CONT.
<b>DECIDUOUS SHRUBS</b>				
RHU	Rhus aromatica 'Gro-low'	GROW LOW SUMAC	59	#3 CONT.
SPI	Spiraea betulifolia 'Tor'	BIRCHLEAF SPIREA	16	#5 CONT.
SYR	Syringa meyer 'Palibin'	DWARF KOREAN LILAC	58	36" B&B
VIB	Viburnum dentatum 'Ralph Senior'	AUTUMN JAZZ VIBURNUM	15	36" B&B
<b>ORNAMENTAL GRASSES</b>				
PEN	Pennisetum alopecuroides	FOUNTAIN GRASS	65	
AMG	Sesleria autumnalis	AUTUMN MOOR GRASS	86	1 GAL.
<b>PERENNIALS</b>				
HEM	Heemerocallis 'Rosy Returns'	ROSY RETURNS DAYLILY	137	1 GAL. 18"O.C.
NEP	Nepeta 'Walkers Low'	WALKERS LOW CATMINT	43	1 GAL. 24"O.C.
SAL	Salvia nemorosa 'May Night'	MAY NIGHT SALVIA	120	1 GAL. 18"O.C.

CONTACT JULIE AT 811 OR 800-892-0123  
 With the following:  
 County: \_\_\_\_\_  
 City/Township: \_\_\_\_\_  
 Sec & 1/4 Sec No.: \_\_\_\_\_  
 48 HOURS (2 working days) BEFORE YOU DIG

0 10 20 40  
 SCALE: 1" = 20'-0"

NORTH

- ### Notes
- The Landscape Contractor shall be responsible for installing materials and plants shown on the landscape plan.
  - All nursery stock will be well branched, healthy, full, pre-inoculated and fertilized. Deciduous trees shall be free of fresh scars, trunks will be wrapped if necessary to prevent sun scald and insect damage. The landscape contractor shall remove the wrap at the proper time as a part of this contract.
  - All nursery stock shall be guaranteed, by the contractor, for one year from date of final inspection.
  - Clean viable earth will be provided and graded by the General Contractor up to 6 inches below finished grade in turf areas and 18 inches in planting areas.
  - Soil shall be amended with 25% sphagnum peatmoss, 10% humus and 65% pulverized soil for all shrub, ornamental grass, perennial and annual beds.
  - Double shredded hardwood mulch shall be applied three inches in depth to all perennial beds and tree rings, ornamental grass planting beds shown with a hatch are to be mulched with 3" depth pea gravel. Mulch shall not contain any form or other wastes.
  - A chemical weed preventative barrier shall be applied in all wood mulch areas. A 4" x 14 gauge galvanized edger, Ryerson or equal shall separate the beds from the turf areas as shown on the plans. Edger is not required when adjacent to curbs, walls or walks.
  - Local Utilities will need to be contacted before any type of work is done on the site.
  - Do not disturb paving, lighting, landscaping, irrigation and/or fencing that is adjacent to the site or on the site to remain. The contractor is responsible for the cost to repair such areas if damaged.
  - The contractor shall report any discrepancies in plan vs field conditions in writing immediately to the owners representative prior to continuing with that portion of the work.
  - All trees are to be guyed per the tree planting detail for a period of one year. During the construction period tighten the guy wires as necessary. The landscape contractor shall remove all guying material after one year.
  - Planting beds shall be recessed to prevent the depositing of soil, mulch and other landscape materials on the sidewalk.

### Water Feature

The landscape plan indicates the approximate size and location of the water feature. Final decision on the exact dimensions and location shall be made in the field with the approval of the owner's representative. Water feature design and character to be similar to the image above. Contractor to submit samples and shop drawings for approval by the owner's representative prior to installation.

### Planting Details

PRUNE ALL DEAD OR DAMAGED WOOD PRIOR TO PLANTING. SET SHRUB 1" HIGHER THAN THE FINISHED BED GRADE. DIG PLANT PIT TWICE AS WIDE & DEEP AS THE CONTAINER. APPLY SPECIFIED MULCH. CARE SHOULD BE TAKEN NOT TO DAMAGE THE SHRUB OR ROOT-BALL WHEN REMOVING IT FROM ITS CONTAINER. LOOSEN SIDES OF PLANT PIT & WATER IN WELL TO ELIMINATE LARGE AIR POCKETS. ALL JUNIPER PLANTS SHOULD BE PLANTED SO TOP OF ROOT MASS OCCURS AT FINISH GRADE OF MULCH LAYER. COMPACTED BACKFILL MIX. FILL PLANT PIT WITH 1/2 SPECIFIED SOIL MIX & 1/2 FT SOIL.

DO NOT CUT LEADER. PRUNE IMMEDIATELY PRIOR TO PLANTING. USE 3 GUY ASSEMBLIES FOR EVERGREENS AND TREES OVER 1" CAL. INSTALL SAUCER IN NATIVE AREAS. USE NYLON TREE STRAPS AT END OF WIRE (EVERGREEN TREES). 12 GAUGE GALVANIZED WIRE. 4" TREE TAPE (DECIDUOUS TREES ONLY). 2 1/2" DEPTH CEDAR MULCH 24" x 34" P.V.C. MARKERS (TYPICAL) OVER WIRES. 12 SPECIFIED BACKFILL MIX & 1/2 FT SOIL. TREATED WOOD POST W/ GROMMETED NYLON STRAPS. USE 2 GUY WIRES. REMOVE TOP 2/3 OF WIRE BASKET AFTER TREES IN THE PIT. REMOVE TWINE, & PULL BURLAP FROM TREE TRUNK.

NOTE: BROKEN OR CRUMBING ROOT-BALLS WILL BE REJECTED.

NOTE: SET TOP OF ROOT BALL 2" TO 3" ABOVE SURROUNDING FINISH GRADE.

BLUEGRASS/FESCUE SOD

O.C. SPACING

+ - CENTER OF PLANT

PLANT SPACING AS SPECIFIED ON DRAWINGS. SEE PLAN

REVISIONS PER CITY COMMENTS

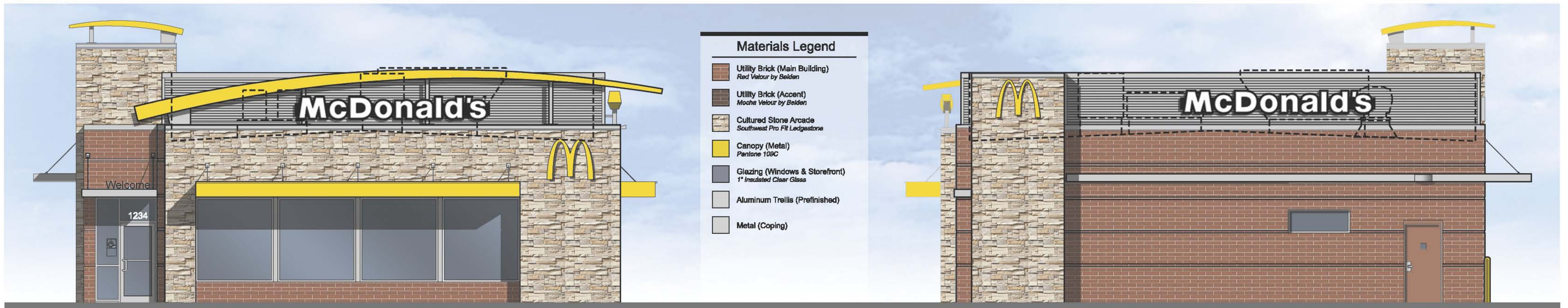
NO.	DATE	DESCRIPTION	BY
1	11-15-12		
2	2-28-13		

PREPARED BY: NORRIS DESIGN  
 Planning | Landscape Architecture  
 540 Duane Street  
 Glen Ellyn, Illinois 60137  
 P 630.547.9372  
 F 630.790.2204  
 www.norris-design.com

DRAWN BY: EAS  
 STAFF/DATE: 72-10-12  
 REVIEWED BY: KD  
 DATE ISSUED: 72-10-12

TITLE: Landscape Plan  
 DESCRIPTION: McDONALD'S - St Charles, IL  
 SHEET NO.: L1.0

FOR REVIEW ONLY

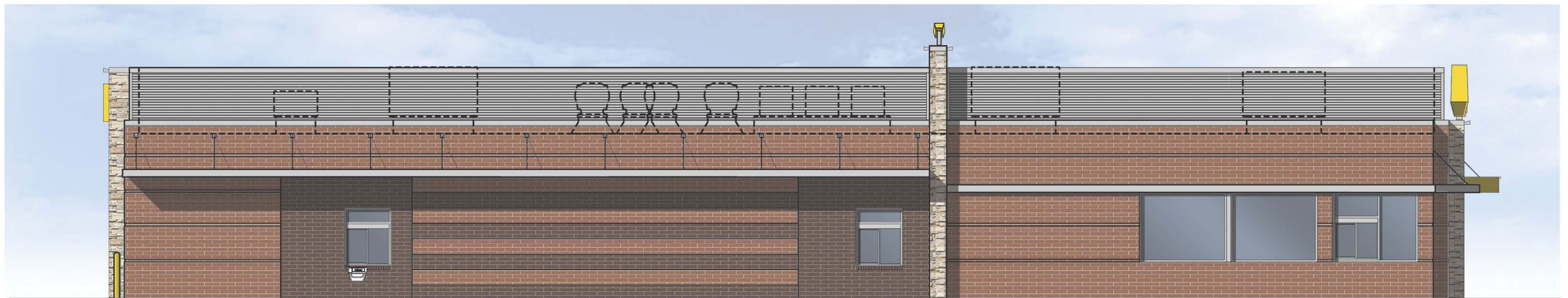


Front Elevation

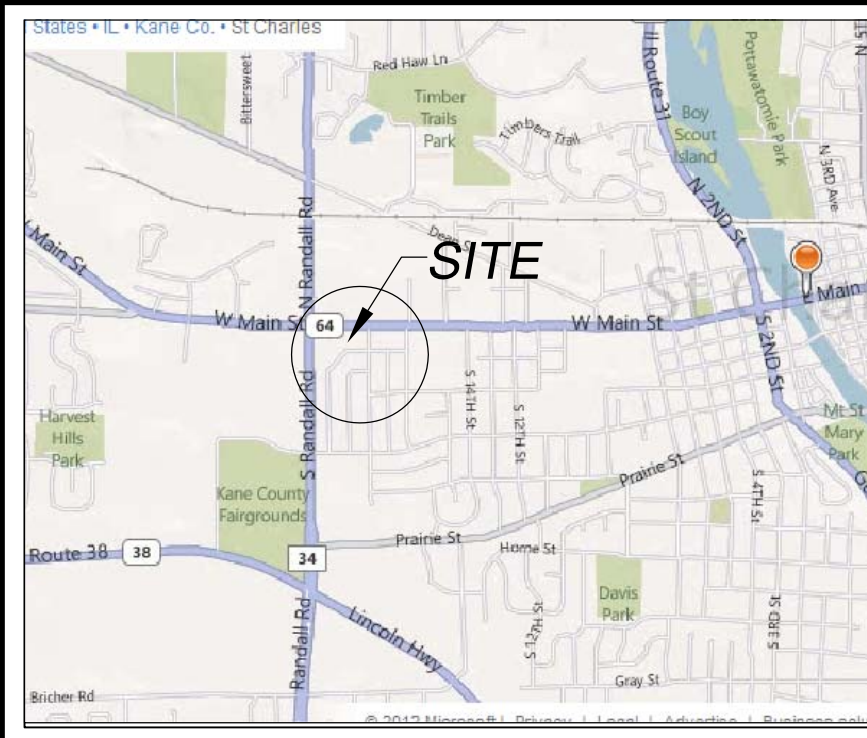
Rear Elevation



Non-Drive-Thru Side Elevation



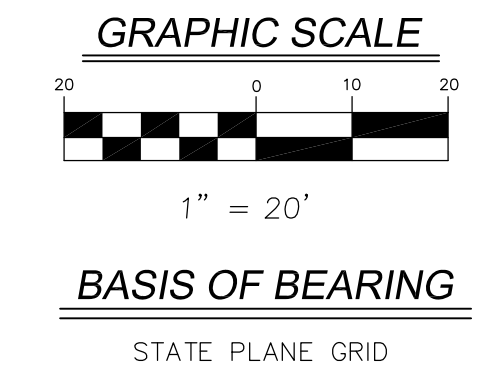
Drive-Thru Side Elevation



# FINAL PLAT OF McDONALD'S ST. CHARLES SUBDIVISION

PART OF THE SOUTHWEST QUARTER OF SECTION 28 AND THE NORTHWEST QUARTER OF SECTION 33, ALL IN TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS.

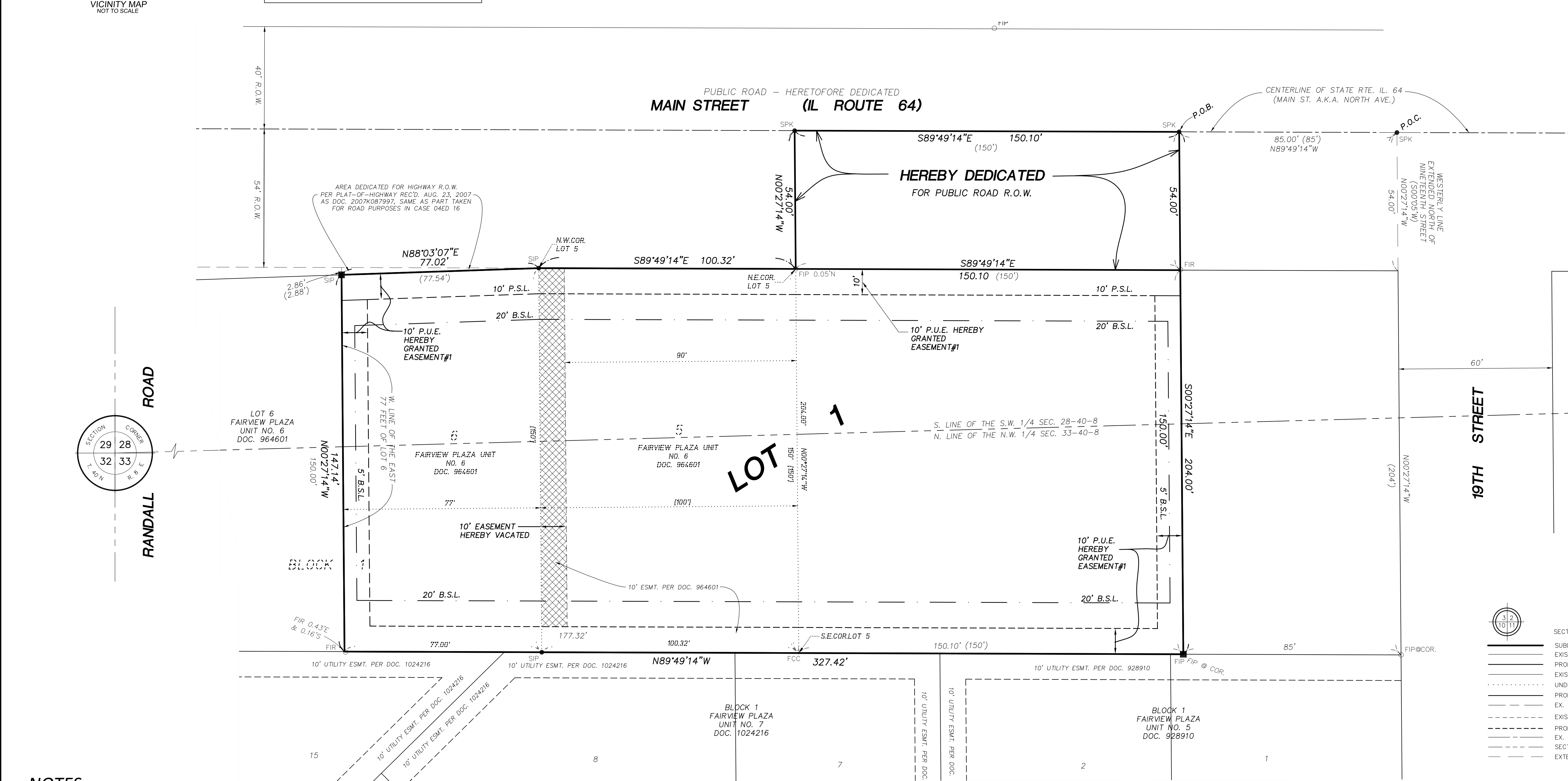
PLEASE RETURN THE RECORDED MYLAR TO:  
**CITY OF ST. CHARLES**  
2 E. MAIN STREET  
ST. CHARLES, IL 60174



AREA		
LOT 1	49,000 sq. ft.	1.1249 acres
PROP.DED.	8,105 sq. ft.	0.1860 acres
<b>TOTAL SUB.</b>	<b>57,105 sq. ft.</b>	<b>1.3109 acres</b>
EASEMENT#1	9122 sq. ft.	0.2094 acres

**OWNER/SUBDIVIDER**  
Franchise Realty Investment Trust - IL,  
A Maryland Corporation  
One McDonald's Plaza  
U.S. Legal Dept #091  
Oak Brook, IL 60523  
Contact: Amy Wilson

**ENGINEER / SURVEYOR**  
V3 Companies, Ltd.  
7325 Janes Avenue, Suite 100  
Woodridge, Illinois 60517  
630-724-9200 voice  
630-724-9202 fax  
Project Manager: Andrew Uttan  
Land Surveyor: Chuck Bartosz



**LEGEND**

SECTION CORNER	FOUND ROW MARKER
SUBDIVISION LINE	FIR FOUND IRON ROD
EXISTING RIGHT-OF-WAY LINE	FRS FOUND RAILROAD SPIKE
PROPOSED RIGHT-OF-WAY LINE	FPK FOUND PK NAIL
EXISTING LOT LINE	FMG FOUND MAG NAIL
UNDERLYING LOT LINE/TEXT	+FCC FOUND CUT CROSS
PROPOSED LOT LINE	FIP FOUND IRON PIPE
EX. & PRO. CENTERLINE	FIB FOUND IRON BAR
EXISTING EASEMENT LINE	SPK SET PK NAIL
PROPOSED EASEMENT LINE	SMG SET MAG NAIL
EX. & PRO. BUILDING SETBACK LINE	SIP SET IRON PIPE
SECTION LINE	SET CONCRETE MONUMENT PURSUANT TO 765 ILCS 205
EXTENSION LINE	

- NOTES**
- PER STATE STATUTE, UPON COMPLETION OF CONSTRUCTION OR WITHIN 12 MONTHS OF RECORDATION OF THIS PLAT, MONUMENTS SHALL BE SET AT ALL LOT CORNERS UNLESS OTHERWISE NOTED, OR WHERE CONCRETE MONUMENTS ARE SET.
  - ALL MEASUREMENTS AND DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
  - ALL EASEMENTS ARE HEREBY GRANTED UNLESS OTHERWISE NOTED. REFER TO THE EASEMENT PROVISIONS STATEMENT ON SHEET 2 FOR SPECIFIC TERMS AND CONDITIONS.

**ABBREVIATIONS**

N NORTH	PC POINT OF CURVATURE
S SOUTH	PRC POINT OF COMPOUND CURVATURE
E EAST	PRR POINT OF REVERSE CURVATURE
W WEST	PT POINT OF TANGENCY
CB CHORD BEARING	(0.00') RECORD DATUM
A ARC LENGTH	[0.00'] MEASURED DATUM
R RADIUS	0.00' CALCULATED DATUM
U.E. UTILITY EASEMENT	<0.00'> INFORMATION TAKEN FROM DEED
P.U.E. PUBLIC UTILITY EASEMENT	ETBE EXCEPTION TO BLANKET EASEMENT
D.E. DRAINAGE EASEMENT	M.U.E. MUNICIPAL UTILITY EASEMENT
EX EXISTING	I.E. INGRESS & EGRESS EASEMENT
PRO. PROPOSED	R.O.W. RIGHT-OF-WAY
ESMT. EASEMENT	P.O.C. PLACE OF COMMENCEMENT
	P.O.B. PLACE OF BEGINNING

<p>Engineers Scientists Surveyors</p>	<p>7325 Janes Avenue, Suite 100 Woodridge, IL 60517 630.724.9200 voice 630.724.0384 fax v3co.com</p>	<p>PREPARED FOR: <b>McDONALD'S USA</b> 2111 McDONALD'S DRIVE OAK BROOK, IL 60523 630-836-9090</p>	<p>REVISIONS</p> <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>		NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION							<p><b>FINAL PLAT</b> McDONALD'S ST. CHARLES SUBDIVISION, ST. CHARLES, ILLINOIS</p>		<p>Project No: 06240.59</p>
			NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION											
<p>DRAFTING COMPLETED: 02-25-13 FIELD WORK COMPLETED: N/A</p>	<p>DRAWN BY: SPK CHECKED BY: CWB</p>	<p>PROJECT MANAGER: CWB SCALE: 1" = 20'</p>	<p>SHEET NO. 1 of 2</p>																

# FINAL PLAT

OF

## McDONALD'S ST. CHARLES SUBDIVISION

PART OF THE SOUTHWEST QUARTER OF SECTION 28 AND THE NORTHWEST QUARTER OF SECTION 33, ALL IN TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS.

### OWNER'S CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF KANE ) SS.

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

ALSO, THIS IS TO CERTIFY THAT PROPERTY BEING, SUBDIVIDED AFORESAID, AND TO THE BEST OF THE OWNER'S KNOWLEDGE AND BELIEF, SAID SUBDIVISION LIES ENTIRELY WITHIN THE LIMITS OF:

ST. CHARLES COMMUNITY UNIT SCHOOL DISTRICT 303

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2013

### NOTARY CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF KANE ) SS.

I, \_\_\_\_\_, A NOTARY PUBLIC, IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT

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

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2013, AT \_\_\_\_\_, ILLINOIS.

NOTARY PUBLIC

### COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF KANE ) SS

I, \_\_\_\_\_, COUNTY CLERK OF KANE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID FORFEITED TAXES AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE ANNEXED PLAT.

I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE ANNEXED PLAT.

GIVEN UNDER MY HAND AND SEAL AT \_\_\_\_\_, ILLINOIS,

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_.

COUNTY CLERK

### CERTIFICATE AS TO SPECIAL ASSESSMENT

STATE OF ILLINOIS )  
COUNTY OF KANE ) SS

I DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE NOT BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THE PLAT.

COLLECTOR OF SPECIAL ASSESSMENT

DATED AT \_\_\_\_\_, ILLINOIS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_.

### COUNTY ENGINEER'S CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF KANE ) SS.

THIS PLAT HAS BEEN APPROVED BY THE KANE COUNTY ENGINEER WITH RESPECT TO ROADWAY ACCESS TO \_\_\_\_\_ PURSUANT TO ILCS CHAPTER 765 PARAGRAPH 205/2

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2013

COUNTY ENGINEER

### PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF KANE ) SS

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_.

CITY OF ST. CHARLES PLAN COMMISSION

CHAIRMAN

### DIRECTOR OF COMMUNITY DEVELOPMENT CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF KANE ) SS

I, \_\_\_\_\_ DO HEREBY CERTIFY THAT THE REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED, OR THE REQUIRED GUARANTEE BOND HAS BEEN POSTED FOR THE COMPLETION OF ALL REQUIRED LAND IMPROVEMENTS.

DIRECTOR OF COMMUNITY DEVELOPMENT

DATED AT \_\_\_\_\_, ILLINOIS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_.

### CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF KANE ) SS

APPROVED AND ACCEPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_.

CITY COUNCIL OF CITY OF ST. CHARLES, ILLINOIS

MAYOR

ATTEST: \_\_\_\_\_  
CITY CLERK

### PUBLIC UTILITIES EASEMENT PROVISIONS

A PERMANENT NON-EXCLUSIVE EASEMENT IS HEREBY GRANTED TO THE CITY OF ST. CHARLES AND TO ALL PUBLIC UTILITY COMPANIES OF ANY KIND OPERATING UNDER FRANCHISE GRANTING THEM EASEMENT RIGHTS FROM SAID CITY OF ST. CHARLES, INCLUDING BUT NOT LIMITED TO, AMERITECH AND NICOR AND TO THEIR SUCCESSORS AND ASSIGNS (HEREIN COLLECTIVELY REFERRED TO AS "GRANTEES"), IN, UPON, ACROSS, OVER, UNDER, AND THROUGH THE AREAS SHOWN BY DASHED LINES AND LABELED "PUBLIC UTILITY EASEMENT" ON THE PLAT OF SUBDIVISION HEREON DRAWN FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, INSPECTING, OPERATING, REPLACING, RENEWING, ALTERING, ENLARGING, REMOVING, REPAIRING, CLEANING, AND MAINTAINING ABOVE GROUND AND UNDERGROUND ELECTRICAL SYSTEMS, CABLE TELEVISION, COMMUNICATION, GAS, TELEPHONE OR OTHER UTILITY LINES OR APPURTENANCES, SANITARY AND STORM SEWERS, DRAINAGE WAYS, STORM WATER DETENTION AND RETENTION, WATER MAINS AND ANY AND ALL MANHOLES, HYDRANTS, PIPES, CONNECTIONS, CATCH BASINS, BUFFALO BOXES AND WITHOUT LIMITATION, SUCH OTHER INSTALLATIONS AS MAY BE REQUIRED TO FURNISH PUBLIC UTILITY SERVICE TO ADJACENT AREAS TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE REAL ESTATE PLATTED HEREIN FOR THE NECESSARY PERSONNEL AND EQUIPMENT TO MAKE ANY OR ALL OF THE ABOVE WORK. THE RIGHT IS ALSO HEREBY GRANTED TO SAID GRANTEEES TO CUT DOWN, TRIM, OR REMOVE ANY TREES, SHRUBS, OR OTHER PLANTS THAT INTERFERE WITH THE OPERATION OF OR ACCESS TO SAID UTILITY INSTALLATIONS, WITHOUT LIMITATION, IN, ON, UPON OR ACROSS, UNDER, OR THROUGH SAID EASEMENTS. IN THE EVENT UTILITY MAINTENANCE IS PERFORMED WITHIN THE UTILITY EASEMENT, THE CITY OF ST. CHARLES WILL HAVE NO OBLIGATION WITH RESPECT TO SURFACE RESTORATION INCLUDING, BUT NOT LIMITED TO, THE RESTORATION, REPAIR, OR REPLACEMENT OF ANY LANDSCAPING PROVIDED, HOWEVER, THE GRANTEEES SHALL BE OBLIGATED FOLLOWING ANY SUCH WORK, TO BACKFILL AND MOUND SO AS TO RETAIN SUITABLE DRAINAGE, REMOVE DEBRIS, AND LEAVE THE AREA IN GENERALLY CLEAN AND WORKMANLIKE CONDITION. NO PERMANENT BUILDINGS OR TREES SHALL BE PLACED ON SAID EASEMENTS, BUT THE EASEMENT AREAS MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, PAVING, FENCES, SIDEWALKS, CURBING, AND OTHER PURPOSES THAT DO NOT INTERFERE WITH THE AFORESAID USES AND RIGHTS. WHERE AN EASEMENT IS USED FOR STORM OR SANITARY SEWERS, OTHER UTILITY INSTALLATIONS SHALL BE SUBJECT TO THE PRIOR APPROVAL OF SAID CITY OF ST. CHARLES SO AS NOT TO INTERFERE WITH THE GRAVITY FLOW IN SAID SEWER OR SEWERS. UTILITY INSTALLATIONS, OTHER THAN THOSE MANAGED BY THE CITY OF ST. CHARLES, SHALL BE SUBJECT TO THE APPROVAL OF THE CITY OF ST. CHARLES, AS TO DESIGN AND LOCATION, AND ALL OTHER INSTALLATIONS ARE SUBJECT TO THE ORDINANCES OF THE CITY OF ST. CHARLES.

### FRANCHISE CERTIFICATE FOR EASEMENT VACATION

STATE OF ILLINOIS )  
COUNTY OF \_\_\_\_\_ ) SS

NICOR:

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_.

TITLE \_\_\_\_\_ WITNESS \_\_\_\_\_

AMERITECH:

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_.

TITLE \_\_\_\_\_ WITNESS \_\_\_\_\_

COMMONWEALTH EDISON:

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_.

TITLE \_\_\_\_\_ WITNESS \_\_\_\_\_

COMCAST:

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_.

TITLE \_\_\_\_\_ WITNESS \_\_\_\_\_

### ILLINOIS DEPARTMENT OF TRANSPORTATION

STATE OF ILLINOIS )  
CITY OF ST. CHARLES ) SS.

THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS PURSUANT OF SECTION 2 OF "AN ACT TO REVISE THE LAW IN RELATION TO PLATS, " AS AMENDED. A PLAN THAT MEETS THE REQUIREMENTS CONTAINED IN THE DEPARTMENT'S "POLICY ON PERMITS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS" WILL, BE REQUIRED BY THE DEPARTMENT.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_

BY: \_\_\_\_\_

### SURVEYOR'S AUTHORIZATION CERTIFICATE

I, CHARLES W. BARTOSZ, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3188, DO HEREBY AUTHORIZE THE CITY OF ST. CHARLES OR THEIR AGENT TO FILE WITH THE KANE COUNTY RECORDER'S OFFICE THIS PLAT OF SUBDIVISION KNOWN AS THE McDONALD'S ST. CHARLES SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 28 AND THE NORTHWEST QUARTER OF SECTION 33, ALL IN TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS.



CHARLES W. BARTOSZ  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3188  
MY LICENSE EXPIRES ON NOVEMBER 30, 2014  
V3 CONSULTANTS, LTD. PROFESSIONAL DESIGN FIRM NO. 184000902  
THIS DESIGN FIRM NUMBER EXPIRES APRIL 30, 2013

### SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF DUPAGE ) SS

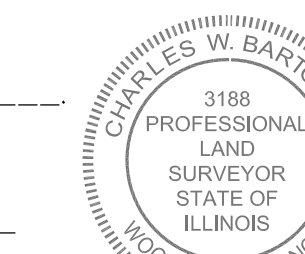
THIS IS TO CERTIFY THAT I, CHARLES W. BARTOSZ, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3188, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

LOT 5 AND THE EASTERLY 77 FEET OF LOT 6, AS MEASURED ALONG THE NORTH LINE THEREOF, EXCEPTING THEREFROM THAT PART OF LOT 6 TAKEN FOR ROAD PURPOSES IN CASE 04ED 16, ALL IN BLOCK 1 OF FAIRVIEW PLAZA UNIT NO. 6, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 24, 1961 AS DOCUMENT NUMBER 964601, TOGETHER WITH THAT PART OF THE SOUTHWEST 1/4 OF SECTION 28 AND OF THE NORTHWEST 1/4 OF SECTION 33, ALL IN TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE CENTER LINE OF ILLINOIS STATE ROUTE NO. 64 WITH THE WESTERLY LINE EXTENDED NORTH OF NINETEENTH STREET; THENCE NORTH 89 DEGREES 49 MINUTES 14 SECONDS WEST ALONG SAID CENTER LINE OF ILLINOIS STATE ROUTE NO. 64, A DISTANCE OF 85 FEET FOR THE PLACE OF BEGINNING; THENCE SOUTH 00 DEGREES 27 MINUTES 14 SECONDS EAST PARALLEL WITH THE NORTHERLY EXTENSION OF THE WEST LINE OF SAID NINETEENTH STREET, 204.00 FEET; THENCE NORTH 89 DEGREES 49 MINUTES 14 SECONDS WEST PARALLEL WITH THE CENTER LINE OF SAID ILLINOIS STATE ROUTE NO. 64, A DISTANCE OF 150.10 FEET TO THE SOUTHWEST CORNER OF SAID LOT 5; THENCE CONTINUING NORTH 89 DEGREES 49 MINUTES 14 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOTS 5 AND 6, SAID LINE BEING PARALLEL WITH THE CENTER LINE OF SAID ILLINOIS STATE ROUTE NO. 64, A DISTANCE OF 177.32 FEET TO THE WEST LINE OF THE EAST 77 FEET OF SAID LOT 6, AS MEASURED ALONG THE NORTH LINE THEREOF; THENCE NORTH 00 DEGREES 27 MINUTES 14 SECONDS WEST ALONG SAID WEST LINE, 147.14 FEET TO THE SOUTH LINE OF THAT PART OF LOT 6 TAKEN FOR ROAD PURPOSES IN CASE 04ED 16; THENCE NORTH 88 DEGREES 03 MINUTES 07 SECONDS EAST ALONG SAID SOUTH LINE, 77.02 TO THE NORTHWEST CORNER OF SAID LOT 5; THENCE SOUTH 89 DEGREES 49 MINUTES 14 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 5, A DISTANCE OF 100.32 FEET TO THE NORTHEAST CORNER OF SAID LOT 5; THENCE NORTH 00 DEGREES 27 MINUTES 14 SECONDS WEST PARALLEL WITH THE NORTHERLY EXTENSION OF THE WEST LINE OF SAID NINETEENTH STREET, 54.00 FEET TO THE CENTERLINE OF SAID ILLINOIS STATE ROUTE NO. 64; THENCE SOUTH 89 DEGREES 49 MINUTES 14 SECONDS EAST ALONG SAID CENTERLINE, 150.10 FEET TO THE PLACE OF BEGINNING, IN KANE COUNTY, ILLINOIS.

I FURTHER CERTIFY THAT THIS LAND IS WITHIN THE CORPORATE LIMITS OF THE CITY OF ST. CHARLES WHICH HAS ADOPTED AN OFFICIAL COMPREHENSIVE PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY THE STATE OF ILLINOIS ACCORDING TO 65 ILCS 5/11-12-6 AS HERETOFORE AND HEREAFTER AMENDED.

I FURTHER CERTIFY THAT THE ANNEXED PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF. PERMANENT MONUMENTS WILL BE SET AT ALL LOT CORNERS, EXCEPT WHERE CONCRETE MONUMENTS ARE INDICATED.

I FURTHER CERTIFY THAT THIS PROPERTY IS IN AN AREA DETERMINED TO BE OUTSIDE OF 0.2% ANNUAL CHANCE FLOODPLAIN (ZONE X) AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP OF KANE COUNTY, ILLINOIS AND INCORPORATED AREAS (COMMUNITY PLAN NO. 17089C0262H) MAP REVISED AUGUST 3, 2009.



DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_.

CHARLES W. BARTOSZ  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3188  
MY LICENSE EXPIRES ON NOVEMBER 30, 2014  
V3 CONSULTANTS, LTD. PROFESSIONAL DESIGN FIRM NO. 184000902  
THIS DESIGN FIRM NUMBER EXPIRES APRIL 30, 2013.

FORTHCOMING VIA NARRATIVE ON PLAT  
OR IN LIEU OF NOTE LISTED HEREON  
REFERENCING SAID PROTECTIVE COVENANTS

PREPARED FOR:		REVISIONS				FINAL PLAT				Project No: 06240.59	
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION	McDONALD'S ST. CHARLES SUBDIVISION, ST. CHARLES, ILLINOIS				Group No: VP04.2	
						DRAFTING COMPLETED: 02-25-13				SHEET NO. 2 of 2	
						FIELD WORK COMPLETED: N/A				DRAWN BY: SPK PROJECT MANAGER: CWB	
						CHECKED BY: CWB				SCALE: 1" = N/A	

**Engineers  
Scientists  
Surveyors**

7325 Janes Avenue, Suite 100  
Woodridge, IL 60517  
630.724.9200 voice  
630.724.0384 fax  
v3co.com

PREPARED FOR:  
**McDONALD'S USA**  
2111 McDONALD'S DRIVE  
OAK BROOK, IL 60523  
630-836-9090







ST. CHARLES  
SINCE 1834

## AGENDA ITEM EXECUTIVE SUMMARY

Title: Recommendation to Approve a Four Season - Corridor Improvement Grant for 108 S. Second Street (Doc Morgan)

Presenter: Matthew O'Rourke

*Please check appropriate box:*

	Government Operations		Government Services
X	Planning & Development (4/8/13)		City Council
	Public Hearing		

Estimated Cost:	\$1,000.00	Budgeted:	YES	X	NO
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If NO, please explain how item will be funded:

**Executive Summary:**

Pam Bierman of Doc Morgan, applicant, who owns the property at 108 S. Second Street, has requested a Four Season - Corridor Improvement Grant for landscaping improvements.

The Four Season – Corridor Improvement Grant program was created to provide small grants for property owners to create year-round decorative landscape treatments. The Four Season grant differs from the typical corridor grant, as there are no required matching funds. Instead, there is a maximum dollar amount of \$1,000 to be used for plant materials and labor.

The Corridor Improvement Commission reviewed the design and recommended approval of the grant on March 6, 2013.

**Attachments:** *(please list)*

Draft Corridor Improvement Agreement.  
CIC Resolution 2-2013

**Recommendation / Suggested Action** *(briefly explain):*

Recommendation to approve a Four Season - Corridor Improvement Grant for 108 S. Second Street (Doc Morgan).

*For office use only:*

*Agenda Item Number: 4b*

**City of St. Charles**  
**CORRIDOR IMPROVEMENT AGREEMENT**

108 S. Second Street  
(Doc Morgan)

**THIS AGREEMENT**, entered into this 15<sup>th</sup> day of April, 2013, between the City of St. Charles, Illinois (hereinafter referred to as "CITY") and the following designated APPLICANT, to wit:

APPLICANT Name: **Doc Morgan (Pam Bierman)**

Address of Property to be Improved: **108 S. Second Street**

PIN Number(s): **09-34-126-011**

Property Owner's Name: **Doc Morgan**

**WITNESSETH:**

**WHEREAS**, the CITY has established a **Four Season Corridor Improvement Program** to provide \$1,000 grants for landscaping and related improvements within the Randall Road, Main Street, Kirk Road, and Special Service Area 1B of the CITY; and

**WHEREAS**, Doc Morgan, represented by Pam Bierman, APPLICANT, 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 Four Season 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 Four Season 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 at 108 S. Second Street on parcels with the following PIN(s) 09-34-126-011 and landscape design fees associated with those improvements, shall be considered reimbursable as shown in Exhibit II. The CITY will reimburse the APPLICANT up to \$1,000 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: \$1,000.00      City’s Share: not to exceed \$1,000.00

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 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 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 up to \$1,000.00 of the actual construction and materials cost or the maximum amount specified in this Agreement.

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 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 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, or Randall, SSA1B); as noted in the chart below:

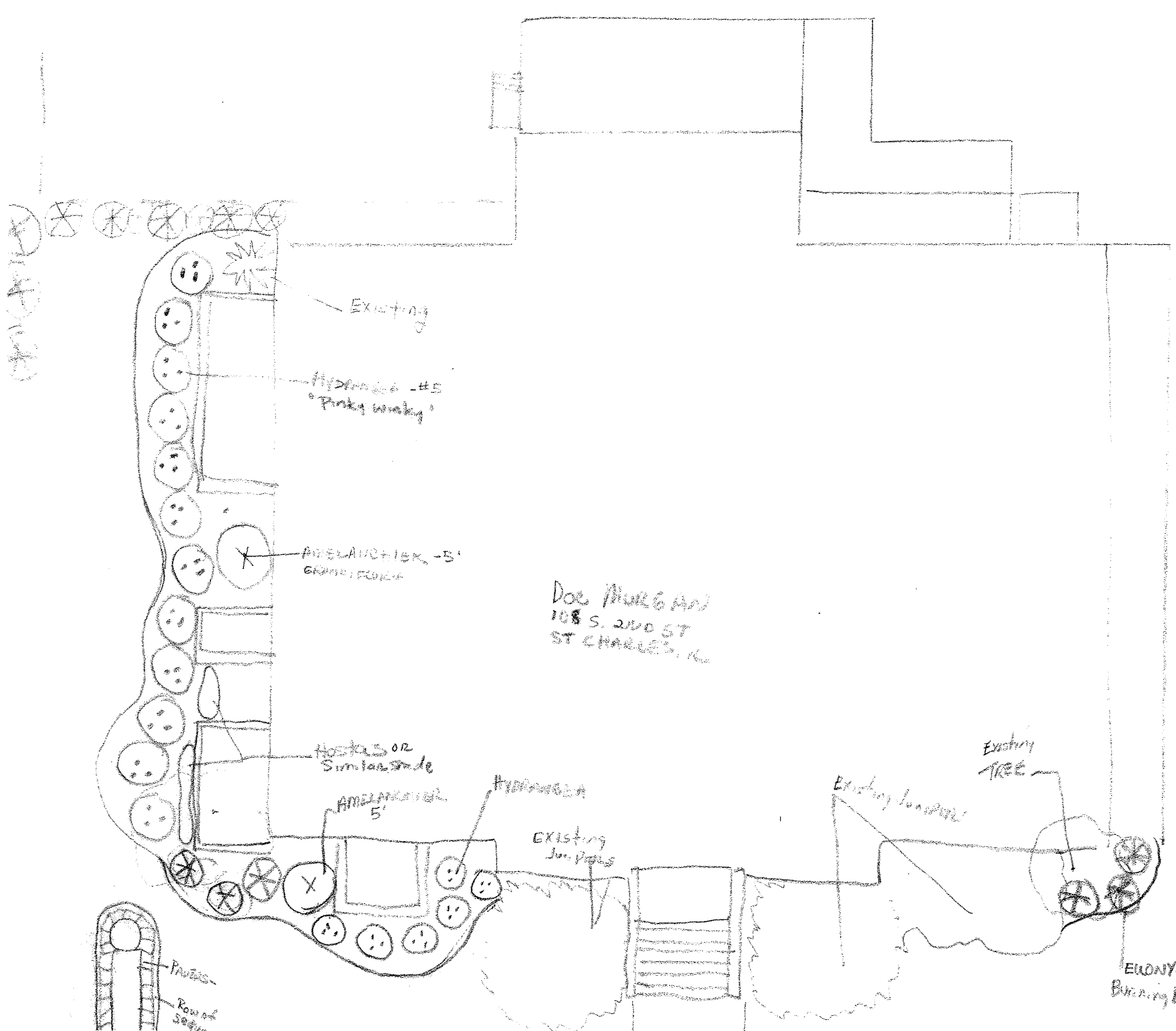
<b>Grant Funding for Design of Corridor Grants</b>		
<b>Linear Footage of Property on a Corridor Roadway (Main, Kirk, Randall, SSA1B)</b>	<b>Owner Pays</b>	<b>Commission will Pay</b>
< 200 feet	First 25% of Total design Costs	Up to \$2,000
201 – 500 feet	First 25% of Total design Cost	Up to \$3,000
501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

### **Four Season Grants**

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

# Exhibit II

- ☺ - 1/2 - *F. paniculata* 'Pinky Winky' - #5
- ⊗ - 6 - *EUNYMIUS* - *alatus* 'compactus' - #5
- ⊗ - 2 *AMELANCHIER* - *grandiflora* 'AUTUMN - 5'
- 'Brilliance' or 'Princess Diane'



Suggestion for future - Planted ON SOUTH SIDE OF PARKING LOT

☺ 3 - (2 - 2 1/2") *GLEDITSIA-triacanthas* 'Skyline' Honey Locust

*GLEDITSIA* 'Skyline' Honey Locust

*EUNYMIUS ALATA COMPACTUS* Burning Bush #5

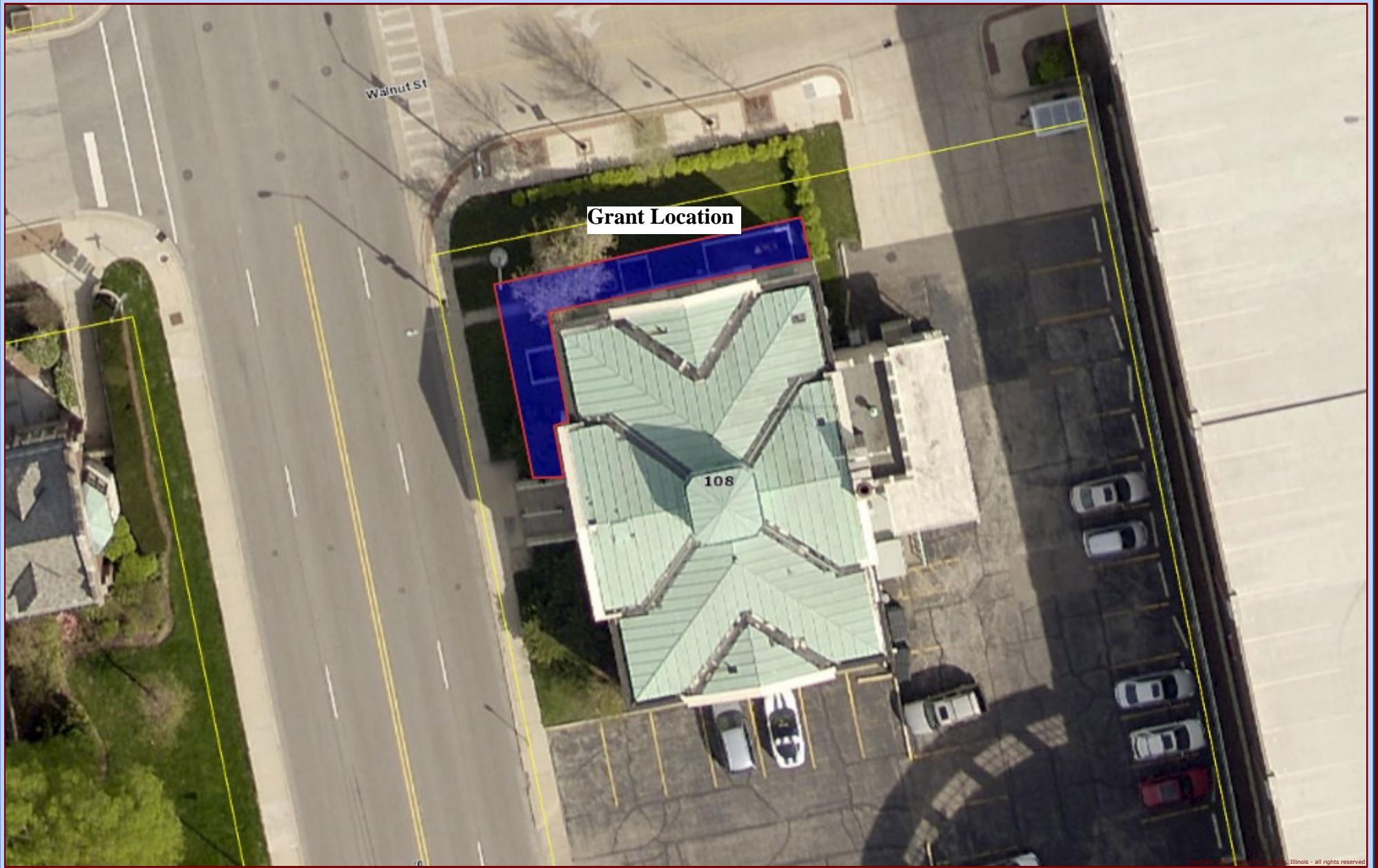


City of St. Charles, Illinois

Two East Main Street St. Charles, IL 60174-1984  
Phone: 630-377-4400 Fax: 630-377-4440 - www.stcharlesil.gov

# Precision GIS

DONALD P. DEWITTE Mayor  
BRIAN TOWNSEND City Administrator



Data Source:  
City of St. Charles, Illinois  
Kane County, Illinois  
DuPage County, Illinois  
Projection: Transverse Mercator  
Coordinate System: Illinois State Plane East  
North American Datum 1983  
Printed on: March 27, 2013 10:28 AM



0 13 26 Feet

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Powered by Precision GIS



**Exhibit III**  
**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 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.



ST. CHARLES  
SINCE 1834

### AGENDA ITEM EXECUTIVE SUMMARY

Title: Recommendation to Approve a Four Season - Corridor Improvement Grant for 116 State Avenue (Lou Little)

Presenter: Matthew O'Rourke

*Please check appropriate box:*

	Government Operations		Government Services
X	Planning & Development (4/8/13)		City Council
	Public Hearing		

Estimated Cost:	\$1,000.00	Budgeted:	YES	X	NO	
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If NO, please explain how item will be funded:

**Executive Summary:**

Lou Little, applicant, who owns the property at 116 State Avenue, has requested a Four Season - Corridor Improvement Grant for landscaping improvements.

The Four Season – Corridor Improvement Grant program was created to provide small grants for property owners to create year-round decorative landscape treatments. The Four Season grant differs from the typical corridor grant, as there are no required matching funds. Instead, there is a maximum dollar amount of \$1,000 to be used for plant materials and labor.

The Corridor Improvement Commission reviewed the design and recommended approval of the grant on March 6, 2013.

**Attachments:** *(please list)*

Draft Corridor Improvement Agreement.  
CIC Resolution 1-2013

**Recommendation / Suggested Action** *(briefly explain):*

Recommendation to approve a Four Season - Corridor Improvement Grant for 116 State Avenue (Lou Little).

