

AGENDA
CITY OF ST. CHARLES
PLANNING & DEVELOPMENT COMMITTEE
ALD. DAN STELLATO – CHAIRMAN

MONDAY, JUNE 10, 2013 - 7:00 PM
CITY COUNCIL CHAMBERS
2 E. MAIN STREET

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. ECONOMIC DEVELOPMENT**
 - a. Recommendation to approve an Economic Development Incentive Agreement between the City of St. Charles and Lone Star-Cardinal Motorcycle Ventures III, LLC dba Windy City Triumph (131 S. Randall Rd.).
- 4. COMMUNITY DEVELOPMENT**
 - a. Recommendation to approve amendments to Special Uses (Planned Unit Development and Drive-Through Facility) and PUD Preliminary Plan at 3900 E. Main Street (McDonald's).
 - b. Recommendation to approve amendments to Chapter 12.40 of the City Code (Corridor Improvement Program).
 - c. Recommendation to direct staff to proceed with a general amendment pertaining to extension for amortization of non-conforming signs to October 16, 2014.
 - d. Recommendation to approve the 2013 Comprehensive Plan.
- 5. ADDITIONAL BUSINESS**
- 6. EXECUTIVE SESSION**
 - Personnel
 - Pending Litigation
 - Probable or Imminent Litigation
 - Property Acquisition
 - Collective Bargaining
- 7. ADJOURNMENT**



AGENDA ITEM EXECUTIVE SUMMARY

Title:	Recommendation to approve an Economic Development Incentive Agreement between the City of St. Charles and Lone Star-Cardinal Motorcycle Ventures III, LLC dba Windy City Triumph (131 S. Randall Rd.).
Presenter:	Chris Aiston

Please check appropriate box:

	Government Operations		Government Services
X	Planning & Development (06/10/13)		City Council

Estimated Cost:	\$70,000	Budgeted:	YES	NO	X
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If NO, please explain how item will be funded:
 Cost shall be funded through the first \$140,000 of Municipal Sales Tax Revenues generated from the proposed Triumph dealership (City to retain the remaining \$70,000 as new sales tax revenues).

Executive Summary:

On May 13, 2013, the Planning and Development Committee considered the terms of, and directed staff to work with the City Attorney in developing an economic development incentive agreement between the City of St. Charles and Lone Star-Cardinal Motorcycle Ventures III, LLC dba Windy City Triumph (hereafter, "Triumph"). The purpose of this agreement is to incentivize Triumph to lease space and establish a dealership at 131 S. Randall Road (Fox Valley Harley-Davidson building).

Triumph has estimated total sales for the St. Charles store to be \$18.5 million over the first five years. This includes sales of new and used motorcycles, parts and accessories, general merchandise and motorcycle service.

The estimated cost for Triumph to build-out and occupy the subject building space is slightly more than \$70,000. By executing this Agreement, the City commits to reimburse the dealership one-half of the municipal sales taxes generated from this store over a period up to five years, or until total reimbursement reaches \$70,000, whichever occurs first.

For its part, Triumph will establish the proposed St. Charles dealership and agree to maintain such an enterprise in St. Charles for a period of not less than ten years. Failure to do so shall result in the company having to repay the City all disbursed reimbursement monies.

Attachments: *(please list)*

Subject Agreement and Resolution Authorizing Mayor and Clerk to Execute Agreement

Recommendation / Suggested Action *(briefly explain):*

Recommendation to approve an Economic Development Incentive Agreement between the City of St. Charles and Lone Star-Cardinal Motorcycle Ventures III, LLC dba Windy City Triumph (131 S. Randall Rd.).

<i>For office use only</i>	<i>Agenda Item Number: 3a</i>
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AGREEMENT

THIS AGREEMENT is entered into on this ____ day of _____, 2013, by and between the City of St. Charles, Kane and DuPage Counties, Illinois, an Illinois municipal corporation (hereinafter referred to as the "City") and Lone Star – Cardinal Motorcycle Ventures III, LLC, d/b/a Windy City Triumph, an Illinois Limited Liability Company (hereinafter referred to as the "Company");

W I T N E S S E T H:

WHEREAS, the City has a population of more than 25,000 persons, and is a home rule unit of government pursuant to Article VII, Section 6(a) of the 1970 Constitution of the State of Illinois; and

WHEREAS, the City, pursuant to Section 10 of Article VII of the Constitution of the State of Illinois, is authorized to contract or otherwise associate with individuals in any manner not prohibited by law or by ordinance; and

WHEREAS, 65 ILCS 5/8-11-20 (the "Act") authorizes municipalities to enter into economic incentive agreements in order to encourage the development or redevelopment of land within their corporate limits; and,

WHEREAS, the Company is desirous of leasing retail space for a motorcycle dealership and such space is available at 131 South Randall Road in the City of St. Charles, such property legally described on Exhibit "A" attached hereto and made a part hereof (the "PROPERTY"); and

WHEREAS, the Company's willingness to enter into the lease of not less than 5,000 square feet of the premises is contingent upon the City agreeing to rebate a portion of the Sales

Taxes (as hereinafter defined) received by the City with respect to the Property for a certain period of time, pursuant to the terms of this Agreement; and