*For office use only:*

*Agenda Item Number: 4c*

**City of St. Charles**  
**CORRIDOR IMPROVEMENT AGREEMENT**

116 State Ave  
(Lou Little)

**THIS AGREEMENT**, entered into this 15<sup>th</sup> day of April, 2013, between the City of St. Charles, Illinois (hereinafter referred to as "CITY") and the following designated APPLICANT, to wit:

APPLICANT Name: **Lou Little**

Address of Property to be Improved: **116 State Avenue**

PIN Number(s): **09-27-380-007**

Property Owner's Name: **Lou Little**

**WITNESSETH:**

**WHEREAS**, the CITY has established a **Four Season Corridor Improvement Program** to provide \$1,000 grants for landscaping and related improvements within the Randall Road, Main Street, Kirk Road, and Special Service Area 1B of the CITY; and

**WHEREAS**, Lou Little, APPLICANT, 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 Four Season 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 Four Season 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 at 116 State Avenue on parcels with the following PIN(s) 09-27-380-007, and landscape design fees associated with those improvements, shall be considered reimbursable as shown in Exhibit II. The CITY will reimburse the APPLICANT up to \$1,000 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: \$1,000.00      City’s Share: not to exceed \$1,000

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 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 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 up to \$1,000.00 of the actual construction and materials cost or the maximum amount specified in this Agreement.

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 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 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, or Randall, SSA1B); as noted in the chart below:

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

### **Four Season Grants**

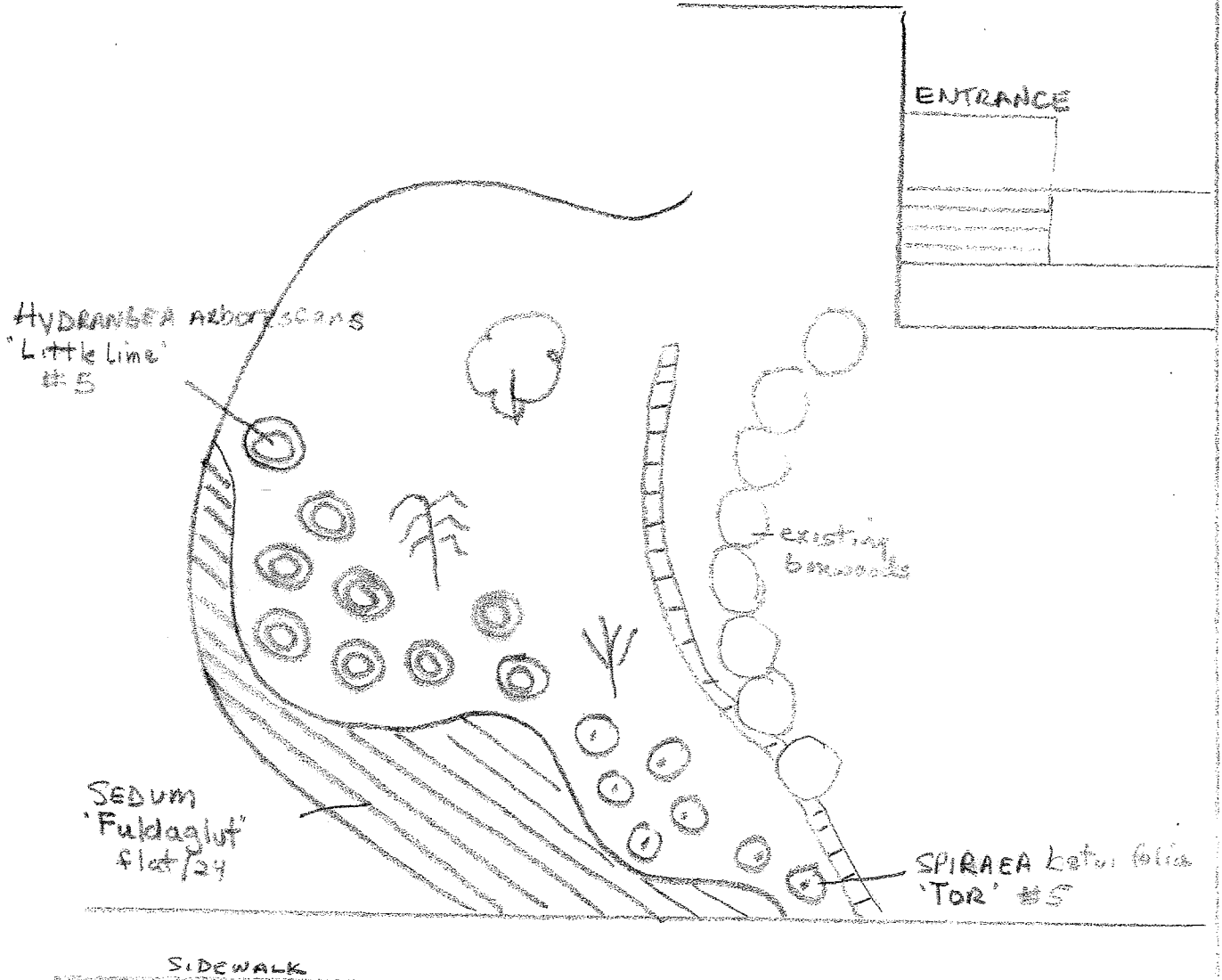
The Corridor Improvement Program does not pay for design services. These grants provide up to \$1,000 for soil, labor, plant materials and mulch.

# Exhibit II



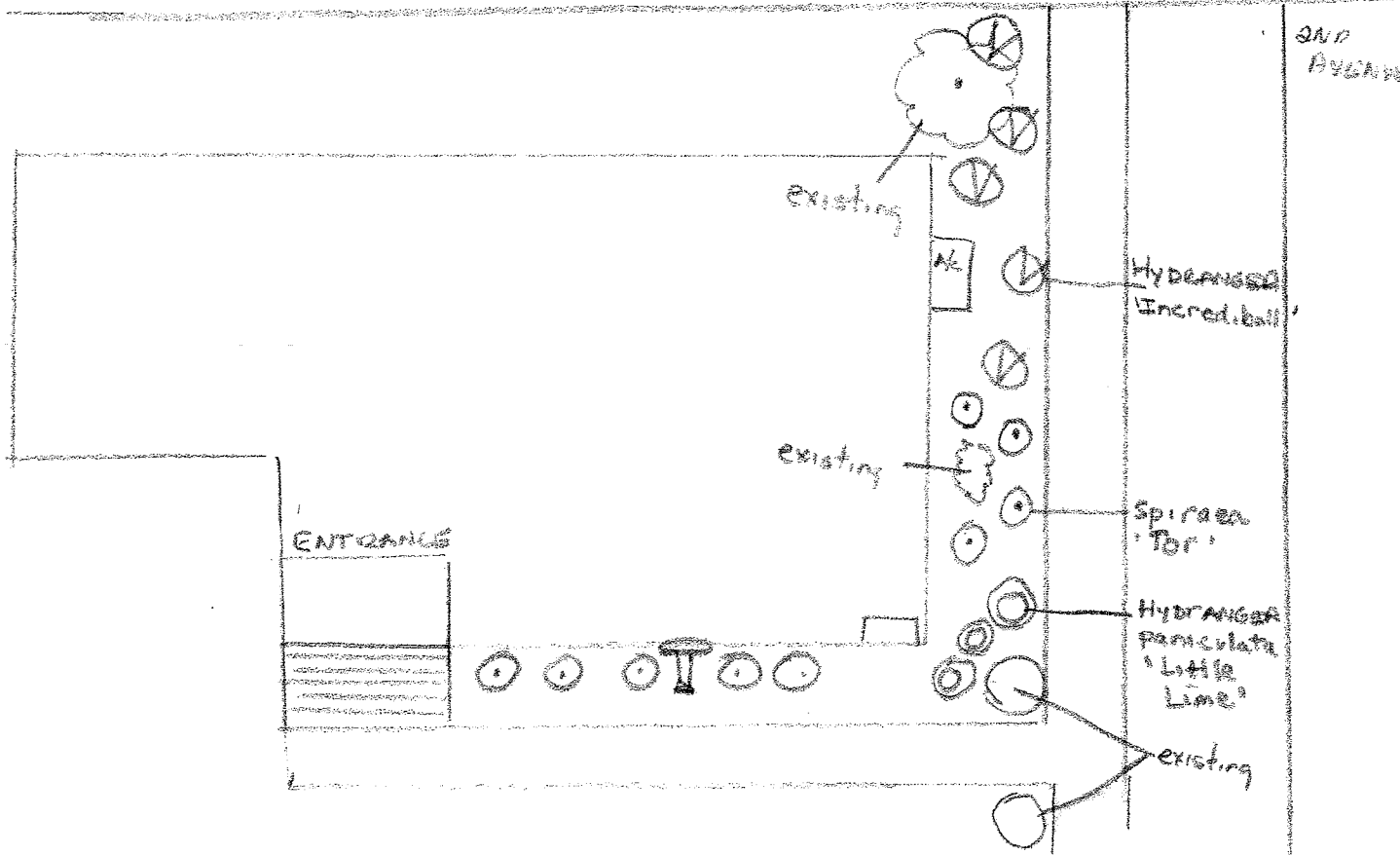
## PHASE ONE

SOUTHWEST SECTION OF PROPERTY ON STATE AVENUE



## PHASE TWO

FOUNDATION PLANTINGS ON THE 2ND AVENUE SIDE (NE)



ARBOR AVENUE ANTIQUES  
LOU LITTLE  
116 STATE AVE  
ST. CHARLES, IL  
60174

- ⊙ - 9 - HYDRANGEA - 'LITTLE LIME' #5
- ⊙ - 7 - SPIRAEA - 'TOR' #5
- ▨ - 10 flat - SEDUM - FULDUGLUF OR DRAGON'S BLOOD 24/FLOT (3")

- ⊙ - 5 - HYDRANGEA - arborescans 'Incrediball' #5
- ⊙ - 9 - SPIRAEA - betulifolia 'TOR' #5
- ⊙ - 3 - HYDRANGEA - paniculata 'Little Lime' #5



Grant Location



Data Source:  
City of St. Charles, Illinois  
Kane County, Illinois  
DuPage County, Illinois  
Projection: Transverse Mercator  
Coordinate System: Illinois State Plane East  
North American Datum, 1983  
Printed on: March 27, 2013 10:18 AM



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Powered by Precision GIS

**Exhibit III**  
**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 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.



ST. CHARLES  
SINCE 1834

## AGENDA ITEM EXECUTIVE SUMMARY

Title: Recommendation to Approve a Four Season - Corridor Improvement Grant for 203 Illinois Avenue (Wilson Travel)

Presenter: Matthew O'Rourke

*Please check appropriate box:*

	Government Operations		Government Services
X	Planning & Development (4/8/13)		City Council
	Public Hearing		

Estimated Cost:	\$1,000.00	Budgeted:	YES	X	NO
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If NO, please explain how item will be funded:

**Executive Summary:**

Janet Foster of Wilson Travel, applicant, who owns the property at 203 Illinois Avenue, has requested a Four Season - Corridor Improvement Grant for landscaping improvements.

The Four Season – Corridor Improvement Grant program was created to provide small grants for property owners to create year-round decorative landscape treatments. The Four Season grant differs from the typical corridor grant, as there are no required matching funds. Instead, there is a maximum dollar amount of \$1,000 to be used for plant materials and labor.

The Corridor Improvement Commission reviewed the design and recommended approval of the grant on March 6, 2013.

**Attachments:** *(please list)*

Draft Corridor Improvement Agreement.  
CIC Resolution 3-2013

**Recommendation / Suggested Action** *(briefly explain):*

Recommendation to approve a Four Season - Corridor Improvement Grant for 203 Illinois Avenue (Wilson Travel).

*For office use only:*

*Agenda Item Number: 4d*

**City of St. Charles**  
**CORRIDOR IMPROVEMENT AGREEMENT**

203 Illinois Avenue  
(Wilson Travel)

**THIS AGREEMENT**, entered into this 15<sup>th</sup> day of April, 2013, between the City of St. Charles, Illinois (hereinafter referred to as "CITY") and the following designated APPLICANT, to wit:

APPLICANT Name: **Wilson Travel (Janet Foster)**

Address of Property to be Improved: **203 Illinois Ave**

PIN Number(s): **09-34-201-001**

Property Owner's Name: **Wilson Travel**

**WITNESSETH:**

**WHEREAS**, the CITY has established a **Four Season Corridor Improvement Program** to provide \$1,000 grants for landscaping and related improvements within the Randall Road, Main Street, Kirk Road, and Special Service Area 1B of the CITY; and

**WHEREAS**, Wilson Travel, represented by Janet Foster, APPLICANT, 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 Four Season 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 Four Season 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 at 203 Illinois Avenue on parcels with the following PIN(s) 09-34-201-001 and landscape design fees associated with those improvements shall be considered reimbursable as shown in Exhibits II. The CITY will reimburse the APPLICANT up to \$1,000 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: \$1,000.00      City’s Share: not to exceed \$1,000.00

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.

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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**

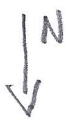
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<b>Grant Funding for Design of Corridor Grants</b>		
<b>Linear Footage of Property on a Corridor Roadway (Main, Kirk, Randall, SSA1B)</b>	<b>Owner Pays</b>	<b>Commission will Pay</b>
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### **Four Season Grants**

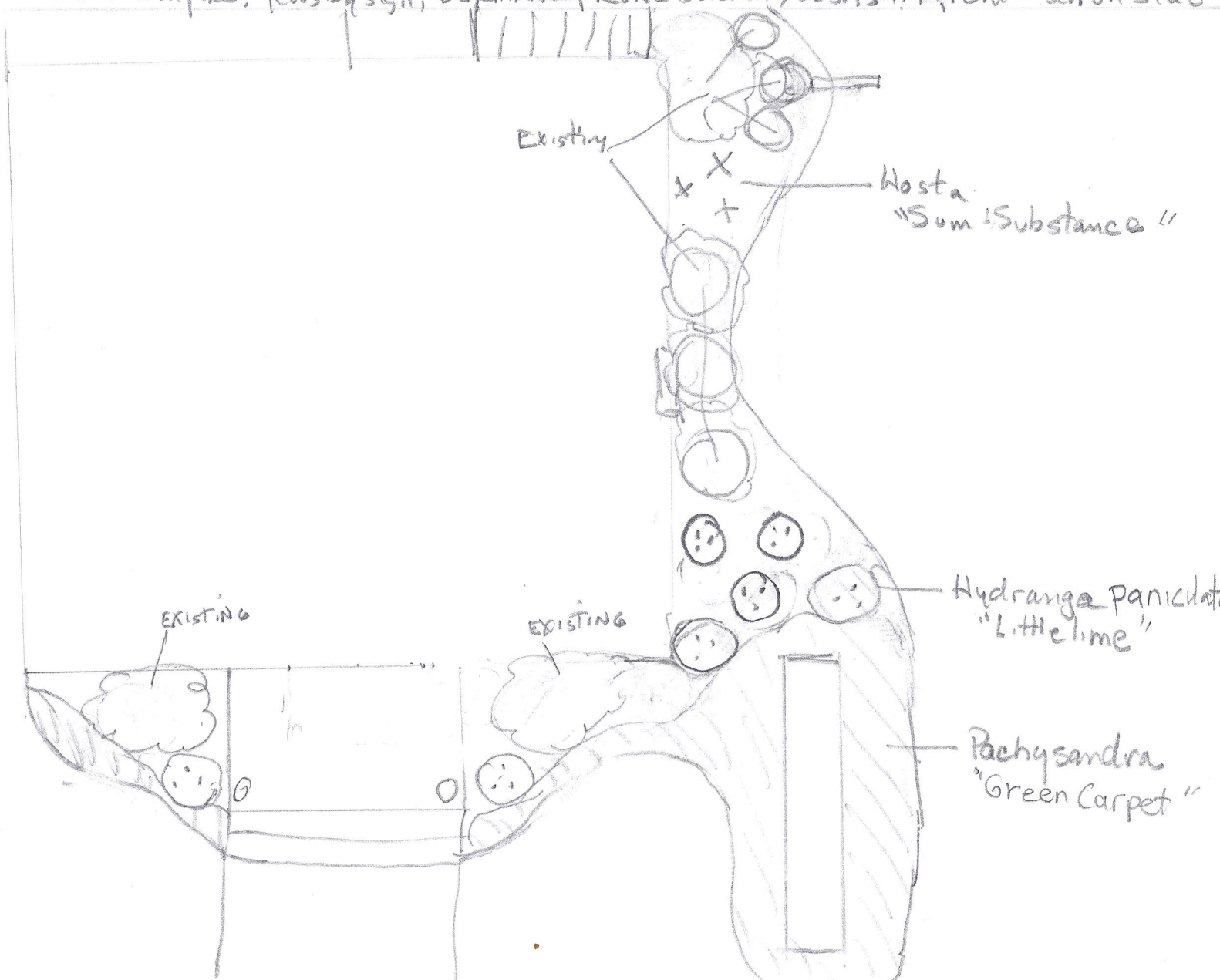
The Corridor Improvement Program does not pay for design services. These grants provide up to \$1,000 for soil, labor, plant materials and mulch.

# Exhibit II



- ☺ - 9 Hydrangeas paniculata "Little Lime" #5
- ▨ - 10 Flats Pachysandra terminalis "Green Carpet" - flat/24
- X - 3 Hosta "Sum Substance" #1

Remove Junipers; yews by sign, Dormant pines burning bushes in front & all on side



WILSON TRAVEL  
203 E ILLINOIS AVE  
ST. CHARLES, IL 60174



Grant Location

203

207

211



Data Source:  
City of St. Charles, Illinois  
Kane County, Illinois  
DuPage County, Illinois  
Projection: Transverse Mercator  
Coordinate System: Illinois State Plane East  
North American Datum 1983  
Printed on: March 27, 2013 10:29 AM



0 13 26 Feet

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Powered by Precision GIS

**Exhibit III**  
**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 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.

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ST. CHARLES  
SINCE 1834

## AGENDA ITEM EXECUTIVE SUMMARY

Title: Recommendation to approve a Final Plat of Subdivision for Boulder Heights Subdivision (802 S. 5<sup>th</sup> Avenue)

Staff: Russell Colby

*Please check appropriate box:*

	Government Operations		Government Services
X	Planning & Development (4-8-13)		City Council

Estimated Cost:	N/A	Budgeted:	YES		NO	
-----------------	-----	-----------	-----	--	----	--

If NO, please explain how item will be funded:

### Executive Summary:

The subject property is located at 802 S. 5th Avenue and was previously improved with a single family house. Mr. Greg Nutt of Southampton Builders proposes to subdivide the existing lot into two lots. The proposal is considered a Minor Subdivision under the Subdivision Ordinance, and therefore no Preliminary Subdivision Plan or Engineering Plan is required.

The Plan Commission reviewed the application and recommended approval on 3/12/13.

Staff has reviewed the Final Plat of Subdivision and has no further comments.

### Attachments: *(please list)*

Staff Report dated 3/27/13; Application Materials; Plat of Survey; Final Plat of Subdivision

### Recommendation / Suggested Action *(briefly explain):*

Recommendation to approve the Final Plat of Subdivision.

*For office use only:*

*Agenda Item Number: 4e*



Community Development  
 Planning Division

Phone: (630) 377-4443

Fax: (630) 377-4062



ST. CHARLES  
 SINCE 1834

**STAFF REPORT**

**TO:** Chairman Cliff Carrigan  
 And the Members of the Planning and Development Committee

**FROM:** Russell Colby  
 Planning Division Manager

**RE:** Boulder Heights Subdivision

**DATE:** March 27, 2013

**I. APPLICATION INFORMATION:**

**Project Name:** Boulder Heights Subdivision

**Applicant:** Southampton Builders

**Purpose:** Subdivided single lot into two lots

<b>General Information:</b>		
<b>Site Information</b>		
Location	802 S. 5 <sup>th</sup> Ave./Rt. 25	
Acres	0.23 (10,000 sq. ft.)	
Applications:	Final Plat of Subdivision (Minor Subdivision)	
Applicable City Code Sections	Title 16, Subdivisions and Land Improvement	
	Title 17, Chapter 17.12 - Residential Districts	
<b>Existing Conditions</b>		
Land Use	Vacant (formerly Single Family Residential)	
Zoning	RT-3 Traditional Single Family Residential	
<b>Zoning Summary</b>		
North	RT-3 Traditional Single Family	Single Family Home
East	RT-3 Traditional Single Family	Single Family Home
South	RT-3 Traditional Single Family	Single Family Home
West	RT-3 Traditional Single Family	Single Family Home
<b>Comprehensive Plan Designation</b>		
Medium Residential		

**Aerial Photo**



## II. OVERVIEW

### A. PROPERTY HISTORY

The subject property is a portion of a lot in the 1848 Minard, Ferson and Hunt’s Second Addition to St. Charles Subdivision. The original lot was a 200 x 200 ft. square; the subject property is the southwest quarter of one lot. The property was previously improved with a single family house. The house was torn down in 2007 and the site is vacant.

### B. PROPOSAL

Southampton Builders proposes to subdivide the existing lot into two lots. This subdivision qualifies as a “Minor Subdivision” under the Subdivision Ordinance, and therefore no Preliminary Subdivision Plan or Engineering Plan is required.

## III. ANALYSIS

### A. ZONING AND SUBDIVISION DESIGN REVIEW

	<b>RT-3 Minimum Zoning Standards</b>	<b>Proposal</b>
<b>Minimum Lot Area</b>	5,000 sq. ft.	5,000 sq. ft.
<b>Minimum Lot Width</b>	50 ft.	50 ft.
<b>Minimum Front Yard</b>	20 ft.	20 ft.
<b>Minimum Rear Yard</b>	50 ft.	To follow RT-3 standard
<b>Minimum Interior Side Yard</b>	10 ft.	To follow RT-3 standard

### B. TRAFFIC AND ACCESS

Access onto IL Rt. 25 is subject to the review and approval of the Illinois Department of Transportation. IDOT will be a signatory on the Final Plat of Subdivision.

Sidewalks exist along Rt. 25 in front of the property.

### C. ENGINEERING REVIEW

No engineering plan is required for a Minor Subdivision. The property can be served by existing water main and sanitary sewer located in 5<sup>th</sup> Avenue. No stormwater detention is required.

D. FINAL PLAT OF SUBDIVISION

Staff has reviewed the Subdivision Plat for compliance with City Code and has no further comments.

E. INCLUSIONARY HOUSING

This development is subject to Zoning Ordinance Chapter 17.18, “Inclusionary Housing.” Per Section 17.18.040 Affordable Units Required, the proposed development is required to provide affordable units as follows:

% of Units Required as Inclusionary	5%
Total Number of New Units proposed	1
Sliding Scale Adjustment	50%
Number of Inclusionary Units Required	0.025

Since the number of units proposed is under 10 dwelling units, the applicant has the option to pay a fee-in-lieu to satisfy the entire inclusionary housing requirement. The total amount of required fee-in-lieu is as follows:

Number of Inclusionary Units Required	0.025
Per Unit Fee-In-Lieu Amount	\$104,500
Total Fee-in-Lieu Amount under current Ordinance	\$2612.50

The fee-in-lieu will be required to be paid at the time of permit for the second house to be constructed. (No fee is required for the first house, since this replaces a previous house that was not considered “affordable” prior to its demolition in 2007.)

F. SCHOOL AND PARK FEE-IN-LIEU CONTRIBUTIONS

The applicant is required to provide both the School and Park Districts with a cash contribution in lieu of physical land per the standards established Subdivision Code Chapter 16.10 “Dedications”.

Contributions based on one, two-bedroom detached house:

- Park District - \$4,850.89
- School District - \$1,613.08

These cash-in-lieu amounts are required to be paid before the building permit is issued for the second house. (No fee is required for the first house, since this replaces a previous house.)

These amounts are subject to change depending on changes to the fee calculation and the ultimate number of bedrooms in the second house.

#### **IV. RECOMMENDATION**

The Plan Commission reviewed the Final Plat of Subdivision application and recommended approval on 3/12/13.

Staff recommends approval of the Final Plat of Subdivision.

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

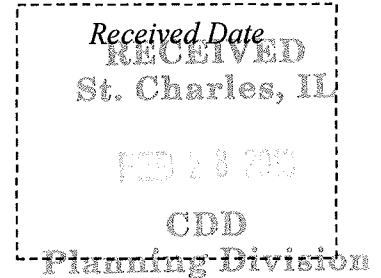


COMMUNITY DEVELOPMENT/PLANNING DIVISION

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

**FINAL PLAT APPLICATION**

<b>CITYVIEW</b>	
Project Name:	<u>Boulder Hts. Subdv.</u>
Project Number:	<u>2013 -PR- 005</u>
Application Number:	<u>2013 -AP- 008</u>



**Instructions:**

To request approval of Final Plat for a Subdivision or Planned Unit Development (PUD), complete this application and submit it with all required attachments to the Planning Division. For PUDs, a PUD Final Plan Application should normally be submitted at the same time. For all other subdivisions, a Subdivision Final Engineering Plan Application should normally be submitted at the same time.

When the application is complete and the engineering plans are substantially in compliance with requirements, the final plat will be placed on a Plan Commission agenda for review.

<b>1. Property Information:</b>	Parcel Number (s):	<u>09-34-253-005</u>	
	Proposed Subdivision Name:		
<b>2. Applicant Information:</b>	Name	<u>SOUTHAMPTON BUILDERS</u>	Phone <u>630 513-1264</u>
	Address	<u>975 N. 2ND AVE ST. CHARLES, IL 60174</u>	Fax <u>630-513-1699</u>
			Email <u>GRPA@SOUTHAMPTONHOMES.COM</u>
<b>3. Record Owner Information:</b>	Name	<u>SOUTHAMPTON BUILDERS</u>	Phone <u>630-513-1264</u>
	Address		Fax
			Email
<b>4. Billing:</b> <i>To whom should costs for this application be billed?</i>	Name	<u>SOUTHAMPTON BUILDERS</u>	Phone
	Address	<u>975 N. 2ND AVE ST. CHARLES, IL 60174</u>	Fax
			Email

## *Attachment Checklist*

- ❑ **APPLICATION:** Completed application form signed by the applicant
- ❑ **APPLICATION FEE:** Refer to attached Schedule of Application Fees
- ❑ **REIMBURSEMENT OF FEES AGREEMENT:** An original, executed Reimbursement of Fees Agreement and deposit of funds in escrow with the City, as provided by Appendix B of the Zoning Ordinance.
- ❑ **PROOF OF OWNERSHIP and DISCLOSURE:**
  - a) a current title policy report; or
  - b) a deed and a current title search.

If the owner is not the applicant, an original letter of authorization from the owner permitting the applicant to act on his/her behalf is required. If the owner or applicant is a Trust, a disclosure of all beneficiaries; if the owner or applicant is a Partnership, a disclosure of all partners; if the owner or applicant is a Corporation, a disclosure of all owners with an interest of at least ten percent (10%).
- ❑ **LEGAL DESCRIPTION:** For entire subject property, on 8 ½ x 11 inch paper
- ❑ **FINAL PLAT SUBMITTAL CHECKLIST (Completed)**
- ❑ **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 - Fifteen (15) full size copies, Three (3) 11" by 17", and a PDF electronic file on a CD-ROM.
  - Revision Submittal for Planning Commission - Twenty-Two (22) full size copies, Three (3) 11" by 17" and a PDF electronic file on a CD-ROM.
- ❑ **COVENANTS:** One copy of proposed agreements, provisions, or covenants which will govern the use, maintenance, and continued protection of the planned development and any of its common open space.
- ❑ **WORKSHEETS (For residential developments):**
  - Park and School land/cash worksheets in accordance with Title 16 of the St. Charles Municipal Code with population projections establishing anticipated population and student yields.
  - Inclusionary Housing Worksheet
- ❑ **ADDITIONAL APPLICATION:**
  - For Planned Unit Developments, a PUD Final Plan Application has been submitted.
  - For all other Subdivisions, a Subdivision Final Engineering Plan Application has been submitted.





City of St. Charles Land/Cash Worksheet

Dwelling Type/Bedroom Count	# of Units	Multiplier	Est. Park Pop.	Multiplier	Est. Pop.	Multiplier	Est. Pop.	Multiplier	Est. Pop.
<b>Detached Single Family</b>									
2 bedroom	1	2.017	2.017	0.136	0.136	0.048	0.048	0.02	0.02
3 bedroom	0	2.899	0	0.369	0	0.173	0	0.184	0
4 bedroom	0	3.764	0	0.53	0	0.298	0	0.36	0
5 bedroom	0	3.77	0	0.345	0	0.248	0	0.3	0
<b>Attached Single Family (Townhomes)</b>									
1 bedroom	0	1.193	0	0	0	0	0	0	0
2 bedroom	0	1.99	0	0.088	0	0.048	0	0.038	0
3 bedroom	0	2.392	0	0.234	0	0.058	0	0.059	0
4 bedroom	0	3.145	0	0.322	0	0.154	0	0.173	0
<b>Multi Family (Condo/Apartment)</b>									
Efficiency	0	1.294	0	0	0	0	0	0	0
1 bedroom	0	1.758	0	0.002	0	0.001	0	0.001	0
2 bedroom	0	1.914	0	0.086	0	0.042	0	0.046	0
3 bedroom	0	3.053	0	0.234	0	0.123	0	0.118	0
<b>Estimated Population</b>	<b>1</b>		<b>2.017</b>		<b>0.136</b>		<b>0.048</b>		<b>0.02</b>
<b>Park Acreage @ 10 acres per 1,000 population</b>			<b>0.02017</b>	<b>acres</b>					
<b>Park Land Dedication</b>			<b>0</b>	<b>acres</b>					
<b>Park Cash in Lieu @ \$240,500 per acre</b>			<b>\$4,850.89</b>						
<b>Elementary School Acreage @ .025 acres per student</b>					<b>0.0034</b>				
<b>Middle School Acreage @ .0389 acres per student</b>						<b>0.0018672</b>			
<b>High School Acreage @ .072 acres per student</b>								<b>0.00144</b>	
<b>Total School Acreage</b>			<b>0.0067072</b>						
<b>Total School Cash in Lieu @ \$240,500 per acre</b>			<b>\$1,613.08</b>						

1 1/2 Mile Jurisdiction Park Cash in Lieu  
 1 1/2 Mile Jurisdiction School Cash in Lieu

\$3,529.75  
 \$1,173.76

(Not for development within City of St. Charles)  
 (Not for development within City of St. Charles)

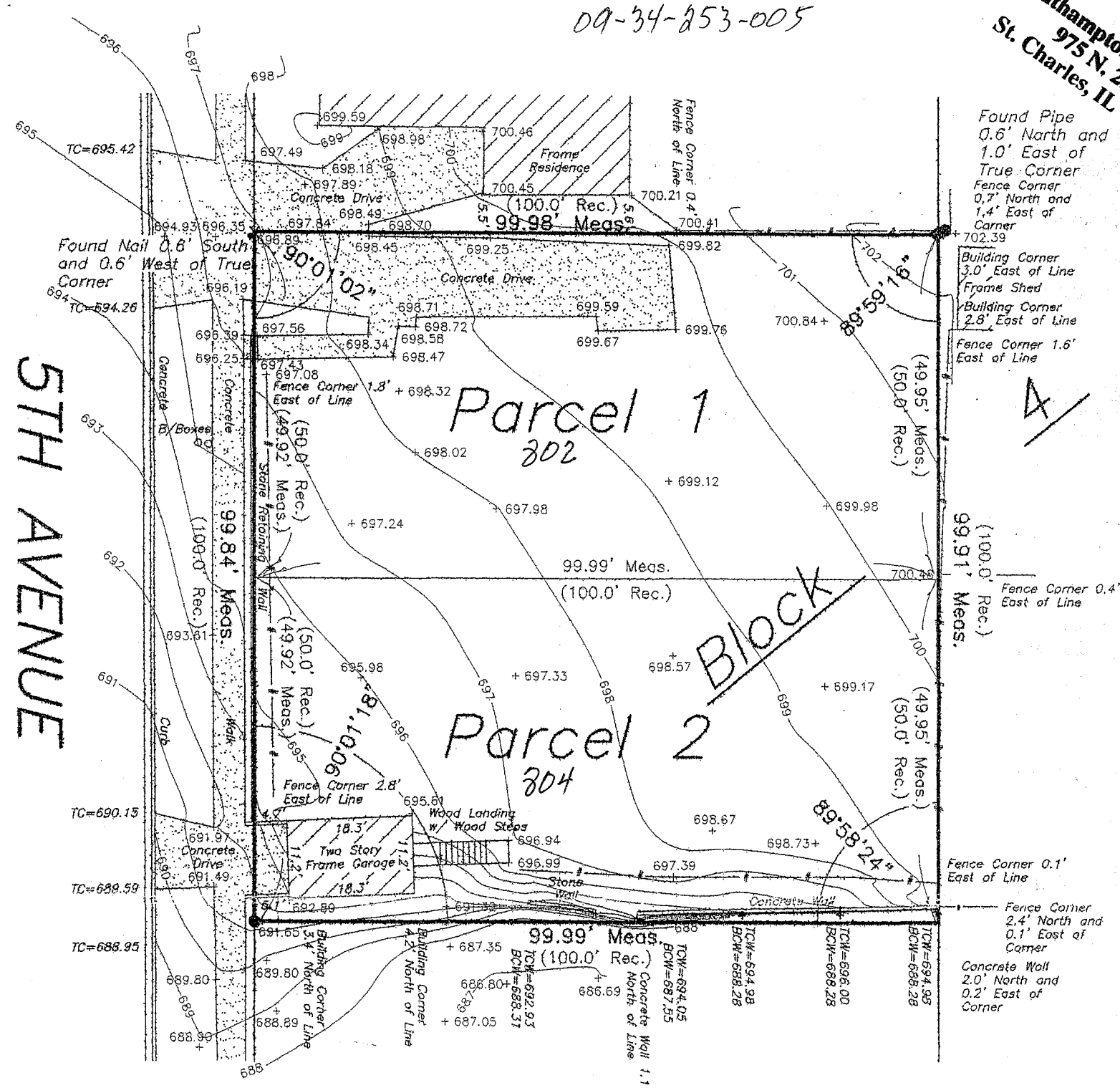
# PLAT OF TOPOGRAPHY OF PART OF BLOCK 4 OF MINARD, FERSON, AND HUNT'S SECOND ADDITION TO ST. CHARLES CITY OF ST. CHARLES KANE COUNTY ILLINOIS

*Southampton Builders*  
975 N. 2nd  
St. Charles, IL 60174

09-34-253-005

Utility Pole of BM#1

5TH AVENUE  
(also known as Illinois State Route 25)



SCALE  
1"=20'

**LEGAL DESCRIPTION OF PARCEL ONE:**

The North 50 feet of the Southwest Quarter of Block 4 of Minard, Ferson, and Hunt's (Second) Addition to St. Charles, in the City of St. Charles, Kane County, Illinois.

**LEGAL DESCRIPTION OF PARCEL TWO:**

The South 50 feet of the Southwest Quarter of Block 4 of Minard, Ferson, and Hunt's (Second) Addition to St. Charles, in the City of St. Charles, Kane County, Illinois.

- Indicates Iron Stake Found
- Indicates Iron Stake Set
- × Indicates "Cross" in Concrete
- — — — — Indicates Line of Fence
- + 697.33 Indicates Spot Elevation
- 697 — — — — — Indicates Contour Elevation

BENCHMARKS — — (NGVD1929)

BM#1 - Top of Curb beneath Utility Pole across Street from Northwest Corner of property. Elevation = 695.28

State of Illinois }  
County of Kendall } SS

I, Phillip D. Young, an Illinois Professional Land Surveyor and an officer of Phillip D. Young and Associates, Inc., state that I have mapped the topography of and located the visible improvements upon the attached described tract as shown by the plat hereon drawn.

Dated December 14, 2012 at Yorkville, Illinois

*Phillip D. Young*  
Phillip D. Young  
Illinois Professional Land Surveyor No. 2678 (Expires 11/30/14)

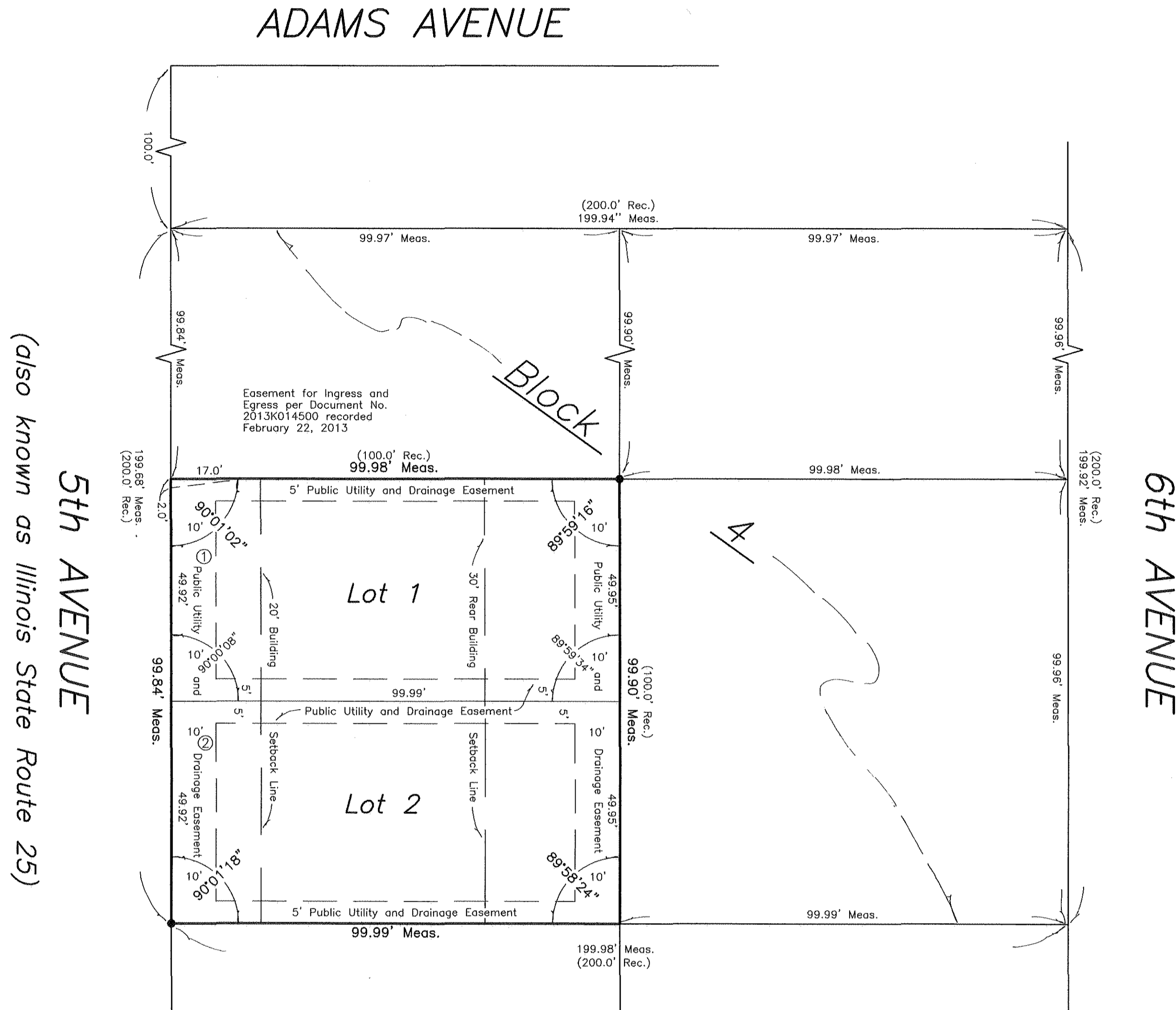


JOB NO. 12118  
JOB NAME SOUTHAMPTON  
DWG FILE 12118

**Phillip D. Young and Associates, Inc.**  
LAND SURVEYING - TOPOGRAPHIC MAPPING - Lic.#184-002775

1107B South Bridge Street  
Yorkville, Illinois 60560  
Telephone (630)553-1580

Final Plat of  
**BOULDER HEIGHTS**  
 CITY OF ST.CHARLES KANE COUNTY ILLINOIS  
 Being Part of the Northeast Quarter of Section 34, T40N-R8E, 3rd PM



N

SCALE  
1"=20'

0 20 40 60

● Indicates Monument per City Standards

3/4" x 24" Iron Pipe set at all other Lot Corners, Angle Points and Points of Curvature.

P.I.N. 09-34-253-005

**LOT AREAS**

Lot 1 - Measured Area 4993 sq.ft. (Recorded Area 5000 sq.ft.)  
 Lot 2 - Measured Area 4993 sq.ft. (Recorded Area 5000 sq.ft.)  
 Total Subdivision Area Measured 9986 sq.ft. = 0.2292 acres  
 (Recorded 10000 sq.ft. = 0.2296 acres)

**EASEMENT AREAS GRANTED**

① Lot 1 - Public Utility and Drainage Easement = 1800 sq.ft.  
 ② Lot 2 - Public Utility and Drainage Easement = 1800 sq.ft.  
 Total Easement Area Granted = 3600 sq.ft.  
 Total Subdivision Area Measured = 9986 sq.ft. = 0.2292 acres  
 (Recorded 10000 sq.ft. = 0.2296 acres)

**SURVEYOR'S CERTIFICATE**

State of Illinois }  
 County of Kendall } SS

This is to certify that I, Phillip D. Young, Illinois Professional Land Surveyor No. 035-002678 and an officer of Phillip D. Young and Associates, Inc., at the request of the owner of the land described hereon, have surveyed, subdivided and platted the land shown hereon to be hereinafter known as "Boulder Heights, City of St.Charles, Kane County, Illinois", being a Subdivision of Part of the Northeast Quarter of Section 34, Township 40 North, Range 8 East of the Third Principal Meridian, more particularly described as follows:

*The Southwest Quarter of Block 4 of Minard, Ferson, and Hunt's (Second) Addition to St.Charles, in the City of St.Charles, Kane County, Illinois, recorded in Record Book 16 at Page 254 on November 7, 1848.*

I also certify that the Plat hereon drawn is a correct representation thereof, and that all distances shown are in feet and decimal parts thereof.

This is also to certify that the property, as described, lies within the corporate limits of the City of St.Charles, Kane County, Illinois.

This professional service conforms to the current Illinois minimum standard for a boundary survey.

Dated \_\_\_\_\_, 20\_\_ at Yorkville, Illinois

Phillip D. Young  
 Illinois Professional Land Surveyor No. 2678 (Expires 11/30/14)

**OWNER'S AND SCHOOL CERTIFICATE**

State of Illinois }  
 County of Kane } SS

This is to certify that SOUTHAMPTON BUILDERS, LLC is the owner of the land described in the annexed plat, and that it has caused the same to be surveyed and subdivided as indicated hereon, for the uses and purposes therein set forth, and does hereby acknowledge and adopt the same under the style and title of "Boulder Heights, City of St.Charles, Kane County, Illinois". Also this is to certify that the property being subdivided, aforesaid, and to the best of the owner's knowledge and belief, said subdivision lie entirely within the limits of St.Charles Community Unit School District 303.

Dated at \_\_\_\_\_, Illinois this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Gregory Nutt, Manager of SOUTHAMPTON BUILDERS, LLC

**NOTARY'S CERTIFICATE**

State of Illinois }  
 County of Kane } SS

I, \_\_\_\_\_, a Notary Public in and for the County and State aforesaid, do hereby certify that Gregory Nutt, Manager of SOUTHAMPTON BUILDERS, LLC, who is personally known to me to be the same person whose name is subscribed in the foregoing Owner's Certificate, appeared before me this day in person and acknowledged that he signed and delivered the annexed plat as his own free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, at \_\_\_\_\_, Illinois.

Notary Public  
 My commission expires \_\_\_\_\_.

**COUNTY CLERK CERTIFICATE**

State of Illinois }  
 County of Kane } SS

I, \_\_\_\_\_, County Clerk of Kane County, Illinois, do hereby certify that there are no delinquent general taxes, no unpaid forfeited taxes, and no redeemable tax sales against any of the land included in the annexed plat.

I further certify that I have received all statutory fees in connection with the annexed plat.

Given under my hand and seal at \_\_\_\_\_, Illinois, this \_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_.

County Clerk

**CERTIFICATE AS TO SPECIAL ASSESSMENTS**

State of Illinois }  
 County of Kane } SS

I do hereby certify that there are no delinquent or unpaid current or forfeited special assessments or any deferred installments thereof that have not been apportioned against the tract of land included in the plat.

Dated at \_\_\_\_\_, Illinois, this \_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_.

Collector of Special Assessments

**COUNTY ENGINEER'S CERTIFICATE**

State of Illinois }  
 County of Kane } SS

This plat has been approved by the Kane County Engineer with respect to roadway access to \_\_\_\_\_ pursuant to ILCS Chapter 765 Paragraph 205/2.

Dated at \_\_\_\_\_, Illinois, this \_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_.

County Engineer

**ILLINOIS DEPARTMENT OF TRANSPORTATION**

State of Illinois }  
 City of St.Charles } SS

This plat has been approved by the Illinois Department of Transportation with respect to roadway access pursuant to Section 2 of "An Act to Revise the Law in Relation to Plats," as amended. A plan that meets the requirements contained in the Department's "Policy on Permits for Access Driveways to State Highways" will be required by the Department.

Dated this \_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_.

By: \_\_\_\_\_

**PLAN COMMISSION CERTIFICATE**

State of Illinois }  
 County of Kane } SS

Approved this \_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_.

Chairperson

**DIRECTOR OF COMMUNITY DEVELOPMENT (or Designee) CERTIFICATE**

State of Illinois }  
 County of Kane } SS

I, \_\_\_\_\_, do hereby certify that the required improvements have been installed, or the required guarantee bond has been posted for the completion of all required land improvements.

Dated at \_\_\_\_\_, Illinois, this \_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_.

Director of Community Development

**CITY COUNCIL CERTIFICATE**

State of Illinois }  
 County of Kane } SS

Approved and accepted this \_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_.

City Council of City of St.Charles, Illinois

Mayor

Attest: \_\_\_\_\_  
 City Clerk

**SPECIAL FLOOD HAZARD AREA CERTIFICATE**

State of Illinois }  
 County of Kendall } SS

This is to certify that the parcel included in this record of deed are not located in the Special Flood Hazard area identified for the City of St.Charles, Illinois, by the Federal Emergency Management Agency on Flood Insurance Rate Map Panel No. 17089C0266H with an effective date of August 3, 2009.

Phillip D. Young  
 Illinois Professional Land Surveyor No. 2678 (Expires 11/30/14)

**PUBLIC UTILITY AND DRAINAGE EASEMENT PROVISIONS:**

A permanent non-exclusive easement is hereby granted to the City of St.Charles and to all public utility companies of any kind operating under franchise granting them easement rights from said City of St.Charles, including but not limited to, Ameritech and Nicor and to their successors and assigns (herein collectively referred to as "Grantees"), in, upon, across, over, under, and through the areas shown by dashed lines and labeled "Public Utility and Drainage Easement" on the plat of subdivision hereon drawn for the purpose of installing, constructing, inspecting, operating, replacing, renewing, altering, enlarging, removing, repairing, cleaning, and maintaining above ground and underground electrical systems, cable television, communication, gas, telephone or other utility lines or appurtenances, sanitary and storm sewers, drainage ways, storm water detention and retention, water mains and any and all manholes, hydrants, pipes, connections, catch basins, buffalo boxes and without limitation, such other installations as may be required to furnish public utility service to adjacent areas together with the right of access across the real estate platted herein for the necessary personnel and equipment to make any or all of the above work. The permanent non-exclusive easement is hereby reserved for and granted to the City of St.Charles and the respective successors and assigns for maintaining the uninterrupted and unimpeded conveyance, flow and runoff of surface storm water across and upon the areas designated on this plat as drainage easement. The right is hereby granted to said Grantees to cut down, trim, or remove any trees, shrubs, or other plants that interfere with the drainage ways and operation of or access to said utility installations without limitation, in, on, upon or across, under, or through said easements.

No permanent buildings, trees, gardens, shrubs, or berming shall be placed on or in said easements, but the easement areas may be used for paving, fences, sidewalks and other purposes that do not interfere with the aforesaid uses and rights. Where an easement is used for storm or sanitary sewers, other utility installations shall be subject to the prior approval of said City of St.Charles so as not to interfere with the gravity flow in said sewer or sewers. Utility installations, other than those managed by the City of St.Charles, shall be subject to the approval of the City of St.Charles, as to design and location, and all other installations are subject to the ordinances of the City of St.Charles.

Following any work to be performed by the Grantees in the exercise of its easement rights granted herein, the Grantees shall have no obligation with respect to surface restoration including, but not limited to, the restoration, repair, or replacement of any landscaping provided, however, the Grantees shall be obligated following any such work, to backfill and mound so as to retain suitable drainage, remove debris, and leave the area in generally clean and workmanlike condition.