WHEREAS, pursuant to the Act, the City Council of the City has made the following findings with respect to the Project:

- A. That the building on the property has remained underutilized for a period of at least one (1) year;
- B. The Project is expected to create or retain job opportunities within the City;
- C. The Project will serve to further the development of adjacent areas;
- D. Without this Agreement, the Project would not be possible;
- E. The Company meets high standards of creditworthiness and financial strength, as demonstrated by a letter from a financial institution having assets of \$10,000,000 or more, which attests to the financial strength of the Company.
- F. The Project will strengthen the commercial sector of the City;
- G. The Project will enhance the tax base of the City;
- H. This Agreement is made in the best interest of the City;

WHEREAS, the Company represents and warrants that a precondition to proceeding with the Project is economic assistance from the City; and

WHEREAS, the City Council of the City finds that the Project and expansion of the Dealership will create job opportunities within the City, strengthen the commercial sector of the City and will enhance the tax base of the City and, therefore, this Agreement is in the best interests of the City.

NOW, THEREFORE, in consideration of the foregoing recitals and the mutual promises hereinafter contained, the adequacy and sufficiency of which the parties hereto stipulate, the City and the Company agree as follows:

Section 1. Incorporation of Recitals. The recitals set forth hereinabove are incorporated herein by reference as substantive provisions of this Agreement.

Section 2. Conditions Precedent. All undertakings on the part of the City pursuant to this AGREEMENT are subject to satisfaction of the following conditions:

(A) Execution of a Lease to occupy not less than 5,000 sq. ft. and establish a Triumph Motorcycle Dealership at 131 South Randall Road, St. Charles, Illinois.

(B) Commence retail activities on the property not later than August 1, 2013. The Company shall continually be engaged in the business of Triumph Motorcycle sales (including miscellaneous, motorcycle related merchandise) at 131 South Randall Road, St. Charles, Illinois or at some other location within the City limits of the City of St. Charles for a period of not less than ten (10) years from August 1, 2013.

(C) Company shall construct certain improvements to the building as more specifically described in Exhibit "B" attached hereto and incorporated herein (the "Improvements"). The Company shall provide such documentation regarding the costs of the Improvements ("Project Costs") as the City shall require, and such Project Costs shall equal or exceed \$65,000. Construction of the Improvements shall be complete no later than August 1, 2013, as evidenced by issuance of a final certificate of occupancy by the City. If the conditions set forth in this Section 2 are not met, the City shall have the option to terminate this Agreement and the Company agrees to repay to the City all amounts previously paid by the City pursuant to this Agreement upon such termination.

(D) The Company shall make additional investments in accordance with its building plan which shall include expenditures for hiring and training of employees in the amount set forth in Exhibit "B". The Company shall provide such documentation regarding the hiring and training of employees as the City shall require, such as time records for training of employees.

The expenditures for hiring and training of employees shall be made by the Company within one (1) year from the date of the execution of this Agreement.

Section 3. Definitions.

For purposes of this Agreement, the capitalized terms shall have the following meanings:

"Commencement Date" - means the first day of the month immediately following the date of execution of this Agreement by both parties hereto, unless such date occurs on the first day of a month, in which case, that date is the Commencement Date.

"Department" - means the Illinois Department of Revenue.

"Force Majeure" – means accident, fire, destruction of the premises, strike, shortage of materials, acts of God or other causes beyond the Company's reasonable control, but shall not include economic hardship.

"Maximum Payment" - means \$70,000.

"Sales Tax(es)" - means any and all of those taxes imposed by the State of Illinois pursuant to the Use Tax Act, the Service Use Tax Act, the Service Occupation Tax Act and the Retailer's Occupation Tax Act, each as supplemented and amended from time to time, or any substitute taxes therefor as provided by the State of Illinois in the future. The term Sales Tax(es) does not include the Home Rule Municipal Retailers' Occupation Tax and the Home Rule Municipal Service Occupation Tax imposed by the City pursuant to Chapter 3.36 of the City Code, or any other municipal use, retail or service occupation tax imposed by the City, except as provided by Section 6(e) hereof. The amount of Sales Taxes distributed to the City by the Department is hereinafter referred to as the "City's Share".

"Sales Tax Distribution(s)" - means the distribution of Sales Taxes pursuant to the terms of this Agreement.

"Sales Tax Participation Period" - means the period of five (5) Sales Tax Years.

"Sales Tax Year(s)" - means the twelve (12) consecutive month period starting on the Commencement Date and ending twelve (12) months later, and each consecutive succeeding twelve (12) month period thereafter.

Section 4. Sales Tax Distributions. Provided the Company shall comply with and continue to be in compliance with the provisions of this Agreement, subject to the expiration of any cure period as provided in Section 13 hereof, the City shall make Sales Tax Distributions as follows:

- (a) Fifty percent (50%) of the City's Share of Sales Taxes shall be distributed to the Company;
and
- (b) The remainder of such Sales Taxes shall be retained by the City.

In no event shall the total amount of Sales Taxes distributed to the Company pursuant to this Agreement exceed the Maximum Payment.