Please return the recorded Mylar to:  
 City of St.Charles  
 2 East Main Street  
 St.Charles, Illinois 60174

JOB NO.	12118
JOB NAME	SOUTHAMPTON
DWG FILE	12118B
REVISION DATE	03/25/13

03/25/13 Plat revised per Community Development letter dated 03/07/2013

**Phillip D. Young and Associates, Inc.**  
 LAND SURVEYING - TOPOGRAPHIC MAPPING - Lic.#184-002775

1107B South Bridge Street  
 Yorkville, Illinois 60560  
 Telephone (630)553-1580



## AGENDA ITEM EXECUTIVE SUMMARY

Title:	Recommendation to Approve an Amendment to Special Use for a Planned Unit Development and PUD Preliminary Plan – Tyler and Rt. 64 Business Park (St. Charles Chrysler, Jeep and Dodge)
Presenter:	Matthew O'Rourke

*Please check appropriate box:*

	Government Operations		Government Services
X	Planning & Development – (4/8/13)		City Council
	Public Hearing		

Estimated Cost:	N/A	Budgeted:	YES		NO	
-----------------	-----	-----------	-----	--	----	--

If NO, please explain how item will be funded:

**Executive Summary:**

The applicant, Joseph Conti, has submitted an application for an Amendment to the Special Use for a Planned Unit Development (Tyler and Rt. 64 PUD) and for a revised PUD Preliminary Plan. The details of the proposal are as follows:

- Reduce the required front yard setback from 40 feet to 20 feet.
  - This change is consistent with the required front yard setback of 20 feet in the underlying BC-Community Business Zoning District.
- Enlarge the vehicle display area along Rt. 64.
- Replace required landscaping along Rt. 64.

**Plan Commission Review**

The Plan Commission held a public hearing on 4/2/2013. The Plan Commission recommended approval of the petitions contingent upon resolution of any outstanding staff comments. The vote was 5-aye to 0-nay. No significant comments were stated during the public hearing.

**Attachments:** *(please list)*

Applications for: Special Use (Planned Unit Development) and PUD Preliminary Plan; Staff Report dated 3/27/2013; Ordinance 2004-Z-14; Preliminary and Final Engineering Plans, County Engineers Inc., dated 10/19/2012

**Recommendation / Suggested Action** *(briefly explain):*

Recommendation to approve an amendment to Special Use for a Planned Unit Development and PUD Preliminary Plan – Tyler and Rt. 64 Business Park (St. Charles Chrysler, Jeep and Dodge)

<i>For office use only:</i>	<i>Agenda Item Number: 4f</i>
-----------------------------	-------------------------------

# CITY OF ST. CHARLES

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



COMMUNITY DEVELOPMENT/PLANNING DIVISION

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

## SPECIAL USE APPLICATION

<b>CITYVIEW</b>	
Project Name:	Tyler & Rt. 64 - Chrysler of St. Charles
Project Number:	2010 -PR- 011
Application Number:	2013 -AP- 010

Received Date

**RECEIVED**

St. Charles, IL

APR 10 2013

**CDD**

Planning Division

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

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

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

<b>1. Property Information:</b>	Parcel Number (s):	09-26-328-049	
	Street Address (or common location if no address is assigned):	1611 E MAIN	
<b>2. Applicant Information:</b>	Name	JOE CONTI	Phone
	Address	1611 E. MAIN ST ST CHARLES, IL 60174	847-878-3568
			Fax
<b>3. Record Owner Information:</b>	Name	CADILLAC BUILDING OF ST CHARLES	Phone
	Address	2500 W. NORTH AVE MELROSE PARK IL	847-878-3568
			Fax
<b>4. Billing:</b> <i>To whom should costs for this application be billed?</i>	Name	CHRYSLER OF ST CHARLES	Phone
	Address	1611 E. MAIN ST ST CHARLES, IL 60174	847-878-3568
			Fax
			Email

**Information Regarding Proposed Special Use:**

Comprehensive Plan designation of the property: RETAIN in SERVICE

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

What is the property's current zoning? BC

What is the property currently used for? AUTO DEALERSHIP

What Special Use(s) are you applying for? Please select from the list of Special Uses in the Zoning Ordinance for the appropriate zoning district.

NA

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

EXPAND Display AREA

**For Special Use Amendments only:**

What Special Use ordinance do you want to amend? Ordinance No. \_\_\_\_\_

Why is the proposed change necessary?

EXPAND Display AREA + conform with underlying zoning

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

FRONT YARD SETBACK

**Note for existing buildings:**

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

**Attachment Checklist**

- APPLICATION:** Completed application form signed by the applicant
- APPLICATION FEE:** Application fee in accordance with Appendix B of the Zoning Ordinance.
- REIMBURSEMENT OF FEES AGREEMENT:** An original, executed Reimbursement of Fees Agreement and deposit of funds in escrow with the City, as provided by Appendix B of the Zoning Ordinance.
- PROOF OF OWNERSHIP and DISCLOSURE:**
  - a) A current title policy report; or
  - b) A deed and a current title search.

*Handwritten initials/signature*

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%).

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

□ **PLAT OF SURVEY:**

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

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

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

□ **ENDANGERED SPECIES REPORT:**

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

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

□ **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 - Fifteen (15) full size copies, Three (3) 11" by 17", and a PDF electronic file on a CD-ROM.
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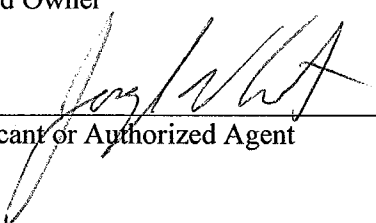
□ **SITE PLAN (Note: For a Special Use for PUD, submit PUD Preliminary Plan Application in lieu of Site Plan)**

A plan or plans showing the following information:

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

17. Angle of parking spaces
18. Parking space dimensions and aisle widths
19. Driveway radii at the street curb line
20. Width of driveways at sidewalk and street curb line
21. Provision of handicapped parking spaces
22. Dimensions of handicapped parking spaces
23. Depressed ramps available to handicapped parking spaces
24. Location, dimensions and elevations of freestanding signs
25. Location and elevations of trash enclosures
26. Provision for required screening, if applicable
27. Exterior lighting plans showing:
  - a. Location, height, intensity and fixture type of all proposed exterior lighting
  - b. Photometric information pertaining to locations of proposed lighting fixtures

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

Record Owner	Date
	3/1/12
Applicant or Authorized Agent	Date





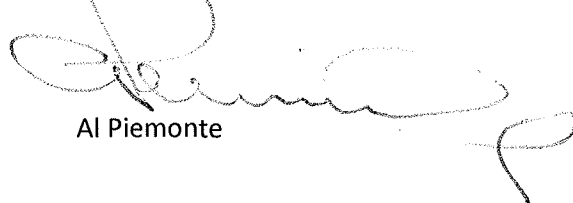
March 1, 2013

To Whom It May Concern:

I, Al Piemonte, as manager of the Cadillac Building of St. Charles, LLC, hereby authorize Joe Conti to act as the applicant/agent in dealing with the city of St. Charles for any building or zoning issues regarding the property at 1611 E. Main Street St. Charles, IL 60174.

Thank you for your attention to this matter. If you require any additional information, I may be reached at 708-345-9300.

Respectfully,



Al Piemonte

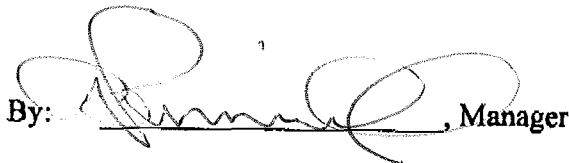
AP:nd

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


STATE OF ILLINOIS    )  
                                  ) SS.  
KANE COUNTY         )

I, Al Piemonte, being first duly sworn on oath depose and say that I am  
Manager of Cadillac Building of St. Charles, LLC, an Illinois Limited Liability  
Company (L.L.C.), and that the following persons are all of the members of the said L.L.C.:

<u>Al Piemonte</u>	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

By: , Manager

Subscribed and Sworn before me this 7<sup>TH</sup> day of  
March, 20 13.

  
Notary Public



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



COMMUNITY DEVELOPMENT/PLANNING DIVISION

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

**PUD PRELIMINARY PLAN APPLICATION**

Received Date  
**RECEIVED**  
St. Charles, IL  
APR 4 2013  
**CDD**  
Planning Division

<b>CITYVIEW</b>	
Project Name:	<u>Tyler &amp; Rt. 64 - Chrysler of St. Charles</u>
Project Number:	<u>2010 -PR- 011</u>
Application Number:	<u>2013 -AP- 011</u>

**Instructions:**

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.

<b>1. Property Information:</b>	Parcel Number (s):	<u>09-26-328-049</u>	
	Proposed Name of PUD:	<u>Chrysler of St. Charles</u>	
<b>2. Applicant:</b>	Name	<u>Joe Conti</u>	Phone <u>847-878-3568</u>
	Address	<u>1611 E. Main St.</u>	Fax
		<u>St. Charles, IL 60174</u>	Email
<b>3. Record Owner:</b>	Name	<u>Cadillac Building of St. Charles</u>	Phone <u>847-878-3568</u>
	Address	<u>Joe Conti</u>	Fax
		<u>2500 W. North Ave</u> <u>Melrose Park, IL</u>	Email
<b>4. Billing:</b> <i>Who is responsible for paying application fees and reimbursements?</i>	Name	<u>Joe Conti</u>	Phone
	Address	<u>Chrysler of St. Charles</u>	Fax
		<u>1611 E. Main St.</u> <u>St. Charles, IL 60174</u>	Email

## Attachment Checklist

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

- ❑ **APPLICATION:** Completed application form signed by the applicant
- ❑ **APPLICATION FEE:** Application fee in accordance with Appendix B of the Zoning Ordinance.
- ❑ **REIMBURSEMENT OF FEES AGREEMENT:**  
An original, executed Reimbursement of Fees Agreement and deposit of funds in escrow with the City, as provided by Appendix B of the Zoning Ordinance.

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

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

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

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

- ❑ **PLAT OF SURVEY:**

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

- ❑ **SOIL AND WATER CONSERVATION DISTRICT APPLICATION:** *NA - Not changing land use.*  
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/>

- ❑ **ENDANGERED SPECIES REPORT:** *NA*

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

- ❑ **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 - Fifteen (15) full size copies, Three (3) 11" by 17", and a PDF electronic file on a CD-ROM.
- Revision Submittal for Plan Commission - Twenty-Two (22) full size copies, Three (3) 11" by 17" and a PDF electronic file on a CD-ROM.

- ❑ **SITE/ENGINEERING PLAN:**

A plan or plans showing the following information:

1. Accurate boundary lines with dimensions
2. Existing and proposed easements: location, width, purpose

3. Streets on and adjacent to the tract: Name and right-of-way width, center line elevation, and culverts
4. Location, size, shape, height, and use of existing and proposed structures
5. Location and description of streets, sidewalks, and fences
6. Surrounding land uses
7. Legal and common description
8. Date, north point, and scale
9. Existing and proposed topography
10. All parcels of land intended to be dedicated for public use or reserved for the use of all property owners with the proposal indicated
11. Location of utilities
12. Building/use setback lines
13. Location of any significant natural features
14. Location of any 100-year recurrence interval floodplain and floodway boundaries
15. Location and classification of wetland areas as delineated in the National Wetlands Inventory
16. Existing zoning classification of property
17. Existing and proposed land use
18. Area of property in square feet and acres
19. Proposed off-street parking and loading areas
20. Number of parking spaces provided, and number required by ordinance
21. Angle of parking spaces
22. Parking space dimensions and aisle widths
23. Driveway radii at the street curb line
24. Width of driveways at sidewalk and street curb line
25. Provision of handicapped parking spaces
26. Dimensions of handicapped parking spaces
27. Depressed ramps available to handicapped parking spaces
28. Location, dimensions and elevations of freestanding signs
29. Location and elevations of trash enclosures
30. Provision for required screening, if applicable
31. Provision for required public sidewalks
32. Certification of site plan by a registered land surveyor or professional engineer
33. Geometric plan showing all necessary geometric data required for accurate layout of the site
34. Grading plans showing paving design, all storm sewers, and detention/retention facilities including detention/retention calculations) and erosion control measures
35. Utility plans showing all storm sewers, sanitary sewers, watermains, and appropriate appurtenant structures
36. Exterior lighting plans showing:
  - Location, height, intensity and fixture type of all proposed exterior lighting

- Photometric information pertaining to locations of proposed lighting fixtures

37. Typical construction details and specifications

38. Certification of site engineering plans by a registered professional engineer

39. Proof of application for Stormwater Management Permit

❑ **SKETCH PLAN FOR LATER PHASES OF PUD:** *NA*

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:** *NA*

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:**

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.

❑ **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

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

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

**❑ SCHEDULE:** Construction schedule indicating:

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

**❑ INCLUSIONARY HOUSING SUMMARY:** 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.

**❑ SUBDIVISION PRELIMINARY PLAN CHECKLIST:**

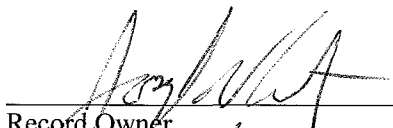
If the PUD Preliminary Plan involves the subdivision of land, a completed Subdivision Preliminary Plan Checklist must be submitted. This Subdivision Checklist may reference the same set(s) of plans as the preceding checklists for Site/Engineering, Sketch Plan, Tree Preservation, and Landscape Plans, but the additional information required by the Subdivision Preliminary Plan Checklist must be included, where applicable.

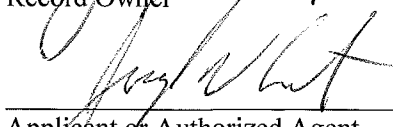
**❑ APPLICATION FOR SPECIAL USE FOR A PUD:**

The application for PUD Preliminary Plan must be accompanied by an application for a Special Use for a PUD, unless the Special Use was previously granted and no amendment is needed. Documentation required for both applications need not be duplicated.

**❑ HISTORIC DESIGNATION:** Is the property a designated Landmark or in a Historic District? \_\_\_\_\_

**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.**

  
 \_\_\_\_\_ 3/1/13  
 Record Owner Date

  
 \_\_\_\_\_ 3/1/13  
 Applicant of Authorized Agent Date

Community Development  
 Planning Division

Phone: (630) 377-4443

Fax: (630) 377-4062



**Staff Report**

**TO:** Chairman Cliff Carrigan  
 And Member of the Planning & Development Committee

**FROM:** Matthew O'Rourke, AICP  
 Planner

**RE:** Amendment to Special Use for a Planned Unit Development and PUD Preliminary Plan –  
 Tyler and Rt.64 Business Park (St. Charles Chrysler, Jeep, and Dodge)

**DATE:** March 27, 2013

**I. APPLICATION INFORMATION:**

**Project Name:** Tyler and Rt. 64 PUD Amendment (St. Charles Chrysler, Jeep, and Dodge)

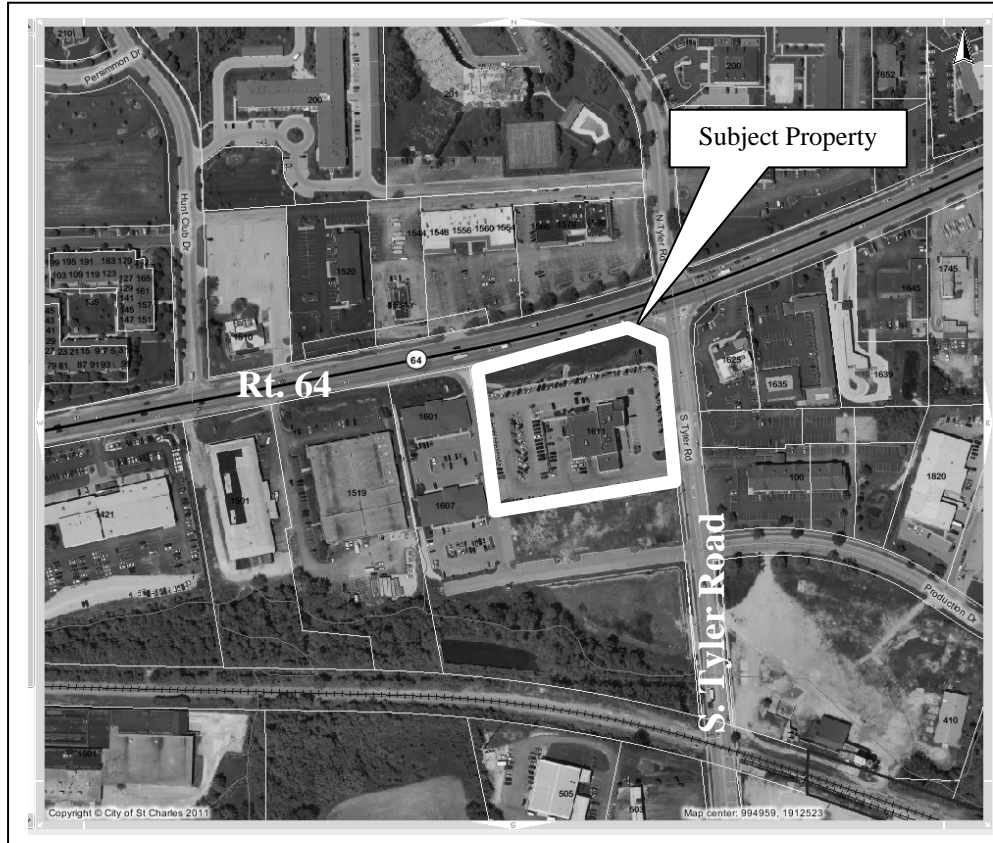
**Applicant:** Joseph Conti (St. Charles Chrysler, Jeep, and Dodge)

**Purpose:** Reduce the required front yard setback from 40 feet to 20 feet to enlarge vehicle display area

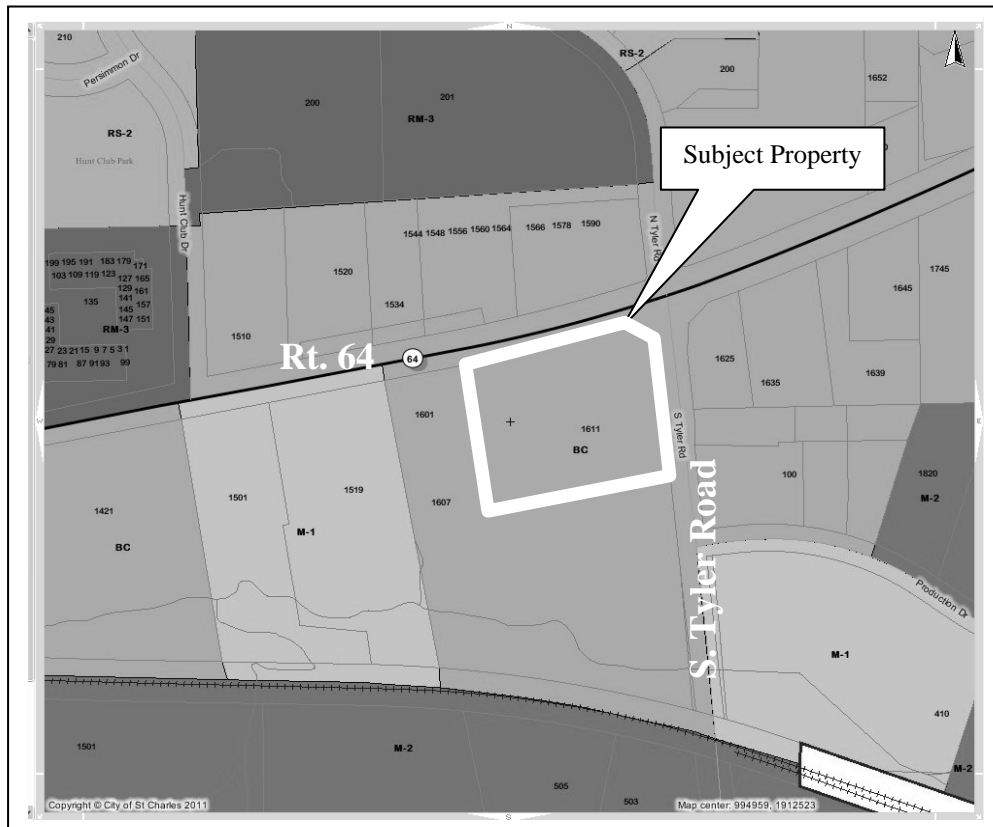
<b>General Information:</b>		
<b>Site Information</b>		
Location	1611 E. Main Street	
Acres	4.185	
Applications	1) <b>Special Use</b> 2) <b>PUD Preliminary Plan</b>	
Applicable Zoning Code Sections/ Ordinances	17.04.430 Changes in Planned Unit Development Table 17.14-2 Business and Mixed-Use Districts Bulk Regulations Ordinance 2004-Z-14 An Ordinance Granting a Special Use as a Planned Unit Development (Tyler & Rt. 64 Business Park)	
<b>Existing Conditions</b>		
<b>Land Use</b>	Car Dealership	
<b>Zoning</b>	BC – Community Business (PUD)	
<b>Zoning Summary</b>		
<b>North</b>	BC-Community Business	<b>Current Land Uses</b> Shopping Center
<b>East</b>	BC-Community Business	Hotel/Restaurant
<b>South</b>	BC- Community Business (PUD)	Children of America/Daycare
<b>West</b>	BC- Community Business (PUD)	Office Buildings
<b>Comprehensive Plan Designation</b>		
Manufacturing		



### Aerial Photo



### Zoning Map



## II. BACKGROUND:

In 2004, the City approved Ordinance 2004-Z-14 “An Ordinance Granting a Special Use as a Planned Unit Development (Tyler & Rt. 64 Business Park)”. This approval included the dealership use on lot 1 (St. Charles Chrysler, Jeep, and Dodge).

At that time, the property was zoned M-1 Limited Manufacturing under the City’s previous Zoning Ordinance and the setback requirements from that zoning district were incorporated into the PUD as an exhibit. The old M-1 Zoning District required a front yard setback of 40 feet. When this PUD was approved the City required a 50 foot setback along E. Main Street from 13<sup>th</sup> Avenue to Smith Road. This requirement no longer exists.

The underlying zoning designation was changed to BC-Community Business as part of 2006 Zoning Ordinance and Zoning Map overhaul. The front yard setback in the BC district is 20 feet.

## III. PROPOSAL:

The applicant, Joseph Conti, has submitted an application for an Amendment to the Special Use for a Planned Unit Development (Tyler and Rt. 64 PUD) and for a revised PUD Preliminary Plan. The details of the proposal are as follows:

- Reduce the required front yard setback from 40 feet to 20 feet.
- Enlarge the vehicle display area along Rt. 64.
- Replace required landscaping along Rt. 64.

## IV. ANALYSIS:

Staff has reviewed the proposal for compliance with the standards established in the Zoning Ordinance and Ordinance 2004-Z-14. The following is a summary of that review:

### 1. PUD MAJOR CHANGE

**Section 17.04.430 Changes in Planned Unit Developments** states the following:

*“The Planned Unit Development shall be developed only in conformance with the ordinance granting a Special Use for a PUD and the PUD Preliminary Plans as approved by the City Council. PUD Final Engineering Plans, PUD Final Plans, and PUD Final Plats contain additional detail to facilitate construction of the development. Recognizing that there may be a need for changes during review or following approval of these final plans, changes to any approved PUD plans shall be handled as follows:*

#### *A. Major Changes.*

- 1. Changes which would require an amendment to the ordinance granting a Special Use for the PUD may only be approved after submittal of an application to amend the Special Use for the PUD, together with applications to amend any previously approved plans.*
- 2. Changes determined by the City Council to invalidate or contradict any of the Findings of Fact for Special Use for PUD or elements of the Preliminary Plans which were used as a factor in establishing said Findings of Fact shall only be approved after submittal of an application to amend the Special Use for the PUD, together with applications to amend any previously approved plans.*

3. *Changes to the approved PUD Preliminary Plan determined to be major by the City Council may be approved only by submission and reconsideration of a new PUD Preliminary Plan, and, if necessary, an application to amend the Special Use ordinance. Depending on the scope of the Major Change, a new Concept Plan Review may be required prior to submittal of the application for PUD Preliminary Plan. Factors listed in Table 17.04-2 shall be considered in determining whether a proposed change from the approved PUD Preliminary Plan constitutes a Major Change, and whether a new Concept Plan Review will be required.”*

Since the provisions of the old M-1 District were incorporated into the PUD Ordinance as an exhibit, and the approved PUD Preliminary Plan show a required 40 foot front yard setback. Therefore, a major change to the PUD is required.

## 2. SETBACKS

The applicant is proposing to reduce the required front yard setback from 40 feet to 20 feet. This change is consistent with the required front yard setback of 20 feet in the underlying BC-Community Business Zoning District.

## 3. REQUIRED OFF-STREET PARKING

Per the approved PUD Preliminary Plan, 71 off-street parking spaces are required on lot 1 of the Tyler & Rt. 64 PUD. The expansion of the vehicle display area will not result in the reduction of required off-street parking spaces. The 71 designated off-street parking spaces will remain.

## 4. LANDSCAPING

There was a landscape plan approved as part of the PUD Preliminary Plan. In 2005, the property owner received a Corridor Improvement Grant for enhanced landscape features. The applicant is proposing to replant the same or similar landscape materials in the front of the new vehicle display area.

### **Staff Comment:**

The approved landscape plan included 10 shade trees. These trees have not been shown on the new landscape plan. The applicant will need to provide these trees on the revised plans.

## **V. PLAN COMMISSION**

The Plan Commission held a public hearing on 4/2/2013. The Plan Commission recommended approval of the petitions contingent upon resolution of any outstanding staff comments. The vote was 5-aye to 0-nay.

## **VI. RECOMMENDATION**

Staff recommends approval of the Application for an Amendment to and existing Special Use for a Planned Unit Development to the Tyler & Rt. 64 PUD and revised PUD Preliminary Plan and has provided draft findings of fact in support of that recommendation.

## **VII. ATTACHMENTS**

- Application for Special Use, received 03/04/2013
- Application for PUD Preliminary Plan, received 03/04/2013
- Ordinance 2004-Z-14
- Preliminary and Final Engineering Plans, County Engineers Inc., dated 10/19/2012

Cc: Russell Colby, Planning Division Manager  
Joseph Conti, Applicant

**AMENDMENT TO A SPECIAL USE FOR A PLANNED UNIT DEVELOPMENT TYLER &  
RT. 64 PUD  
(ST CHARLES CHRYSLER, JEEP, AND DODGE)**

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:

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

This property is located in an existing PUD. The proposed amendment does not alter the purpose of the PUD as approved in 2004.

**ii. The proposed PUD and PUD Preliminary Plans conform to the requirements of the underlying zoning district or districts in which the PUD is located and to the applicable Design Review Standards contained in Chapter 17.06, except where:**

The proposed amendment will reduce the required front yard setback from 40 feet to 20 feet. This amendment to the PUD will align the front yard setback in the PUD with the requirements of the underlying BC-Community Business District which is 20 feet. Therefore, there is no relief from the Zoning Ordinance requested.

- 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.**

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

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

This amendment does not alter the intent or scope of the approved PUD. The existing business will continue to exist on lot 1 where it is currently located.

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

The use is already constructed. The utilities and infrastructure already exist on and around the site. The applicant will provide adequate stormwater facilities to accommodate the proposed increase in impervious surface.

- 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 amendment will permit the applicant to construct an extended vehicle display area next to its current location.

- 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 surrounding properties are already developed.

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

The property is already in use by this specific business. Since this use is already established there will not be any new impacts created by this PUD amendment.

- 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 amendment will reduce the required front yard setback to 20 feet. This setback conforms to the standards established in the underlying BC-Community Business Zoning District. This 20 foot wide setback area will provide an adequate buffer from E. Main Street and sufficient greenspace for the required landscaping.

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

This amendment will not affect the scope, intent, or existing businesses already located within the PUD.

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

The Comprehensive Plan land use designation for this property is manufacturing. The uses permitted in the Rt. 64 and Tyler PUD would be considered Retail and Service. These uses were determined to be appropriate in 2004 as evidenced by the approval of the Tyler & Rt. 64 PUD.

**City of St. Charles, Illinois**

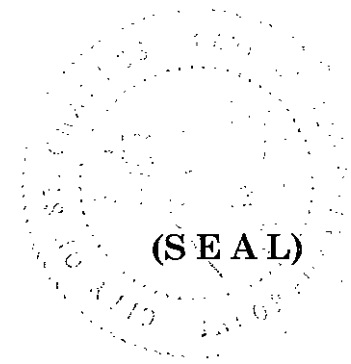
**Ordinance No. 2004-Z-14**

**An Ordinance Granting a Special Use as a  
Planned Unit Development  
(Tyler and 64 Business Park)**

**Adopted by the  
City Council  
of the  
City of St. Charles  
July 6, 2004**

**Published in pamphlet form by  
authority of the City Council  
of the City of St. Charles,  
Kane and Du Page Counties,  
Illinois, July 9, 2004**

  
\_\_\_\_\_  
City Clerk



DATE OF PUBLICATION 7/19/04  
NEWSPAPER Pamphlet Form

REFER TO:  
MINUTES 7/6/04  
PAGE \_\_\_\_\_

ORDINANCE NO. 2004-Z-14

PRESENTED AND PASSED BY CITY COUNCIL ON  
July 6, 2004

AN ORDINANCE GRANTING A SPECIAL USE  
AS A PLANNED UNIT DEVELOPMENT  
(TYLER AND 64 BUSINESS PARK)

**WHEREAS**, a petition for granting a Special Use as a Planned Unit Development for the real estate described in "Exhibit I" attached hereto and made a part hereof (hereinafter sometimes referred to as the "Subject Realty") has been filed by Tyler and 64 LLC, an Illinois Limited Liability Company, record owner of the Subject Realty, hereinafter sometimes referred to as "Owner";

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

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

**WHEREAS**, the City Council of the City of St. Charles hereby makes the following findings of fact regarding the granting of a Special Use as a Planned Unit Development for the Subject Realty:

**FINDINGS OF FACT FOR SPECIAL USE FOR A PUD:**

1. **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 subject property will be a tremendous improvement to the area. The subject property was previously used as an obsolete



manufacturing facility, which had been vacant for several years. It lacked maintenance and was an eyesore from Route 64. The current owner has entered into a redevelopment agreement with the City to ensure that redevelopment of the site will promote and foster public health, safety and general welfare. The proposed development of the auto dealership and the office buildings through the special use for the PUD will therefore not be detrimental to or endanger the public health, safety or general welfare.

2. **That the special use will not be injurious to the use and enjoyment of the property in the immediate vicinity for the purpose already permitted, nor substantially diminish or impair property values within the neighborhood.**

The redevelopment will enhance the subject property. The surrounding properties are commercial uses, which are compatible with the proposed uses. The special use for the PUD will not be injurious to the use and enjoyment of the property in the immediate vicinity for the purpose already permitted, nor substantially diminish or impair property values within the neighborhood.

3. **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 surrounding properties are already developed.

4. **That adequate utilities, access roads, drainage and/or necessary facilities have been, or are being, provided.**

The PUD process requires a complete review of engineering plans to ensure that adequate utilities are provided on the site. The access points off of Route 64 and Tyler Road as shown on the plans are acceptable. The IEPA designated area on the southwest side of the property is to remain capped and will not be disturbed due to the development.

5. **That adequate measures have been made, or will be, taken to provide ingress and egress so designed as to minimize traffic congestion in public streets.**

The curb cut off of Route 64 is being restricted to a right-in, right-out only. The applicant has taken into consideration IDOT's future plans for Route 64 road improvements in designing access to the site.

6. **That the special use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified by the City Council pursuant to the recommendations of the Plan Commission.**

The Special Use conforms to the applicable regulations of the M-1 zoning districts in which it is proposed to be located, with the exception of the requested variations.

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

**SECTION 1.** That Section 17.02.180 of Title 17 of the St. Charles Municipal Code, as amended, and as set forth in the Zoning District Map as described therein and on file in the Office of the City Clerk, is hereby amended by granting of a Special Use as a Planned Unit Development for the entire Subject Realty, pursuant to the provisions of Title 17 of the St. Charles Municipal Code, as amended, all of the Subject Realty being subject to the additional conditions, variations, and restrictions hereinafter set forth.

**SECTION 2.** That the Subject Realty may be developed only in accordance with all ordinances of the City as now in effect or hereafter amended (except as specifically varied herein), and in accordance with the following additional definitions, uses, procedures, and restrictions contained herein.

**A. PRELIMINARY PLAN APPROVAL**

The Preliminary Plan for the Subject Realty, consisting of a plan set entitled "Preliminary/Final Engineering Plan Tyler and 64 Business Park" prepared by Robert H. Anderson & Associates dated June 18, 2004; building elevations for Al Piemonte Cadillac dated February 27, 2004; building elevations for office buildings "Building One" and "Building Two" prepared by Marshall Architects dated May 4, 2004; landscape plans prepared by Gary Weber Associates Inc. dated 1/26/04, revised 6/3/04, received June 7, 2004; signage for Al Piemonte prepared by Image Point dated March 8, 2004; a reduced copy of which is attached hereto as Exhibit "II", is hereby approved.

Building elevations for Office Buildings Three and Four on Lot 2 must be approved by the City Council, upon recommendation by the Plan Commission, prior to issuance of any building permits for these buildings.

Changes to the Preliminary Plan may be approved by resolution of the City Council without amending this Ordinance, if such changes conform to the provisions hereof and do not constitute a Major Change as defined in Section 17.42.080 C of the St. Charles Municipal Code, as determined by the City Council.

**B. ZONING REQUIREMENTS AND STANDARDS**

1. The provisions set forth in the St. Charles Zoning Ordinance for property in the M-1 Limited Manufacturing District in effect as of the date of this agreement shall apply to the Subject Realty, except as specifically provided in this Section.
2. **Permitted Uses:** Motor vehicle sales shall be allowed as an additional permitted use.
3. **Maximum net floor area for office use on Lot 2:**

On the attached preliminary plan, 188 parking spaces have been shown on Lot 2. This parking would accommodate 45,560 square feet total net floor area of professional/business office use on Lot 2. Out of the 45,560 square feet, only 37,600 square feet net floor area can be used for medical/dental office use, in order to comply with the parking requirement.

If additional parking is provided to comply with the City's zoning ordinance, then additional floor area may be used for medical/dental offices.

“Net floor area” shall be as defined in Section 17.04.210 A and B of Title 17 of the St. Charles Municipal Code.

4. **Parking setback:** The northeast corner of the parking lot on Lot 1, as measured at a distance of approximately 60 feet from the proposed ROW intersection at Route 64 and Tyler Road shall be setback 3 feet from the proposed ROW line. A fifteen foot parking setback shall be provided along the northernmost 240 feet of the Tyler Road frontage, as shown generally on the attached preliminary plan.
5. **Building setback for office buildings “D” and “E”:** A ten foot side yard setback shall be provided for office buildings “D” and “E”, as measured from the northern property line between Lots 1 and 2 ( as shown on the preliminary plan).

**C. PRELIMINARY PLAN, ENGINEERING PLANS & FINAL PLAT**

No final engineering plans or final plat for any part of the Subject Realty shall be approved prior to City Council approval of a preliminary plan for the entire Subject Realty conforming to the provisions hereof and the applicable provisions of the St. Charles Municipal Code. The foregoing notwithstanding, Owner may submit revised preliminary plans and final plat, provided that such submittal shall include a revised preliminary plan for the entire Subject Realty conforming to the provisions hereof and the St. Charles Municipal Code, and may include final plans and plat for all or any part thereof. Review of final plans and plat shall not be required if the revised preliminary plan fails to conform with the City ordinances (except as varied herein). Such determination shall be first made by

the Director of Public Works and the Director of Community Development, subject to confirmation by the City Council. Final development plans and plats which are hereafter submitted by Owner shall be approved by the City Council provided same conform with the applicable provisions, of the St. Charles Municipal Code and the provisions hereof, and substantially conform with the approved Preliminary Plan, and practices and policies of the City, all as determined by the City Council.

No final plat for any part of the Subject Realty shall be approved prior to approval of engineering plans for the unit or phase being developed and it's related offsite improvements as reasonably determined by the City. No final plat for any part of the Subject Realty shall be recorded prior to issuance of all third party approvals including but not limited to IDOT, IEPA, United States Army Corps of Engineers and prior to City Council approval and receipt of the guarantee for completion of the Land Improvements (as defined in Title 16 of the St. Charles Municipal Code). Such guarantee shall be in the form of a financial guarantee conforming with the provisions of Paragraph 16.12.220 (C) of the St. Charles Municipal Code.

**D. BUILDING PERMIT TIMING**

No building permit shall be issued for construction of any structure on the Subject Realty until after the engineering plans and a final plat have been approved and a final plat has been recorded for all of the Subject Realty.

**E. COMPLETION OF LAND IMPROVEMENTS PRIOR TO OCCUPANCY**

No occupancy permit shall be issued for any building until the Land Improvements for the Subject Realty have been accepted by the City Council; however, the following need not be completed prior to issuance of an occupancy permit: a) public sidewalks, street trees and parkway seeding. At all times during construction the Owner shall be responsible for removal of construction debris and waste related to the Subject Realty.

**F. SOIL EROSION CONTROL**

Upon five (5) days notice to Owner, the City shall have the right to stop any construction of Land Improvements, buildings and other structures if the City Engineer determines that the erosion control measures shown on the approved erosion control plan and as field modified are not being adequately maintained. A stop work order may be issued on these grounds against the then-owner of the property on which the violation occurs and will not be lifted until all violations are corrected. The then-owner shall indemnify and hold harmless the City from any and all losses, claims, expenses and penalties, including attorneys' fees, arising out of the City's issuance of a stop work order on these grounds.

**G. SPECIAL SERVICE AREAS**

Any stormwater management facilities, retaining walls and pump stations related to stormwater management facilities, wetlands, which are not accepted by the CITY shall be owned and maintained by the landowner. Developer and Owner

shall not object to the formation of an amendment to one or more Special Service Areas, encompassing all or part of the Subject Realty for the purpose of maintaining and repairing drainage facilities and other facilities. Such Special Service Area shall be of perpetual duration with a maximum rate per State statute. Such Special Service Area or Areas may provide for maintenance by the City in the event that drainage facilities are not adequately maintained by the Owner or successors.

#### **H. LANDSCAPING**

The Subject Realty shall be landscaped in substantial conformance with the approved Preliminary Plan and the approved Landscape Plan. Landscaping for a building or phase shall be completed prior to occupancy of that building.

However, if conditions beyond the control of the Developer prohibit the installation of the landscaping prior to a request for occupancy of a structure, a temporary certificate of occupancy may be issued for a period not to exceed six months, subject to posting of a letter of credit or cash for 115% of a registered landscape architect's estimate for incomplete landscape work. If the landscaping is not completed as of the expiration of the temporary certificate of occupancy, the Building Commissioner shall not be required to issue a final certificate of occupancy or any additional temporary certificates of occupancy, but may do so in his discretion as governed by the St. Charles Municipal Code, and the City may utilize funds to complete said landscape work.

#### **I. FACILITIES TO BE UNDERGROUND**

All utility and communication facilities to be installed within the Subject Realty, including, but not limited to, telephone, electric, and cable television, shall be underground. Utilities to be installed by the City within the Subject Realty, if any, shall be installed underground. This does not include facilities installed in and along the rights-of-way of Main Street, Tyler Road and the existing UPRR railroad tracks.

**J. ELECTRIC UTILITY SERVICE**

The Owner may connect to the existing municipal electrical distribution system which adjoins the property line of the Subject Realty, and such connection shall be permitted upon payment of the City's normal connection fees consistent with the City's ordinances and policy in effect at the time of final plat approval.

**K. NATIONAL ELECTRIC SAFETY CODE**

The existing site structures and the proposed site structures must comply with the 2002 National Electric Safety Code. Further, all construction activities must adhere to the safety guidelines and clearances within the 2002 National Electric Safety Code.

**L. EASEMENTS**

An easement or easements over, under and upon that portion of the Subject Realty reasonably determined by the City to be necessary for the benefit of the Subject Realty for access by emergency vehicles or for access for maintenance, repair, replacement and customary servicing of all electricity lines, sanitary sewer, storm drainage, storm water detention and retention, water main systems, telephone lines, natural gas supply systems, communication facilities and other utilities, shall be provided at the City's request on all



final plats in favor of the City. Such easements shall also be provided for all of the involved utility and communications companies, now or in the future receiving a City franchise, their respective officers, employees, and agents, together with related emergency and service vehicles and equipment, in locations consistent with the location of said utilities as identified on the final engineering plans and electric utility plans for the Subject Realty.

**SECTION 3. HOLD HARMLESS AND INDEMNIFICATION**

In the event a claim is made against the City, its officers, other officials, agents and employees or any of them, or if any is made a party-defendant in any proceeding arising out of or in connection with the approval and issuance of a Special Use Permit for a Planned Unit Development for the Subject Realty, or the development of the Subject Realty, including matters pertaining to hazardous materials and other environmental matters, the Developer and Owner shall defend and hold the City and such officers, other officials, agents and employees harmless from all claims, liabilities, losses, taxes, judgements, costs and fees, including expenses and reasonable attorney's fees, in connection therewith. The City and such officers, other officials, agents and employees shall reasonably cooperate in the defense of such proceedings.

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

**PRESENTED** to the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois this 6th day of July, 2004

**PASSED** by the City Council of the City of St. Charles, Kane and DuPage  
Counties, Illinois this 6th day of July, 2004

**APPROVED** by the Mayor of the City of St. Charles, Kane and DuPage  
Counties, Illinois this 6th day of July, 2004

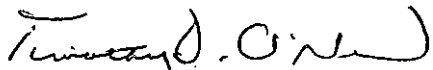
  
Susan L. Klinkhamer, Mayor

Attest:

  
  
City Clerk/Recording Secretary

Voice Vote:  
Ayes: 9  
Nays: 0  
Absent: 1  
Abstain: 0

Approved as to form:

  
City Attorney

Date: 7/6/04

**EXHIBIT "I"**  
**LEGAL DESCRIPTION OF PROPERTY**

**Legal Description for  
Tyler & 64 Business Park**

THAT PART OF THE SOUTHWEST ¼ OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST ¼; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID SOUTHWEST ¼ 749.80 FEET; THENCE NORTH 61 DEGREES, 45 MINUTES, 0 SECONDS EAST 75.40 FEET TO THE SOUTHEAST CORNER OF W.H. WILCOX'S SECOND ADDITION TO THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS; THENCE NORTH 27 DEGREES, 20 MINUTES, 0 SECONDS WEST ALONG THE EAST LINE OF SAID SECOND ADDITION 800.00 FEET TO THE NORTHEAST CORNER OF BLOCK 3 OF SAID SECOND ADDITION; THENCE NORTH 62 DEGREES, 08 MINUTES, 0 SECONDS EAST ALONG THE SOUTHERLY LINE OF INDIANA AVENUE EXTENDED 71.60 FEET; THENCE NORTH 17 DEGREES, 09 MINUTES, 0 SECONDS WEST ALONG AN OLD CLAIM LINE 683.38 FEET TO THE SOUTHERLY LINE OF EAST MAIN STREET; THENCE EASTERLY ALONG SAID SOUTHERLY LINE 658.50 FEET TO A POINT OF CURVATURE; THENCE NORTH 78 DEGREES, 18 MINUTES, 0 SECONDS EAST ALONG SAID SOUTHERLY LINE 676.50 FEET FOR THE POINT OF BEGINNING; THENCE SOUTH 11 DEGREES, 42 MINUTES, 0 SECONDS EAST 706.33 FEET TO THE NORTHERLY LINE OF THE CHICAGO AND NORTHWESTERN TRANSPORTATION COMPANY; THENCE EASTERLY ALONG SAID NORTHERLY LINE 634.10 FEET TO THE WESTERLY LINE OF TYLER ROAD AS ESTABLISHED BY DOCUMENT 1651703; THENCE NORTH 05 DEGREES, 44 MINUTES, 36 SECONDS WEST ALONG SAID WESTERLY LINE 105.21 FEET TO A POINT OF CURVATURE IN SAID WESTERLY LINE; THENCE NORTHERLY ALONG SAID WESTERLY LINE, BEING A CURVE TO THE LEFT HAVING A RADIUS OF 7960.0 FEET TANGENT TO THE LAST DESCRIBED COURSE, 243.12 FEET; THENCE NORTH 82 DEGREES, 30 MINUTES, 24 SECONDS EAST RADIAL TO THE LAST DESCRIBED CURVE AT THE LAST DESCRIBED POINT 33.0 FEET TO THE ORIGINAL CENTER LINE OF SAID TYLER ROAD; THENCE NORTH 7 DEGREES, 29 MINUTES, 36 SECONDS WEST ALONG SAID ORIGINAL CENTER LINE 530.24 FEET TO THE MOST SOUTHERLY CORNER OF A TRACT OF LAND DESCRIBED IN DOCUMENT 1541226; THENCE NORTH 62 DEGREES, 58 MINUTES, 42 SECONDS WEST ALONG THE SOUTHWESTERLY LINE OF SAID TRACT 117.56 FEET TO THE MOST WESTERLY CORNER OF SAID TRACT; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID EAST MAIN STREET 607.14 FEET TO THE POINT OF BEGINNING, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

**EXHIBIT "II"**  
**PRELIMINARY PLAN**

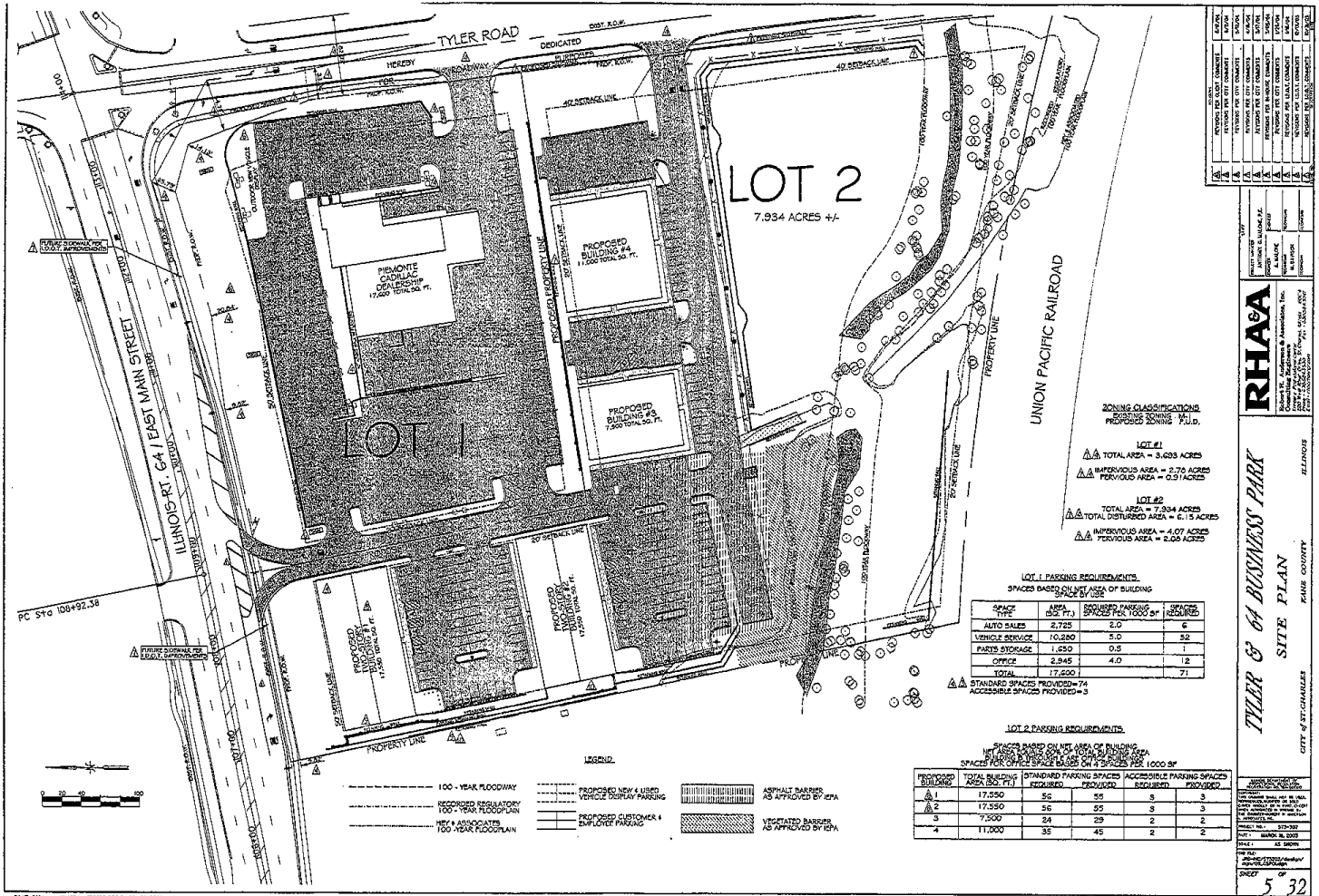












CLASSIFICATION	AREA (ACRES)	PERCENTAGE OF TOTAL AREA
R-1.5	7.934	100%
R-1.5A	3.633	100%

**ZONING CLASSIFICATIONS**  
 PREVIOUS ZONING: V.L.D.  
 LOT #1  
 TOTAL AREA = 3.633 ACRES  
 IMPERVIOUS AREA = 2.76 ACRES  
 PERVIOUS AREA = 0.87 ACRES  
 LOT #2  
 TOTAL AREA = 7.934 ACRES  
 IMPERVIOUS AREA = 4.07 ACRES  
 PERVIOUS AREA = 3.86 ACRES

**LOT 1 PARKING REQUIREMENTS**  
 SPACES BASED ON NET AREA OF BUILDING

SPACE TYPE	AREA (SQ FT)	REQUIRED SPACES PER 1,000 SF	SPACES PROVIDED
AUTO SALES	2,725	2.0	6
VEHICLE SERVICE	10,280	5.0	52
PARTS STORAGE	1,650	0.5	1
OFFICE	2,945	4.0	12
<b>TOTAL</b>	<b>17,600</b>		<b>71</b>

STANDARD SPACES PROVIDED=74  
 ACCESSIBLE SPACES PROVIDED=3

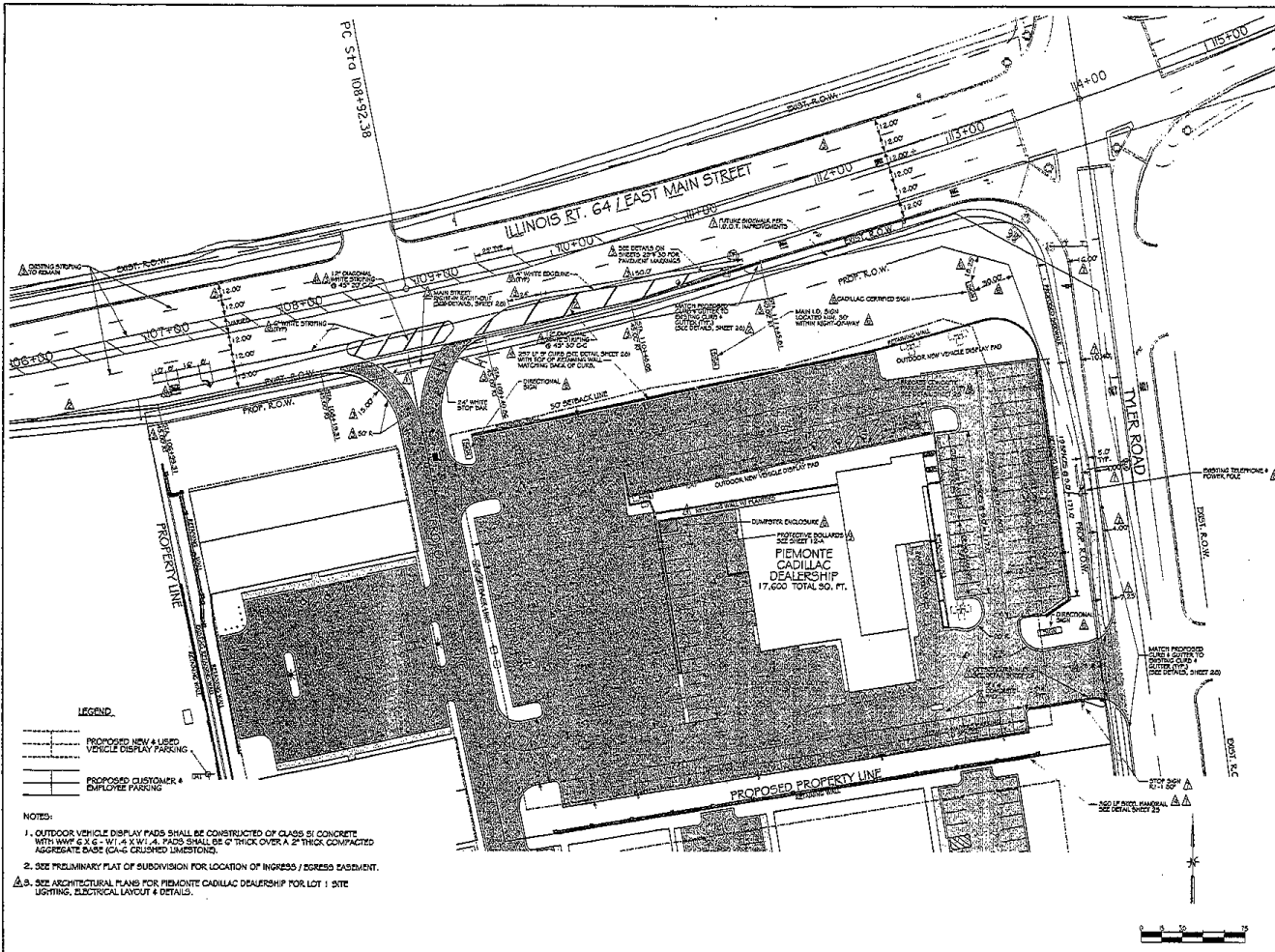
**LOT 2 PARKING REQUIREMENTS**  
 SPACES BASED ON NET AREA OF BUILDING

PROPOSED BUILDING AREA (SQ FT)	STANDARD PARKING SPACES REQUIRED	ACCESSIBLE PARKING SPACES REQUIRED	PROVIDED
1	17,300	56	3
2	17,300	56	3
3	7,500	24	2
4	17,300	56	2

SPACES FOR OFFICE SPACE BASED ON 4 SPACES PER 1,000 SF

**RH&A**  
 RICHARD H. ADAMS & ASSOCIATES, INC.  
 1100 N. WASHINGTON ST., SUITE 200  
 CHICAGO, ILL. 60610  
 TEL: (312) 467-1000  
 FAX: (312) 467-1001  
 WWW.RH&A.COM

**TYLER & 64 BUSINESS PARK**  
 SITE PLAN  
 CITY OF ST. CHARLES  
 HANCOCK COUNTY  
 ILLINOIS



LOCATION	REVISION
A	ISSUED FOR PERMITS
B	ISSUED FOR PERMITS
C	ISSUED FOR PERMITS
D	ISSUED FOR PERMITS
E	ISSUED FOR PERMITS
F	ISSUED FOR PERMITS
G	ISSUED FOR PERMITS
H	ISSUED FOR PERMITS
I	ISSUED FOR PERMITS
J	ISSUED FOR PERMITS
K	ISSUED FOR PERMITS
L	ISSUED FOR PERMITS
M	ISSUED FOR PERMITS
N	ISSUED FOR PERMITS
O	ISSUED FOR PERMITS
P	ISSUED FOR PERMITS
Q	ISSUED FOR PERMITS
R	ISSUED FOR PERMITS
S	ISSUED FOR PERMITS
T	ISSUED FOR PERMITS
U	ISSUED FOR PERMITS
V	ISSUED FOR PERMITS
W	ISSUED FOR PERMITS
X	ISSUED FOR PERMITS
Y	ISSUED FOR PERMITS
Z	ISSUED FOR PERMITS

**RH&A**  
 ENGINEERS & ARCHITECTS  
 1000 W. WASHINGTON ST.  
 CHICAGO, ILL. 60607  
 TEL: 312.467.1000  
 FAX: 312.467.1001  
 WWW.RH&A.COM

**TYLER & 64 BUSINESS PARK**  
**LOT #1 GEOMETRIC PLAN**  
 CITY OF ST. CHARLES  
 PLANE COUNTY  
 ILLINOIS

**LEGEND**

PROPOSED NEW ALLEYS  
 VEHICLE DISPLAY PARKING

PROPOSED CUSTOMER &  
 EMPLOYEE PARKING

**NOTES**

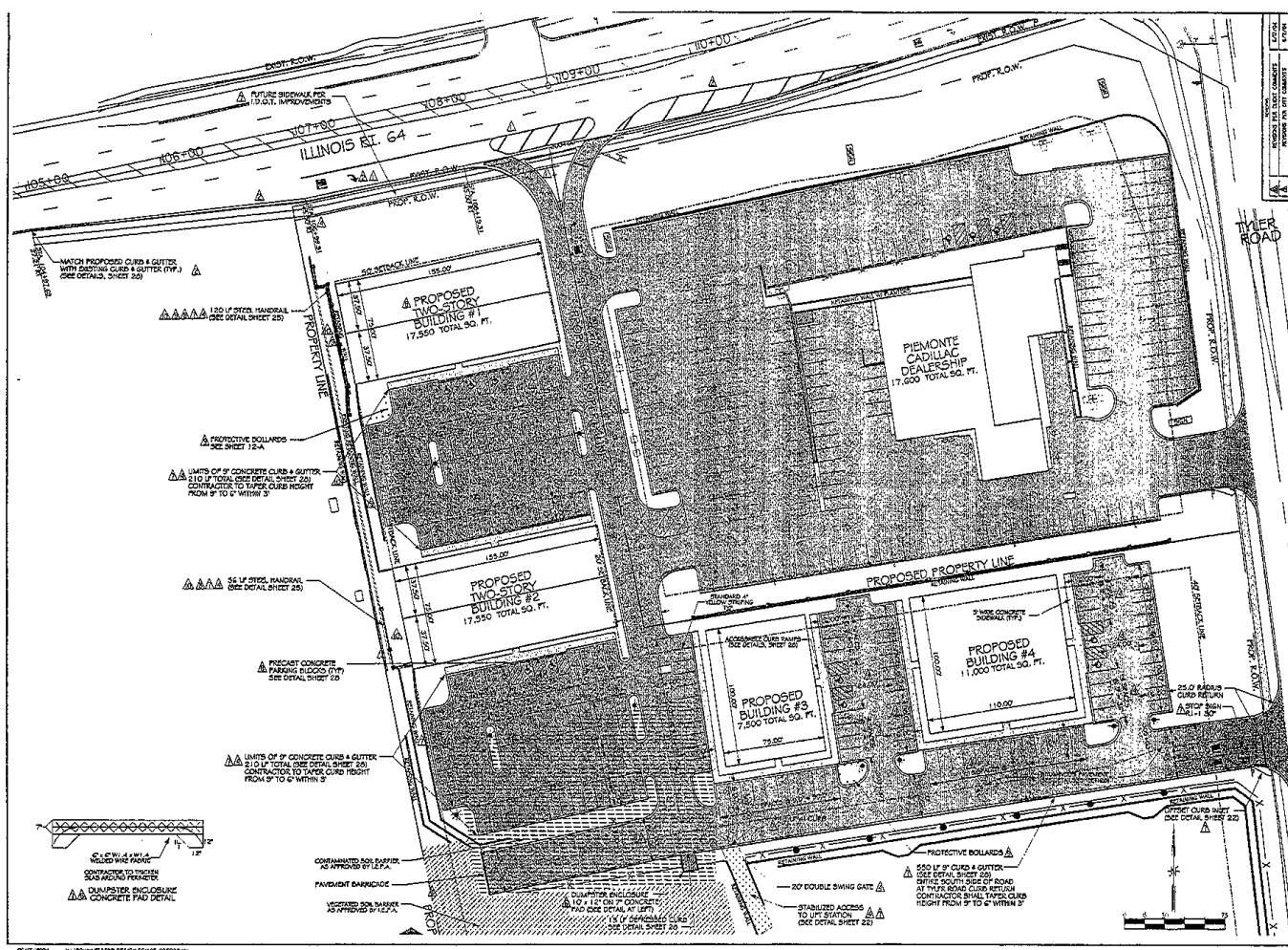
1. OUTDOOR VEHICLE DISPLAY PADS SHALL BE CONSTRUCTED OF CURB & CONCRETE WITH W/WF 6" X 6" W/ 4" X W/ 4" PADS SHALL BE 6" THICK OVER A 6" THICK COMPACTED AGGREGATE BASE (CA-2 CRUSHED LIMESTONE).

2. SEE PRELIMINARY PLAT OF SUBDIVISION FOR LOCATION OF INGRESS / EGRESS DASHMENT.

3. SEE ARCHITECTURAL PLANS FOR PIEMONTE CADILLAC DEALERSHIP FOR LOT 1 SITE LIGHTING, ELECTRICAL LAYOUT & DETAILS.



DATE	1/15/02
PROJECT NO.	02-001
LOT NO.	1
SHEET NO.	6
TOTAL SHEETS	32



NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	11/15/2023
2	ISSUED FOR PERMITS	11/15/2023
3	ISSUED FOR PERMITS	11/15/2023
4	ISSUED FOR PERMITS	11/15/2023
5	ISSUED FOR PERMITS	11/15/2023
6	ISSUED FOR PERMITS	11/15/2023
7	ISSUED FOR PERMITS	11/15/2023
8	ISSUED FOR PERMITS	11/15/2023
9	ISSUED FOR PERMITS	11/15/2023
10	ISSUED FOR PERMITS	11/15/2023

**RH&A**  
 ENGINEERS & ARCHITECTS, INC.  
 1111 W. WASHINGTON ST., SUITE 200  
 CHICAGO, ILLINOIS 60606  
 (773) 327-1111  
 www.rhanda.com

**TYLER & 64 BUSINESS PARK  
 LOT #3 GEOMETRIC PLAN**  
 CITY OF CHICAGO  
 DEANE COUNTY  
 ILLINOIS

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	11/15/2023
2	ISSUED FOR PERMITS	11/15/2023
3	ISSUED FOR PERMITS	11/15/2023
4	ISSUED FOR PERMITS	11/15/2023
5	ISSUED FOR PERMITS	11/15/2023
6	ISSUED FOR PERMITS	11/15/2023
7	ISSUED FOR PERMITS	11/15/2023
8	ISSUED FOR PERMITS	11/15/2023
9	ISSUED FOR PERMITS	11/15/2023
10	ISSUED FOR PERMITS	11/15/2023

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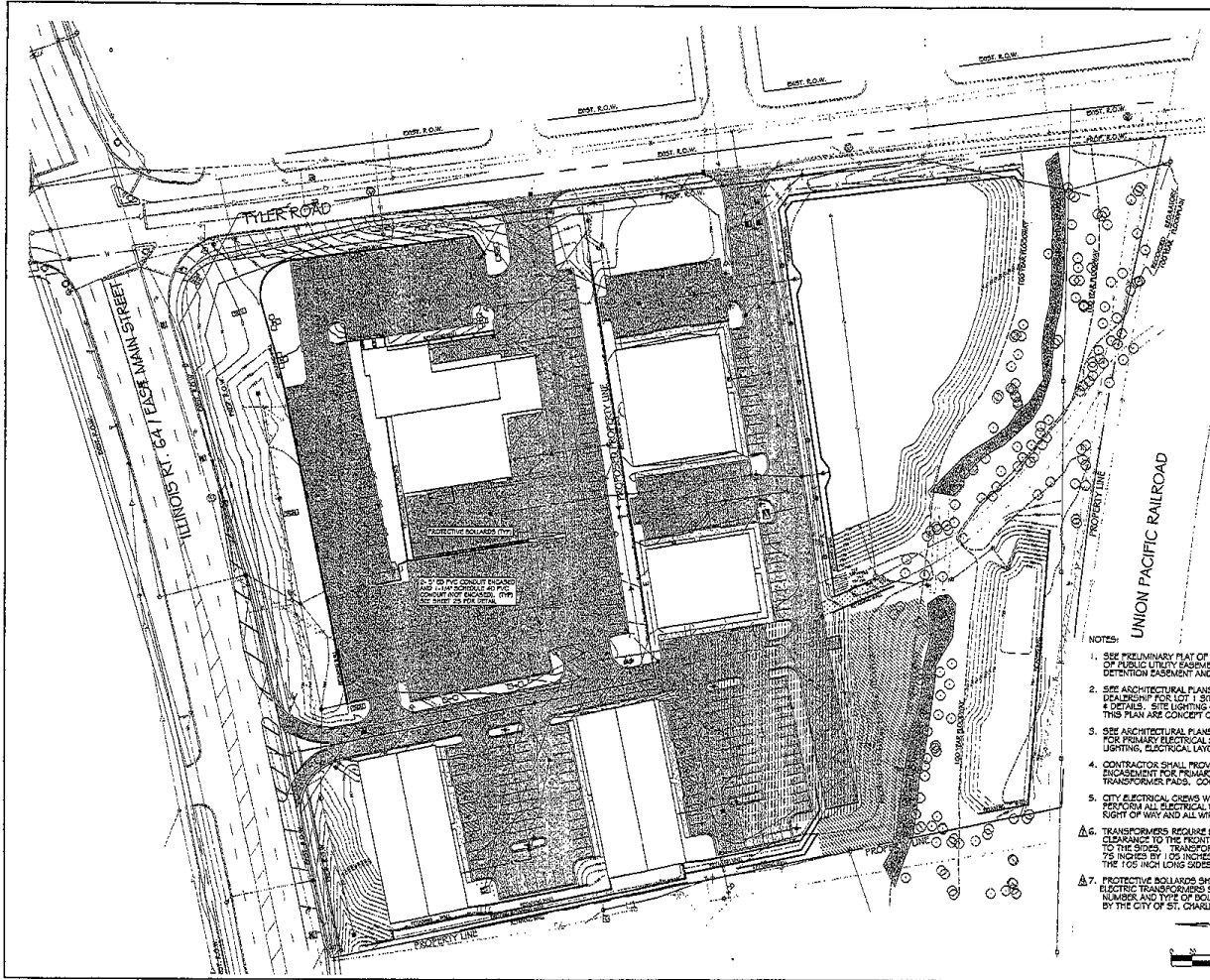












- NOTES:
1. SEE PRELIMINARY PLAN OF SUBDIVISION FOR LOCATIONS OF PUBLIC UTILITY EASEMENT, STORMWATER DRAINAGE & DETENTION EASEMENT AND STORM EASEMENT.
  2. SEE ARCHITECTURAL PLANS FOR MOUNTING CADILLAC ELECTRICAL PAD FOR LOT 1. SEE LIGHTING, ELECTRICAL LAYOUT & DETAILS. SEE LIGHTING CONDUITS FOR LOT 1 SHOWN ON THIS PLAN ARE CONCRETE ONLY.
  3. SEE ARCHITECTURAL PLANS FOR TYLER & 64 BUSINESS PARK FOR PRIMARY ELECTRICAL SERVICE AND LOT 2 SITE LIGHTING, ELECTRICAL LAYOUT & DETAILS.
  4. CONTRACTOR SHALL PROVIDE ALL CONDUITS AND CONCRETE ENCASUREMENT FOR PRIMARY ELECTRICAL SERVICES AND TRANSFORMER PADS. COORDINATE PAD SIZE WITH UTILITY.
  5. CITY ELECTRICAL CREWS WILL BE RESPONSIBLE TO PERFORM ALL ELECTRICAL WORK WITHIN TYLER ROAD RIGHT OF WAY AND ALL WORKS FOR PRIMARY FEEDS.
  6. TRANSFORMERS REQUIRE EIGHT FEET OF LEVEL GROUND CLEARANCE TO THE FRONT AND FIVE FEET OF LEVEL GROUND TO THE SIDES. TRANSFORMER FOUNDATIONS SHALL BE 70 INCHES BY 100 INCHES. THE FRONT SHALL BE ONE OF THE 100 INCH LONG SIDES.
  7. PROTECTIVE BOLLARDS SHALL BE PROVIDED AROUND ELECTRIC TRANSFORMERS SHOWN ON THE PLAN. SPACING, NUMBER AND TYPE OF BOLLARDS SHALL BE AS REQUESTED BY THE CITY OF ST. CHARLES ELECTRICAL DEPARTMENT.

NO.	REVISION	DATE	BY	CHKD.
1	ISSUED FOR PERMITS	10/15/2010	J. HARRIS	J. HARRIS
2	ISSUED FOR PERMITS	10/15/2010	J. HARRIS	J. HARRIS
3	ISSUED FOR PERMITS	10/15/2010	J. HARRIS	J. HARRIS
4	ISSUED FOR PERMITS	10/15/2010	J. HARRIS	J. HARRIS
5	ISSUED FOR PERMITS	10/15/2010	J. HARRIS	J. HARRIS
6	ISSUED FOR PERMITS	10/15/2010	J. HARRIS	J. HARRIS
7	ISSUED FOR PERMITS	10/15/2010	J. HARRIS	J. HARRIS
8	ISSUED FOR PERMITS	10/15/2010	J. HARRIS	J. HARRIS
9	ISSUED FOR PERMITS	10/15/2010	J. HARRIS	J. HARRIS
10	ISSUED FOR PERMITS	10/15/2010	J. HARRIS	J. HARRIS

**RH&A**  
 CONSULTING ENGINEERS & ARCHITECTS, INC.  
 1001 W. BROADWAY, SUITE 1000  
 ST. CHARLES, MISSOURI 63301  
 PHONE: (636) 947-1000  
 FAX: (636) 947-1001  
 WWW: WWW.RH&A.COM

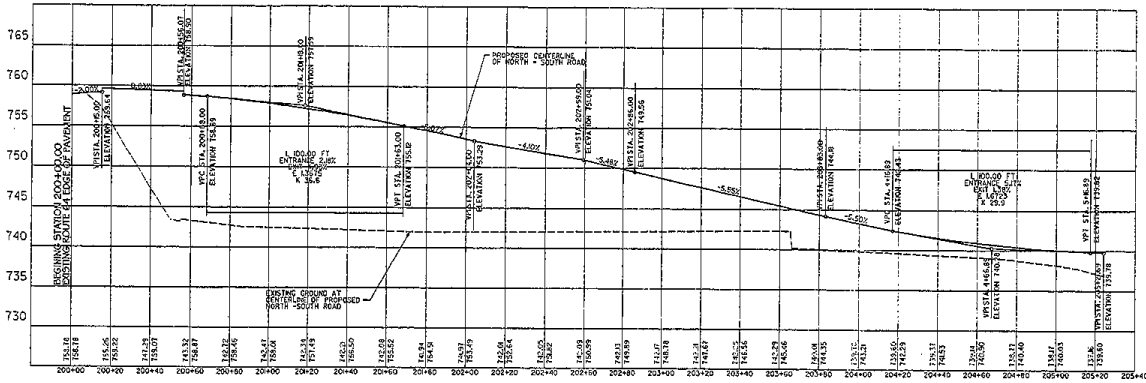
**TYLER & 64 BUSINESS PARK**  
**ELECTRIC LAYOUT**  
 CITY OF ST. CHARLES  
 ILLINOIS  
 KANE COUNTY

DATE: 10/15/2010  
 TIME: 10:00 AM  
 DRAWN BY: J. HARRIS  
 CHECKED BY: J. HARRIS  
 SCALE: AS SHOWN  
 SHEET: 12A 32

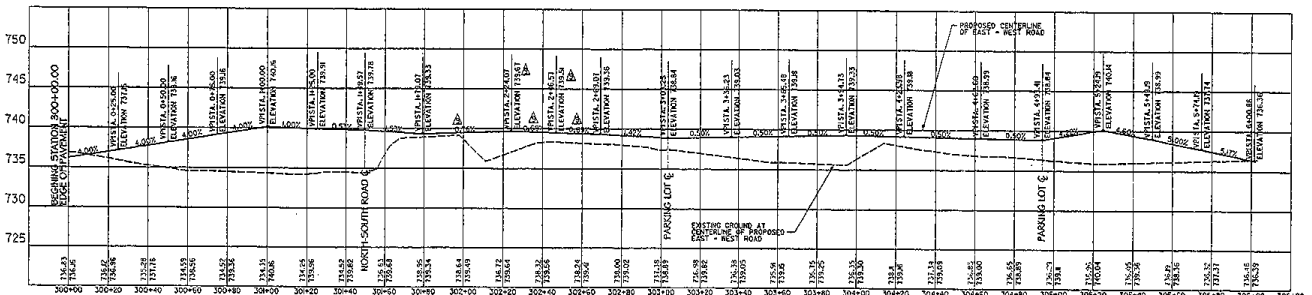








PROPOSED NORTH - SOUTH ROAD  
 HORIZONTAL 1" = 20' VERTICAL 1" = 2'  
 SEE SHEET 7 FOR BASIC LOCATION & SPACING



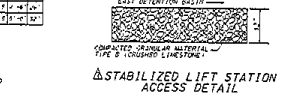
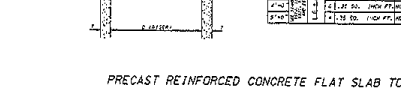
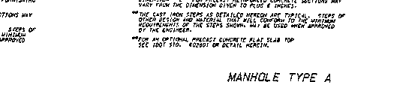
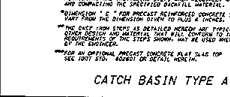
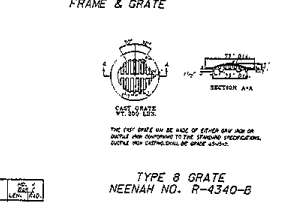
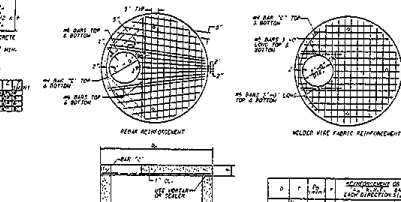
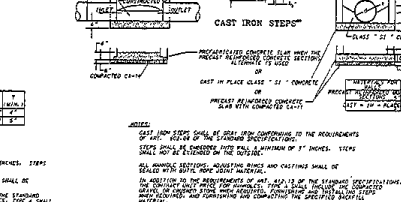
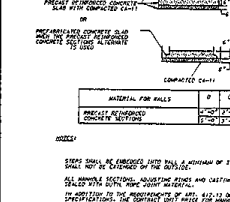
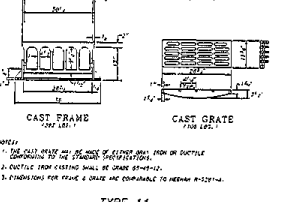
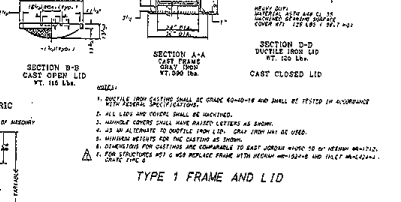
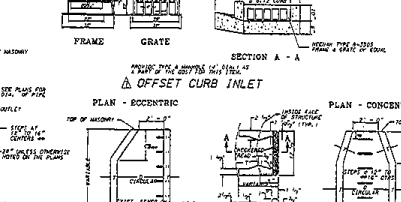
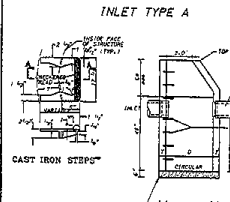
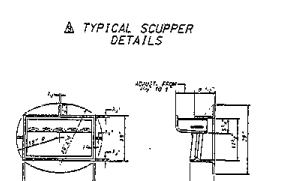
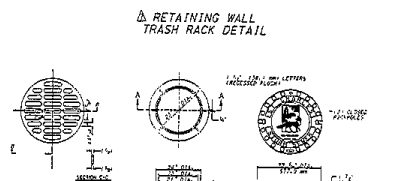
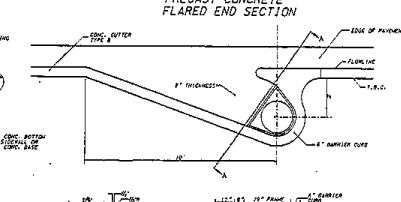
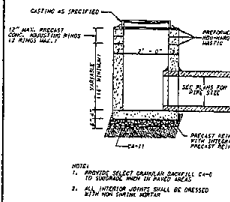
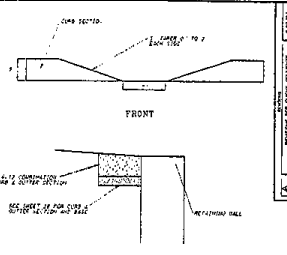
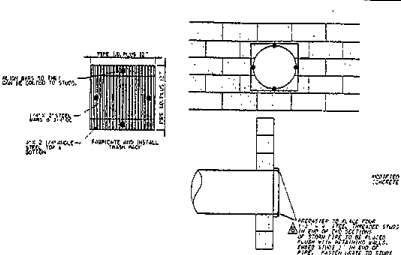
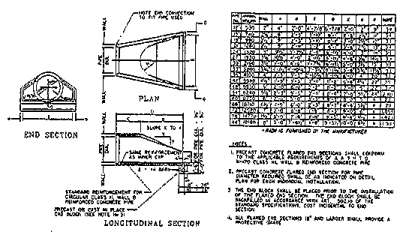
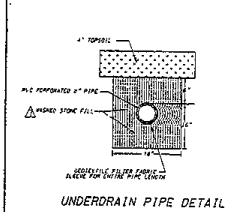
PROPOSED EAST - WEST ROAD  
 HORIZONTAL 1" = 20' VERTICAL 1" = 2'  
 SEE SHEET 7 FOR BASIC LOCATION & SPACING

NO.	DESCRIPTION	DATE	BY	CHECKED
1	DESIGNED FOR 10% GRADE			
2	DESIGNED FOR 5% GRADE			
3	DESIGNED FOR 2% GRADE			
4	DESIGNED FOR 1% GRADE			
5	DESIGNED FOR 0.5% GRADE			
6	DESIGNED FOR 0.25% GRADE			
7	DESIGNED FOR 0.125% GRADE			
8	DESIGNED FOR 0.0625% GRADE			
9	DESIGNED FOR 0.03125% GRADE			
10	DESIGNED FOR 0.015625% GRADE			
11	DESIGNED FOR 0.0078125% GRADE			
12	DESIGNED FOR 0.00390625% GRADE			
13	DESIGNED FOR 0.001953125% GRADE			
14	DESIGNED FOR 0.0009765625% GRADE			
15	DESIGNED FOR 0.00048828125% GRADE			
16	DESIGNED FOR 0.000244140625% GRADE			
17	DESIGNED FOR 0.0001220703125% GRADE			
18	DESIGNED FOR 0.00006103515625% GRADE			
19	DESIGNED FOR 0.000030517578125% GRADE			
20	DESIGNED FOR 0.0000152587890625% GRADE			

**RH&A**  
 CONSULTING ENGINEERS & ARCHITECTS, INC.  
 1000 W. WASHINGTON ST., SUITE 200  
 CHICAGO, ILL. 60606  
 TEL: (312) 587-1100  
 FAX: (312) 587-1101  
 WWW.RH&A.COM

**TILER & 64 BUSINESS PARK**  
 PROPOSED ROAD PROFILES  
 CITY OF ETCINGHALES  
 KANE COUNTY  
 ILLINOIS

DATE	10-20-2017
BY	W. J. BERRY
CHECKED	W. J. BERRY
SCALE	AS SHOWN
SHEET	16 OF 32



06/17/2004

NO.	DESCRIPTION	UNIT	QTY
1	PRECAST CONCRETE FLARED END SECTION	EA	1
2	6" DIA. PIPE	LF	10
3	6" DIA. CURB	EA	1
4	6" THICKNESS	EA	1

NO.	DESCRIPTION	UNIT	QTY
1	PRECAST CONCRETE FLARED END SECTION	EA	1
2	6" DIA. PIPE	LF	10
3	6" DIA. CURB	EA	1
4	6" THICKNESS	EA	1

NO.	DESCRIPTION	UNIT	QTY
1	PRECAST CONCRETE FLARED END SECTION	EA	1
2	6" DIA. PIPE	LF	10
3	6" DIA. CURB	EA	1
4	6" THICKNESS	EA	1

NO.	DESCRIPTION	UNIT	QTY
1	PRECAST CONCRETE FLARED END SECTION	EA	1
2	6" DIA. PIPE	LF	10
3	6" DIA. CURB	EA	1
4	6" THICKNESS	EA	1

NO.	DESCRIPTION	UNIT	QTY
1	PRECAST CONCRETE FLARED END SECTION	EA	1
2	6" DIA. PIPE	LF	10
3	6" DIA. CURB	EA	1
4	6" THICKNESS	EA	1

**RHAA**  
 TYLER & GA BUSINESS PARK  
 STORM SEWER DETAILS  
 CITY OF PEORIE  
 ILLINOIS  
 KANE COUNTY





**TABLE 1**  
ROCK RIPRAP SIZES AND THICKNESS (INCHES)

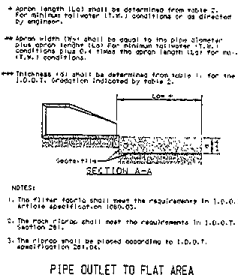
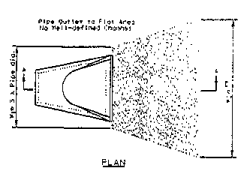
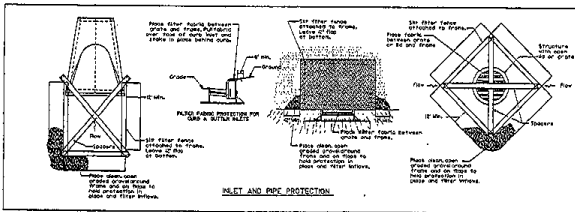
I.D.O.T. CRASH NO.	MIN. TAILWATER	MAX. TAILWATER	MIN. BLANKET THICKNESS
RR-1	5	10	15
RR-2	6	12	18
RR-3	8	14	20
RR-4	10	16	22
RR-5	12	18	24
RR-6	14	20	26
RR-7	16	22	28

1/ CONCRETE BLOCK MAY BE USED TO REPLACE RR-3.

**TABLE 2**  
MINIMUM I.D.O.T. ROCK SIZES AND APRON LENGTH (LA IN FEET) FOR MAXIMUM AND MINIMUM TAILWATER CONDITIONS.

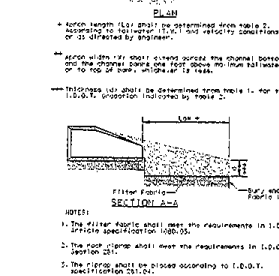
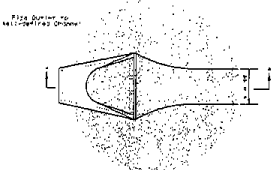
CONDUIT SIZE (INCHES)	MIN. TAILWATER		MAX. TAILWATER	
	5 FPS 1/	10 FPS 1/	5 FPS 1/	10 FPS 1/
12	RR-3	10	RR-3	12
18	RR-3	14	RR-4	14
24	RR-3	16	RR-4	16
30	RR-3	18	RR-4	18
36	RR-4	20	RR-5	20
48	RR-4	24	RR-5	24
60	RR-5	28	RR-6	28
72	RR-5	32	RR-6	32
96	RR-6	40	RR-7	40
120	RR-7	50	RR-7	50

1/ MAXIMUM CONDUIT VELOCITY FPS.



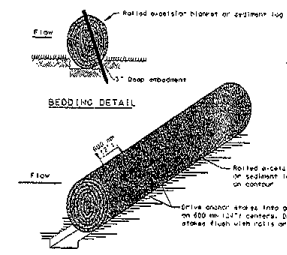
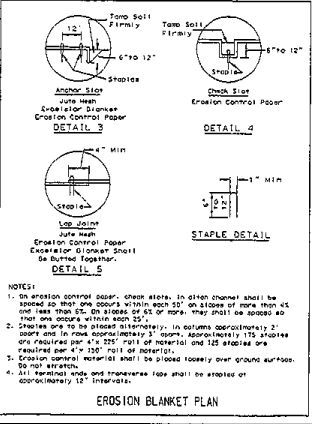
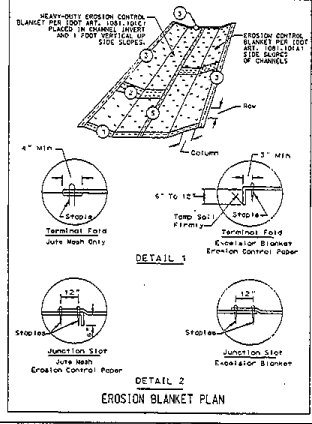
**NOTES:**

1. The riprap apron shall meet the requirements in I.D.O.T. Article Identification 10B.05.
2. The concrete apron shall meet the requirements in I.D.O.T. Article Identification 10B.05.
3. The riprap shall be placed according to I.D.O.T. Article Identification 10B.05.



**NOTES:**

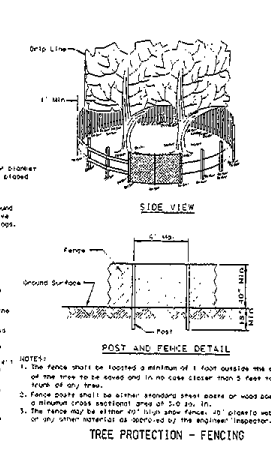
1. The riprap apron shall meet the requirements in I.D.O.T. Article Identification 10B.05.
2. The concrete apron shall meet the requirements in I.D.O.T. Article Identification 10B.05.
3. The riprap shall be placed according to I.D.O.T. Article Identification 10B.05.



**ANCHERING DETAIL**

**NOTES:**

1. Each rolled excelsior blanket on settlement log shall be secured on the top of slope or on the bottom.
2. Each rolled excelsior blanket on settlement log shall be recessed in the soil a minimum of 3".
3. Rolled excelsior blankets or settlement logs shall be secured, anchored in place by wood or metal spikes driven into the main covering of the soil on the downstream side and drilled with the direction of the flow. Wood spikes shall be 25 mm (1") square minimum. Metal spikes shall be 25 mm (1") diameter minimum. Anchor spikes shall be 1.2 m (4') minimum length. Drive anchor flush with soil or top of an 800 mm (32") center.
4. Inspection shall be frequent and repair or replacement shall be made promptly as needed.
5. Rolled excelsior blankets or settlement logs shall be removed when they have served their usefulness so as not to block or impede storm flow or drainage.



**RHAA**  
REGISTERED PROFESSIONAL ARCHITECTS AND ENGINEERS  
1000 N. W. 10th St., Suite 1000, Ft. Lauderdale, FL 33304  
Tel: (954) 561-1111

**TYLER & 64 BUSINESS PARK**  
EROSION CONTROL DETAILS  
CITY OF FT. LAUDERDALE  
FLORIDA

**PROJECT INFORMATION**

PROJECT NO.	DATE
CLIENT	SCALE
LOCATION	PROJECT
DESCRIPTION	DATE
DESIGNER	DATE
CHECKER	DATE
APPROVED	DATE

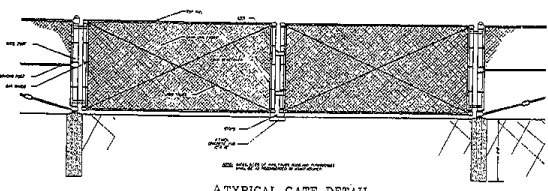
**REVISIONS**

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	10/1/00
2	ISSUED FOR CONSTRUCTION	10/1/00
3	ISSUED FOR CONSTRUCTION	10/1/00
4	ISSUED FOR CONSTRUCTION	10/1/00
5	ISSUED FOR CONSTRUCTION	10/1/00
6	ISSUED FOR CONSTRUCTION	10/1/00
7	ISSUED FOR CONSTRUCTION	10/1/00
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9	ISSUED FOR CONSTRUCTION	10/1/00
10	ISSUED FOR CONSTRUCTION	10/1/00

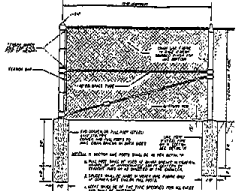
**DATE:** 10/1/00

**SCALE:** AS SHOWN

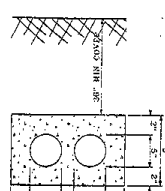
**PROJECT:** 24 32



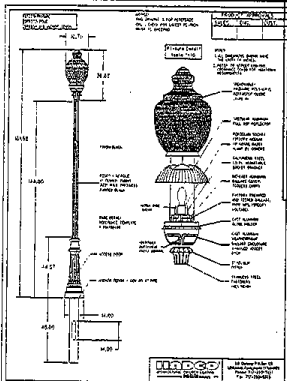
TYPICAL\_GATE\_DETAIL



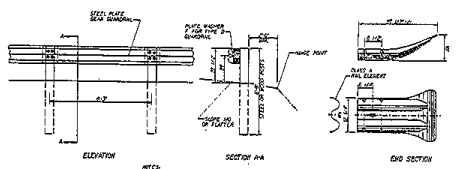
CHAIN\_LINK\_EDGE\_DETAIL



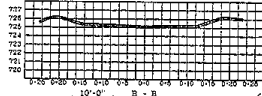
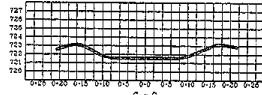
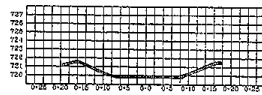
PRIMARY ELECTRICAL CONDUIT DETAIL  
2" PVC CONDUIT ENCASED  
NOTE: ORIENTATION OF CONDUIT SHALL BE DICTATED BY FIELD CONDITIONS



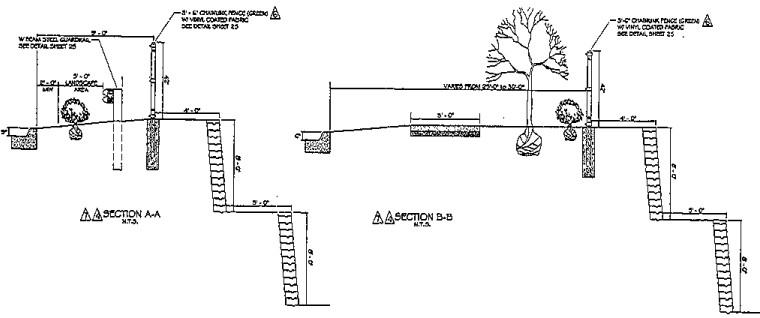
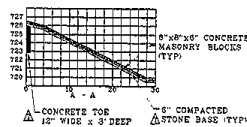
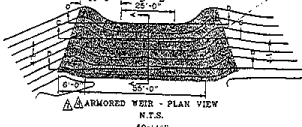
LIGHT POLE AND FIXTURE FOR LOT 2  
NOTE: SEE ARCHITECTURAL PLANS FOR LIGHTING ON LOT 2



W-BEAM STEEL GUARD RAIL DETAIL

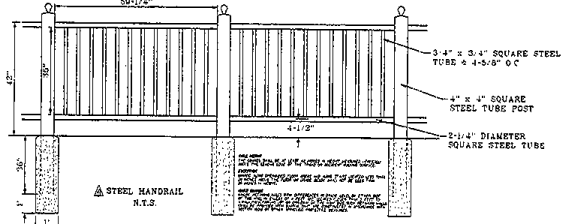


WITHIN SHADED AREA PROVIDE:  
8" x 8" x 8" CONCRETE CELLS VERTICAL  
MASONRY BLOCKS FILLED WITH TOPSOIL  
AND DETENTION SEED MIXTURE AS  
SPECIFIED ON LANDSCAPE PLANS.



SECTION A-A

SECTION B-B



STEEL HANDRAIL  
N.T.S.

NO.	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
1	...	...	...	...	...
2	...	...	...	...	...
3	...	...	...	...	...
4	...	...	...	...	...
5	...	...	...	...	...
6	...	...	...	...	...
7	...	...	...	...	...
8	...	...	...	...	...
9	...	...	...	...	...
10	...	...	...	...	...
11	...	...	...	...	...
12	...	...	...	...	...
13	...	...	...	...	...
14	...	...	...	...	...
15	...	...	...	...	...
16	...	...	...	...	...
17	...	...	...	...	...
18	...	...	...	...	...
19	...	...	...	...	...
20	...	...	...	...	...
21	...	...	...	...	...
22	...	...	...	...	...
23	...	...	...	...	...
24	...	...	...	...	...
25	...	...	...	...	...
26	...	...	...	...	...
27	...	...	...	...	...
28	...	...	...	...	...
29	...	...	...	...	...
30	...	...	...	...	...
31	...	...	...	...	...
32	...	...	...	...	...
33	...	...	...	...	...
34	...	...	...	...	...
35	...	...	...	...	...
36	...	...	...	...	...
37	...	...	...	...	...
38	...	...	...	...	...
39	...	...	...	...	...
40	...	...	...	...	...
41	...	...	...	...	...
42	...	...	...	...	...
43	...	...	...	...	...
44	...	...	...	...	...
45	...	...	...	...	...
46	...	...	...	...	...
47	...	...	...	...	...
48	...	...	...	...	...
49	...	...	...	...	...
50	...	...	...	...	...

**RHA**  
REGISTERED ARCHITECTS  
1000 N. GARDNER STREET  
ANN ARBOR, MI 48106  
734-769-1100

**TYLER & 64 BUSINESS PARK**  
MISCELLANEOUS DETAILS  
ILLINOIS  
BLAIR COUNTY  
CITY OF STIGLIARDES

DATE: 06/17/2004  
DRAWN BY: 332626/MSH/CP/MS/STIGLIARDES  
25 32



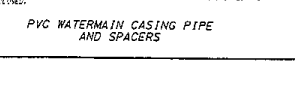
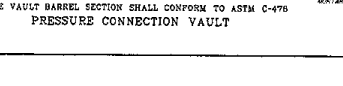
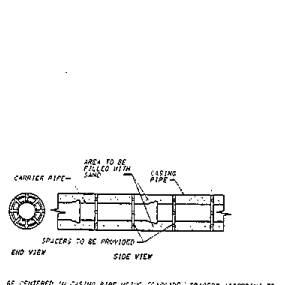
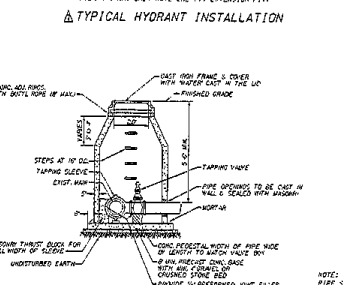
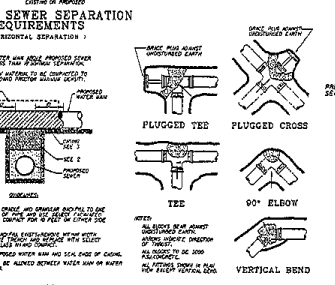
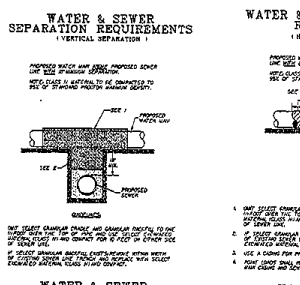
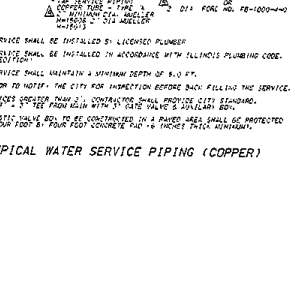
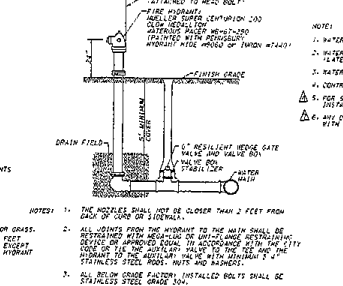
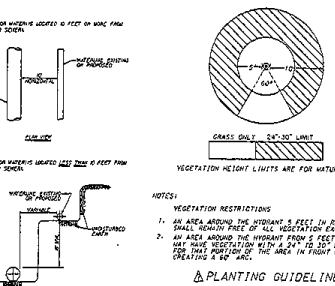
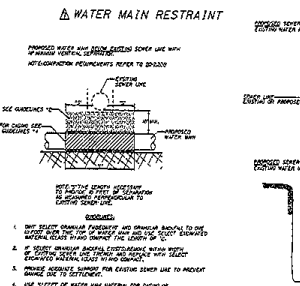
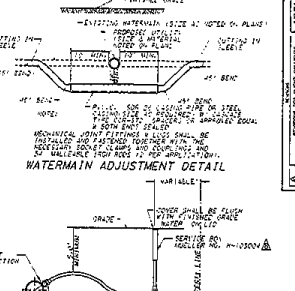
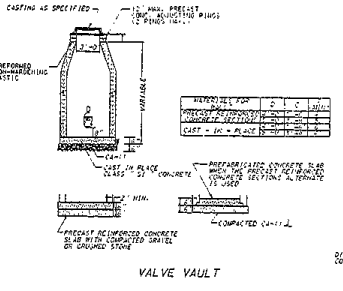
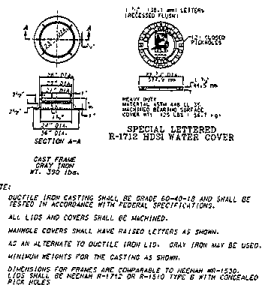
**Minimum Restraint Lengths (in feet) from both sides of fitting**

Fitting Description	1"	2"	3"	4"	6"
20 Degree Bend	17	15	12	9	15
45 Degree Bend	17	10	12	15	24
90 Degree Bend	2	2	4	2	7
11.25 Degree Bend	9	12	7	2	6
Dead End	19	15	13	6	13
100 Degree Tee	14	21	20	26	23
Bottom Side Vertical Offset 4:1 Slope	4	6	8	10	11
Top Side Vertical Offset 4:1 Slope	4	6	8	10	11
Top Run 2 Branch	6	7	7	7	7
Top Run 3 Branch	6	7	7	7	7
Top Run 4 Branch	6	7	7	7	7
Top Run 5 Branch	6	7	7	7	7
Top Run 6 Branch	6	7	7	7	7
Top Run 7 Branch	6	7	7	7	7
Top Run 8 Branch	6	7	7	7	7
Top Run 9 Branch	6	7	7	7	7
Top Run 10 Branch	6	7	7	7	7
Top Run 11 Branch	6	7	7	7	7
Top Run 12 Branch	6	7	7	7	7
Top Run 13 Branch	6	7	7	7	7
Top Run 14 Branch	6	7	7	7	7
Top Run 15 Branch	6	7	7	7	7
Top Run 16 Branch	6	7	7	7	7
Top Run 17 Branch	6	7	7	7	7
Top Run 18 Branch	6	7	7	7	7
Top Run 19 Branch	6	7	7	7	7
Top Run 20 Branch	6	7	7	7	7

Vertical Offset with Minimum 10' of 4:1 Slope between lower and lower lands

For the Minimum 10' slope also on both sides of run. Minimum thickness length of branch to be restrained.