For each Sales Tax Year during the Sales Tax Participation Period, the City shall make annual Sales Tax Distributions. The City shall compute the City's Share of Sales Taxes originating from taxable sales activities on the Property for each annual period and make the Sales Tax Distribution in accordance with the formula set forth above. The City shall make the Sales Tax Distribution within one hundred twenty (120) days after the end of each annual period, provided the City shall have first actually received from the Department the distribution of Sales Taxes applicable to the period in question, and each Sales Tax Distribution shall be accompanied by an affidavit from the City's Director of Finance setting forth the determination of such Sales Tax Distribution.

If the payment due date does not fall on a business day, payment shall be made on the next following business day. If, for any reason, the Department fails to distribute all of the Sales Taxes due to the City that are attributable to the Property for an applicable period, then the City shall make the Sales Tax Distribution (calculated pursuant to the formula set forth above) based upon the amount actually received by the City from the Department attributable to the Property. Upon receipt of any additional Sales Taxes attributable to the Property for such period, the City shall use its best efforts to make an additional distribution immediately upon receipt of such additional Sales Taxes from the Department.

Section 5. Limitations on Distributions. The Sales Tax Distributions set forth herein shall be subject to the following additional terms and conditions:

- (a) Such Sales Tax Distributions shall be payable solely from Sales Taxes actually received (whether by check or electronic transfer) by the City from the Department and originating from the taxable sales activities on the Property, and the City shall not be obligated to pay any Sales Tax Distributions identified herein from any other fund or source.
- (b) The City shall not be required to effect any Sales Tax Distributions from any Sales Taxes generated after expiration of the Sales Tax Participation Period. The foregoing, however, shall not relieve the City from effecting Sales Tax Distributions from Sales Taxes paid after expiration of the Sales Tax Participation Period, subject to the limitations of this Agreement, to the extent that such Sales Taxes were generated during the Sales Tax Participation Period.
- (c) If at any time during the first five (5) Sales Tax Years, the Company relocates or otherwise transfers its operations occurring on the Property to a site located outside the corporate limits of the City, or otherwise terminates its retail sales activities on the Additional Site, other than for reasons of Force Majeure, the Company agrees to repay to the City all amounts previously paid by the City pursuant to this Agreement and, thereupon, this Agreement shall terminate and the Company shall not be entitled to any further Sales Tax Distributions. Any payment required by the preceding sentence shall be made within thirty (30) days of said relocation or transfer.

This paragraph (c) shall not apply if the Company assigns this Agreement pursuant to Section 18 of this Agreement.

Section 6. Changes in Law. The parties acknowledge that the agreement to distribute Sales Taxes as herein provided is predicated on existing law in the State of Illinois providing for the payment to Illinois municipalities of one percent (1%) of the taxable sales within each such municipality and the current imposition by the City of a one percent (1%) home rule sales tax. The General Assembly of the State of Illinois, from time to time, has considered modifying or eliminating the distribution of sales tax revenues to Illinois municipalities. The parties desire to make express provision for the effect of such change upon the operation of this Agreement. Accordingly, the parties agree as follows:

- (a) The City shall not, under any circumstances, be required to increase its current municipal sales tax or impose any other tax for the purpose of providing a source of funds for the Sales Tax Distributions herein contemplated.
- (b) Should the Illinois General Assembly hereafter eliminate the distribution of sales tax revenues to Illinois municipalities, or otherwise alter the distribution formula in a manner which prevents the City from being able to ascertain with specificity the amount of Sales Taxes being received by the City as a direct result of the taxable sales activities generated on the Property, the City shall have no obligation to make Sales Tax Distributions to the Company based upon the taxable sales activities generated on the Property, except to the extent provided otherwise in subparagraph (e) below. However, in the event the City can ascertain with specificity the amount of Sales Taxes being received by the City from the Company's records (certified copies of which the Company shall provide to the City), the City shall make the Sales Tax Distributions.
- (c) Should the Illinois General Assembly hereafter and during the Sales Tax Participation Period increase the percentage of sales tax revenues distributed to Illinois municipalities, or should the City increase its municipal home rule sales tax, the Sales Tax Distributions provided for herein shall continue but shall apply solely to the amount of Sales Taxes equal to one percent (1%) of taxable sales activities plus the one percent (1%) home rule sales tax currently imposed by the City, with such distribution continuing to be made in accordance with the distribution formula contained in Section 4. In such a case, the Sales Tax Base shall be increased by the same percentage increase in Sales Taxes distributed by the Department to the City (e.g., should the current two percent (2%) of taxable sales distributed to the City be increase by 25%, the Sales Tax Base shall increase by 25%). If such an increase occurs in the middle of a Sales Tax Year, the increase in Sales Tax Base shall be prorated upon the basis of a 360-day year of twelve 30-day months.
- (d) Should the Illinois General Assembly hereafter and during the Sales Tax Participation Period reduce the percentage of sales tax revenues distributed to Illinois municipalities, or should the City decide to reduce or eliminate its municipal home rule sales tax, Sales Tax Distributions provided for herein shall continue to be made in accordance with the distribution formula contained in Section 4. In such a case, the Sales Tax Base shall be decreased by the same percentage decrease in sales tax revenues distributed by the Department to the City (e.g. should the current two percent (2%) of taxable sales distributed to the City be decreased by 25%, the Sales Tax Base shall decrease by 25%). If such a decrease occurs in the middle of a Sales Tax Year, the decrease in Sales Tax Base shall be prorated upon the basis of a 360-day year of twelve 30-day months.
- (e) Should the Illinois General Assembly hereafter and during the Sales Tax Participation Period eliminate, reduce or alter the formula for the distribution of sales tax revenues, as contemplated in subparagraphs (b) or (d) hereof, and should the City, in response to and during any such period of elimination, reduction or alteration occurring within the Sales Tax Participation Period, if authorized by law, impose or increase its municipal sales tax on retail