Min length from Lower End of Branch.

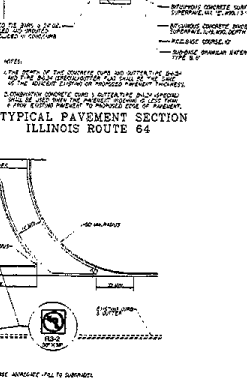
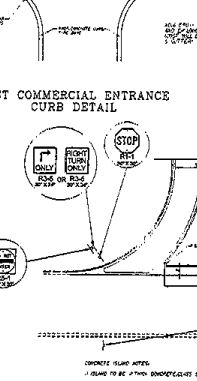
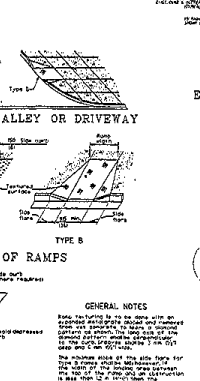
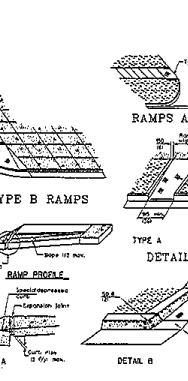
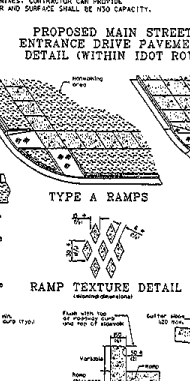
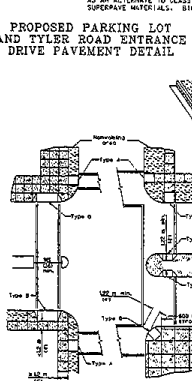
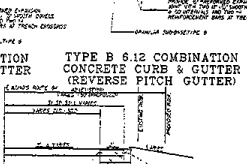
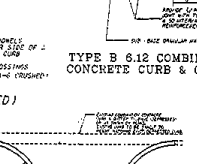
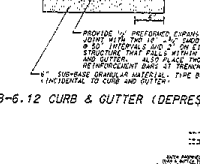
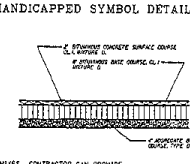
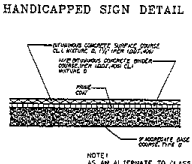
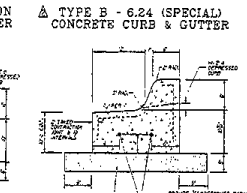
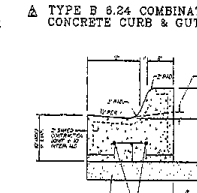
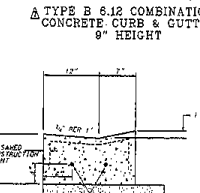
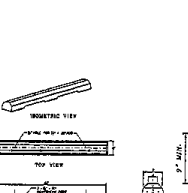
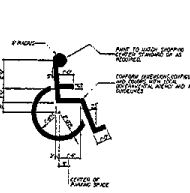
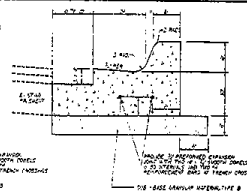
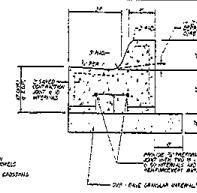
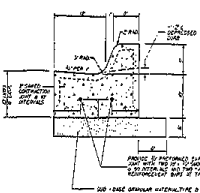
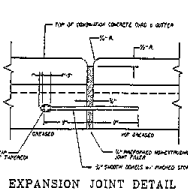
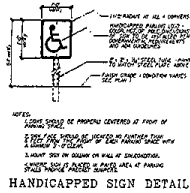
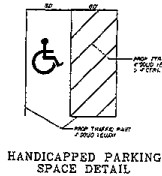


**RH&A**  
REGISTERED PROFESSIONAL ENGINEER  
CITY OF CHICAGO, ILLINOIS

**TYLER & 64 BUSINESS PARK**  
WATER SYSTEM DETAILS  
CITY OF CHICAGO, ILLINOIS

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	11/15/23
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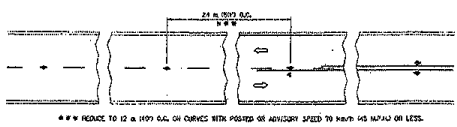
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**RHA&A**  
RHEINBERG HANCOCK & ASSOCIATES, INC.  
1100 N. WASHINGTON STREET, SUITE 200  
CHICAGO, ILLINOIS 60610  
TEL: 312/329-1100  
FAX: 312/329-1101

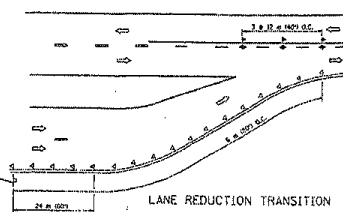
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PAVING DETAILS  
CITY OF BUCHANAN, ILLINOIS

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CHECKED BY: JMS  
APPROVED BY: JMS  
PROJECT NO: 00-000000  
SHEET NO: 28 OF 32

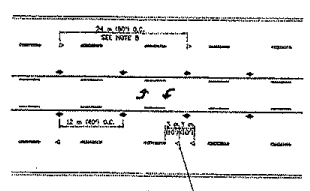
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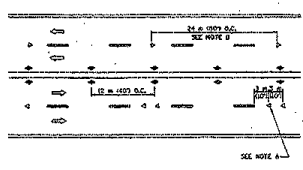
TWO-LANE/TWO-WAY



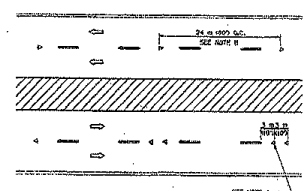
LANE REDUCTION TRANSITION



TWO-WAY LEFT TURN



MULTI-LANE/UNDIVIDED



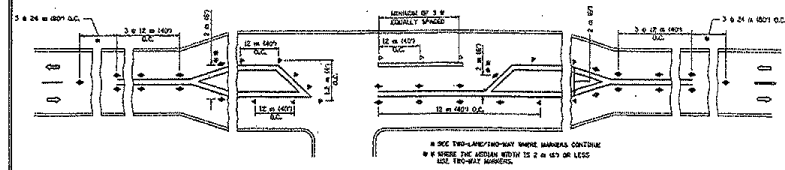
MULTI-LANE/DIVIDED

GENERAL NOTES

1. MARKERS USED WITH DASHED LINES SHALL BE CENTERED IN THE GAP BETWEEN SEGMENTS.
  2. MARKERS USED ADJACENT TO SOLID LINES SHALL BE OFFSET 50 TO 75 TO 31 TOWARD TRAFFIC AS SHOWN.
  3. MARKERS THROUGH TRAFFIC'S LEFT TURN OR A BODY IN LENGTH BETWEEN CURVES SHALL BE INSTALLED AT THE LEADER OF THE TWO CURVE SPACES.
- LANE MARKER NOTES
1. PAVEMENT TO BE 1407 O.C. ON CURVES WHERE ADVISORY SPEEDS ARE 30 MPH OR AHEAD LOWER THAN POSTED SPEEDS.
  2. USE DOUBLE LANE LANE MARKERS SPACED AS SHOWN.

SYMBOLS

- YELLOW STRIPE
- WHITE STRIPE
- ONE-WAY ARROW MARKER
- ONE-WAY CRYSTAL MARKER (LEFT)
- TWO-WAY ARROW MARKER



LEFT TURN

ILLINOIS DEPARTMENT OF TRANSPORTATION  
 TYPICAL APPLICATIONS  
 RAISED REFLECTIVE PAVEMENT MARKERS  
 (SHOW-FLOW RESISTANT)

SCALE: 1/8" = 1'-0"  
 DATE: 10/18/2000

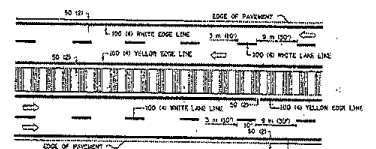
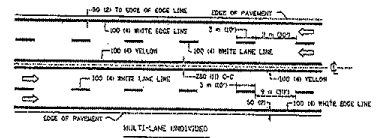
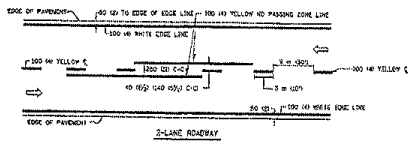
DRAWN BY: CMB  
 CHECKED BY:

**RH&A**  
 RICHARD H. ANDERSON & ASSOCIATES, INC.  
 CONSULTING ENGINEERS  
 1000 N. WASHINGTON ST., SUITE 200  
 DECATUR, IL 62521  
 PHONE: 312/401-1100  
 FAX: 312/401-1101  
 WWW: WWW.RH&A.COM

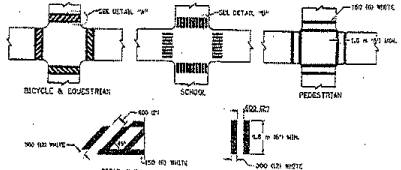
**TYLER & 64 BUSINESS PARK**  
 IDOT DISTRICT 1 PAVEMENT  
 MARKING DETAILS

CITY OF STICHLERVILLE  
 KANE COUNTY  
 ILLINOIS

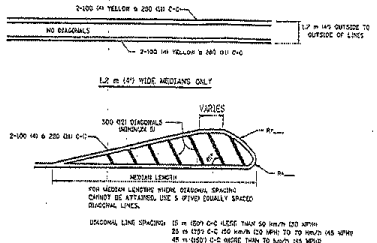
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 SHEET NO. 29 OF 32



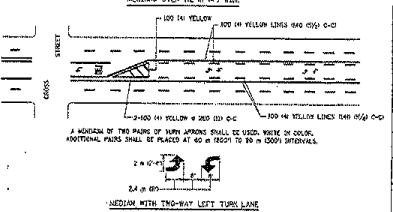
TYPICAL LANE AND EDGE LINE MARKING



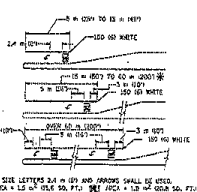
TYPICAL CROSSWALK MARKING



TYPICAL ISLAND MARKING



TYPICAL PAINTED MEDIAN MARKING



TYPICAL LEFT (OR RIGHT) TURN LANE MARKING

TYPE OF MARKING	WIDTH OF LINE	PATTERN	COLOR	SPACING / REMARKS
CENTRAL LINE ON 2 LANE PAVEMENT	300 (4)	SP-SPASH	YELLOW	2" H-SPASH LINE WITH 4" COV. SPACE
EDGE LINE ON MULTI-LANE UNDIVIDED PAVEMENT	2" (2) 100 (4)	SOLID	YELLOW	100 (4) C-C
NO PASSING ZONE LOWER FOR BOTH DIRECTIONS	100 (4) 2" (2) 100 (4)	SOLID	YELLOW	100 (4) C-C FROM SP-SPASH CENTRAL LINE
LANE LINES	100 (4) 2" (2) 100 (4)	SP-SPASH	WHITE	3" H-SPASH CENTRAL LINE SPACING
STOPPED LINES (EXCEPTIONS OF CENTER LANE OR TURN LANE MARKINGS)	100 (4) 2" (2) 100 (4)	SP-SPASH	WHITE	3" H-SPASH LINE WITH 3" COV. SPACE
LANE LINES	100 (4)	SOLID	YELLOW-LEFT WHITE-RIGHT	100 (4) C-C WITH 14" H-SP. SPACE
TURN LANE MARKING	100 (4) 1" (1) 100 (4) 1" (1) 100 (4) 1" (1)	SOLID	WHITE	SEE TYPICAL TURN LANE MARKING DETAIL
TWO WAY LEFT TURN MARKING	2.4" (2) 100 (4) 2.4" (2) 100 (4)	SP-SPASH AND SOLID	YELLOW	3" H-SPASH LINE WITH 4" COV. SPACE FOR TURN LANE AND SP-SPASH LINE
STOP LINES	100 (4) 2" (2) 100 (4)	SOLID	WHITE	SEE TYPICAL STOP-WAY LEFT TURN MARKING DETAIL
PAINTED MEDIAN	2" (2) 100 (4) 2" (2) 100 (4)	SOLID	YELLOW	100 (4) C-C FOR THE DOUBLE LINE
LANE MARKING AND OVERLAPPING LINES	200 (4) 1" (1) 200 (4) 1" (1)	SOLID	WHITE	SEE TYPICAL PAINTED MEDIAN MARKING
RAILROAD CROSSING	100 (4) 1" (1) 100 (4) 1" (1)	SOLID	WHITE	SEE TYPICAL RAILROAD CROSSING MARKING DETAIL
SHOULDER MARKINGS	200 (4) 1" (1) 200 (4) 1" (1)	SOLID	WHITE	SEE TYPICAL SHOULDER MARKING DETAIL



DISTRICT ONE TYPICAL PAVEMENT MARKINGS

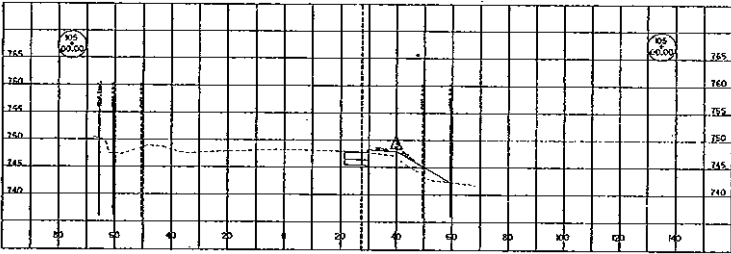
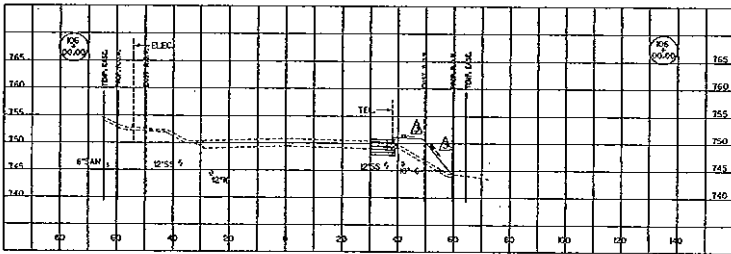
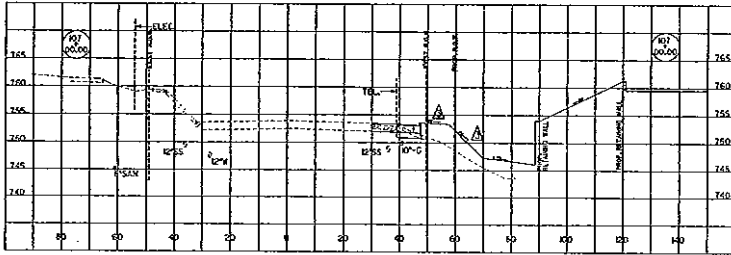
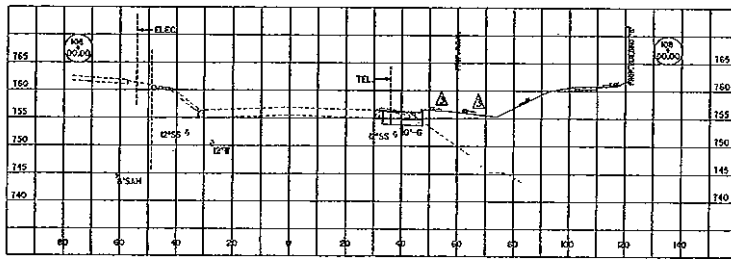
**RH&A**  
 CONSULTING ENGINEERS, ARCHITECTS, INC.  
 1111 S. WASHINGTON ST., SUITE 200  
 CHICAGO, ILLINOIS 60607  
 PHONE: (312) 587-1111  
 FAX: (312) 587-1112  
 WWW: WWW.RH&A.COM

**TYLER & CHAMBERS PARK**  
**IDOT DISTRICT 1 PAVEMENT MARKING DETAILS**  
 CITY OF CHICAGO  
 ILLINOIS DEPARTMENT OF TRANSPORTATION

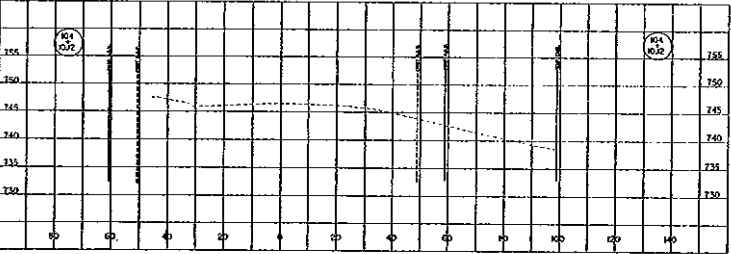
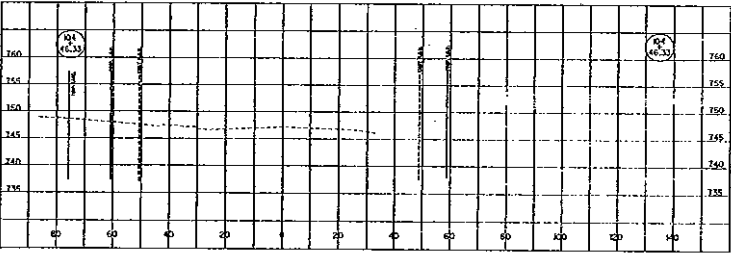
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BEGIN PROJECT STA. 104+97.69



- - - - - EXISTING  
 \_\_\_\_\_ PROPOSED

SCALE:  
 HORIZONTAL: 1" = 10'  
 VERTICAL: 1" = 20'

PROJECT NO.	31 32
DATE	11/15/04
BY	ANTHONY G. MALONE, P.E.
CHECKED BY	ANTHONY G. MALONE, P.E.
APPROVED BY	ANTHONY G. MALONE, P.E.
DATE	11/15/04
PROJECT	TYLER & 64 BUSINESS PARK
LOCATION	ROUTE 64 PROPOSED
CITY	ST. CHARLES
COUNTY	RANDOLPH
STATE	ILLINOIS

## TYLER & 64 BUSINESS PARK

### ROUTE 64 PROPOSED

### CROSS SECTIONS

CITY OF ST. CHARLES      RANDOLPH COUNTY      ILLINOIS

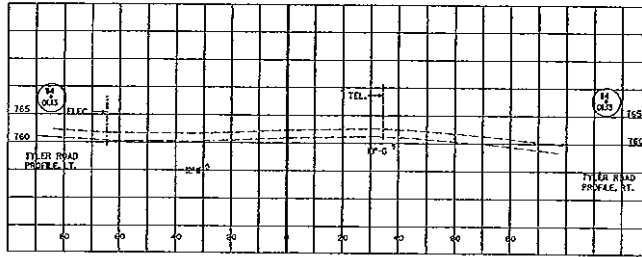
RHA&A

Robert H. Anderson & Associates, Inc.  
 Civil/Structural Engineers  
 220 West Olive Street, Suite 200  
 St. Charles, IL 62250  
 Phone: (618) 433-3333      Fax: (618) 433-3334  
 Email: rha@aol.com

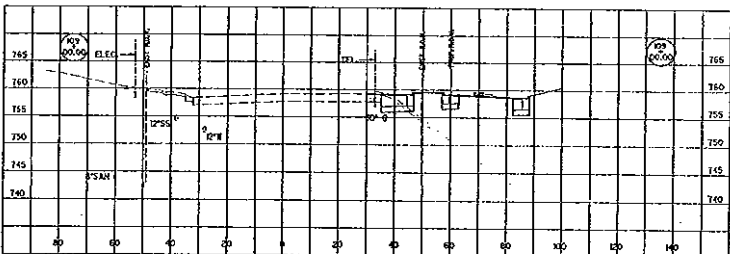
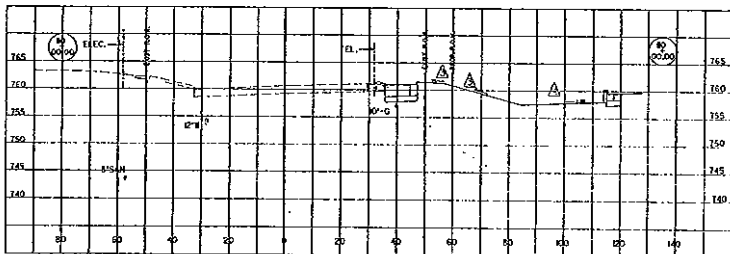
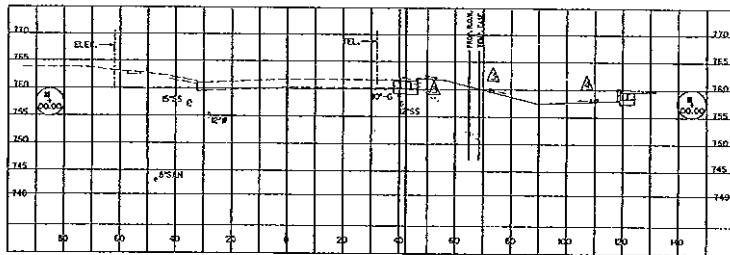
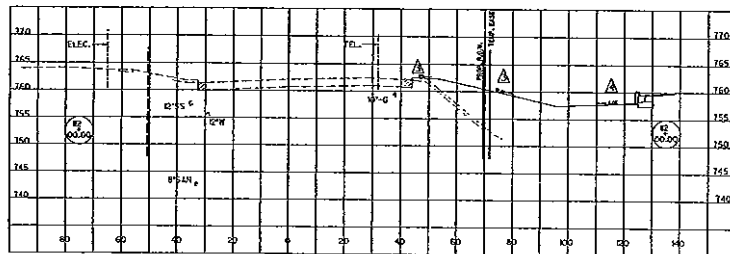
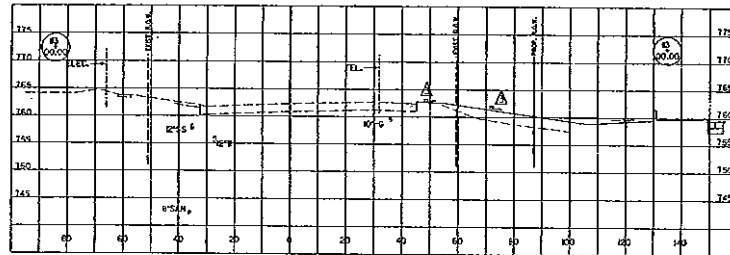
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100	REVISED PER CITY COMMENTS	11/15/04



PROJECT: TYLER & 64 BUSINESS PARK CROSS SECTIONS



END PROJECT STA. 113+79.12



--- EXISTING  
 - - - PROPOSED

SCALE:  
 HORIZONTAL: 1" = 10'  
 VERTICAL: 1" = 20'

32 32  
 DATE: 11/11/04  
 DRAWN BY: J. M. WILSON  
 CHECKED BY: J. M. WILSON  
 PROJECT: TYLER & 64 BUSINESS PARK  
 SHEET NO. 32 OF 32

**TYLER & 64 BUSINESS PARK**  
**ROUTE 64 PROPOSED**  
**CROSS SECTIONS**  
 CITY OF ST. CHARLES      KANE COUNTY      ILLINOIS

**RHA&A**  
 Robert H. Anderson & Associates, Inc.  
 Consulting Engineers  
 1100 N. W. 11th St., Suite 100  
 Ft. Lauderdale, FL 33304  
 Phone: (954) 554-4300      Fax: (954) 554-4301

PROJECT MANAGER	ANTHONY G. MALONE, P.E.
DESIGNER	J. M. WILSON
CHECKER	J. M. WILSON
DATE	11/11/04

REVISIONS	
△	REVISIONS FOR CLIENT COMMENTS 11/17/04
△	REVISIONS FOR CITY COMMENTS 11/22/04
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△	REVISIONS FOR LEGAL COMMENTS 11/22/04
△	REVISIONS FOR LEGAL COMMENTS 11/22/04
△	REVISIONS FOR LEGAL COMMENTS 11/22/04

**GARY B. WISER ASSOCIATES, INC.**  
 LANDSCAPE ARCHITECTS  
 1300 W. UNIVERSITY AVENUE  
 CHARLES, MISSOURI 64601  
 PHONE: (314) 733-3333  
 FAX: (314) 733-3334  
 WWW: GARYB.WISER.COM

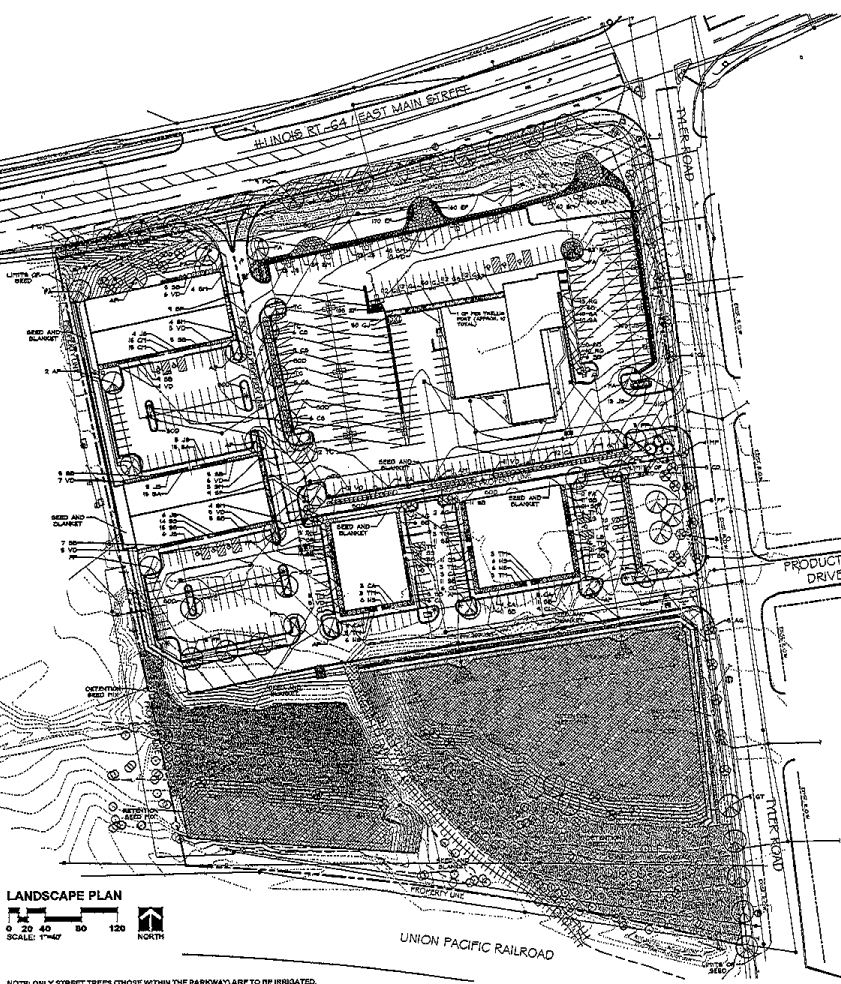
RECEIVED  
 JUN 7 - 2004  
 PLANNING OFFICE

ROUTE 64 & TYLER ROAD BUSINESS PARK  
 TYLER ROAD & ROUTE 64  
 ST. CHARLES, MISSOURI  
 LANDSCAPE PLAN



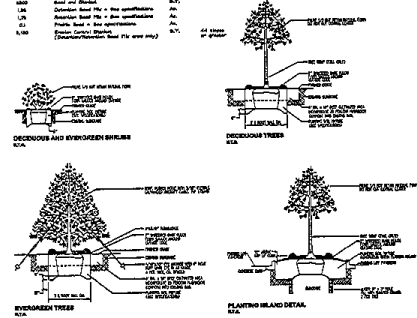
**PLANT LIST**

Qty	Quantity	Botanical/Common Name	Size	Remarks
1	1	BRIDGE TREES		
2	2	Small American Elm	8' VP DL	
3	3	Large American Elm	8' VP DL	
4	4	Small American Elm	8' VP DL	
5	5	Large American Elm	8' VP DL	
6	6	Small American Elm	8' VP DL	
7	7	Large American Elm	8' VP DL	
8	8	Small American Elm	8' VP DL	
9	9	Large American Elm	8' VP DL	
10	10	Small American Elm	8' VP DL	
11	11	Large American Elm	8' VP DL	
12	12	Small American Elm	8' VP DL	
13	13	Large American Elm	8' VP DL	
14	14	Small American Elm	8' VP DL	
15	15	Large American Elm	8' VP DL	
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97	97	Large American Elm	8' VP DL	
98	98	Small American Elm	8' VP DL	
99	99	Large American Elm	8' VP DL	
100	100	Small American Elm	8' VP DL	



**LANDSCAPE PLAN**  
 SCALE: 1"=40'  
 NORTH

NOTE: ONLY STREET TREES (THOSE WITHIN THE PARKWAY) ARE TO BE IRRIGATED.



LANDSCAPE PLANT PART I - GENERAL

- 1.1 DESCRIPTION OF WORK
1.2 QUALITY ASSURANCE
1.3 QUALITY ASSURANCE
1.4 QUALITY ASSURANCE
1.5 QUALITY ASSURANCE
1.6 QUALITY ASSURANCE
1.7 QUALITY ASSURANCE
1.8 QUALITY ASSURANCE
1.9 QUALITY ASSURANCE
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1.12 QUALITY ASSURANCE
1.13 QUALITY ASSURANCE
1.14 QUALITY ASSURANCE
1.15 QUALITY ASSURANCE
1.16 QUALITY ASSURANCE
1.17 QUALITY ASSURANCE
1.18 QUALITY ASSURANCE
1.19 QUALITY ASSURANCE
1.20 QUALITY ASSURANCE

LANDSCAPE PLANT PART II - PLANT MATERIALS

- 2.1 LAWN GRASS
2.2 LAWN GRASS

DEFENTION AREA SEED MIX

Table with 3 columns: Species, Quantity, and Notes. Includes items like Kentucky Bluegrass, Perennial Ryegrass, etc.

RETENTION AREA SEED MIX

Table with 3 columns: Species, Quantity, and Notes. Includes items like Kentucky Bluegrass, Perennial Ryegrass, etc.

23 NATIVE PLANTS RETURN

Table listing native plants with columns: Botanical Name, Common Name, and Quantity. Includes species like Asplenium platyneuron, Carex stricta, etc.

24 GRASSHOPPERS, BEETLES AND ANTS

- 1. Grasshoppers: 1000 per 100 sq ft
2. Beetles: 1000 per 100 sq ft
3. Ants: 1000 per 100 sq ft

25 TREES AND SHRUBS

- 1. Trees: 1000 per 100 sq ft
2. Shrubs: 1000 per 100 sq ft
3. Plants: 1000 per 100 sq ft

26 SIGNIFICANT TREES

- 1. Significant trees: 1000 per 100 sq ft

27 SIGNIFICANT TREES

- 1. Significant trees: 1000 per 100 sq ft
2. Significant trees: 1000 per 100 sq ft
3. Significant trees: 1000 per 100 sq ft

28 TREE TRUNK

- 1. Tree trunk: 1000 per 100 sq ft
2. Tree trunk: 1000 per 100 sq ft
3. Tree trunk: 1000 per 100 sq ft

29 PLANTING

- 1. Planting: 1000 per 100 sq ft
2. Planting: 1000 per 100 sq ft
3. Planting: 1000 per 100 sq ft

30 PLANTING

- 1. Planting: 1000 per 100 sq ft
2. Planting: 1000 per 100 sq ft
3. Planting: 1000 per 100 sq ft

31 PLANTING

- 1. Planting: 1000 per 100 sq ft
2. Planting: 1000 per 100 sq ft
3. Planting: 1000 per 100 sq ft

32 PLANTING

- 1. Planting: 1000 per 100 sq ft
2. Planting: 1000 per 100 sq ft
3. Planting: 1000 per 100 sq ft

33 PLANTING

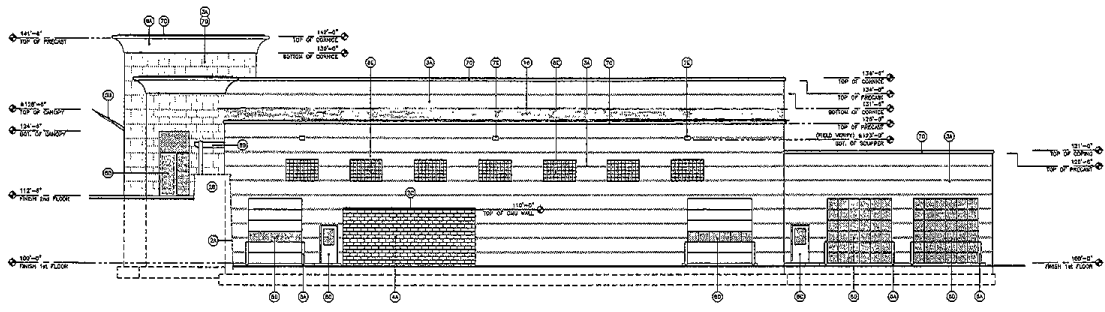
- 1. Planting: 1000 per 100 sq ft
2. Planting: 1000 per 100 sq ft
3. Planting: 1000 per 100 sq ft



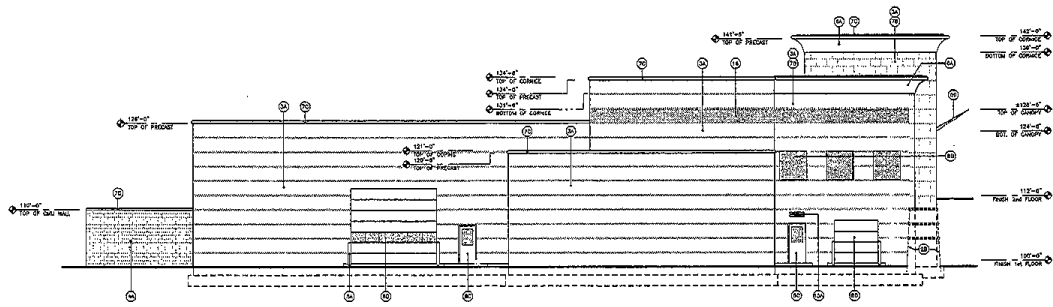
ROUTE 64 & TYLER ROAD BUSINESS PARK
TYLER ROAD, ROUTE 64
ST. CHARLES, ILLINOIS
SPECIFICATIONS

Table with 2 columns: Item, Quantity. Includes items like 1000, 2000, etc.





WEST ELEVATION - ALTERNATE 2  
SCALE 1/8" = 1'-0"



SOUTH ELEVATION - ALTERNATE 2  
SCALE 1/8" = 1'-0"

**GENERAL NOTES:**  
 (1) ALL DIMENSIONS UNLESS OTHERWISE NOTED TO BE IN FEET AND INCHES.  
 (2) FINISHES AND MATERIALS TO BE SHOWN ON THE FINISH SCHEDULE.  
 (3) SEE SPECIFICATIONS FOR ALL MATERIALS AND METHODS OF CONSTRUCTION.  
 (4) ALL WORK TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND REGULATIONS.  
 (5) ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE AND THE NATIONAL FIRE ALARMS CODE.  
 (6) ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL MECHANICAL CODE AND THE NATIONAL PLUMBING CODE.  
 (7) ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL SANITARY ENGINEERING CODE AND THE NATIONAL PIPELINE CODE.  
 (8) ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL SAFETY CODE AND THE NATIONAL CONSTRUCTION CODE.  
 (9) ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) CODES.  
 (10) ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION (NEMA) CODES.  
 (11) ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) CODES.  
 (12) ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) CODES.  
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**KEY NOTES:**

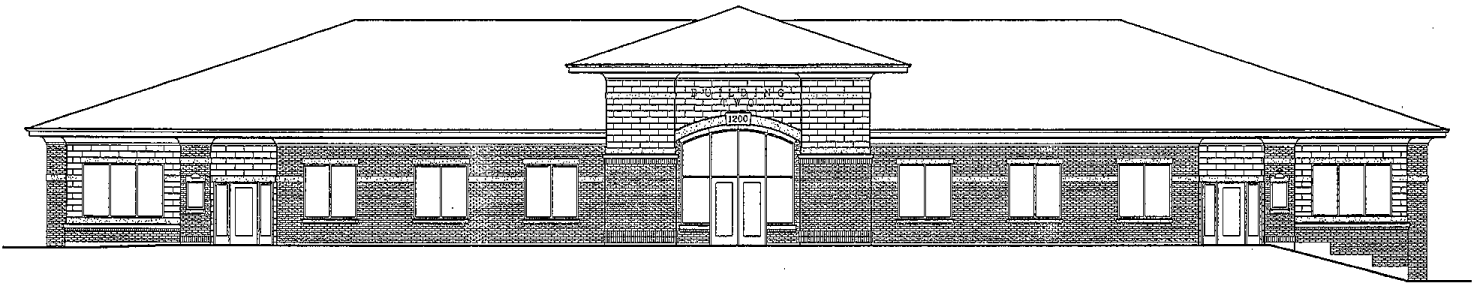
- (1) 1" CONC. BLOCK WALL PAINTED
- (2) STEEL BRACKET, 4" X 4" CONC. FILLER, FINISH TYPICAL
- (3) BRICK VENTILATED GLASS CURTAIN WALL FINISHES AS SHOWN, SEE FINISH SCHEDULE
- (4) INTERIOR ASSIGNED PLASTER OR GYP. CONCRETE
- (5) EXTERIOR WOOD TRIM
- (6) WOOD TRIM
- (7) EQUIPMENT ROOM PANELS FOR ELECTRICAL FACILITY ONLY, SEPARATELY AS SHOWN BY BRICK WALLS, SEE DEVELOPMENTS
- (8) METAL CORNER SYSTEM
- (9) ROOFING - 1 1/2" X 1/4" GYPSUM BOARD OVER INSULATION, FINISH AS SHOWN, SEE FINISH SCHEDULE
- (10) STAIRWELL DOOR SYSTEM, ALUMINUM FINISH, SEE FINISH SCHEDULE
- (11) STAIR WOOD TRIM, SEE FINISH SCHEDULE
- (12) WOOD TRIM, SEE FINISH SCHEDULE
- (13) 1/2" GYPSUM BOARD OVER INSULATION, FINISH AS SHOWN, SEE FINISH SCHEDULE
- (14) EQUIPMENT ROOM, SEE DEVELOPMENTS
- (15) EQUIPMENT ROOM, SEE DEVELOPMENTS
- (16) EQUIPMENT ROOM, SEE DEVELOPMENTS
- (17) EQUIPMENT ROOM, SEE DEVELOPMENTS
- (18) EQUIPMENT ROOM, SEE DEVELOPMENTS
- (19) EQUIPMENT ROOM, SEE DEVELOPMENTS
- (20) EQUIPMENT ROOM, SEE DEVELOPMENTS

A NEW AUTO DEALERSHIP FACILITY FOR:  
**AL PIEMONTE CADILLAC**  
 ST. CHARLES, ILLINOIS

DESIGNED BY:  
 J. L. LAY  
 ARCHITECTS  
 111 N. 4TH ST.  
 ST. CHARLES, ILL. 62201

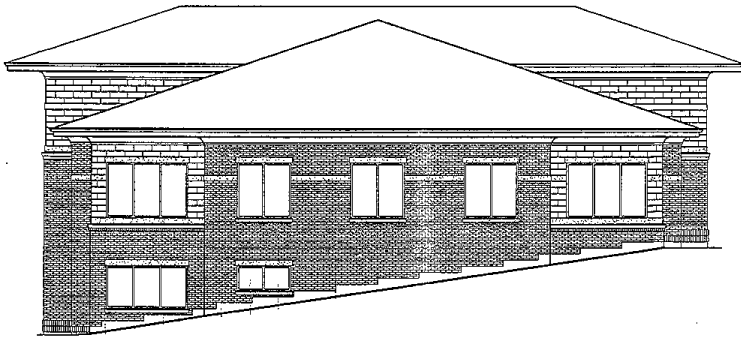
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ELEVATIONS - EXTERIOR  
**A212-2**



NORTH ELEVATION

SCALE: 3/32" = 1'-0"



EAST ELEVATION

SCALE: 3/32" = 1'-0"

PLOTTED: 5/4/2004

PROPOSED NEW OFFICE: "BUILDING TWO"  
 TYLER & RT. 64 BUSINESS PARK

SOUTHWEST CORNER OF ROUTE 44 & TYLER ROAD  
 FOR: JRD, INC. - BOB RASMUSSEN 430-443-9393

Revisions:

Commission: 1788

Sheet:

Issue Date:

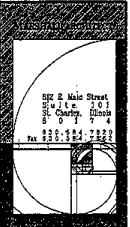
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Drawn By: CDZ

ELEVATIONS

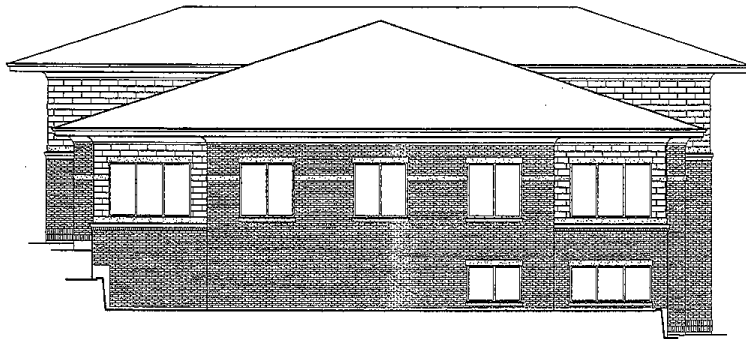
of: 2

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



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

PLOTTED: 5/4/2004

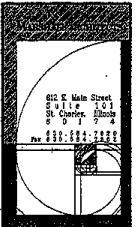
**PROPOSED NEW OFFICE: "BUILDING TWO"**  
**TYLER & RT. 64 BUSINESS PARK**

SOUTHWEST CORNER OF ROUTE 64 & TYLER ROAD  
FOR: JRD, INC. - BOB RASMUSSEN 430-443-9893

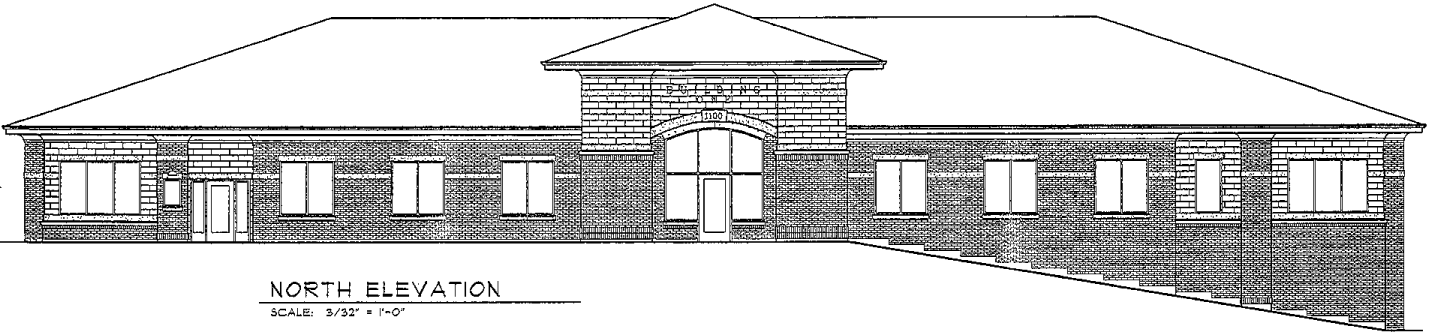
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Commission: ITES  
Issue Date:  
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ELEVATIONS

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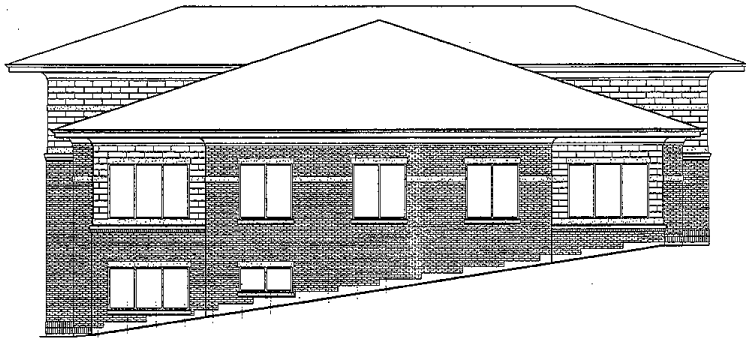


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**NORTH ELEVATION**

SCALE: 3/32" = 1'-0"



**EAST ELEVATION**

SCALE: 3/32" = 1'-0"

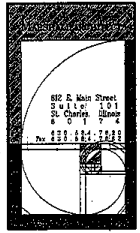
PLOTTED: 5/4/2004

**PROPOSED NEW OFFICE: "BUILDING ONE"**  
**TYLER & RT. 64 BUSINESS PARK**  
 SOUTHWEST CORNER OF ROUTE 44 & TYLER ROAD  
 FOR: JRD, INC. - BOB RASMUSSEN 430-443-9393

Revisions:  
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Commission: 1188  
 Issue Date:  
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 ELEVATIONS

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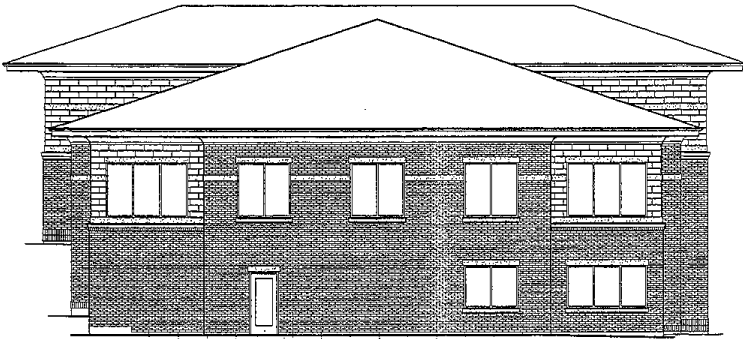
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**SOUTH ELEVATION**

SCALE: 3/32" = 1'-0"



**WEST ELEVATION**

SCALE: 3/32" = 1'-0"

PLOTTED: 5/4/2004

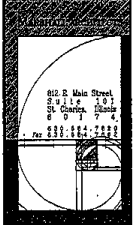
**PROPOSED NEW OFFICE: "BUILDING ONE"**  
**TYLER & RT. 64 BUSINESS PARK**

SOUTHWEST CORNER OF ROUTE 64 & TYLER ROAD  
 FOR: JRD, INC. - BOB RASMUSSEN 430-443-9393

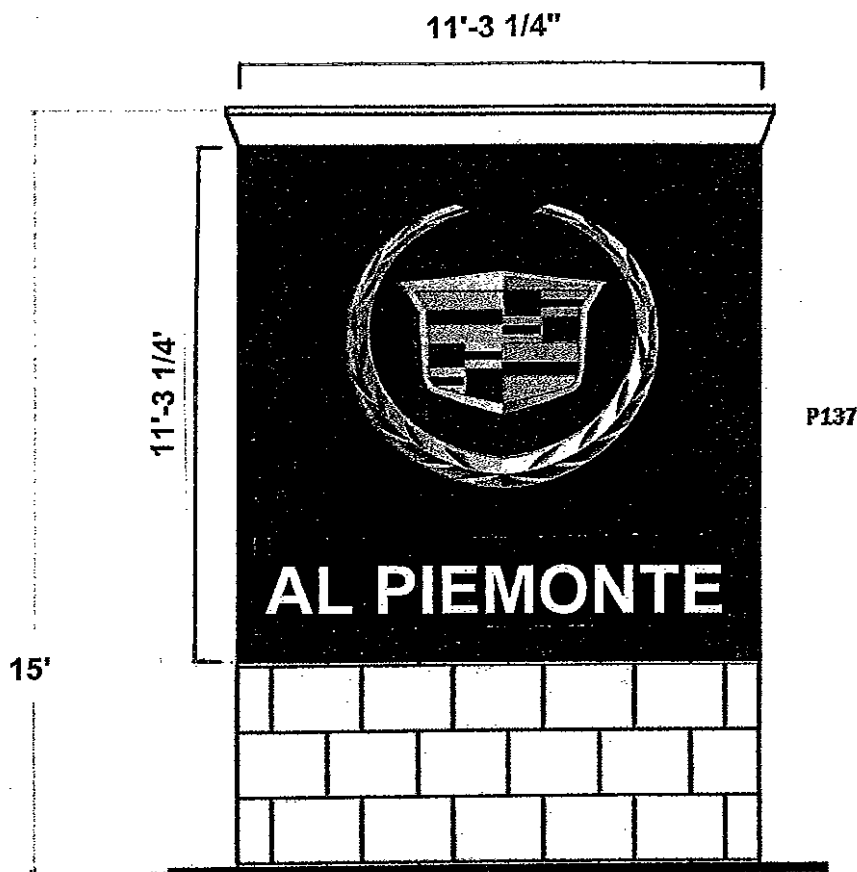
Revisions:  
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Commission: JRG  
 Issue Date:  
 Drawn By: CBZ  
 ELEVATIONS

Sheet:  
**2**  
 of 2



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Account **EN**

Project Title **030 P137 CAD  
025' SIGN MOUNT**

Scale **1:60**

Date Created **08 MAR 04**

Drawn By **R. NECK**

IP Rep. **L. WILLIAMS**

Approved By

Date Revised **XX Oct 2002**

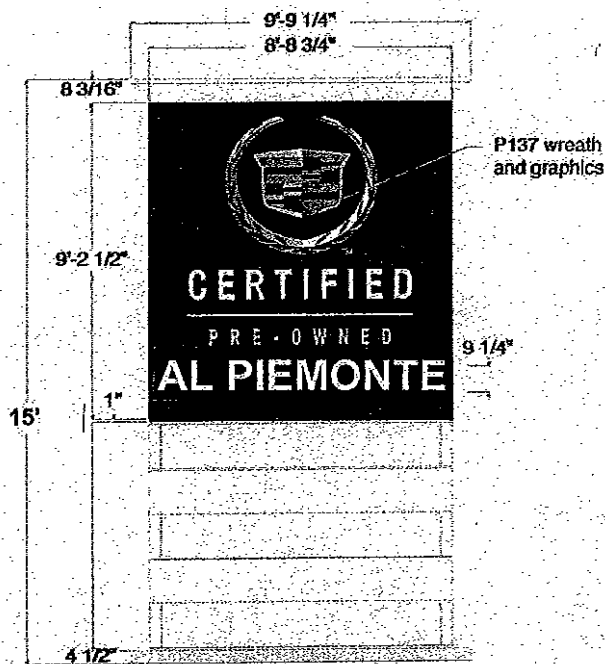
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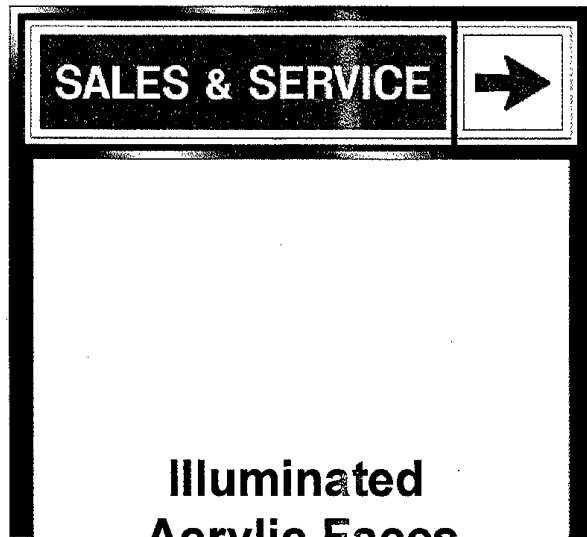
**04-0213**

**Pg 1 of 1**

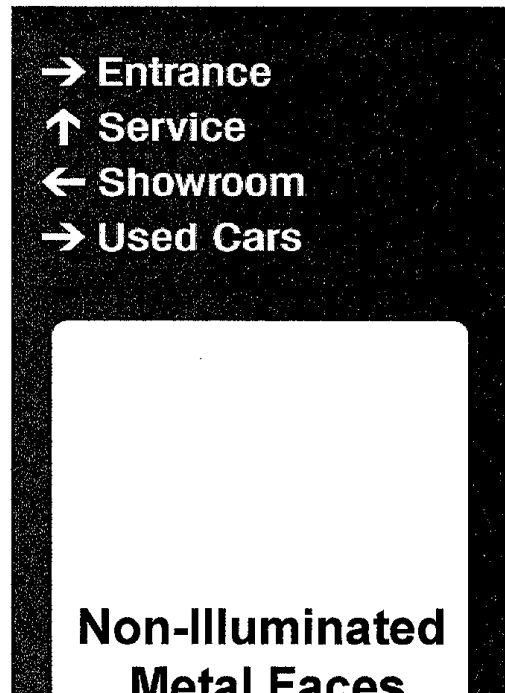


Account: 128	Drawn By: R. RECK	All ideas, plans or arrangements indicated in this drawing are copyrighted and owned by ImagePoint and shall not be reproduced, used by or disclosed to any person, firm or corporation for any purpose whatsoever without written permission of ImagePoint.	 PO Box 59043 Knoxville, TN 37950-9043 1-800-344-7446 www.imagepoint.com
Project Title: 201 PG2 Cas CVO #27' 800'	IP Rep: M. LEE		
Scale: 1:22	Approved By:		
Date Created: 15 MAR 2004	Date Revised:		

# Directional Signs



**Illuminated  
Acrylic Faces**



**Non-Illuminated  
Metal Faces**

**EXHIBIT "II"**

**MANUFACTURING DISTRICTS**  
**CHAPTER 17.34 OF ZONING ORDINANCE**

## Chapter 17.36

**M-1 LIMITED MANUFACTURING DISTRICT****Sections:**

- 17.36.010 Permitted uses
- 17.36.020 Special uses
- 17.36.030 Floor area ratio
- 17.36.040 Yards
- 17.36.050 Signs, marquees and awnings
- 17.36.060 Off-street loading
- 17.36.070 Off-street parking

**17.36.010 Permitted uses.**

Permitted uses in an M1 district shall be as follows:

A. The following uses are permitted, provided they conform with regulations set forth in Chapter 17.20; when specifically required by the city council, they shall conform with applicable requirements set forth in general requirements of Chapter 17.34:

1. Accessory uses;
2. Animal hospitals;
3. Building material sales, with outside storage;
4. Business and professional offices;
5. Computer and data processing centers;
6. Contractors' shops, with outside storage;
7. Currency exchanges;
8. Frozen food lockers;
9. Fuel and ice sales, retail only with outside storage;
10. Greenhouses, wholesale, without restriction as to gross floor area; provided, heating plant operations conform with applicable performance standards set forth under the general requirements of Chapter 17.34;
11. Heliports, provided they conform with applicable federal, state, and other local governmental regulations;
12. Laboratories, offices and other facilities for engineering, testing, research and development;

13. Machinery and equipment sales and service;
14. Medical and dental offices and clinics;
15. Monument sales,
16. Motor vehicle service;
17. Outdoor sales areas;
18. Parking lots, commercial;
19. Parks and playgrounds;
20. Printing and publishing establishments;
21. Public utility and public service uses including:
  - a. Electric substations and distribution stations;
  - b. Railroad rights-of-way;
  - c. Telephone exchanges and telephone transmission equipment buildings;
  - d. Public transportation facilities, including shelters, terminals, parking areas, and service buildings;
  - e. Water filtration plants, pumping stations, reservoirs, and sewage treatment plants, public;
  - f. Fire stations.
  - g. Communication antennas.
22. Radio, television, and recording studios;
23. Vehicle Service Facilities;
24. Warehousing and distribution facilities, except motor freight terminals;
25. Wholesale establishments, specifically excluding the sale of goods to the general public.