sales activities occurring within the City's boundaries, and provided the amount of sales tax revenues generated by the Property can thereafter be determined with specificity, then the sales tax revenues generated thereby, up to an amount equal to two (2%) of the eligible retail sales activities of the Property, shall be distributed in accordance with the distribution formula contained in Section 4 (subject to the various limitations contained herein).

Section 7. Obtaining Sales Tax Information. The City shall provide such authorization and/or take such additional actions as may reasonably be required to obtain necessary information from the Department to enable the City to determine the amount of Sales Taxes during any portion of the Sales Tax Participation Period. The Company shall take all reasonable actions necessary to provide the Department with any and all documentation, to the extent reasonably available, that may be required by the Department and shall provide the City with a power of attorney letter addressed to, and in a form satisfactory to, the Department authorizing the Department to release all general gross revenue and sales tax information relating to the Property to the City, which letter shall authorize disclosing such information to the City during the Sales Tax Participation Period. Such letter shall be in a form attached hereto as Exhibit "C" or such other or additional forms as required from time to time by the Department in order to release such information to the City.

In the event the Department refuses or otherwise fails to make the necessary sales tax information available to the City, the Company shall furnish to the City copies of the ST-1 and ST-2 monthly statements filed with the Department relating to the Property, certified by the Company, showing the amount of Sales Taxes paid during such month by the Company, together with evidence of the payment of such revenues, and the City agrees to rely upon such certified monthly statements and evidence of payment in calculating the amount of Sales Tax Distributions available for disbursement to the Company hereunder.

If the Department stops using either the ST-1 or ST-2 monthly statement forms for the reporting of gross sales receipts and the determination of gross sales tax obligations, the Company shall furnish to the City, and the City, in fulfilling its obligations under this Agreement, shall rely upon, such equivalent or replacement forms as the Department may then employ for determining and receiving such information, provided the City receives certified copies of such equivalent or replacement forms and evidence of payment of the sums referred to in such forms.

The Company acknowledges that the City shall have no obligation to make Sales Tax Distributions to the Company that reflect the taxable sales activities on the Property unless and until the City receives from the Company the documentation and evidence of payment referred to in this Section; provided, however, that the City shall request all such documentation from the Company in writing.

Section 8. Confidentiality of Information. The Company hereby claims that the information received by the City pursuant to this Agreement is proprietary and confidential and that the disclosure of such information would cause competitive harm to the Company; therefore, to the fullest extent permitted by law, the City shall treat information received by it as confidential financial information under the Illinois Freedom of Information Act. To the extent the City is required to disclose such information, it shall limit such disclosure, to the extent possible, to the release of general "gross" revenue and sales tax information so that proprietary information of individual businesses and purchasers is protected and kept confidential, including, but not limited to, the specifics of the Company's tax returns.

Section 9. Amended Returns and Audits. In the event the Company amends any sales and use tax return upon which Sales Tax Distributions were made to the Company pursuant to this

Agreement, the Company will notify the City of such amendment within ten (10) days of filing such amended return and the City shall use its reasonable best efforts to obtain such information from the Department. If, as a result of an amended return, the City owes an additional distribution to the Company, such distribution shall be made promptly upon receipt by the City of such additional Sales Taxes. If, as a result of an amended return, the City is entitled to receive a portion of a Sales Tax Distribution back, the Company shall repay such amount to the City within thirty (30) days of written notice from the City.

In the event that the Company is audited by the Department, the Company shall notify the City of such audit within ten (10) days of completion of said audit. If such audit results in adjustment to sales and use tax returns previously submitted upon which Sales Tax Distributions were made, upon final disposition of any changes made as a result of such audit, any amount due and owing to a party shall be made in the manner described in the preceding paragraph.

Section 10. Compliance with Laws. Subsequent to the Commencement Date, and for the duration of the Sales Tax Participation Period, the Company shall continue to be in compliance with the terms and conditions of this Agreement and all applicable Federal, State and local laws, statutes, ordinances, rules, regulations and executive orders applicable to the Property as the same may, from time to time, be in force and effect.

In connection with the above-referenced transaction, please note that this Agreement calls for the construction of a “public work” within the meaning of the Illinois Prevailing Wage Act, 820 ILCS 130/.01 *et seq.* (the “Prevailing Wage Act”). The Prevailing Wage Act requires contractors and subcontractors to pay laborers, workers and mechanics performing services on public works projects no less than the “prevailing rate of wages” (hourly cash wages plus fringe benefits) in the

county where the work is performed. For information regarding current prevailing wage rates, reference made be made to the Illinois Department of Labor's website at: <http://www.state.il.us/agency/idol/rates/rates.HTM>. All contractors and subcontractors rendering services in connection with the Project must comply with all requirements of the Act, including but not limited to, all wage, notice and record keeping duties. The Company shall notify its contractors and subcontractors of the Prevailing Wage Act requirements, and, further, shall indemnify the City for any fines, penalties, interest or other monetary damage incurred or sustained by the City in connection with the Prevailing Wage Act requirements.

Should the Company, for any reason, fail to remain in continual compliance with the standards set forth herein, the City's duty to make the Sales Tax Distributions during such period of non-compliance shall be suspended. If, at any time during the balance of the term of the Sales Tax Participation Period, the Company shall re-establish compliance with all of the standards set forth herein and the City shall acknowledge that such compliance exists, the City's duty to make Sales Tax Distributions as herein provided for shall resume; provided, however, that a Sales Tax Distribution for a Sales Tax Year during which the Company was out of compliance shall be made only if the Company re-establishes compliance within one hundred twenty (120) days of the end of such Sales Tax Year. Notwithstanding the foregoing, however, for purposes of this Agreement, the Company shall not be deemed to be out of compliance with the standards set forth herein if, following the Company's receipt of written notice from the City of non-compliance, the Company cures such non-compliance to the reasonable satisfaction of the City within the provisions and time constraints set forth in Section 13 herein.

Section 11. Limitation of Liability. Notwithstanding anything herein contained to the contrary by implication or otherwise, any obligations of the City created by or arising out of this Agreement shall not be a general debt of the City on or a charge against its general credit or taxing powers, but shall be payable solely out of the City's Share of Sales Taxes as set forth in this Agreement. No recourse shall be had for any payment pursuant to this Agreement against any officer, employee, attorney, elected or appointed official, past, present or future of the City.

Section 12. Appropriation. The City shall provide for payments required under this Agreement in its annual appropriation ordinance for the fiscal year in which such payment may be due.

Section 13. Default. In the event of any default under or violation of this Agreement, the party not in default or violation shall serve written notice upon the party or parties in default or violation, which notice shall be in writing and shall specify the particular violation or default. All parties hereto reserve the right to cure any violation of this Agreement or default by any of them hereunder within thirty (30) days after receipt of written notice of such default; provided, however, that said thirty (30) day period shall be extended (i) if the alleged violation or default is not reasonably susceptible to being cured within said thirty (30) day period and (ii) if the party in default has promptly initiated a cure of the violation or default and (iii) if the party in default diligently and continuously pursues a cure of the violation or default until its completion.

Section 14. Law Governing/Venue. This Agreement shall be construed and enforced in accordance with the laws of the State of Illinois. Any dispute arising under or in connection with this Agreement or related to any matter which is the subject of this Agreement shall be subject to the

exclusive jurisdiction of the Illinois state courts and venue shall be exclusively in the Sixteenth Judicial Circuit, Kane County, Illinois.

Section 15. Time. Time is of the essence under this Agreement and all time limits set forth are mandatory and cannot be waived except by a lawfully authorized and executed written waiver by the party excusing such timely performance.

Section 16. No Waiver or Relinquishment of Right to Enforce Agreement. Failure of any party to this Agreement to insist upon the strict and prompt performance of the terms, covenants, agreements and conditions herein contained, or any of them, upon any other party imposed, shall not constitute or be construed as a waiver or relinquishment of any party's right thereafter to enforce any such term, covenant, agreement or condition, but the same shall continue in full force and effect.

Section 17. Notices. All notices and requests required pursuant to this Agreement shall be sent by personal delivery, overnight courier or certified mail, return receipt requested, as follows:

To the Company: Lone Star – Cardinal Motorcycle Ventures III, LLC,
d/b/a Windy City Triumph
131 South Randall Road
St. Charles, Illinois 60174

with copies to:

To the City: City of St. Charles
2 East Main Street
St. Charles, Illinois 60174
Attn: Brian Townsend, City Administrator

with copies to: Hoscheit, McGuirk, McCracken & Cuscaden, P.C.
1001 East Main Street, Suite G
St. Charles, IL 60174

Attn: John M. McGuirk

or at such other addresses as the parties may indicate in writing to the other either by personal delivery, overnight courier or by certified or registered mail, return receipt requested, with proof of delivery thereof. Notices shall be deemed delivered to the address set forth above (i) when delivered in person on a business day, (ii) on the same business day received if delivered by overnight courier or (iii) on the third (3rd) business day after being deposited in any main or branch United States Post Office when sent by registered mail, return receipt requested.

Section 18. Assignments. This Agreement may not be assigned without the City's consent. Notwithstanding the foregoing, the Company shall have the right to assign this Agreement if the sales activities at the Additional Site are replaced by a new car dealership point that is not already located within the City of St. Charles, so long as such assignment would not result in a violation of 65 ILCS 5/8-11-21 or other applicable law. The Company hereby agrees to indemnify and hold the City harmless from all liability, loss, cost or expense, including court costs and attorneys' fees relating to any such judgments, awards, litigation, suits, demands or proceedings with regard to any assignment that violates this Section.

The parties acknowledge that this Agreement is an obligation which is for the benefit of the Company and is not a covenant running with the land.