(Ord. 1996-Z-12 § 14; Ord. 1995-Z-14 § 2.)

B. Manufacturing, fabricating, storing, cleaning, testing, assembling, repairing, or servicing establishments as determined by operations conforming with performance standards for M1 districts and other regulations as set forth in general requirements of Chapter 17.34.

(Ord. 1994-Z-7 § 1, 2; 1993-Z-19 § 5; Ord. 1987-Z-16 § 1; Ord. 1966-33 § 2; Ord. 1960-16 §

IX(B)(1.)

**17.36.020 Special uses.**

Special uses in an M1 district shall be as follows:

A. Automobile laundries

B. Motor vehicle sales

C. Boat, camper, and recreational vehicle sales and service;

D. Nursery schools and day care centers; (Ord. 1993-Z-4 § 1F.)

E. Mini-warehouses (self-storage);

F. Motels;

G. Motor freight terminals;

H. Planned unit developments;

I. Portland cement concrete mixing plants;

J. Private, membership only sport health clubs;

K. Public or private college, junior colleges, universities, professional training centers and trade, business, commercial and technical schools, not including dormitories;

L. Restaurants, but only within a building containing a permitted use or uses; the maximum floor area of any such restaurant shall be 25 percent (25%) of the floor area of the building;

M. The sale of goods and products to the general public as an accessory use to a manufacturing, wholesaling, or distribution use; the floor area devoted to such sales shall be limited to a maximum of 2,000 square feet or ten percent of the floor area of the building, whichever is less; customer parking for such retail use shall be provided in conformance with the off-street parking requirements for retail uses as set forth in this Title;

N. Dog Obedience Schools.

O. Open Sales Lots.

P. Communication towers.

Q. Churches.

R. Schools, elementary (non-boarding)

S. Auction facilities for the sale at auction of wholesale, secondhand, or retail goods. An auction facility may also include non-auction sales, which shall be limited to not more than 40% of the floor area of the auction facility. Parking and loading facilities shall be provided based on the



floor area of each allowable use within an auction facility (i.e., auction room, retail, storage). No building containing an auction facility shall be located within 300 feet of a property zoned for residential use.

Outdoor storage that would be visible from nearby residential or business uses or from public streets may be restricted by screening or by limiting its location within the site.

T. Indoor paintball marking facilities.

(Ord. 2003-Z-1 § 1; Ord. 1999-Z-8 § 1; Ord. 1997-Z-28 § 1; Ord. 1996-Z-12 § 14; Ord. 1995-Z-14 § 3; Ord. 1994-Z-17 § 1; Ord. 1994-Z-7 § 3; 1993-Z-1 § 1; Ord. 1987-Z-16 § 2; Ord. 1967-14(part); Ord. 1960-16 § IX(B)(2).)

#### **17.36.030 Floor area ratio.**

The floor area ratio in an M1 district shall not exceed 0.8. (Ord. 1960-16 § IX(B)(3).)

#### **17.36.040 Yards.**

Yard requirements in an M1 district shall be as follows:

A. Front Yard. The front yard shall not be less than forty feet in depth.

B. Side Yards. Side yards shall not be less than twenty feet in width; except, a side yard abutting a street shall be not less than forty feet in depth.

C. Rear Yard. The rear yard shall not be less than twenty feet in depth; except, a rear yard abutting an alley or railroad right-of-way may be reduced to ten feet in depth.

(Ord. 1960-16 § IX(B)(4).)

#### **17.36.050 Signs, marquees and awnings.**

Sign, marquee, and awning requirements in an M1 district shall be as in the B4 district. (Ord. 1968-32; Ord. 1960-16 § IX(B)(5).)

#### **17.36.060 Off-street loading.**

Off-street loading requirements in an M1 district shall be as follows: loading berths in accordance with provisions set forth in Chapter 17.38. (Ord. 1960-16 § IX(B)(6).)

#### **17.36.070 Off-street parking.**

Parking spaces shall be required in an M1 district in accordance with provisions set forth in Chapter 17.38. (Ord. 1960-16 § IX(B)(7).)

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

## Certificate

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

I further certify that on July 6, 2004, the Corporate Authorities of such municipality passed and approved Ordinance No. 2004-Z-14, entitled

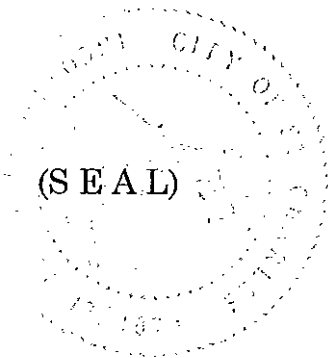
"An Ordinance Granting a Special Use as a Planned Unit Development (Tyler and 64 Business Park),"

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

The pamphlet form of Ordinance No. 2004-Z-14, including the Ordinance and a cover sheet thereof was prepared, and a copy of such Ordinance was posted in the municipal building, commencing on July 9, 2004, 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.

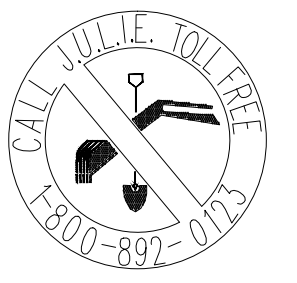
DATED at St. Charles, Illinois, this 6th day of July, 2004.

  
Municipal Clerk



# PRELIMINARY AND FINAL ENGINEERING for AUTOMOBILE DISPLAY EXPANSION at CHRYSLER, JEEP, DODGE, RAM OF ST. CHARLES ST. CHARLES, ILLINOIS

WARNING



CALL BEFORE  
YOU DIG  
(48 HOURS NOTICE REQUIRED PRIOR TO DIGGING)

**CITY OF ST. CHARLES NOTES**

1. ALL PVIOUS AREA SHALL BE SODDED OVER A MINIMUM OF 6" OF TOP SOIL UNLESS OTHER LANDSCAPING METHODS ARE APPROVED ON THE LANDSCAPING PLAN.
2. ALL CONDUIT OR PIPE CONSTRUCTED UNDER EXISTING OR PROPOSED PAVED SURFACES AND WALKS SHALL BE BACKFILLED WITH GRANULAR BACKFILL THOROUGHLY COMPACTED IN ACCORDANCE WITH THE SPECIFICATIONS.
3. ALL PAVING, SIDEWALK, AND EXCAVATION WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS OF THE ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT) AND THE CITY OF ST. CHARLES STANDARD DETAILS, CODES AND REQUIREMENTS.
4. ALL SEWER AND WATER MAIN WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS AND CITY OF ST. CHARLES CONSTRUCTION STANDARDS.
5. CONTRACTOR TO GUARANTEE ALL MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE (1) YEAR AFTER ACCEPTANCE BY THE CITY.
6. ALL EXISTING UTILITIES OR IMPROVEMENTS, INCLUDING WALKS, CURBS, PAVEMENT AND PARKWAYS DAMAGED OR REMOVED DURING CONSTRUCTION SHALL BE PROMPTLY RESTORED TO THEIR RESPECTIVE ORIGINAL CONDITION.
7. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO CONSTRUCTION TO VERIFY IN THE FIELD ALL EXISTING AND UNDERGROUND UTILITIES ADJACENT TO THE PROJECT, AND BE RESPONSIBLE FOR PROTECTION OF SAME.
8. ALL CONCRETE SHALL BE 6 BAG MIX, 3500 PSI CONCRETE AT 14 DAYS. CURING MATERIAL SHALL BE MEMBRANE CURING COMPOUND AND SHALL BE WHITE IN COLOR TO ASSURE ADEQUATE COVERAGE.
9. CONTRACTOR SHALL NOTIFY CITY 48 HOURS IN ADVANCE OF CONSTRUCTION OF UNDERGROUND WORK. NO UNDERGROUND WORK SHALL BE COVERED UNTIL SAME HAS BEEN INSPECTED BY THE CITY. APPROVAL TO PROCEED MUST BE OBTAINED FROM THE CITY PRIOR TO INSTALLING PAVEMENT BASE, PAVEMENT BINDER, PAVEMENT SURFACE, AND PRIOR TO POURING ANY CONCRETE AFTER FORMS HAVE BEEN SET.
10. IF APPLICABLE, ALL NEW REINFORCED CONCRETE PIPE STORM SEWER 12" AND LARGER WHERE SHOWN ON THE PLANS SHALL BE ASTM DESIGNATION C-76 MINIMUM CLASS, CLASS III. ALL PIPE WITH LESS THAN 3' OF COVER AND MORE THAN 15' OF COVER SHALL BE CLASS V. ALL JOINTS SHALL BE "O" RING RUBBER GASKET CONFORMING TO ASTM C-361 SPECIFICATIONS. ALL STORM SEWERS WITH LESS THAN 1.75' OF COVER AND ALL DUCTILE IRON PIPE STORM SEWERS WHERE SHOWN ON THE PLANS SHALL BE DUCTILE IRON PIPE CLASS 52 ANSI SPECIFICATIONS A-21.51 WITH PUSH-ON OR MECHANICAL JOINTS AND POLYETHYLENE ENCASEMENT.
11. BITUMINOUS PAVEMENT MATERIAL MUST BE PLACED IN TWO LIFTS. THICKNESS OF EACH LIFT SHALL BE AS SHOWN ON APPROVED PLANS. ALL MATERIAL SHALL BE CLASS I BITUMINOUS AS PER IDOT STANDARDS. THE FINAL SURFACE COURSE SHALL NOT BE INSTALLED UNTIL THE CITY HAS APPROVED THE COMPACTION OF THE BINDER MATERIAL. THE BINDER COURSE SHALL NOT BE INSTALLED UNTIL THE COMPACTION OF THE STONE BASE HAS BEEN APPROVED BY THE CITY. THE FINAL SURFACE COURSE MAY NOT BE INSTALLED UNTIL THE MAJOR PORTION OF BUILDING CONSTRUCTION HAS BEEN COMPLETED AS DETERMINED AND APPROVED BY THE CITY.

NOTE: IN CASE OF CONFLICT WITH OTHER NOTES AND SPECIFICATIONS, THE VILLAGE STANDARD NOTES AND DETAILS SHALL APPLY.

**SHEET INDEX**

TITLE	SHEET NO.
TITLE SHEET.....	1
TOPOGRAPHY/DEMOLITION/GEOMETRIC PLAN.....	2
GRADING PLAN.....	3
PAVEMENT EXPANSION CROSS SECTIONS.....	4 AND 5
STORM SEWER AND DETENTION.....	6
EROSION CONTROL PLAN.....	7
SPECIFICATIONS AND DETAILS.....	8
LANDSCAPING PLAN.....	9



LOCATION MAP  
NOT TO SCALE

**LEGEND**

	PROPOSED STORM SEWER		PROPOSED SPOT GRADE
	EXISTING STORM SEWER		EXISTING SPOT GRADE
	PROPOSED 8" PVC DR21 SANITARY SEWER		PROPOSED CONTOUR
	EXISTING 8" SANITARY SEWER		EXISTING CONTOUR
	PROPOSED 8" W WATER MAIN		SILT FENCE
	EXISTING 8" W WATER MAIN		OVERFLOW DIRECTION
	PROPOSED SANITARY MANHOLE		PROPOSED CURB
	EXISTING SANITARY MANHOLE		EXISTING CURB
	EXISTING STORM STRUCTURE		PROPOSED EDGE OF PAVEMENT
	PROPOSED STORM STRUCTURE		
	PROPOSED FIRE HYDRANT		
	PROPOSED GATE VALVE		

**OWNER/DEVELOPER**

AL PIEMONTE, JOE CONTI  
CHRYSLER, JEEP, DODGE, RAM of ST. CHARLES  
1611 E. MAIN STREET, ST. CHARLES, IL  
ST. CHARLES, ILLINOIS 60174  
847.878.3568

**UNDERGROUND UTILITY NOTE:**

The location of existing underground utilities, such as water mains, sewers, gas lines, etc., as shown on the plans, has been determined from the best available information and is given for the convenience of the Contractor. However, the Owner and the Engineer do not assume responsibility in the event that during construction, utilities other than those shown may be encountered, and that the actual location of those which are shown may be different from the location as shown on the plans.

**USE OF DRAWINGS**

Client agrees not to use or permit any other person to use plans, drawings, or other product prepared by the Engineer, which plans, drawings, or other work product are not final and which are not signed, and stamped or sealed by the Engineer and contain the words "Released For Construction".

**HOLD HARMLESS STATEMENT**

The Engineer is not overseeing the construction of this project. The use of these Drawings and Specifications by and Contractor, Subcontractor, Builders, Mechanic, Tradesmen or Worker shall instigate a Hold Harmless Agreement between the User and the Engineer. The User shall in fact agree to hold the Engineer harmless for any responsibility in regard to construction means, methods, techniques, sequences or procedures and for any safety precautions and programs in connection with the work and further shall hold the Engineer harmless for costs and problems arising from the negligence of Contractor, Subcontractor, Builders, Mechanic, Tradesmen or Workers. The use of these Drawings also implies that the Engineer shall take no responsibility for the plan User's failure to carry out the work in accordance with the Drawing and Specifications.

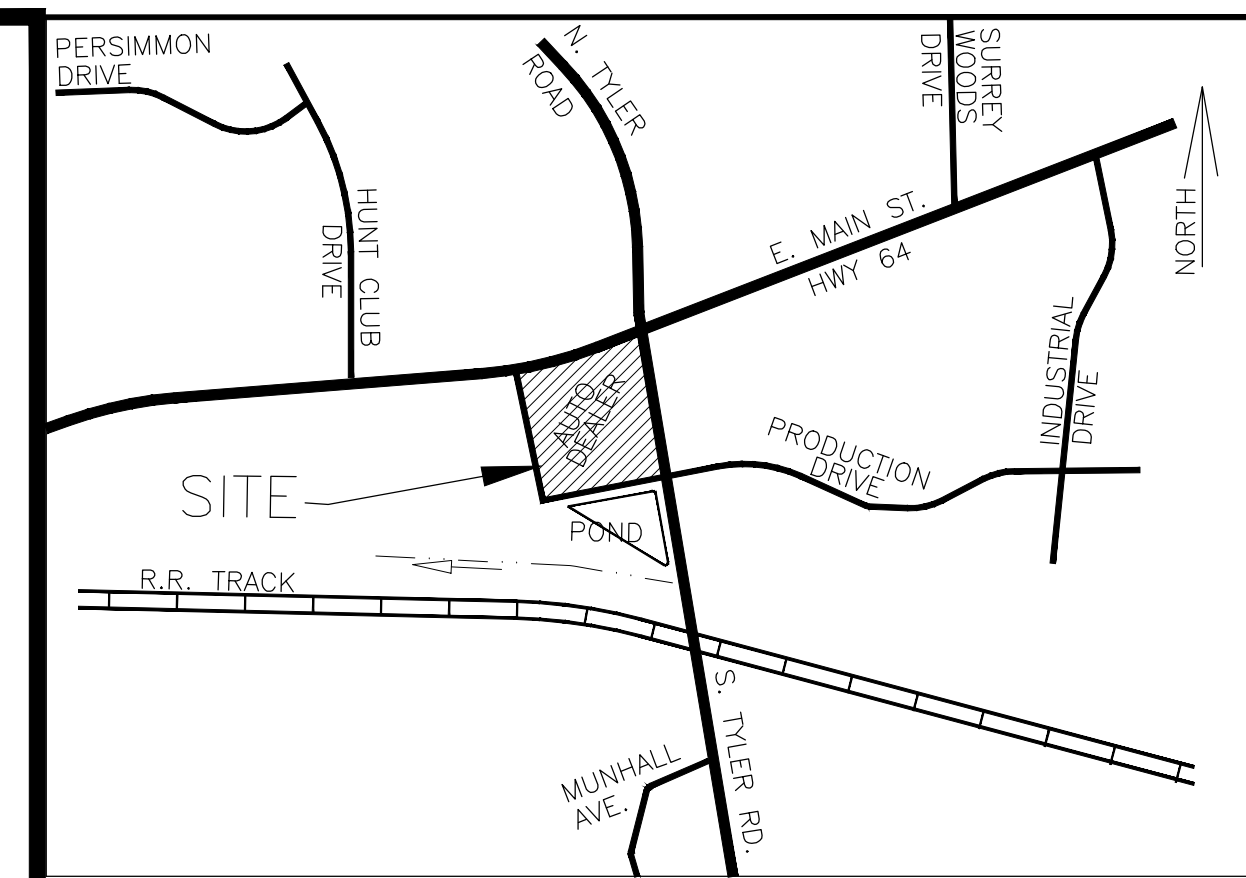
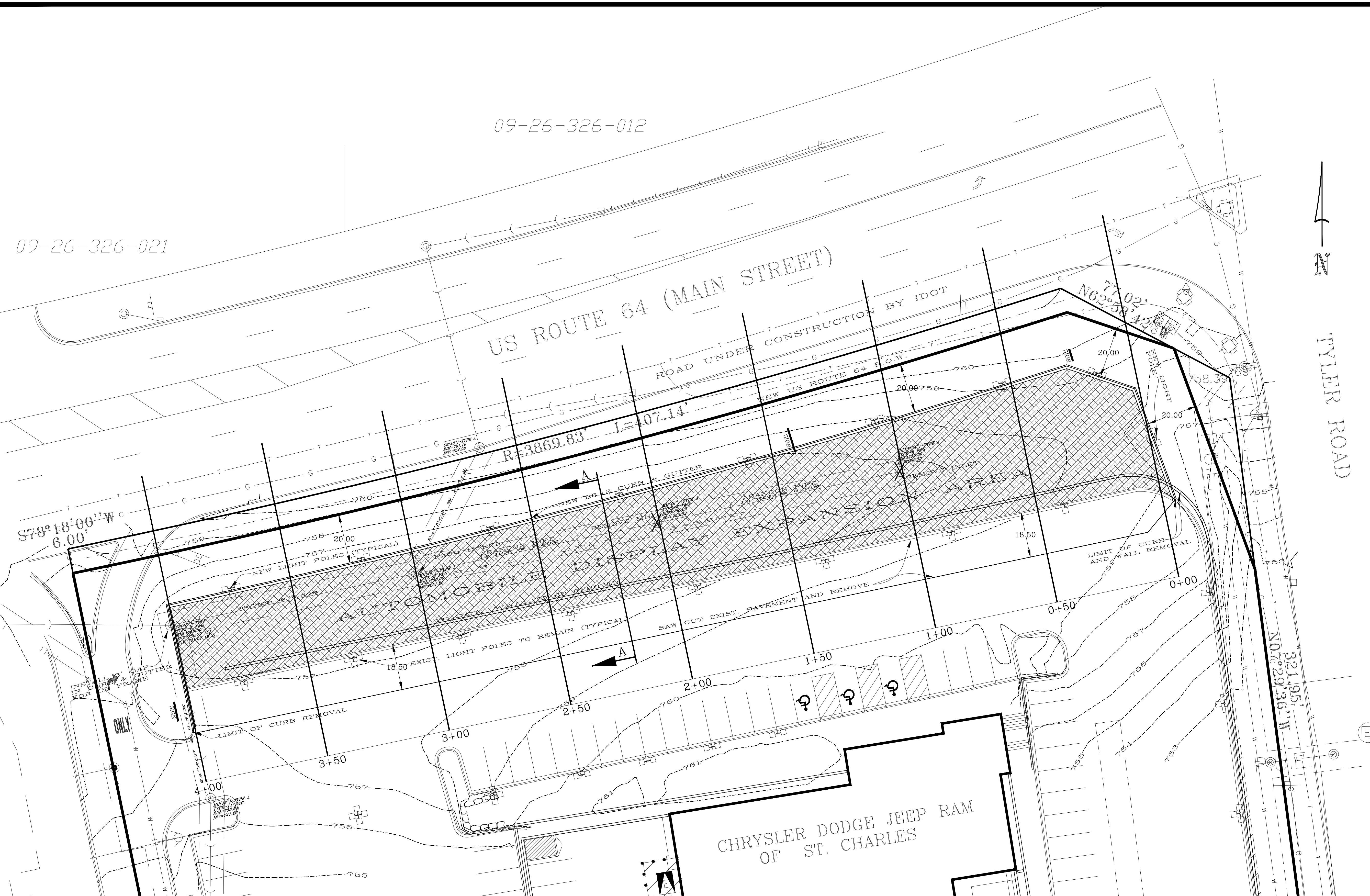
COUNTY ENGINEERS INC.  
2202 GARY LANE, GENEVA, ILLINOIS 60134  
630.364.6976 ceillinois@aol.com



BRANDON JAFARI  
REGISTERED PROFESSIONAL ENGINEER  
RENEWAL DATE: 11/30/13

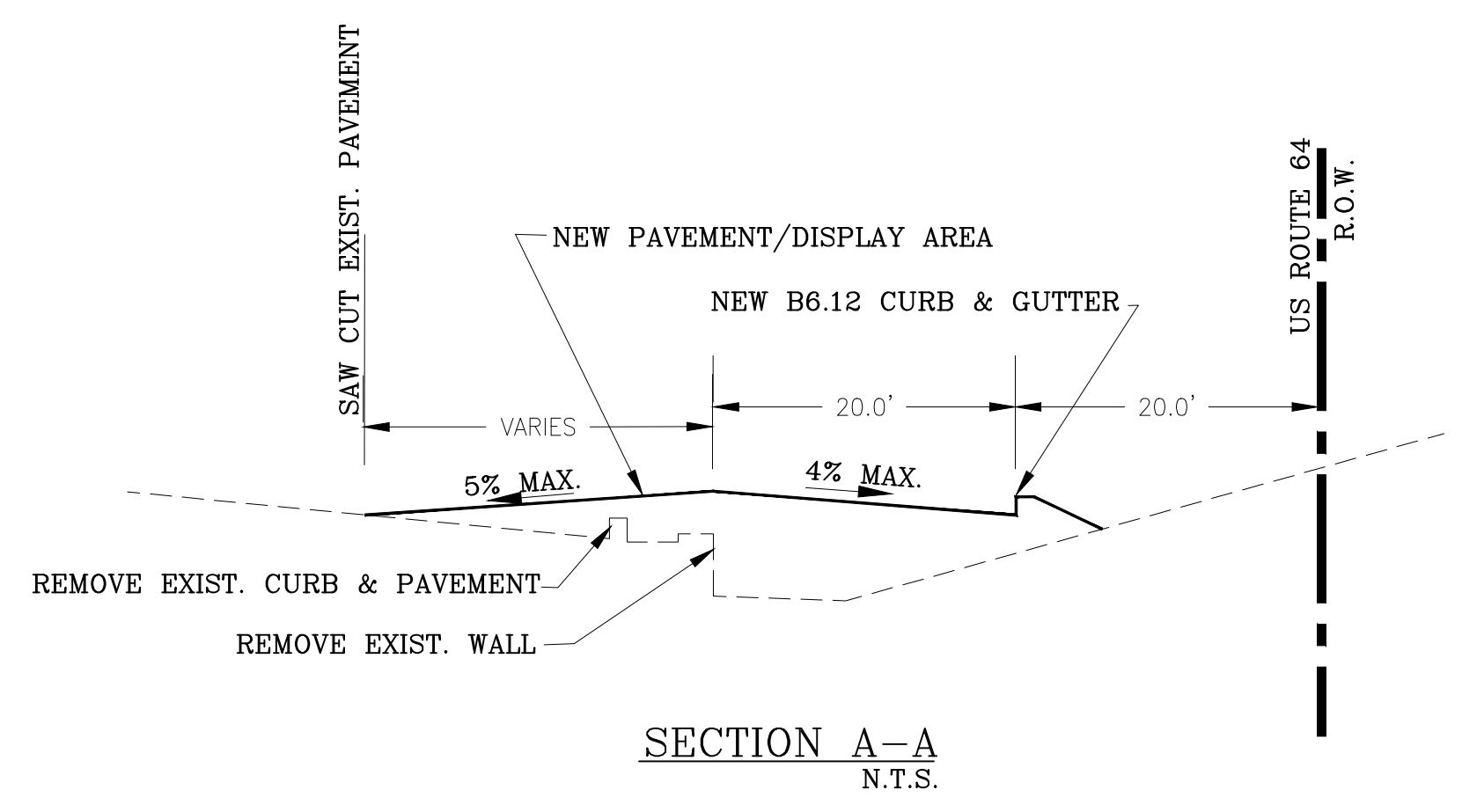
09-26-326-021

09-26-326-012



**PROPERTY DESCRIPTION:**  
 LOT 1 TYLER & 64 BUSINESS PARK, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

TOPOGRAPHY/DEMOLITION/ GEOMETRIC PLAN		Common Address : 1611 E. MAIN STREET, ST. CHARLES, IL		COUNTY ENGINEERS INC.	
SHEET 2 OF 9		Builder/Client : AL PIEMONTE, JOE CONTI		DESIGN/ENGINEERING	
Vacant		Date		CONSTRUCTION MANAGEMENT	
Type of Survey		Blk. - Pg. Date Dn. / By		630.364.6976	
				ILLINOIS 60134	
				Scale : 1" = 20'	



09-26-326-021

US ROUTE 64 (MAIN STREET)

R=3869.83' L=407.14'

ROAD UNDER CONSTRUCTION BY IDOT

NEW US ROUTE 64 R.O.W.

TYLER ROAD



S78°18'00"W  
6.00'

77.02'  
N62°58'45"

09-26-402-022

321.95'  
N07°29'36"W

CHRYSLER DODGE JEEP RAM  
OF ST. CHARLES

10" ADS DURASLOT  
RIM 757.30 (EXISTING)

10" ADS DURASLOT  
RIM 759.25 (EXISTING)

10" ADS DURASLOT  
RIM 758.80

10" ADS DURASLOT  
RIM 758.24

10" ADS DURASLOT  
RIM 758.30

10" ADS DURASLOT  
RIM 758.80

10" ADS DURASLOT  
RIM 758.80

10" ADS DURASLOT  
RIM 758.80

10" ADS DURASLOT  
RIM 758.80

10" ADS DURASLOT  
RIM 758.80

10" ADS DURASLOT  
RIM 758.80

GRADING PLAN

SHEET 3 OF 9

Vacant  
Type of Survey

Date

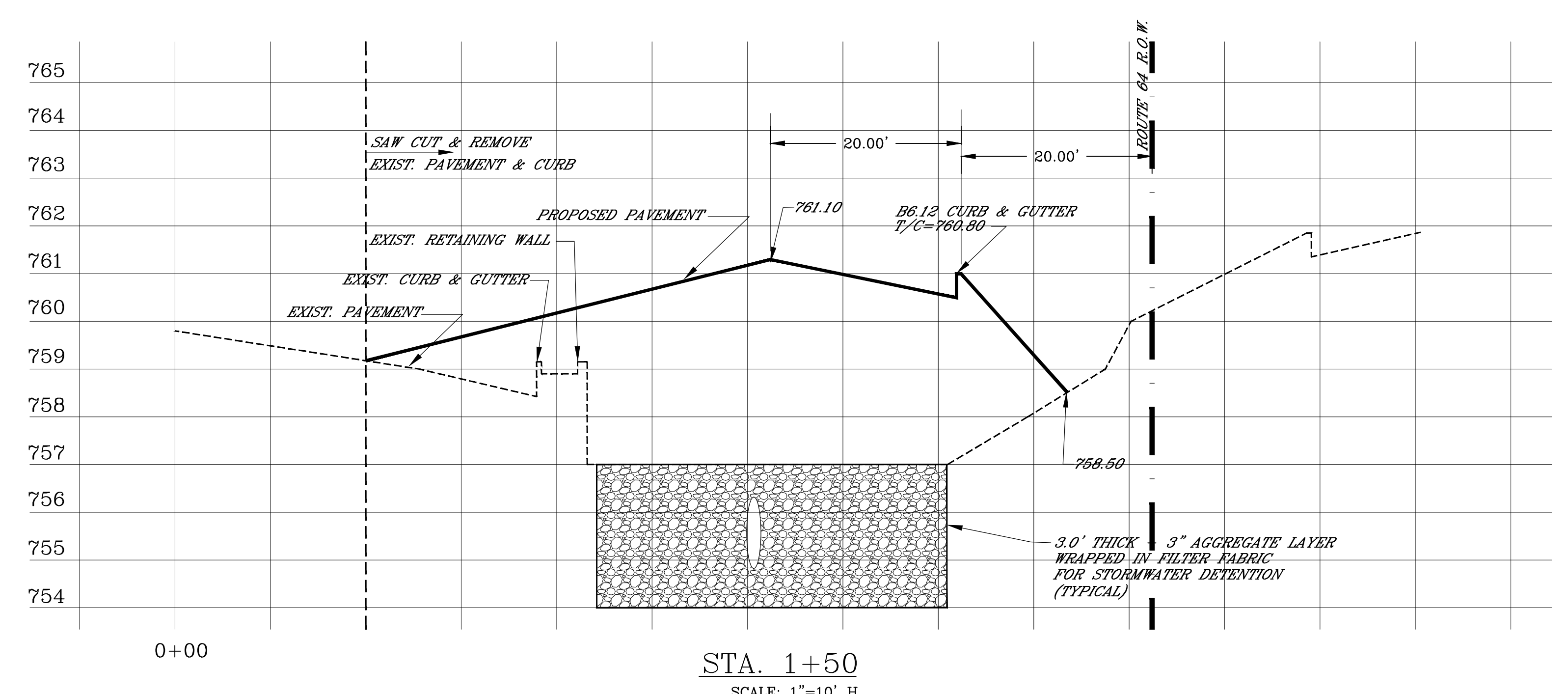
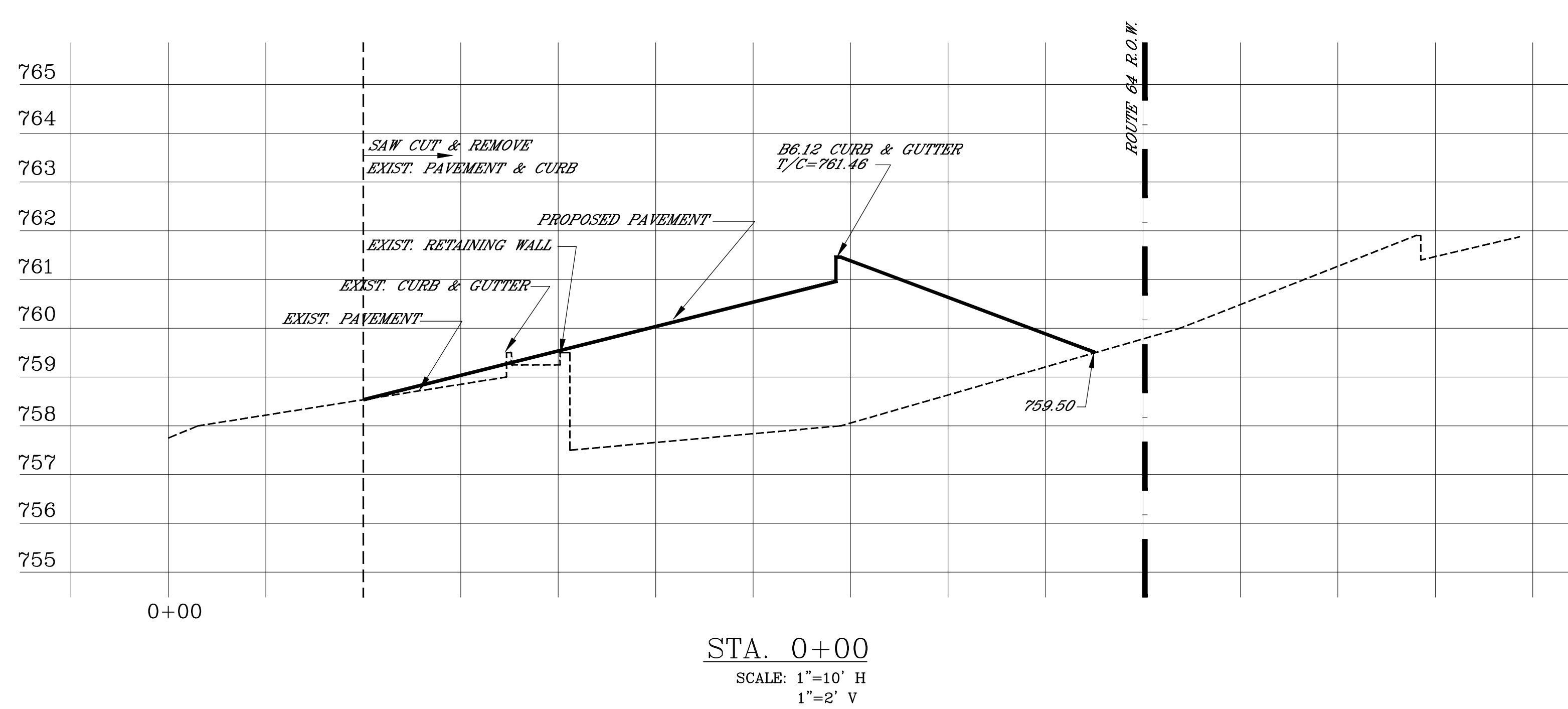
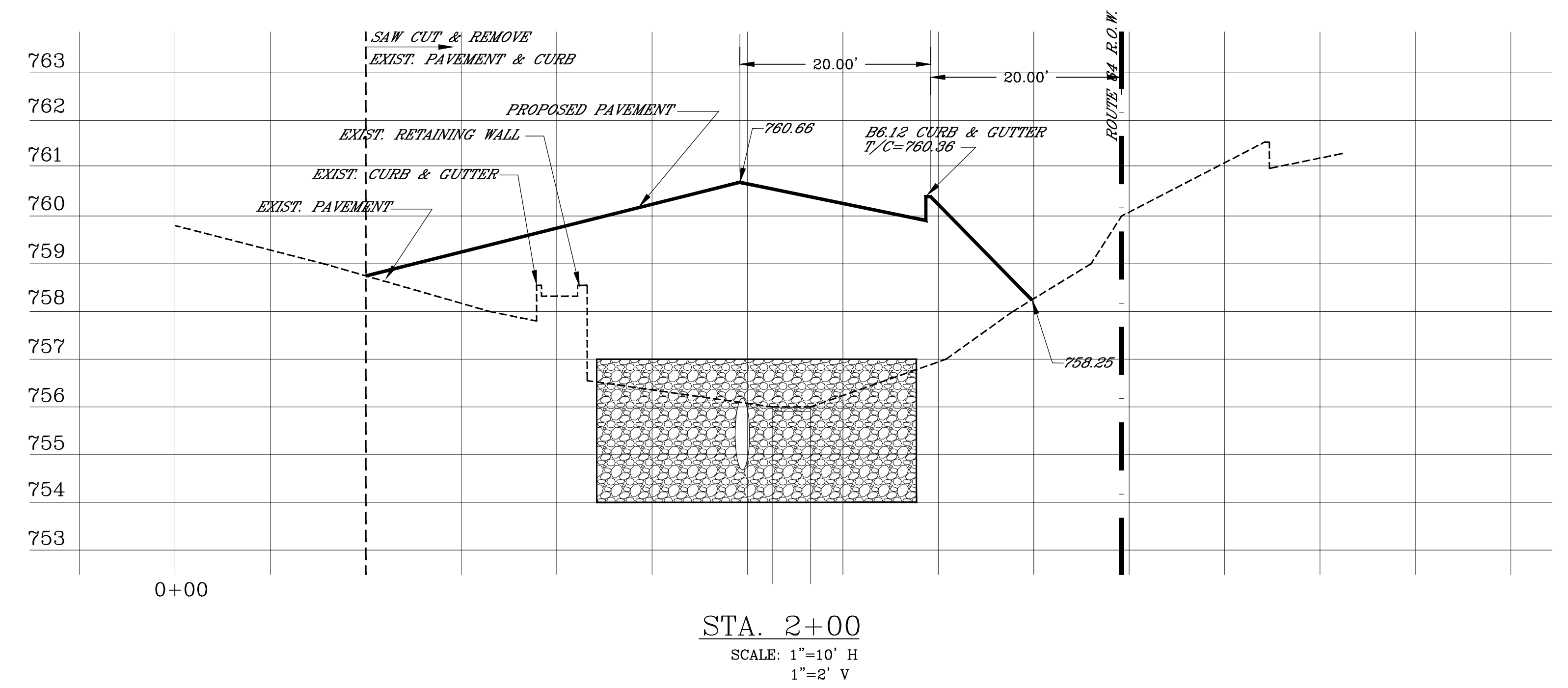
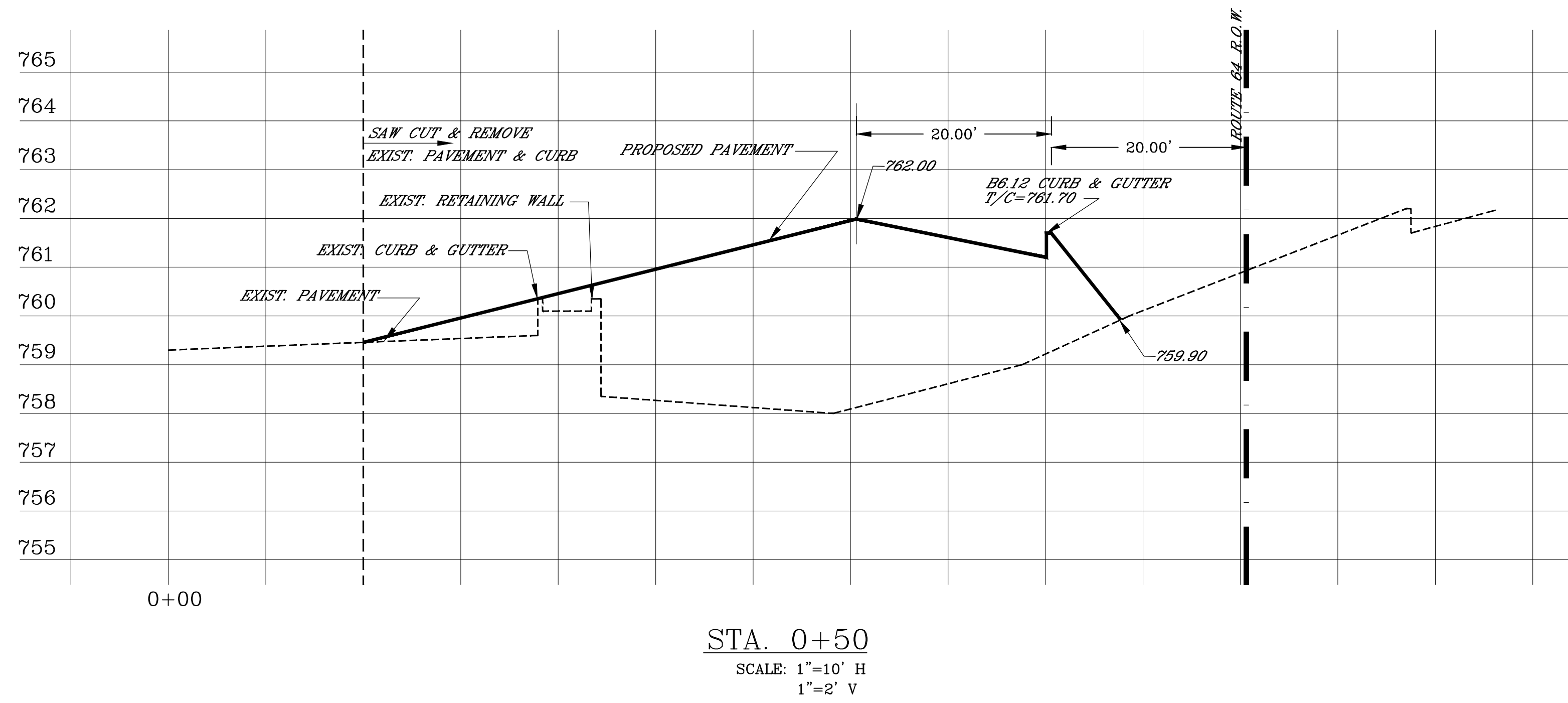
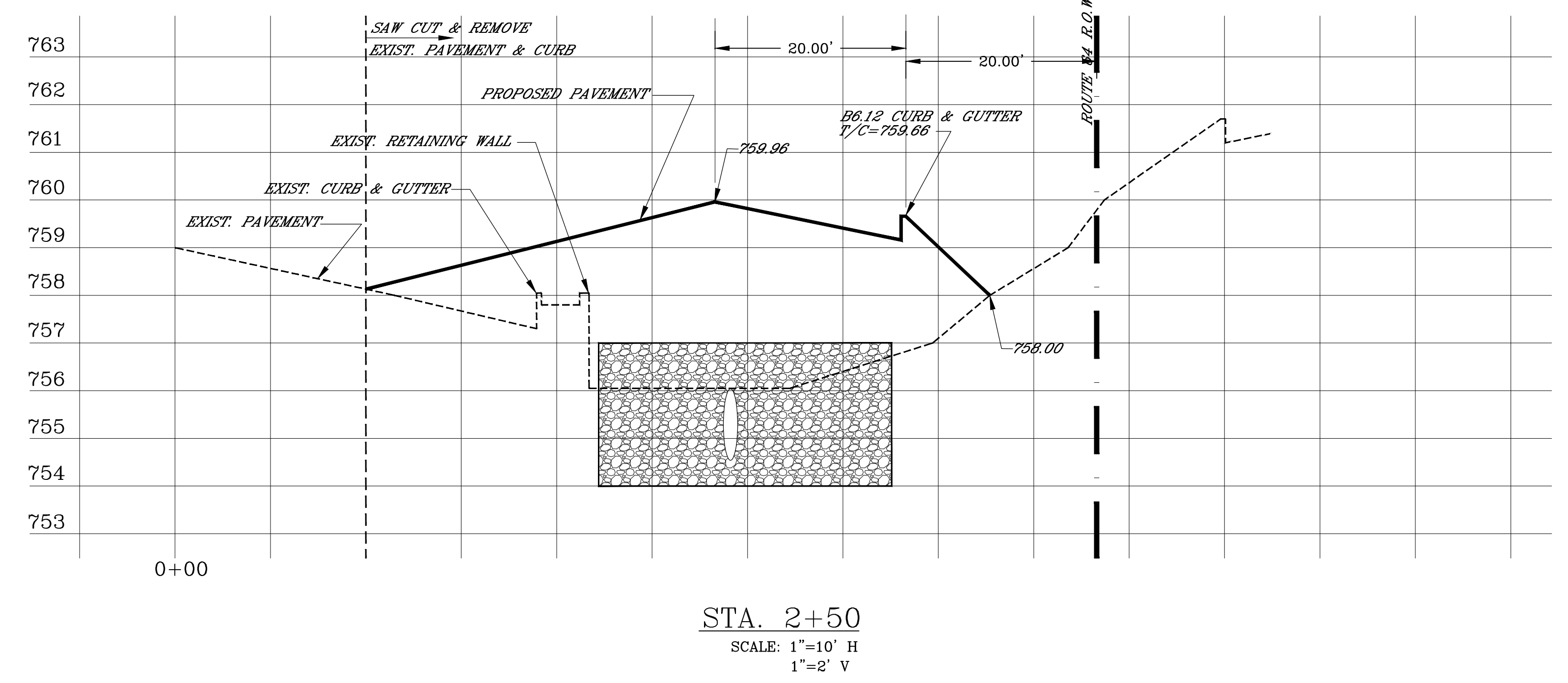
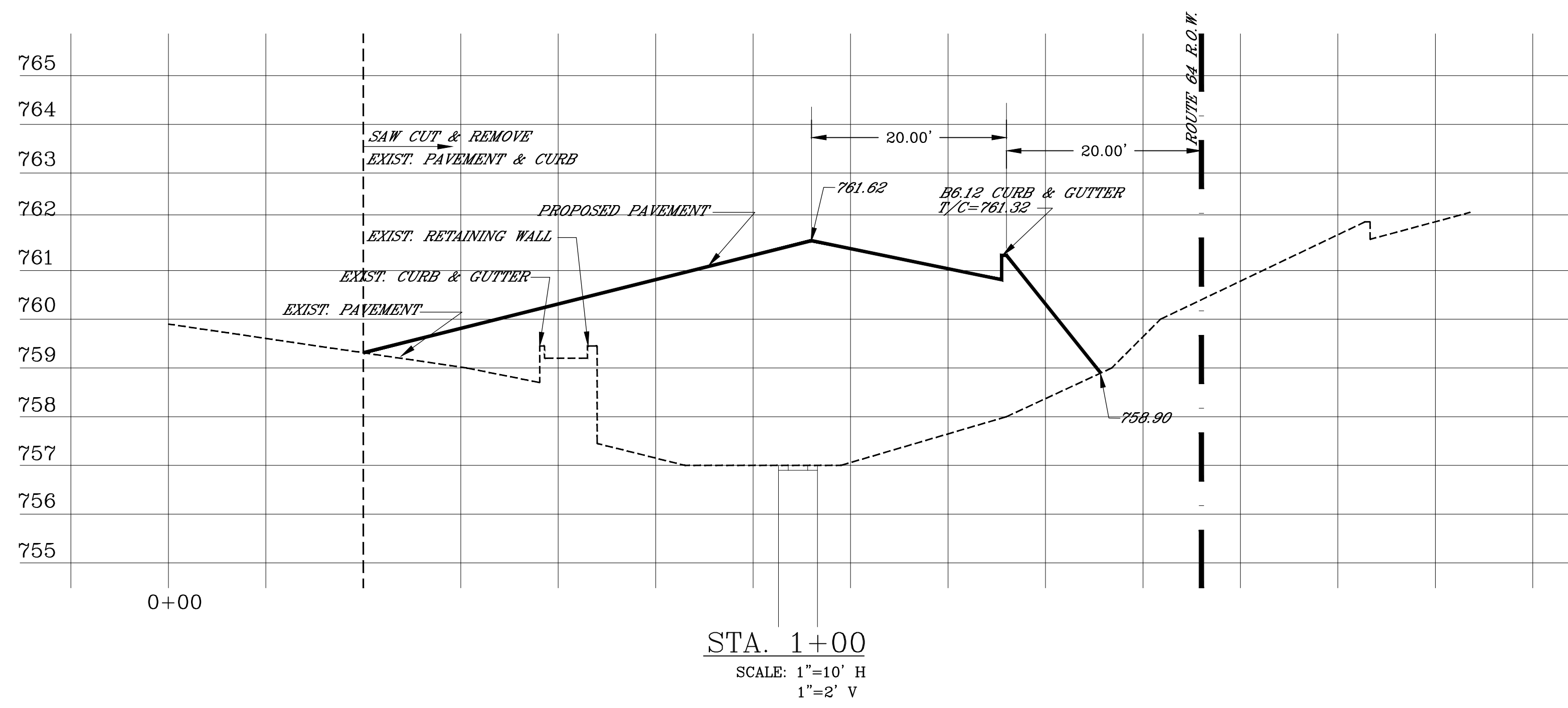
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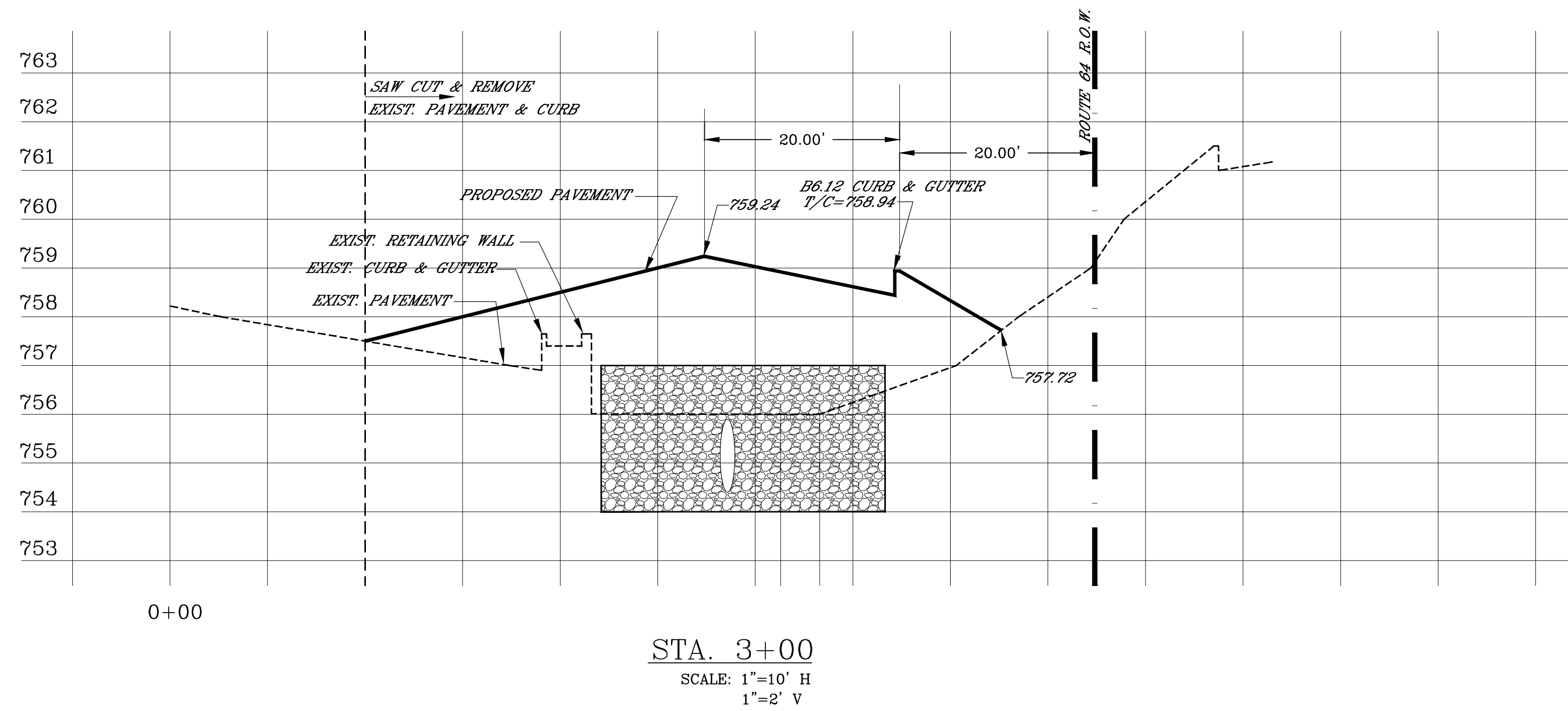
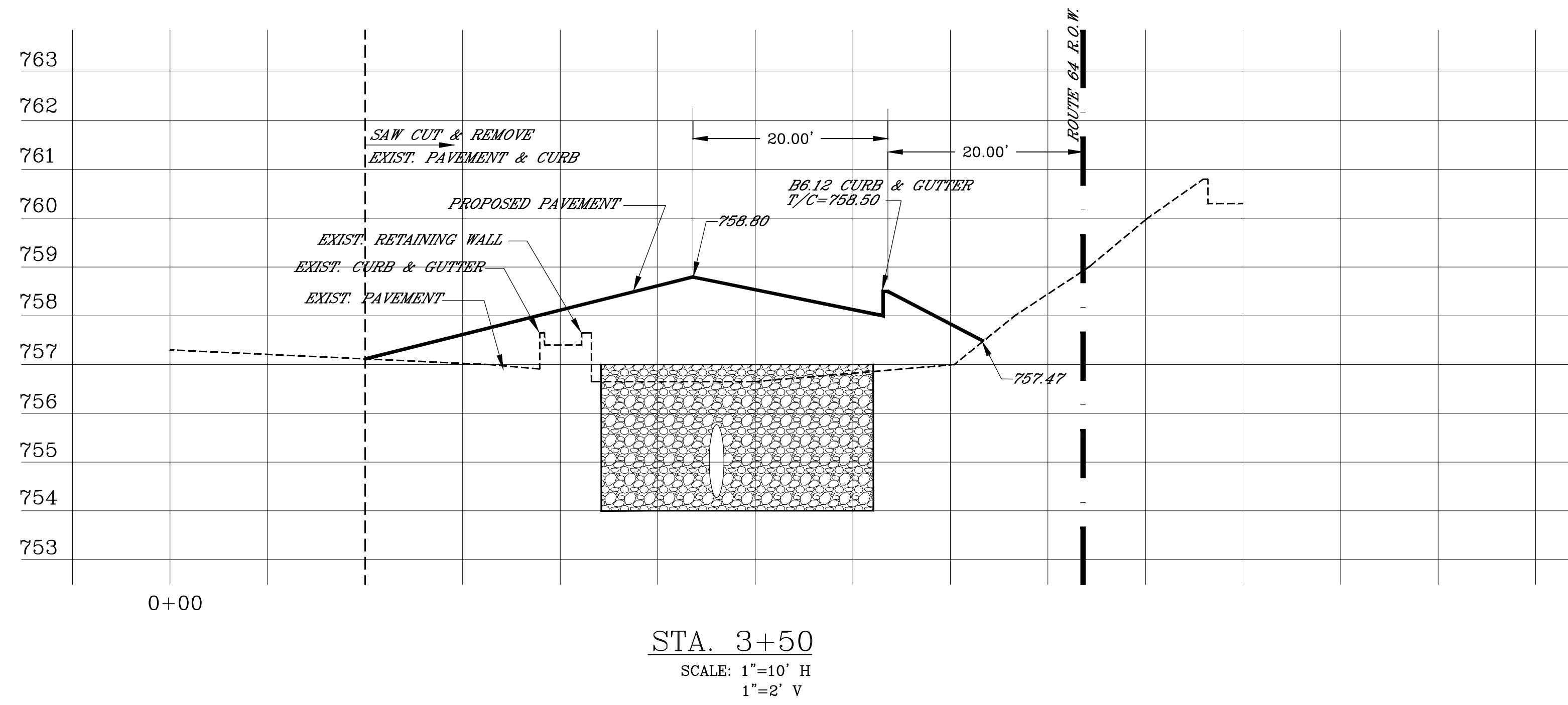
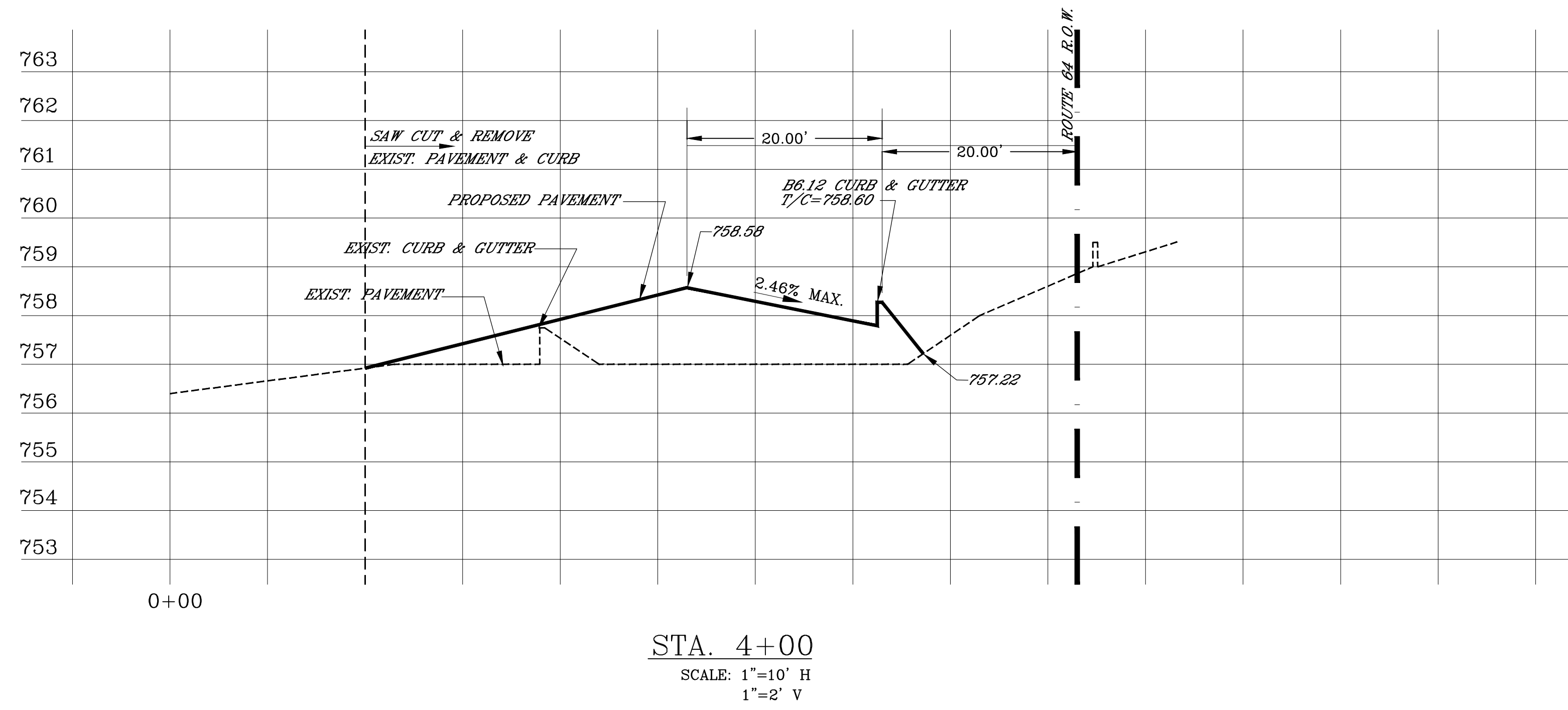
Grading  
Mortgage  
Foundation