Section 19. Third Party Beneficiaries. The City and the Company agree that this Agreement is for the benefit of the parties hereto and not for the benefit of any third party beneficiary. Except as otherwise provided herein, no third party shall have any rights or claims against the City arising from this Agreement.

Section 20. Binding Effect. This Agreement shall inure to the benefit of and shall be binding upon the City, the Company and the Company's permitted assigns.

Section 21. City Approval or Direction. Where City approval or direction is required by this Agreement, such approval or direction means the approval or direction of the City Council of the City unless otherwise expressly provided or required by law, and any such approval may be required to be given only after and if all requirements for granting such approval have been met.

Section 22. Section Headings and Subheadings. All section headings or other headings in this Agreement are for general aid of the reader and shall not limit the plain meaning or application of any of the provisions thereunder whether covered or relevant to such heading or not.

Section 23. Authority to Execute. The Company hereby represents and warrants that it has the requisite authority to enter into this Agreement and the individual signing this Agreement on behalf of the Company is a duly authorized agent of the Company and is authorized to sign this Agreement. The Mayor and City Clerk of the City hereby warrant that they have been lawfully authorized by the City Council of the City to execute this Agreement, all requisite action by the City having been taken.

Section 24. Integration/Amendment. This Agreement sets forth all the promises, inducements, agreements, conditions and understandings between the Company and the City relative to the subject matter thereof, and there are no promises, agreements, conditions or understandings, either oral or written, express or implied, between them, other than as herein set forth.

No subsequent alteration, amendment, change or addition to this Agreement shall be binding upon the parties hereto unless authorized in accordance with law and reduced in writing and signed

by both parties hereto. However, whenever under the provisions of this Agreement any notice or consent of the City or the Company is required, or the City or the Company is required to agree or to take some action at the request of the other, such approval or such consent or such request shall be given for the City, unless otherwise provided herein, by the Mayor or his designee and for the Company by any officer or employee as the Company so authorizes.

Section 25. Severability. If any provision of this Agreement is held invalid by a court of competent jurisdiction, such provision shall be deemed to be excised herefrom and the invalidity thereof shall not affect any of the other provisions contained herein.

Section 26. Term. Unless sooner terminated by agreement of the parties or otherwise pursuant to the provisions of this Agreement, but subject to Section 6(b), this Agreement shall be effective upon the execution by both parties thereto and shall continue in effect until the Sales Tax Distributions to the Company have reached the Maximum Payment or the expiration of the Sales Tax Participation Period, whichever occurs first. At such time, this Agreement shall become null and void and be of no further force or effect.

Section 27. Counterparts. This Agreement may be executed in two (2) or more counterparts each of which taken together, shall constitute one and the same instrument.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the parties hereto have set their hands and seals as of the date and year first written above.

CITY OF ST. CHARLES, an Illinois
municipal corporation

By: _____
Mayor

ATTEST:

City Clerk

LONE STAR – CARDINAL MOTORCYCLE
VENTURES III, LLC d/b/a Windy City Triumph, an
Illinois Limited Liability Company

By: _____

ATTEST:

Secretary

STATE OF ILLINOIS)
) SS.
COUNTY OF KANE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Raymond Rogina, Mayor of the City of St. Charles, and Nancy Garrison, City Clerk of said City, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Mayor and City Clerk, respectively appeared before me this day in person and acknowledged that they signed and delivered said instrument as their own free and voluntary act, and as the free and voluntary act of said City, for the uses and purposes therein set forth; and said City Clerk then and there acknowledged that she, as custodian of the corporate seal of the City of St. Charles, did affix the corporate seal of said City to said instrument, as her own free and voluntary act and as the free and voluntary act of said City, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this _____ day of _____,
2013.

Notary Public

STATE OF ILLINOIS)
) SS.
COUNTY OF KANE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that _____, _____ of Lone Star – Cardinal Motorcycle Ventures III, LLC, d/b/a Windy City Triumph and _____, _____ of said company, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such _____ and _____, respectively appeared before me this day in person and acknowledged that they signed and delivered said instrument as their own free and voluntary act, and as the free and voluntary act of said company, for the uses and purposes therein set forth; and said _____ then and there acknowledged that he, as custodian of the seal of said company, did affix the seal of said company to said instrument, as his own free and voluntary act and as the free and voluntary act of said company, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this _____ day of _____, 2013.

Notary Public

EXHIBIT "A"

**LEGAL DESCRIPTION
OF EXISTING SITE**

EXHIBIT "B"

PROJECT DESCRIPTION

Furniture and fixtures	\$25,000.00
Signage	\$24,000.00
Lighting	\$15,000.00
Employee hiring and training	\$5,000.00

EXHIBIT "C"

SAMPLE

AUTHORIZATION TO RELEASE SALES TAX INFORMATION

The undersigned Taxpayer hereby authorizes the Illinois Department of Revenue ("IDOR") to disclose to the designated city, town, village or county the amount of the local government's share of sales tax received on behalf of the taxpayer. Reporting for a period beginning with tax collected by the department during _____, _____ and
(Beginning Month/Year)

ending with tax collected by the department in _____, _____.
(Ending Month/Year)

This information is to be released to the village, city, town or county of _____, attn: Clerk, Treasurer, Finance Officer, Comptroller, etc.

BUSINESS INFORMATION:

(Illinois Business Tax Number)

(Taxpayer/Business Name)

(Address)

(City, Town, Village or County)

TAXPAYER: The undersigned is an owner/authorized officer of this business.

By: _____
(Signature)

(Print Name)

(Title)

(Telephone Number)

Note: All requests must have a beginning and ending date. Incomplete request will be returned to the local government.

City of St. Charles, Illinois
Resolution No. _____

**A Resolution Authorizing the Mayor and City Clerk of the City of St. Charles to
Execute a Certain Agreement – Windy City Triumph, LLC**

**Presented & Passed by the
City Council on _____**

BE IT RESOLVED by the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois, that the Mayor and City Clerk be and the same are hereby authorized to execute that certain Agreement, in substantially the form attached hereto and incorporated herein as Exhibit “A”, by and on behalf of the City of St. Charles.

Presented to the City Council of the City of St. Charles, Illinois this ____ day of _____, 2013.

Passed by the City Council of the City of St. Charles, Illinois this ____ day of _____ 2013.

Approved by the Mayor of the City of St. Charles, Illinois this ____ day of _____, 2013.

Mayor Raymond P. Rogina

ATTEST: _____
City Clerk

COUNCIL VOTE:

Ayes: _____

Nays: _____

Abstain: _____

Absent: _____



AGENDA ITEM EXECUTIVE SUMMARY

Title:	Recommendation to approve amendments to Special Uses (Planned Unit Development and Drive-Through Facility) and PUD Preliminary Plan at 3900 E. Main Street (McDonald's).
Presenter:	Matthew O'Rourke

Please check appropriate box:

	Government Operations		Government Services
X	Planning & Development – (6/10/13)		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 3900 E. Main Street is proposing to update the existing facility. The applicant has submitted petitions for amendments to the approved Special Uses for a Planned Unit Development and Drive-Through Facility and approved PUD Preliminary Plan. The details of the proposal are as follows:

- New Drive-Through Facility with dual-order stations.
 - 15 drive-through stacking spaces.
 - Removal of 8 off-street parking spaces to make room for dual order-stations.
- Revised and updated architectural features for the entire exterior of the existing building.
- Deviation requests for signage through the amended PUD (detailed in staff report).
- Approval of a new PUD ordinance specific to the McDonald's lot.

Plan Commission Review

The Plan Commission held a public hearing on 5/7/2013. The Plan Commission recommended approval of the petitions contingent upon resolution of any outstanding staff comments. The vote was 6-aye to 0-nay. No significant comments were stated during the public hearing.

Attachments: *(please list)*

Staff Report dated 5/29/2013; Applications for: Special Use (Planned Unit Development and Drive-Through Facility) and PUD Preliminary Plan; Ordinance No. 1996-M-71; PUD Preliminary Plans; Watermark Engineering; dated 4/29/2013; Building Plans and Architectural Elevations; McDonald's USA, LLC.; dated 5/13/2013

Recommendation / Suggested Action *(briefly explain):*

Recommendation to approve amendments to Special Uses (Planned Unit Development and Drive-Through Facility) and PUD Preliminary Plan at 3900 E. Main Street (McDonald's).

<i>For office use only:</i>	<i>Agenda Item Number:</i> 4a
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Community Development

Planning Division

Phone: (630) 377-4443

Fax: (630) 377-4062



ST. CHARLES
SINCE 1834

Staff Report

TO: Chairman Daniel P. Stellato
And the Members of the Planning and Development Committee

FROM: Matthew O'Rourke, AICP
Planner

RE: Proposed Amendments to Special Uses (Planned Unit Development and Drive-Through Facility) and PUD Preliminary Plans at 3900 E. Main Street (McDonald's)

DATE: May 29, 2013

I. APPLICATION INFORMATION:

Project Name: 3900 E. Main Street (McDonald's)

Applicant: McDonald's USA, LLC.