Common Address : 1611 E. MAIN STREET, ST. CHARLES, IL  
Builder/Client : AL. PIEMONTE, JOB. CONTI  
Job No. :  
Scale : 1" = 20'

COUNTY ENGINEERS INC.  
DESIGN/ENGINEERING  
2207 GARY LANE, GENEVA, ILLINOIS 60134  
CONSTRUCTION MANAGEMENT  
630.364.8976

OCTOBER 19, 2012



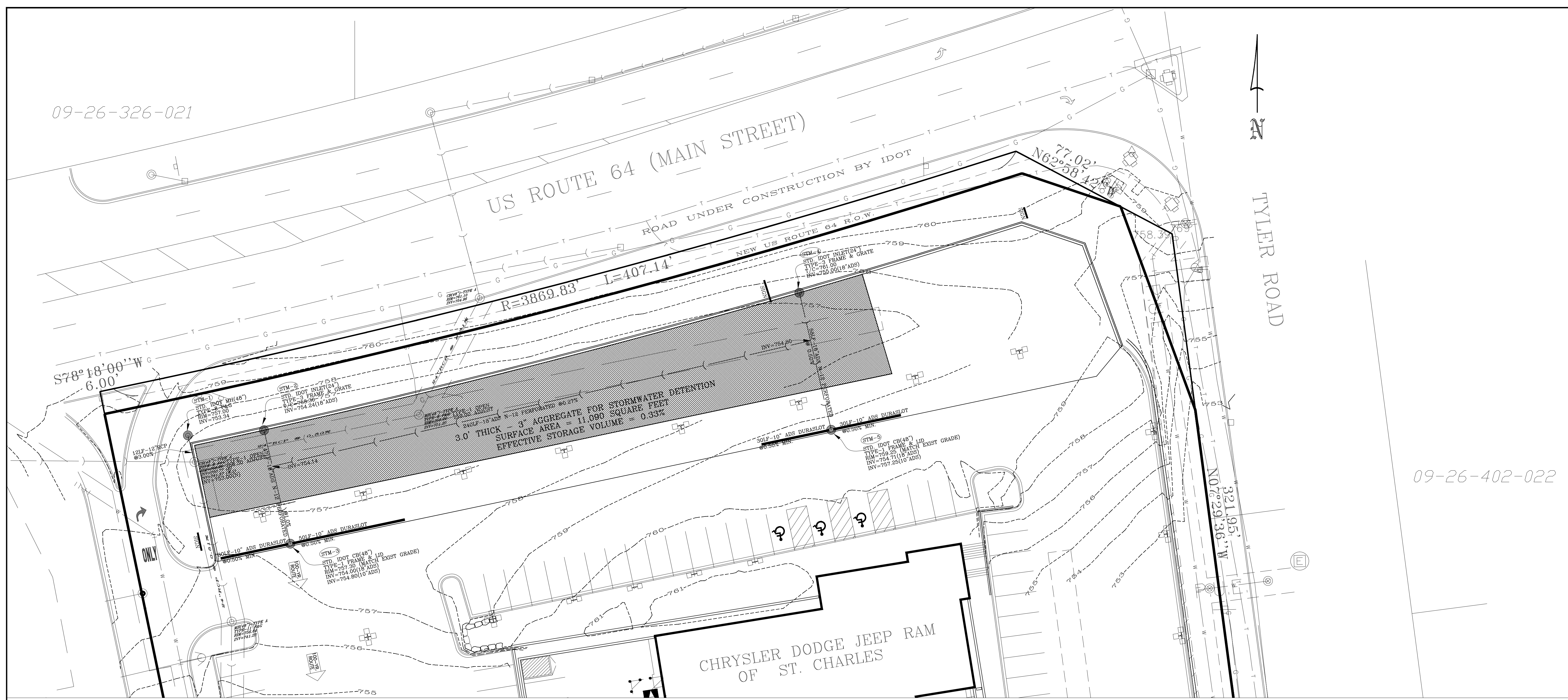


Type of Survey	Date	Bk.	Pg.	Date	Drn.	By

Grading	Mortgage	Foundation

Common Address	Builder/Client	Job No.
1611 E. MAIN STREET, ST. CHARLES, IL	AL. PIEMONTE, JOE CONTI	

09-26-326-021



09-26-402-022

STORMWATER DETENTION STORAGE

					3"AGGREGATE*			
					AREA=11,090 SF			
					BOTTOM=754.00			
					TOP=757.00			
	STR-2	STR-3	STR-4	STR-5		PIPES, CF	VOLUME, CF	TOTAL VOLUME, CF
754.00	---	---	---	---				
755.00	2.4	12.6	---	3.6	3,475	560	4,054	4,054
756.00	3.1	12.6	3.1	12.6	3,626	102	3,759	7,813
757.00	3.1	12.6	3.1	12.6	3,658	---	3,689	11,502

\*NOTE- CREDIT ALLOWED FOR STORAGE (VOID) IS 33% OF AGGREGATE VOLUME.  
 INCREMENTAL VOLUME CALCULATED BY SUBTRACTING PIPE VOLUME, AND  
 THEN APPLYING 0.33 FACTOR. FOR EXAMPLE AT ELEVATION 756,  
 INCREMENTAL VOLUME=(11090-102)\*0.33 = 3626 CF

STORM SEWER AND DETENTION SHEET 6 OF 9

Grading  
 Mortgage  
 Foundation

Type of Survey  
 Vacant

Date  
 Date

Bk. - Pg.  
 Date Drn. / By

Builder/Client : AL. PIEMONTE, JOB CONT.

Common Address : 1611 E. MAIN STREET, ST. CHARLES, IL

DESIGN/ENGINEERING COUNTY ENGINEERS INC.

2202 GARY LANE, GENEA, ILLINOIS 60134

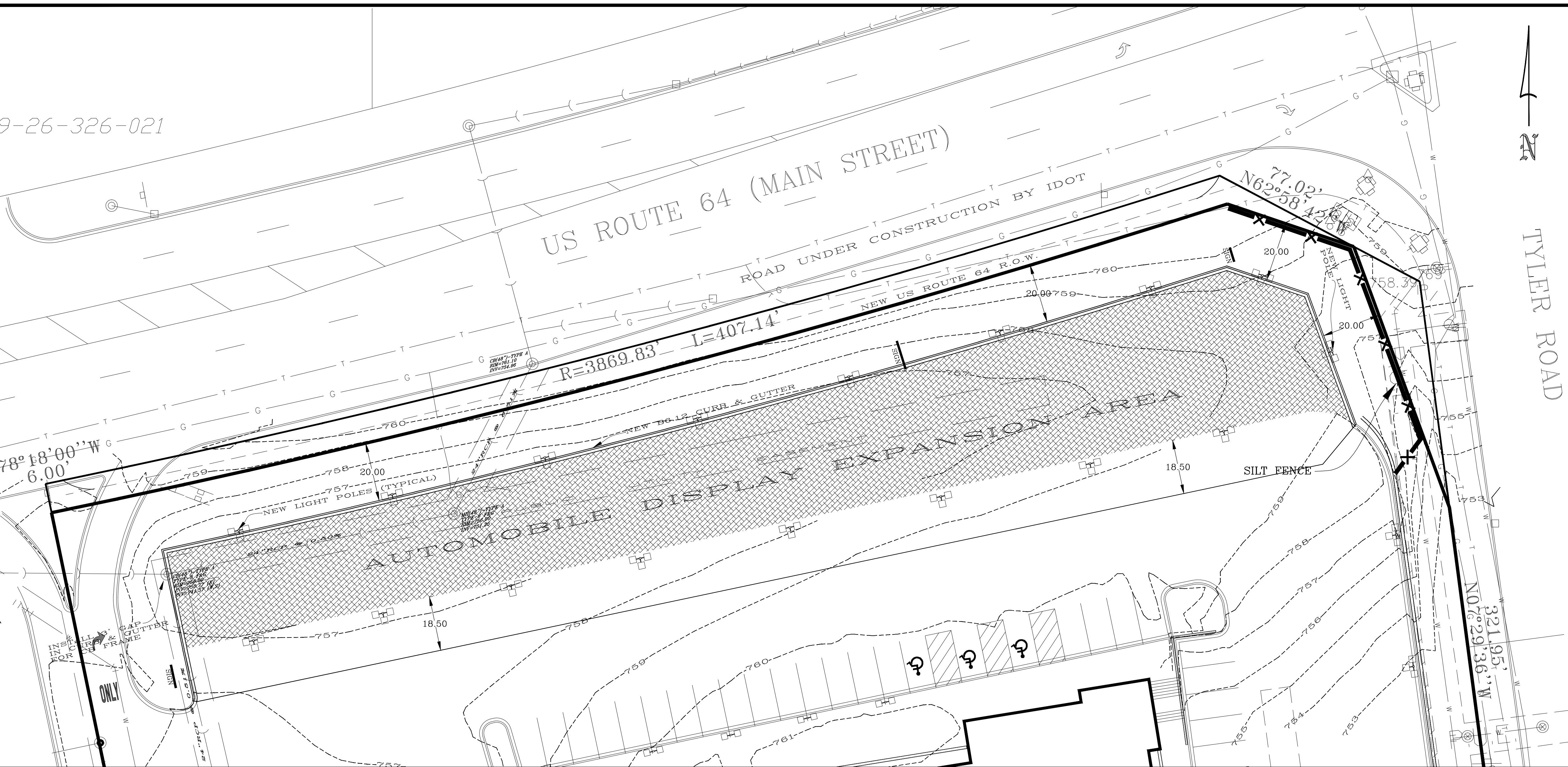
Scale : 1" = 20'

Job No. :

CONSTRUCTION MANAGEMENT  
 630.344.8976



9-26-326-021



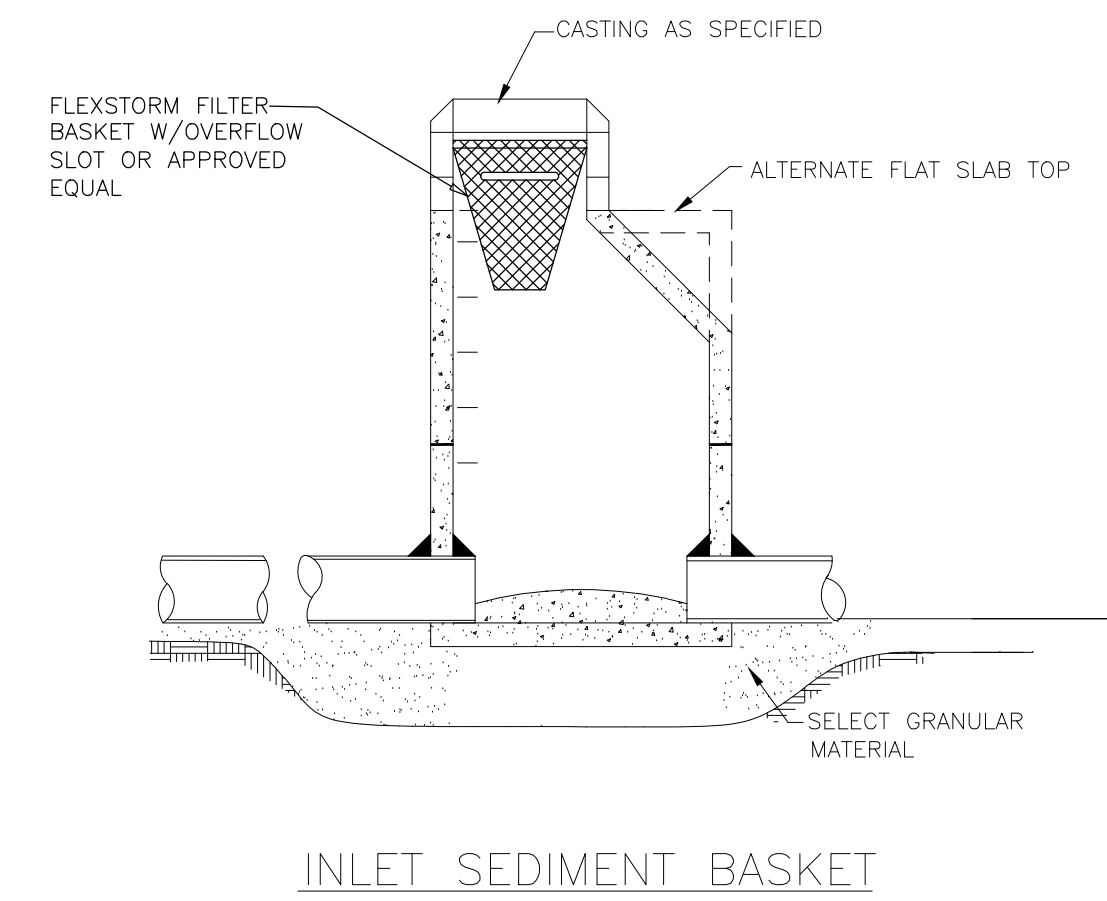
- ### EROSION CONTROL NOTES
- SOIL EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH THE MUNICIPAL STANDARDS AND GUIDELINES, AND ILLINOIS URBAN MANUAL.
  - USE WATER MIST, TEMPORARY ENCLOSURES AND OTHER SUITABLE METHODS TO LIMIT THE SPREAD OF DUST AND DIRT. COMPLY WITH GOVERNING ENVIRONMENTAL PROTECTION REGULATIONS.
  - STREETS ADJACENT TO THE SITE SHALL BE KEPT FREE OF DIRT, MUD, AND DEBRIS.
  - NO SEDIMENT SHALL BE ALLOWED TO ENTER THE EXISTING STORM SEWER SYSTEM.
  - ALL STORM SEWER, CATCH BASINS, SUMPS AND/OR RETENTION BASINS ARE TO BE CLEANED AT THE END OF CONSTRUCTION OF THE PROJECT AND PRIOR TO FINAL ACCEPTANCE. CLEANING MAY ALSO BE REQUIRED DURING THE COURSE OF THE CONSTRUCTION, IF IT IS DETERMINED THAT THE SILT AND DEBRIS TRAPS ARE NOT PROPERLY FUNCTIONING.
  - UNLESS SOIL EROSION CONTROL ITEMS ARE SPECIFICALLY REFERRED TO AS BID ITEMS (SUCH AS TOPSOIL RESPREAD, SEEDING, ETC.) THEY ARE TO BE CONSIDERED AS INCIDENTAL TO THE COST OF THE CONTRACT.
  - AT THE CLOSE OF EACH WORK DAY, OR AS NEEDED, ANY LOOSE MATERIAL DEPOSITED IN THE FLOWLINE OF THE GUTTERS, DRAINAGE STRUCTURES, DITCHES, ETC. SUCH THAT THE NATURAL FLOWLINE OF WATER IS OBSTRUCTED, THIS LOOSE MATERIAL SHALL BE REMOVED BY THE RESPONSIBLE PARTY. AT THE CONCLUSION OF CONSTRUCTION OPERATIONS, ALL DRAINAGE STRUCTURES AND FLOW LINES SHALL BE FREE FROM DIRT AND DEBRIS.
  - SEQUENCE OF CONSTRUCTION MAY BE AS FOLLOWS:
    - A- INSTALL SILT FENCE, WHERE NECESSARY OR AS DIRECTED BY CITY
    - B- DEMOLISH/REMOVE BLOCKS WALL AND PAVEMENT AS NOTED ON PLANS.
    - C- EXCAVATE AND INSTALL STORM SEWER/STRUCTURES AND THE 3" AGGREGATE LAYER, WRAPPED IN FILTER FABRIC.
    - D- COMPLETE PREPARING THE SUBGRADE.
    - E- INSTALL CURB & GUTTER.
    - F- PAVE NEW AUTOMOBILE DISPLAY AREA.
    - G- INSTALL LANDSCAPING AND REMOVE SILT FENCE ANY LEFT OVER DEBRIS.
  - IN AREAS WHERE WORK IS COMPLETE, PERMANENT STABILIZATION SHALL OCCUR WITHIN 7 DAYS OF COMPLETION, AND IN AREAS WHERE WORK HAS TEMPORARILY CEASED FOR 14 DAYS OR MORE, TEMPORARY STABILIZATION SHALL OCCUR BY THE 7TH DAY AFTER WORK HAS CEASED.
  - ALL STORMWATER POLLUTION PREVENTION PLAN MEASURES SHALL COMPLY WITH COUNTY STORMWATER MANAGEMENT ORDINANCE AND LOCAL MUNICIPALITY.
  - ALL EROSION CONTROL MEASURES-SILT FENCE AND DETENTION BASIN SHALL BE INSPECTED FOLLOWING ANY STORM EVENT OF 0.5 INCHES OR GREATER IN ACCORDANCE WITH COUNTY STORMWATER ORDINANCE AND ONCE EVERY 7 CALENDAR DAYS. REPORT OF ALL INSPECTIONS SHALL BE PREPARED AND STORED ON SITE.
  - STOCKPILES OF SOIL AND OTHER BUILDING MATERIALS TO REMAIN IN PLACE MORE THAN THREE (3) DAYS SHALL BE FURNISHED WITH EROSION AND SEDIMENT CONTROL MEASURES (I.E. PERIMETER SILT FENCE). STOCKPILES, NOT BEING ACTIVELY WORKED AND TO REMAIN IN PLACE FOR 14 DAYS OR MORE SHALL RECEIVE TEMPORARY SEEDING.
  - UNLESS OTHERWISE INDICATED, ALL VEGETATIVE AND STRUCTURAL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE CONSTRUCTED ACCORDING TO MINIMUM STANDARDS AND SPECIFICATIONS IN ILLINOIS URBAN MANUAL REVISED FEBRUARY 2002.
  - THE KANE-DUPAGE SOIL AND WATER CONSERVATION DISTRICT (KDSWCD) MUST BE NOTIFIED ONE WEEK PRIOR TO THE PRE-CONSTRUCTION CONFERENCE, ONE WEEK PRIOR TO THE COMMENCEMENT OF LAND DISTURBING ACTIVITIES, AND ONE WEEK PRIOR TO THE FINAL INSPECTION.
  - A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.
  - THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ANY ADDITIONAL EROSION CONTROL MEASURES NECESSARY TO PREVENT EROSION AND SEDIMENTATION AS DETERMINED BY KDSWCD.
  - DURING DEWATERING OPERATIONS, WATER WILL BE PUMPED INTO SEDIMENT BASINS OR SILT TRAPS. DEWATERING DIRECTLY INTO FIELD TILES OR STORMWATER STRUCTURES IS PROHIBITED.
  - IT IS THE RESPONSIBILITY OF LAND OWNER, GENERAL CONTRACTOR, AND/OR SITE MANAGER TO INFORM ANY SUB-CONTRACTOR(S) WHO PERFORM WORK ON THIS PROJECT, OF THE REQUIREMENTS IN IMPLEMENTING AND MAINTAINING THESE EROSION CONTROL PLANS AND THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIREMENTS SET FORTH BY ILLINOIS EPA.
  - EROSION CONTROL BLANKET AND/OR STRAW MULCH WITH NETTING (DEPENDENT ON SLOPE, SLOPE LENGTH, AND FLOW RATES) SHALL BE INSTALLED ON ALL SLOPES 4:1 OR GREATER AND IN CRITICAL AREAS (I.E. DETENTION BASIN PERIMETERS, BERMS, ETC.) IMMEDIATELY UPON FINAL GRADING.
  - THE CONDITION OF THE CONSTRUCTION SITE FOR WINTER SHUTDOWN SHALL BE ADDRESSED EARLY IN THE FALL GROWING SEASON SO THAT SLOPES AND OTHER BARE EARTH AREAS MAY BE STABILIZED WITH TEMPORARY AND/OR PERMANENT VEGETATIVE COVER FOR PROPER EROSION AND SEDIMENT CONTROL. ALL OPEN AREAS THAT ARE TO REMAIN IDLE THROUGHOUT THE WINTER SHALL RECEIVE TEMPORARY EROSION CONTROL MEASURES INCLUDING TEMPORARY SEEDING, MULCHING AND/OR EROSION CONTROL BLANKET PRIOR TO THE FALL GROWING SEASON. THE AREAS TO BE WORKED BEYOND THE END OF THE GRWPING SEASON MUST INCORPORATE STABILIZATION MEASURES THAT DO NOT RELY ON VEGETATIVE COVER SUCH AS EROSION CONTROL BLANKET AND HEAVY MULCHING.
  - IN CASE OF FAILURE OF SILT FENCE AND OR ANY EROSION CONTROL MEASURES, THE CONTRACTOR AND/OR OWNER SHALL SUBMIT WITHIN 5 DAYS AN "INCIDENT OF NONCOMPLIANCE (ION)" TO:
    - EPA-DIVISION OF WATER POLLUTION CONTROL
    - 1021 N. GRAND AVENUE EAST
    - SPRINGFIELD, IL 62794

NOTE-ALL DISTURBED AREAS, OUTSIDE PLANTING BEDS, SHALL RECEIVE SOD.

STABILIZATION TYPE	JAN.	FEB.	MAR.	APR.	MAY	JUNE	JULY	AUG.	SEP.	OCT.	NOV.	DEC.
PERMANENT SEEDING			A			•	•		▶			
DORMANT SEEDING	B	▶									B	▶
TEMPORARY SEEDING			C			▶	D		▶			
SODDING			•						▶			
MULCHING												▶

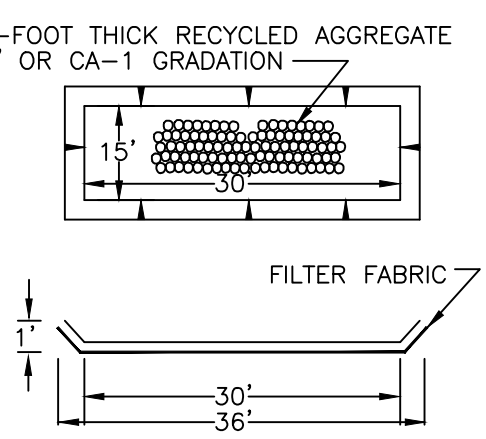
- A- KENTUCKY BLUEGRASS 90 LBS/ACRE MIXED WITH PERENNIAL RYEGRASS 30 LBS/ACRE
- B- KENTUCKY BLUEGRASS 135 LBS/ACRE MIXED WITH PERENNIAL RYEGRASS 45 LBS/ACRE + 2 TONS STRAW MULCH/ACRE
- C- SPRING OATS 100 LBS/ACRE
- D- WHEAT OR CEREAL RYE 150 LBS/ACRE
- E- SOD
- F- STRAW MULCH 2 TONS/ACRE
- IRRIGATION NEEDED DURING JUNE AND JULY
- IRRIGATION NEEDED FOR 2 TO 3 WEEKS AFTER APPLYING SOD

**SOIL PROTECTION CHART**



**TRUCK WASHOUT FACILITY**

- A SIGN SHALL BE INSTALLED AT EACH TEMPORARY FACILITY.
- THE FACILITY SHOULD BE LOCATED AT LEAST A MINIMUM 50- FEET FROM OPEN STORM OPEN DRAINS, DRAINAGE FACILITIES AND WATER COURSES.
- PCC AND/OR ASPHALT SHOULD NOT BE ALLOWED TO ENTER STORM DRAINS OR WATER COURSES.
- AVOID CREATING RUNOFF OF WASTEWATER.
- DO NOT WASH SWEEPINGS FROM EXPOSED AGGREGATE CONCRETE INTO STREET OR STORM DRAIN.
- SAW-CUT PCC SLURRY SHOULD NOT BE ALLOWED TO ENTER STORM DRAINS OR WATER COURSES. RESIDUE FROM GRINDING OPERATION SHOULD BE PICKED UP BY MEANS OF A VACUUM ATTACHMENT TO THE GRINDING MACHINE.
- SITE MANAGER/CONTRACTOR SHALL INSPECT THE FACILITY DAILY AND REMOVE AND DISPOSE OF EXCESS SLURRY IN ACCORDANCE WITH LOCAL LAW.
- PERIODIC INSTALLATION OF CLEAN AGGREGATES MAY BE NECESSARY IN ORDER TO MAINTAIN THE FACILITY OPERATIONAL.
- OWNER/CONTRACTOR SHALL OBTAIN A WATER METER FROM THE PUBLIC WORKS DEPARTMENT TO FACILITATE OPERATION.



CONTRACTOR MAY USE A LINED DUMPSTER, AS APPROVED BY THE CITY ENGINEER

**CONTRACTOR'S STATEMENT**  
 I certify under penalty of law that I understand the terms and conditions of the General National Pollutant Discharge Elimination System (NPDES) permit (ILR10) that authorizes the storm water discharges associated with industrial activities from the construction site identified as part of this certification.  
 Contractor: \_\_\_\_\_  
 Signed: \_\_\_\_\_  
 Date: \_\_\_\_\_

# GENERAL CONDITIONS

- NOTIFY CITY OF SAINT CHARLES 72 HOURS PRIOR TO CONSTRUCTION.
- EXCEPT WHERE MODIFIED BY THE CONTRACT DOCUMENTS, ALL WORK PROPOSED HEREON SHALL BE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS, WHICH ARE HEREBY MADE A PART HEREOF:
  - "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION IN ILLINOIS," AS PREPARED BY IDOT, LATEST EDITION.
  - "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS," LATEST EDITION.
  - "ILLINOIS RECOMMENDED STANDARDS FOR SEWAGE WORKS," AS PUBLISHED BY THE IEPA, LATEST EDITION.
  - THE SUBDIVISION AND DEVELOPMENT CODES AND STANDARDS OF THE CITY OF ST. CHARLES, AS PUBLISHED BY THE MUNICIPALITY.
  - THE "STANDARD SPECIFICATIONS FOR TRAFFIC CONTROL ITEMS," AS PUBLISHED BY IDOT, LATEST EDITION.
- IN EVENT OF CONFLICTING SPECIFICATIONS, THE DECISION OF THE ENGINEER SHALL BE FINAL AND CONCLUSIVE.
- THE ABOVE STANDARD SPECIFICATIONS & THESE CONSTRUCTION PLANS ARE TO BE CONSIDERED AS PART OF THE CONTRACT DOCUMENTS. INCIDENTAL ITEMS OR ACCESSORIES NECESSARY TO COMPLETE THIS WORK MAY NOT BE SPECIFICALLY NOTED BUT ARE TO BE CONSIDERED A PART OF THE CONTRACT.
- NO CONSTRUCTION PLANS SHALL BE USED FOR CONSTRUCTION UNLESS SPECIFICALLY MARKED "FOR CONSTRUCTION." PRIOR TO COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AFFECTING THEIR WORK WITH THE ACTUAL CONDITIONS AT THE JOB SITE. IF THERE ARE ANY DISCREPANCIES FROM WHAT IS SHOWN ON THE CONSTRUCTION PLANS, HE MUST IMMEDIATELY REPORT SAME TO THE ENGINEER BEFORE BEGINNING ANY WORK. IF THE CONTRACTOR ASSUMES FULL RESPONSIBILITY, IN THE EVENT OF DISAGREEMENT BETWEEN THE CONSTRUCTION PLANS, STANDARD SPECIFICATIONS AND HEALTH ADMINISTRATION (OSHA) STANDARDS OF THE WILLIAMS STEIGLER OCCUPATIONAL HEALTH STATE SAFETY ACT OF 1970 (REVISED), THE CONTRACTOR, ENGINEER AND OWNER SHALL EACH BE RESPONSIBLE FOR HIS OWN RESPECTIVE AGENTS AND EMPLOYEES.

# EARTHWORK

- WORK UNDER THIS SECTION SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING:
  - CLEARING AND REMOVAL OF ALL UNDESIRABLE TREES AND OTHER VEGETATIVE GROWTH WITHIN THE CONSTRUCTION AREA. TREE REMOVAL SHALL BE AS DESIGNATED BY THE OWNER AND SHALL BE KEPT TO A MINIMUM. WHERE FEASIBLE AND WHEN PERMITTED BY OWNER, TREES AND BRUSH REMOVED MAY BE BURIED ONSITE IN FUTURE YARD AND OPEN SPACE AREAS. IF ADEQUATE AND APPROPRIATE SPACE IS NOT AVAILABLE FOR ONSITE BURIAL, THE TREES AND BRUSH SHALL BE DISPOSED OFFSITE.
  - STRIPPING OF TOPSOIL FROM ALL STREET, PARKING LOT, RIGHT-OF-WAY, BUILDING PAD, AND OTHER DESIGNATED STRUCTURAL AREAS.
  - STOCKPILING OF TOPSOIL AT LOCATIONS AS DIRECTED BY THE OWNER. TOPSOIL STOCKPILED FOR FUTURE USE SHALL BE RELATIVELY FREE FROM LARGE ROOTS, STICKS, WEEDS, BRUSH, STONES LARGER THAN ONE (1) INCH DIAMETER, OR OTHER LITTER AND WASTE PRODUCTS INCLUDING EXTRANEIOUS MATERIALS NOT CONDUCTIVE TO PLANT GROWTH. TOPSOIL SHALL BE STOCKPILED IN SEQUENCE TO ELIMINATE ANY REHANDLING OR DOUBLE MOVEMENTS BY THE CONTRACTOR. FAILURE TO PROPERLY SEQUENCE THE STOCKPILING OPERATIONS SHALL NOT CONSTITUTE A CLAIM FOR ADDITIONAL COMPENSATION. NO MATERIAL SHALL BE STOCKPILED IN FRONT YARDS, OVERLAND DRAINAGE SWALES (FLOOD ROUTING AREAS), IN PROPOSED UTILITY LOCATIONS, IN UTILITY EASEMENTS, OR IN THE RIGHT-OF-WAY.
  - REMOVING UNSUITABLE MATERIALS AS SPECIFIED FROM ROADWAY, DRIVEWAY/PARKING, BUILDING PAD, AND OTHER DESIGNATED AREAS.
  - DEMOLITION AND REMOVAL OF EXISTING BUILDINGS AND/OR PAVEMENTS INCLUDING OFFSITE DISPOSAL OF SAME, AT A DUMP SITE AS SELECTED BY THE CONTRACTOR. ONSITE DISPOSAL WILL NOT BE ALLOWED.
  - CLAY CUT AND CLAY FILL WITH COMPACTION WITHIN ROADWAY, DRIVEWAY/PARKING, BUILDING PAD, AND OTHER DESIGNATED AREAS.
  - EXCAVATION AND GRADING OF THE OPEN SPACE AND/OR YARD AREAS PER PLAN INCLUDING CONSTRUCTION OF BERMS, ETC.
  - PLACEMENT AND COMPACTION OF CLAY TO STANDARDS AND DETAILS REQUIRED ON THE CONSTRUCTION PLANS TO THE DESIGN SUBGRADE ELEVATIONS. THE CONTRACTOR WILL NOTE THAT THE ELEVATIONS SHOWN ON THE CONSTRUCTION PLANS ARE FINISHED GRADE ELEVATIONS AND THAT PAVEMENT AND/OR UTILITY PLACEMENT THICKNESS MUST BE SUBTRACTED TO DETERMINE SUBGRADE ELEVATIONS.
  - PLACEMENT AND COMPACTION OF NON-STRUCTURAL FILLS.
  - IF REQUIRED, REMOVAL FROM SITE AND DISPOSAL OF ANY EXCESS OR UNSUITABLE MATERIAL UPON COMPLETION OF MASS GRADING.
  - MOVEMENT AND COMPACTION OF SOIL MATERIAL FROM THE CONSTRUCTION OF UNDERGROUND UTILITIES.
  - BACKFILLING OF CURBS AND/OR PAVEMENT AND SIDEWALK AFTER INSTALLATION OF SAME BY THE PAVING CONTRACTOR.
  - FINAL SHAPING AND TRIMMING TO THE LINES, GRADES, AND CROSS-SECTIONS SHOWN IN THESE PLANS; AND TOPSOIL PLACEMENT TO DESIGN FINISHED GRADE ELEVATIONS.
  - SOIL EROSION CONTROL MEASURES IN ACCORDANCE WITH THE APPLICABLE SPECIFICATIONS.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ALL MATERIAL QUANTITIES AND APPRAISE HIMSELF OF ALL SITE CONDITIONS. THE CONTRACT PRICE SUBMITTED BY THE CONTRACTOR SHALL BE CONSIDERED AS LUMP SUM FOR THE COMPLETE PROJECT. NO CLAIMS FOR EXTRA WORK WILL BE RECOGNIZED UNLESS ORDERED IN WRITING BY THE OWNER.
- PRIOR TO ONSET OF MASS GRADING OPERATIONS THE EARTHWORK CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE SOIL EROSION CONTROL PROCEDURES AND THE PLACEMENT OF FILTER FENCING, ETC. TO PROTECT ADJACENT PROPERTY SHALL OCCUR BEFORE MASS GRADING BEGINS, AND IN ACCORDANCE WITH THE SOIL EROSION CONTROL CONSTRUCTION SCHEDULE.
- THE GRADING OPERATIONS ARE TO BE CLOSELY SUPERVISED AND INSPECTED, PARTICULARLY DURING THE REMOVAL OF UNSUITABLE MATERIAL AND THE CONSTRUCTION OF EMBANKMENTS OR BUILDING PADS, BY THE SOILS ENGINEER OR HIS REPRESENTATIVE. ALL TESTING, INSPECTION AND SUPERVISION OF SOIL QUALITY, INCLUDING REMOVAL AND ITS REPLACEMENT AND OTHER SOILS RELATED OPERATIONS SHALL BE ENTIRELY THE RESPONSIBILITY OF THE SOILS ENGINEER.
- THE GRADING AND CONSTRUCTION OF THE SITE IMPROVEMENTS SHALL NOT CAUSE PONDING OF STORM WATER. ALL AREAS ADJACENT TO THESE IMPROVEMENTS SHALL BE GRADED TO ALLOW POSITIVE DRAINAGE.
- THE PROPOSED GRADING ELEVATIONS SHOWN ON THE PLANS ARE FINISH GRADE. A MINIMUM OF SIX INCHES (6") OF TOPSOIL IS TO BE PLACED BEFORE FINISH GRADE ELEVATIONS ARE ACHIEVED.
- THE SELECTED STRUCTURAL FILL MATERIAL SHALL BE PLACED IN LEVEL UNIFORM LAYERS SO THAT THE COMPACTED THICKNESS IS APPROXIMATELY SIX INCHES (6"). COMPACTION EQUIPMENT DEPENDS ON THE MATERIALS TO BE COMPACTED. GREATER THICKNESSES, THEN A GREATER MIXED DURING SPREADING TO INSURE UNIFORMITY, THOROUGHLY MIXED DURING SPREADING TO INSURE UNIFORMITY.

- EMPAKMENT MATERIAL WITHIN ROADWAY, PARKING LOT, AND OTHER STRUCTURAL CLAY FILL AREAS SHALL BE COMPACTED TO A MINIMUM OF NINETY-FIVE PERCENT (95%) OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM SPECIFICATION D-1557 (MODIFIED PROCTOR METHOD), OR TO SUCH OTHER DENSITY AS MAY BE DETERMINED APPROPRIATE BY THE SOILS ENGINEER.
- EMPAKMENT MATERIAL (RANDOM FILL) WITHIN NON-STRUCTURAL FILL AREAS SHALL BE COMPACTED TO A MINIMUM OF NINETY PERCENT (90%) OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM SPECIFICATION D-1557 (MODIFIED PROCTOR METHOD).
- THE SURFACE VEGETATION, TOPSOIL, AND ANY OBVIOUSLY SOFT UNDERLYING SOIL SHOULD BE STRIPPED FROM ALL AREAS TO RECEIVE CLAY FILL. THE UNDERLYING SUBGRADE SOILS RUP DEEPER THAN ONE INCH UNDER THE CONSTRUCTION EQUIPMENT OR IF THE MOISTURE CONTENT EXCEEDS THAT NEEDED FOR PROPER COMPACTION, THE SOIL SHALL BE SCARIFIED, DRIED AND RE-COMPACTED TO THE REQUIRED SPECIFICATIONS (SEE SECTION 212.03 OF THE IDOT SPECIFICATIONS).
- ALL PAVEMENT SUBGRADE SHALL HAVE A MINIMUM ICR = 3 AS DETERMINED BY THE SOILS ENGINEER. THE PROPOSED PAVEMENT DESIGN HAS BEEN BASED ON A MINIMUM ICR = 3. THEREFORE, IF AREAS OF PAVEMENT SUBGRADE ARE ENCOUNTERED WHICH DO NOT PROVIDE A MINIMUM ICR = 3, SUBGRADE REPLACEMENT OR PAVEMENT DESIGN REVISIONS SHALL BE PROVIDED WHICH ARE NECESSARY TO OBTAIN EQUIVALENT PAVEMENT STRENGTH, AS DETERMINED BY THE ENGINEER AND SOILS ENGINEER.
- PRIOR TO UTILITY CONSTRUCTION, PROPOSED PAVEMENT AREAS, BUILDING PADS, AND SIDEWALKS AND YARD/OPEN SPACE AREAS SHALL BE ROUGH EXCAVATED OR FILLED TO PLUS OR MINUS ONE FOOT (1.0') OF DESIGN SUBGRADE ELEVATIONS BY THE CONTRACTOR.
- THE SUBGRADE FOR PROPOSED STREET AND PAVEMENT AREAS SHALL BE PROOF-ROLLED BY THE CONTRACTOR AND ANY UNSTABLE AREAS ENCOUNTERED SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE ENGINEER.
- FINISHED FINE GRADE FOR PROPOSED PAVEMENT SUBGRADE AREAS, BUILDING PADS, SIDEWALKS, PARKING LOT, AND YARD AREAS SHALL WITHIN A TOLERANCE OF +/- 0.1 FOOT OF THE DESIGN SUBGRADE ELEVATIONS.
- UPON COMPLETION OF THE SURFACE IMPROVEMENTS, THE EXCAVATION CONTRACTOR SHALL RESPEAD A 6" LAYER OF TOPSOIL ON ALL DESIGNATED LANDSCAPE AREAS AND OTHER NON-STRUCTURAL AREAS PER PLAN.
- IF SHOWN ON THE PLANS, OPEN AREAS SHALL BE SEEDED IN ACCORDANCE WITH THE SOIL EROSION CONTROL SPECIFICATIONS.
- IT SHALL BE THE RESPONSIBILITY OF THE EXCAVATION CONTRACTOR TO REMOVE FROM THE SITE ANY AND ALL MATERIALS AND DEBRIS WHICH RESULT FROM HIS CONSTRUCTION OPERATIONS AT NO ADDITIONAL EXPENSE TO THE OWNER.

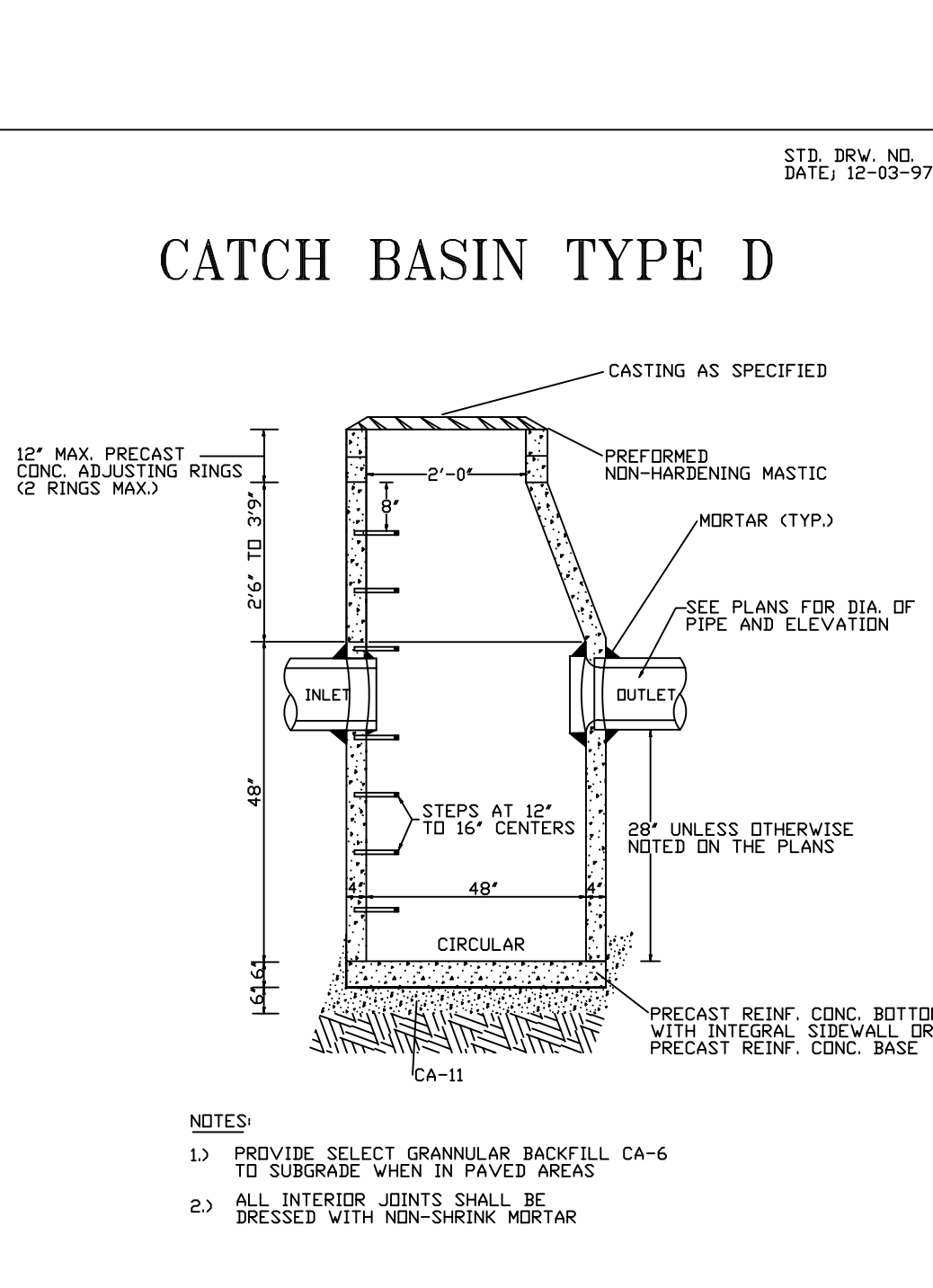
# UNDERGROUND

- WORK UNDER THIS SECTION SHALL INCLUDE TRENCHING, INSTALLATION OF PIPE, CASING, STRUCTURE, AND VALVE VAULTS AND SHALL INCLUDE THE FOLLOWING:
  - CONSTRUCTION OF TRENCHES AND TRENCHES SHALL BE TO A DISTANCE OF TWO FEET ON EITHER SIDE OF SAME, AND/OR WHEREVER ELSE SHOWN ON THE CONSTRUCTION PLAN SHALL BE BACKFILLED WITH SELECT GRANULAR BACKFILL (CA-6 OR CA-7) AND THOROUGHLY COMPACTED IN ACCORDANCE WITH THE EARTHWORK SPECIFICATIONS AND PER THE CITY OF ST. CHARLES TRENCH BACKFILL STANDARDS.
  - "BAND-SEAL" OR SIMILAR FLEXIBLE TYPE COUPLINGS SHALL BE USED WHEN CONNECTING SEWER PIPES OF DISSIMILAR MATERIALS.
  - WHEREVER WATER MAINS MUST CROSS ANY SEWER, THE WATER MAIN SHALL BE LAID AT SUCH AN ELEVATION THAT THE INVERT OF THE WATER MAIN IS 18" ABOVE THE CROWN OF THE SEWER. THIS VERTICAL SEPARATION MUST BE MAINTAINED FOR THAT PORTION OF THE WATER MAIN LOCATED WITHIN 10' FT HORIZONTALLY OF ANY SEWER CROSSED. THIS MUST BE MEASURED AS THE NORMAL DISTANCE FROM THE WATER MAIN TO THE SEWER, IF IT IS IMPOSSIBLE TO OBTAIN THE PROPER VERTICAL SEPARATION AS DESCRIBED ABOVE OR IF IT IS NECESSARY FOR THE WATER MAIN TO PASS UNDER A SEWER, THE WATER MAIN MUST BE CONSTRUCTED OF WATER MAIN TYPE MATERIAL. THIS CONSTRUCTION MUST EXTEND ON EACH SIDE OF THE CROSSING UNTIL THE NORMAL DISTANCE FROM THE WATER MAIN TO THE SEWER IS AT LEAST 10 FT. IN MAKING SUCH CROSSINGS, SUCH A LENGTH OF WATER MAIN PIPE OVER/UNDER THE SEWER TO BE CROSSED SO THAT THE JOINTS WILL BE EQUIDISTANT FROM THE SEWER AND AS REMOVE THEREFROM AS POSSIBLE. WHERE A WATER MAIN CROSSES UNDER A SEWER, A VERTICAL SEPARATION OF 18" BETWEEN THE INVERT OF THE SEWER AND THE CROWN OF THE WATER MAIN SHALL BE MAINTAINED, ALONG WITH MEANS TO SUPPORT THE LARGER SIZED SEWER LINES TO PREVENT THEIR SETTLING AND BREAKING THE WATER MAIN.
  - THE UNDERGROUND CONTRACTOR SHALL PLACE AND MOUND EXCESS EXCAVATED TRENCH MATERIAL ADJACENT TO THE TRENCHES IN AN ORDERLY FASHION SO AS NOT TO CREATE A HAZARD OR OBSTRUCTION, AND TO MAINTAIN THE SITE IN A WORKABLE CONDITION, THE DISPOSAL AND PLACEMENT OF ALL EXCESS TRENCH MATERIAL SHALL BE THE RESPONSIBILITY OF THE EARTH EXCAVATING CONTRACTOR.
  - THE UNDERGROUND CONTRACTOR SHALL BE RESPONSIBLE FOR Dewatering ANY EXCAVATION FOR THE INSTALLATION OF THE SEWER OR WATER SYSTEMS. ANY Dewatering ENCOUNTERED SHALL BE INCIDENTAL TO THE RESPECTIVE UNDERGROUND UTILITY.
  - ANY ANTICIPATED COST OF SHEETING SHALL BE REFLECTED IN THE CONTRACT AMOUNTS. NO ADDITIONAL COST WILL BE ALLOWED FOR SHEETING OR BRACING.
  - STRUCTURES FOR SANITARY AND STORM SEWERS AND VALVE VAULTS FOR WATER SHALL BE IN ACCORDANCE WITH THESE IMPROVEMENT PLANS AND THE APPLICABLE STANDARD SPECIFICATIONS. WHERE GRANULAR TRENCH BACKFILL IS REQUIRED AROUND THESE STRUCTURES THE COST SHALL BE CONSIDERED AS INCIDENTAL AND SHALL BE INCLUDED IN THE CONTRACT UNIT PRICE FOR THE STRUCTURE.
  - ALL TOP FRAMES FOR STORM AND SANITARY SEWERS AND VALVE VAULTS COVERS AND B-BOWES ARE TO BE ADJUSTED TO MEET FINAL FINISH GRADE UPON COMPLETION OF FINISHED GRADING AND FINAL INSPECTIONS. THIS ADJUSTMENT IS TO BE MADE BY THE UNDERGROUND CONTRACTOR AND THE COST IS TO BE INCIDENTAL. THE UNDERGROUND CONTRACTOR SHALL INSURE THAT ALL ROAD AND PAVEMENT INLETS OR STRUCTURES ARE AT FINISHED GRADE. ANY ADJUSTMENTS NECESSITATED BY THE CURB OR PAVING CONTRACTOR TO ACHIEVE FINAL RIM GRADE, RESULTING IN AN EXTRA FORD ROAD ADJUSTMENTS, WILL BE CHARGED TO THE UNDERGROUND CONTRACTOR.
  - CATCH BASINS, SUMPS AND/OR RETENTION BASINS ARE TO BE CLEANED AT THE END OF THE PROJECT TO FINAL ACCEPTANCE. CLEANING MAY ALSO BE REQUIRED DURING THE COURSE OF THE CONSTRUCTION OF THE PROJECT IF IT IS DETERMINED THAT THE SILT AND DEBRIS TRAPS ARE NOT FUNCTIONING PROPERLY.
  - IT SHALL BE THE RESPONSIBILITY OF THE UNDERGROUND CONTRACTOR TO REMOVE FROM THE SITE ANY AND ALL MATERIALS AND DEBRIS WHICH RESULT FROM HIS CONSTRUCTION OPERATIONS AT NO ADDITIONAL EXPENSE TO THE OWNER.



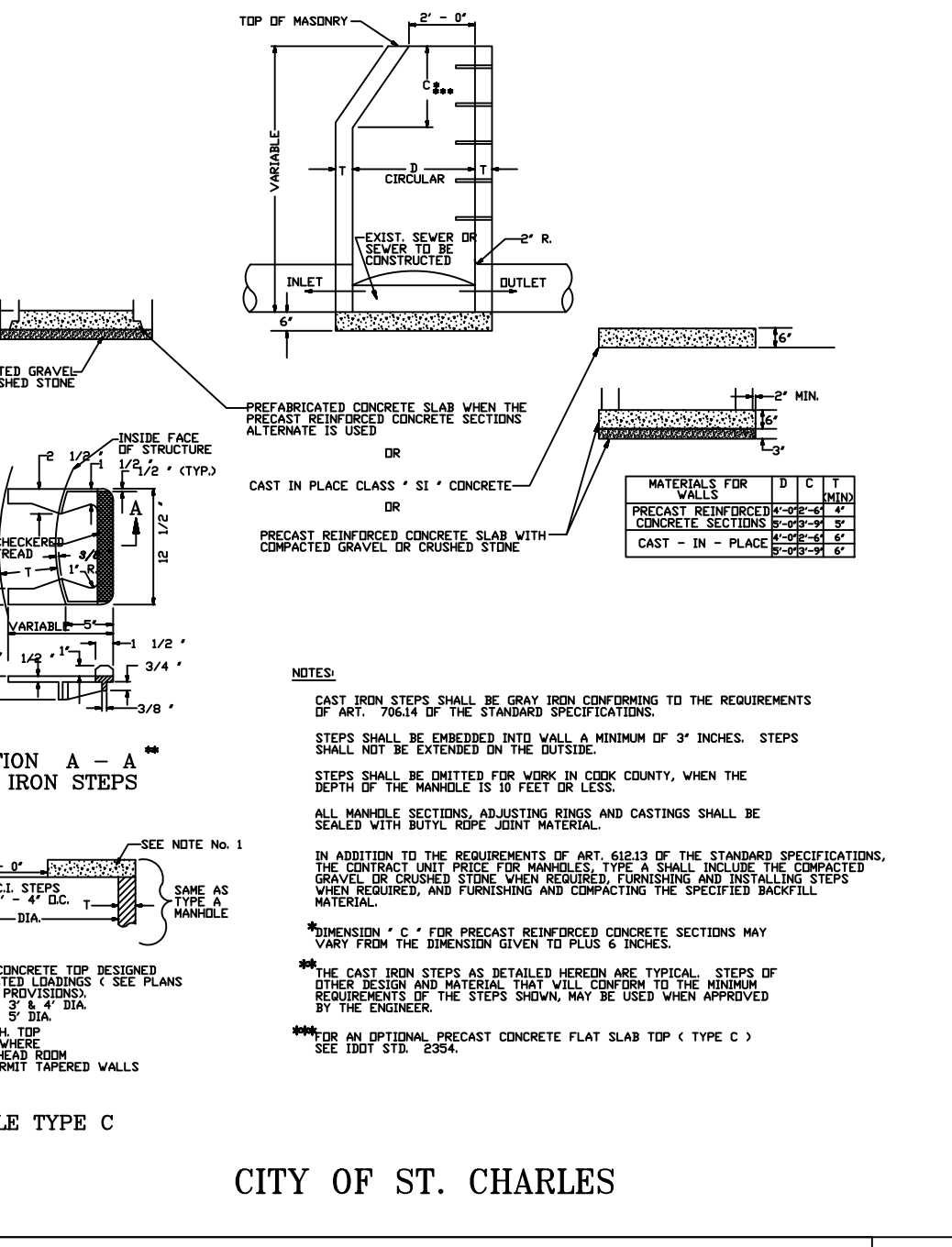
# PAVING, CURB & WALKS

- WORK UNDER THIS SECTION SHALL INCLUDE FINAL SUBGRADE SHAPING AND PREPARATION: FORMING, JOINTING, PLACEMENT OF ROADWAY AND PAVEMENT BASE COURSE MATERIALS AND SUBSEQUENT BINDER AND/OR SURFACE COURSES; PLACEMENT, FINISHING AND CURING OF CONCRETE; FINAL CLEAN-UP; AND ALL RELATED WORK.
- ALL PAVING, SIDEWALK, AND CURB AND GUTTER WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS (IDOT), THE KANE COUNTY DIVISION OF TRANSPORTATION, AND THE CITY OF ST. CHARLES CONSTRUCTION STANDARD DETAILS.
- SUBGRADE FOR PROPOSED PAVEMENT SHALL BE FINISHED BY THE EXCAVATION CONTRACTOR TO WITHIN 0.1 FOOT, PLUS OR MINUS, OF PLAN ELEVATION. THE PAVING CONTRACTOR SHALL SATISFY HIMSELF THAT THE SUBGRADE HAS BEEN PROPERLY PREPARED AND THAT THE FINISH TOP SUBGRADE ELEVATION HAS BEEN GRADED WITHIN TOLERANCES ALLOWED IN THESE SPECIFICATIONS. UNLESS THE PAVING CONTRACTOR ADVISES THE OWNER AND ENGINEER IN WRITING PRIOR TO FINE GRADING FOR BASE COURSE CONSTRUCTION, IT IS UNDERSTOOD THAT HE HAS APPROVED AND ACCEPTS THE RESPONSIBILITY FOR THE SUBGRADE. PRIOR TO PLACEMENT OF PAVEMENT BASE MATERIALS, THE PAVING CONTRACTOR SHALL FINE GRADE THE SUBGRADE SO AS TO INSURE THE PROPER THICKNESS OF PAVEMENT COURSES. NO CLAIMS FOR EXCESS BASE MATERIALS DUE TO IMPROPER SUBGRADE PREPARATION WILL BE HONORED.
- THE PROPOSED PAVEMENT SHALL CONSIST OF THE SUB-BASE COURSE, BITUMINOUS AGGREGATE BASE COURSE, BITUMINOUS BINDER COURSE, AND BITUMINOUS SURFACE COURSE. THE THICKNESS AND MATERIALS AS SPECIFIED ON THE CONSTRUCTION PLANS. PRIME COAT SHALL BE APPLIED TO THE SUB-BASE COURSE AT A RATE OF 0.5 GALLONS PER SQUARE YARD. UNLESS SHOWN AS A BID ITEM, PRIME COAT SHALL BE CONSIDERED AS INCIDENTAL TO THE COST OF THE CONTRACT. ALL PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," LATEST EDITION.
- WHEN PLACING THE BASE MATERIAL BETWEEN CURBS, THE CONTRACTOR SHALL PLACE AND FINISH THE SURFACE LEVEL OF THE BASE MATERIAL AT 50' INTERVALS, OR USE A GUIDE SHOWN ON THE GRADER. THE PURPOSE FOR THIS IS TO PROVIDE A CONTROLLABLE GUIDE FOR THE SURFACE COURSE. THE BASE MATERIAL AND TO INSURE SUFFICIENT DEPTH ABOVE FACE OF CURB FLAG FOR THE REQUIRED WEARING SURFACE THICKNESS.
- AFTER THE INSTALLATION OF THE BASE COURSE, ALL TRAFFIC AFTER BE KEPT OFF THE BASE UNTIL THE BINDER COURSE IS LAID. AFTER INSTALLATION OF THE BINDER COURSE (AND FOR PUBLIC IMPROVEMENTS AFTER THE BINDER COURSE HAS BEEN IN PLACE FOR ONE WEEK), AND UPON THE COMPLETION OF THE BINDER COURSE SHALL ALSO BE CONSIDERED AS INCIDENTAL TO THE COST OF THE CONTRACT AND SHALL BE APPLIED TO THE BINDER AT A RATE OF 0.5 GALLONS PER SQUARE YARD.
- COMBINATION CURB AND GUTTER SHALL BE OF THE TYPE AS DETAILED IN THE CONSTRUCTION PLANS. THE CONCRETE SHALL HAVE AN AIR CONTENT OF NOT LESS THAN 5% NOR MORE THAN 7% OF THE VALUE OF CONCRETE. CONCRETE SHALL DEVELOP A MINIMUM OF 3,500 PSI COMPRESSIVE STRENGTH AT 14 DAYS. ALL CURB AND GUTTER SHALL BE BROOK FINISHED. THE CONTRACTOR IS CAUTIONED TO REFER TO THE CONSTRUCTION STANDARDS AND THE PAVEMENT CROSS SECTIONS DETERMINE THE GUTTER FLAG THICKNESS AND THE AGGREGATE BASE COURSE THICKNESS BENEATH THE CURB AND GUTTER. (THE AGGREGATE BENEATH THE CURB AND GUTTER SHALL BE INCLUDED IN THE UNIT PRICE OF THE CURB AND GUTTER OR THE ROADWAY SUB-BASE AGGREGATE MATERIAL SHALL BE EXTENDED BENEATH THE CURB AND GUTTER AND WILL BE INCLUDED IN THE COST FOR PAVEMENT SUB-BASE).
- 3/4" THICK PREMOULDED FIBRE EXPANSION JOINTS WITH ONE 1-1/4" ROUND STEEL DOWEL BAR W/CAPS SHALL BE INSTALLED AT 50' INTERVALS AND AT ALL P.C.'S, P.T.'S, CURB RETURNS, AND AT THE END OF EACH FOUR HOUR ALTERED END OF A BOW. THE BARS SHALL BE GREASED AND FITTED WITH METAL EXPANSION TUBES 3/4" FIBRE EXPANSION JOINTS SHALL BE USED IN EVERY CASE WHERE THE SIDWALK INTERSECTS WITH A CURB AND GUTTER. SAWED CONSTRUCTION JOINTS 3" DEEP, SHALL BE PROVIDED AT 15' (MAXIMUM) INTERVALS IN THE CURB. THE COST OF THESE JOINTS SHALL BE CONSIDERED AS INCIDENTAL TO THE COST OF THE CURB AND GUTTER CONTRACT. ALL PAVING CONTRACTOR SHALL INSURE THAT ALL ROAD AND PAVEMENT INLETS OR STRUCTURES ARE AT FINISHED GRADE. ANY ADJUSTMENTS NECESSITATED BY THE CURB OR PAVING CONTRACTOR TO ACHIEVE FINAL RIM GRADE, RESULTING IN AN EXTRA FORD ROAD ADJUSTMENTS, WILL BE CHARGED TO THE UNDERGROUND CONTRACTOR.
- CURING AND PROTECTION OF ALL EXPOSED CONCRETE SURFACES SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS. NO HONEY-COMBING OF THE CURB AND GUTTER WILL BE ACCEPTED.
- CURBS SHALL BE DEPRESSED AT LOCATIONS WHERE PUBLIC WALKS/PEDESTRIAN PATHS INTERSECT CURB LINES AT STREET INTERSECTIONS AND OTHER LOCATIONS AS DIRECTED, FOR THE PURPOSE OF PROVIDING ACCESS BY THE HANDICAPPED. (SEE CONSTRUCTION STANDARDS FOR DETAIL).
- SIDEWALKS SHALL BE OF THE THICKNESS AND DIMENSIONS AS SHOWN IN THE CONSTRUCTION PLANS. ALL SIDEWALK CONCRETE SHALL DEVELOP A MINIMUM OF 4,000 PSI COMPRESSIVE STRENGTH AT 28 DAYS. CONSTRUCTION JOINTS SHALL BE SET AT 5' CENTERS AND INCH PREMOULDED FIBRE EXPANSION JOINTS AT CENTERS AND WHERE THE SIDEWALK MEETS THE CURB, A BUILDING, OR ANOTHER SIDEWALK, OR AT THE END OF EACH FOUR. ALL SIDEWALKS CONSTRUCTED OVER UTILITY TRENCHES SHALL BE REINFORCED WITH THREE NO. 5 REINFORCING BARS (10' MINIMUM LENGTH). ALL SIDEWALKS CROSSING DRIVEWAYS SHALL BE REINFORCED WITH 6x6 #6 WELDED WIRE MESH. ALL SIDEWALK SHALL BE BROOK FINISHED. IF A MANHOLE FRAME FALLS WITHIN THE LIMITS OF A SIDEWALK, A BOX-OFF SECTION SIDEWALK SHALL BE PLACED AROUND FRAME WITH A 3/4" EXPANSION JOINT.
- BACKFILLING OF CURBS OR PAVEMENT SHALL BE THE RESPONSIBILITY OF THE EARTHWORK CONTRACTOR.
- IT SHALL BE THE RESPONSIBILITY OF THE PAVING CONTRACTOR TO REMOVE FROM THE SITE ANY AND ALL MATERIALS AND DEBRIS WHICH RESULT FROM HIS CONSTRUCTION OPERATIONS AT NO ADDITIONAL EXPENSE TO THE OWNER.
- TESTING OF THE EMBANKMENT, SUB-BASE, BASE COURSE, BINDER COURSE, SURFACE COURSE AND CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" 1994 EDITION AND IN ACCORDANCE WITH THE SPECIFIC REQUIREMENTS OF THE CITY. A QUALITY TESTING FIRM SHALL BE EMPLOYED BY THE CONTRACTOR TO PERFORM THE REQUIRED TESTS AND PROVIDE THE RESULTS TO THE ENGINEER AND THE CITY.
- IT SHALL BE THE RESPONSIBILITY OF THE UNDERGROUND CONTRACTOR TO REMOVE FROM THE SITE ANY AND ALL MATERIALS AND DEBRIS WHICH RESULT FROM HIS CONSTRUCTION OPERATIONS AT NO ADDITIONAL EXPENSE TO THE OWNER.



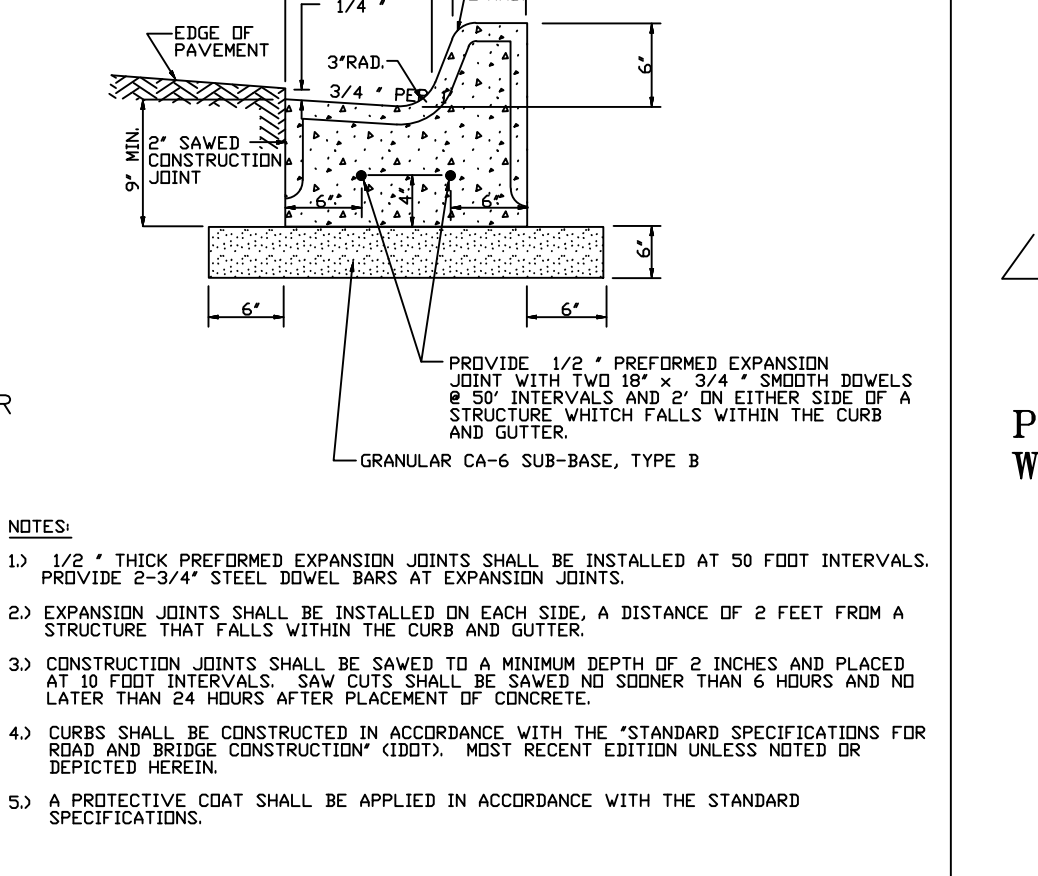
CITY OF ST. CHARLES

# MANHOLE TYPE A

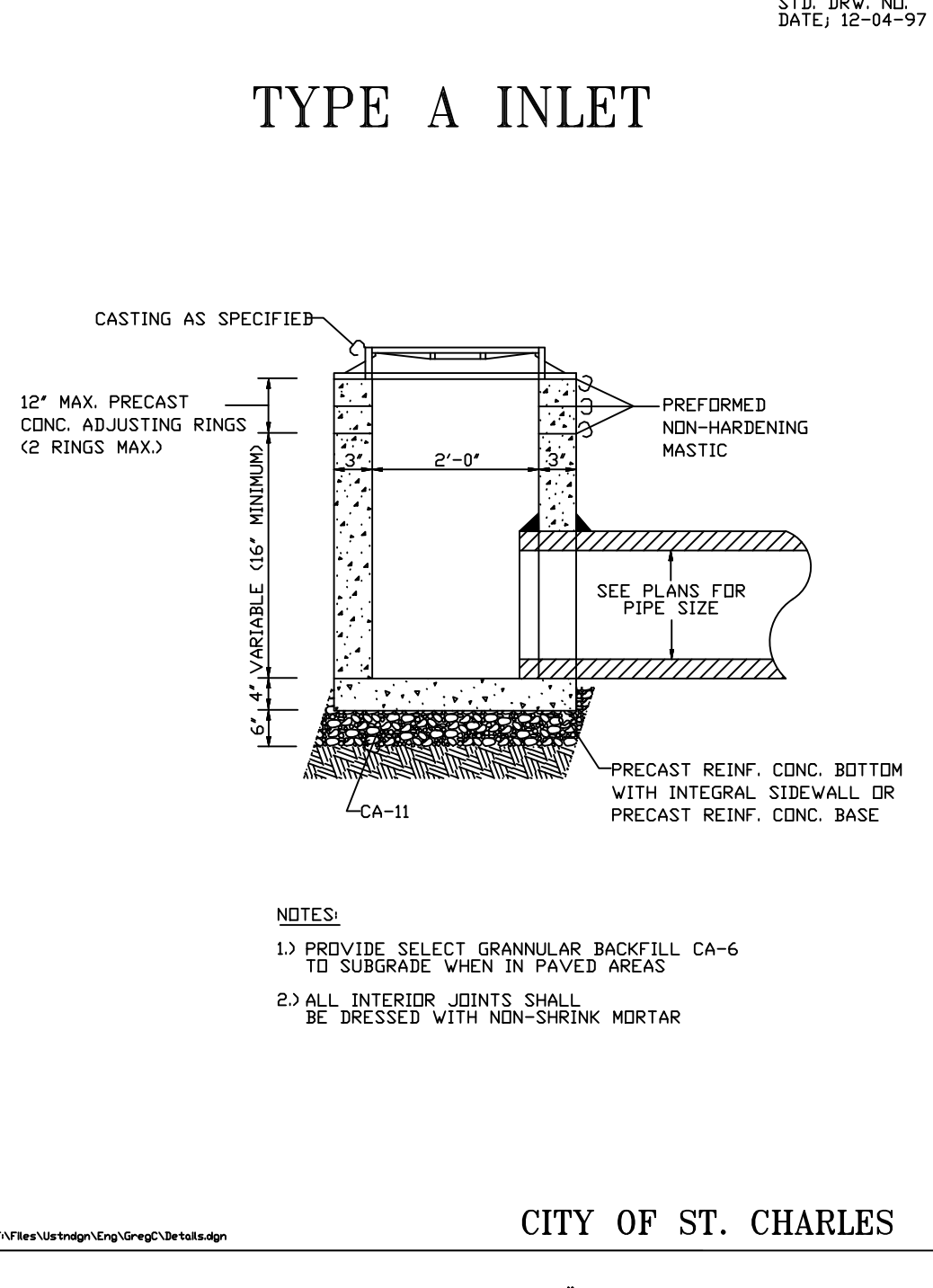


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# TYPE B6.12 COMBINATION CONCRETE CURB & GUTTER

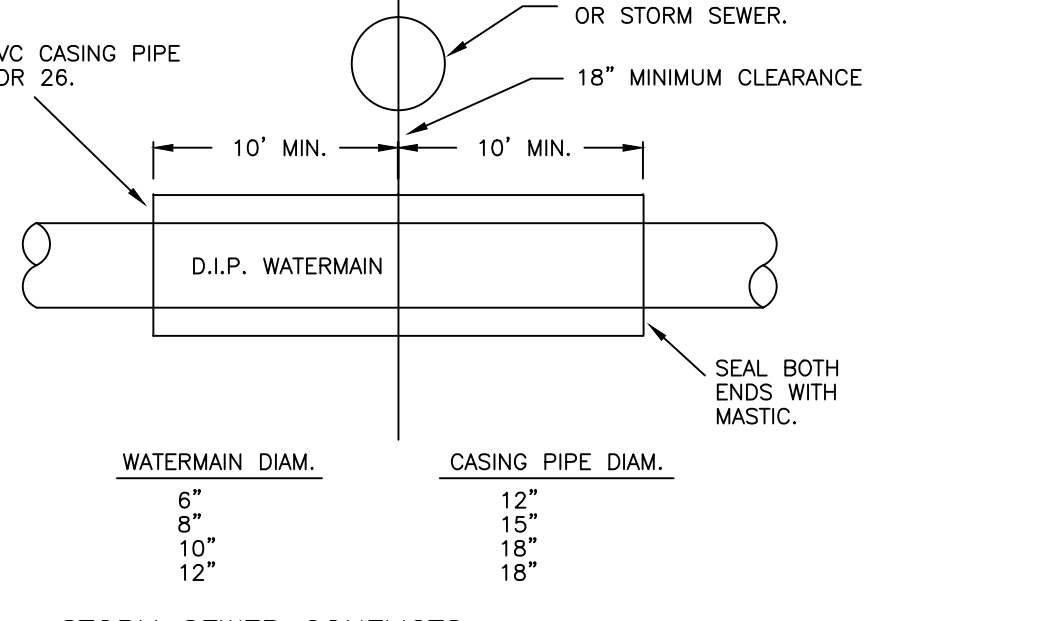


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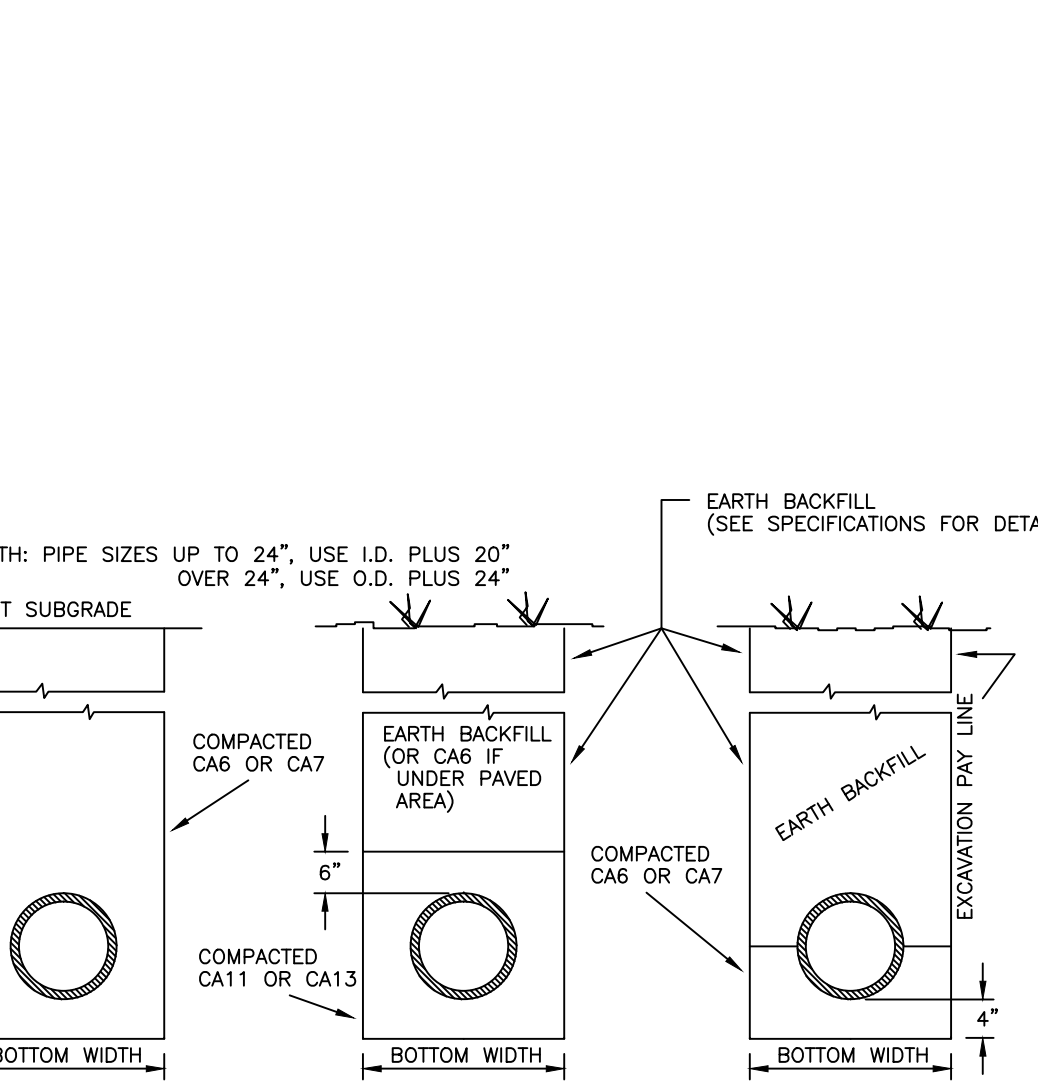
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CONFLICTS OCCUR WHERE WATERMANS PASS WITHIN 18" OVER OR PASS UNDER A SANITARY AND/OR STORM SEWER AND SHALL BE PROVIDED FOR AS FOLLOWS:



STORM SEWER CONFLICTS: PROVIDE STORM SEWER PIPE WITH O-RING GASKET JOINTS CONFORMING TO ASTM C-361 10' FT. EITHER SIDE OF WATERMAIN CONFLICTS AND PROVIDE A MINIMUM CLEARANCE BETWEEN TOP OF WATERMAIN AND THE BOTTOM OF THE STORM SEWER.

# WATERMAIN CONFLICTS



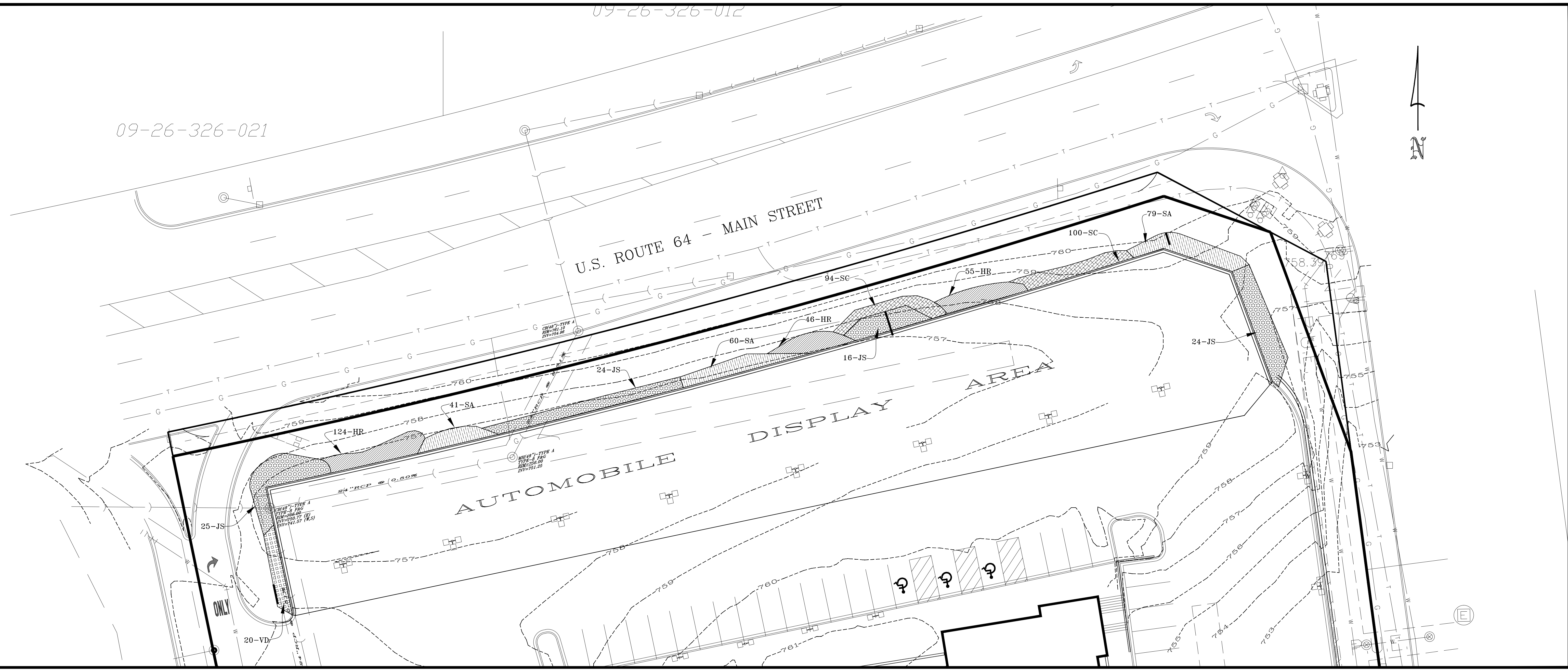
# STANDARD TRENCH SECTIONS



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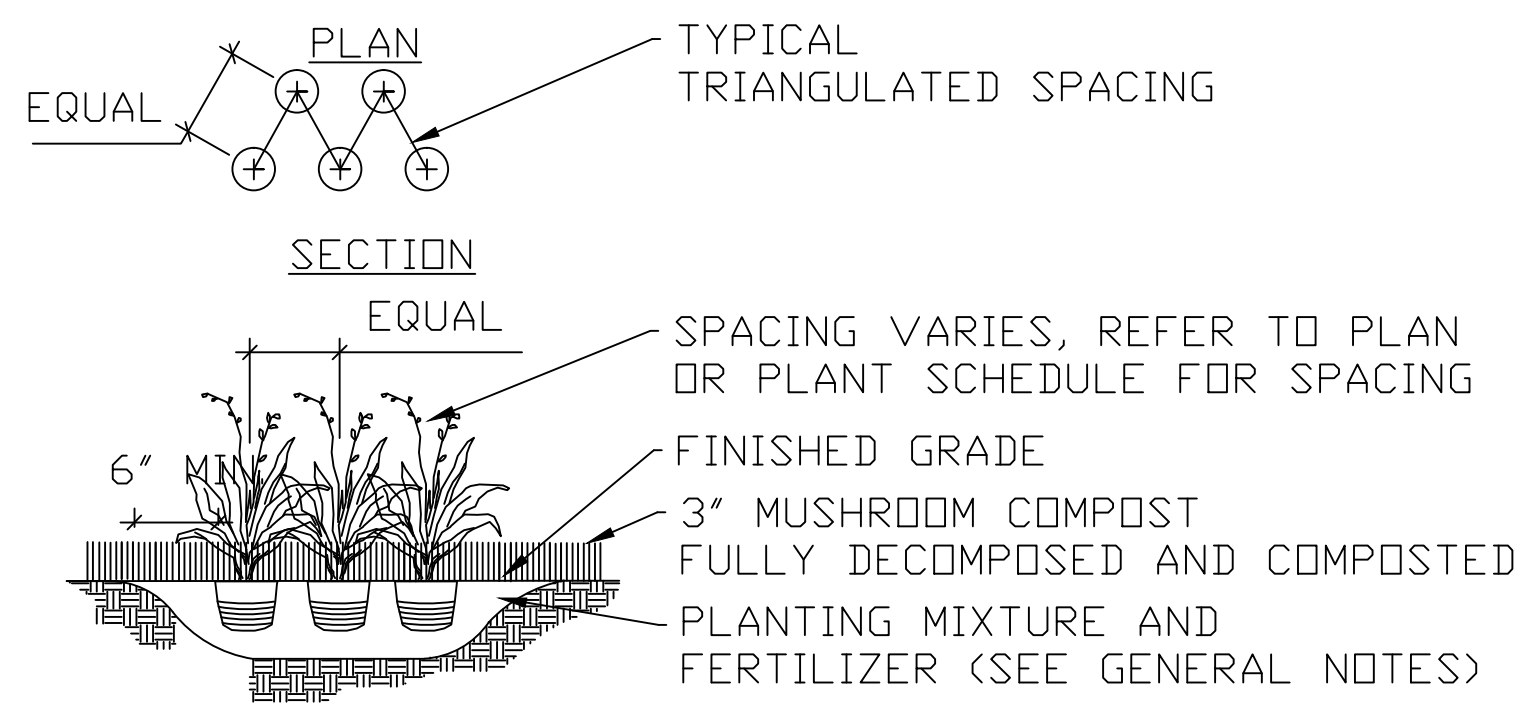
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**NOTES:**

- 1-ALL PLANT MATERIALS SHALL BE PLANTED W/MINIMUM 6" TOPSOIL AND 3" SHREDDED BARK MULCH.
- 2-ALL PLANT MATERIALS SHALL CONFORM TO THE LATEST EDITION OF THE AMERICAN STD. FOR NURSERY STOCK.
- 3-ALL PLANTS SHALL BE WARRANTIED FOR 12 MONTHS AFTER PLANTING IN PLACE.
- 4-UNLESS OTHERWISE SPECIFIED, ALL PLANTS SHALL BE COMMON-SIZE NURSERY STOCK.
- 5-PLACE SOD ON ALL DISTURBED AREAS, OUTSIDE PLANTING BEDS.
- 6-OWNER/BUILDER/CONTRACTOR SHALL SAVE AND TRANSPLANT EXISTING PLANT MATERIAL IN ACCORDANCE WITH THE BEST LANDSCAPING STANDARDS AND PRACTICES.



**PLANT LIST**

Botanic Name	Common Name	Size	Quantity
Viburnum dwarf varieties	Viburnum (VD)	NURSERY STOCK	20
Juniperus chinensis sargentii	Sargent Juniper (JS)	NURSERY STOCK	89
Hemerocallis "Apricot Sparkles"	Daylily (HR)	NURSERY STOCK	225
-----	Sedum Autumn joy (SA)	NURSERY STOCK	180
Salvia nemorosa 'caradonna'	Salvia (SC)	NURSERY STOCK	194