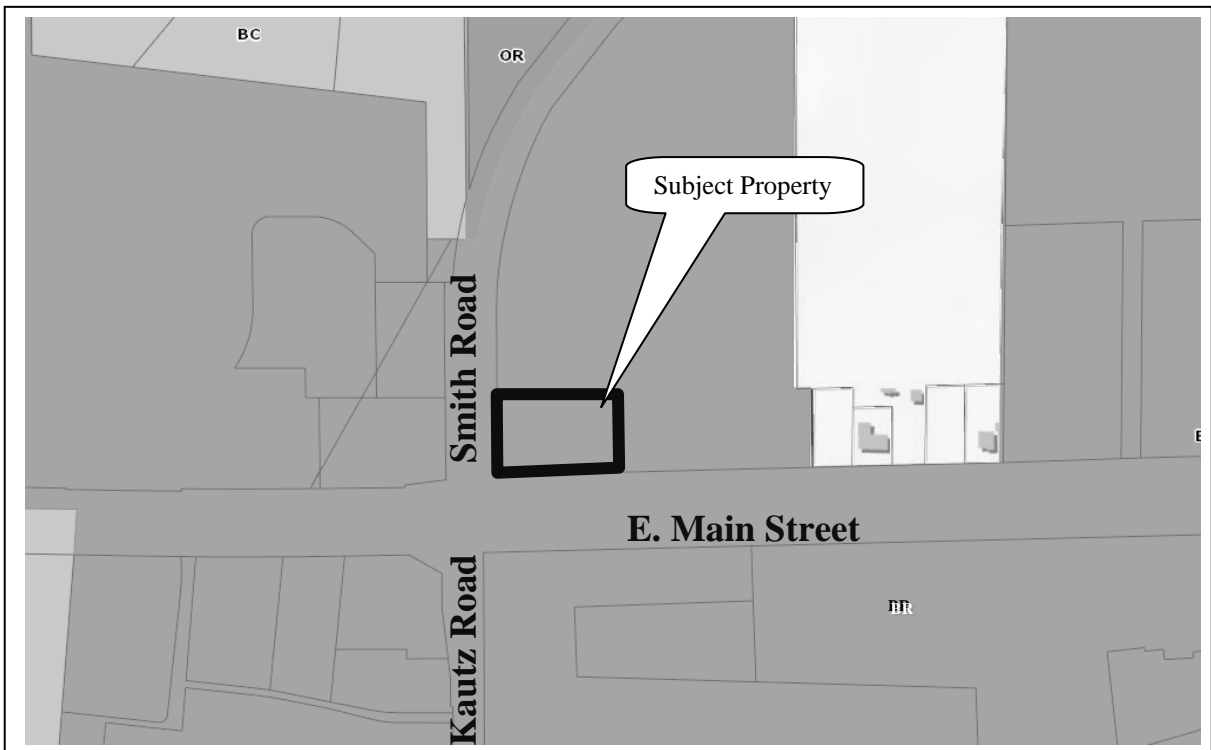
Purpose: Proposed renovations and addition of dual ordering stations for the existing McDonald's restaurant.

General Information:		
Site Information		
Location	3900 E. Main Street	
Acres	1.4	
Applications	1) Special Use for a Planned Unit Development and Drive-Through Facility 2) PUD Preliminary Plan	
Applicable Ordinances and Zoning Code Sections	17.04 Administration 17.14 Business and Mixed Use Districts 17.24 Off Street Parking, Loading & Access 17.06.030 Standards and Guidelines – BL, BC, BR, & O/R Districts Ordinance No. 1996-M-71 “An Ordinance Granting a Special Use for a Drive-In Establishment in the Dunham Club/Rt.64 PUD (McDonald's)”	
Existing Conditions		
Land Use	Existing McDonald's Restaurant	
Zoning	BR- Regional Business (PUD) and Special Use for a Drive-Through Facility	
Zoning Summary		
North	BR-Regional Business PUD	Wal-Mart
East	BR-Regional Business PUD	Wal-Mart (Parking Lot)
South	BR-Regional Business	Pheasant Run
West	BR-Regional Business PUD	Multiple Commercial Uses
Comprehensive Plan Designation		
Retail and Service		

Aerial Photograph



Surrounding Zoning



II. BACKGROUND

In 1991, the City of St. Charles approved Ordinance 1991-Z-13 entitled, “An Ordinance Granting a Special Use as a Planned Unit Development for the Dunham Club/Rt.64 PUD”. This PUD encompassed the existing Wal-Mart facility which was developed in 1992.

In 1996, a Plat of Subdivision was approved to create the lot on which McDonald's is currently situated. In conjunction with the subdivision, Ordinance 1996-M-71 entitled, “An Ordinance Granting a Special Use for a Drive-In Establishment in the Dunham Club/Rt.64 PUD (McDonald's)” was approved to permit the construction of the McDonald's Restaurant. The restaurant has existed at this location since this approval.

III. PROPOSAL:

The owner of the McDonald's restaurant located at 3900 E. Main Street is proposing to update the existing restaurant. The applicant has submitted petitions for amendments to the approved Special Uses for a Planned Unit Development and Drive-Through Facility and approved PUD Preliminary Plan. The details of the proposal are as follows:

- New Drive-Through Facility with dual-order stations.
 - 15 drive-through stacking spaces.
 - Removal of 8 off-street parking spaces to make room for dual order-stations.
- Revised and updated architectural features for the entire exterior of the existing building.
- Deviation requests for signage through the amended PUD (detailed in staff analysis).
- Approval of a new PUD ordinance specific to the McDonald's lot.

IV. STAFF ANALYSIS

Staff performed an analysis of the proposed amendment to the PUD and amended PUD Preliminary Plans for conformance with all relevant standards of the City's Ordinances. The following is a detailed description of Staff's analysis:

A. PLANNED UNIT DEVELOPMENT

Since the original Dunham Club/Rt.64 PUD was approved in 1991 there have been several revisions and amendments to that ordinance. In 2010, when the Wal-Mart store was expanded, all of the property owned by Wal-Mart was removed from the Dunham Club/Rt. 64 PUD. Therefore, the only property still under the provisions of the original Dunham Club/Rt. 64 PUD is the McDonald's site.

In 2006, the City Council approved an entirely new Zoning Ordinance which has rendered the majority of the Dunham Club/Rt. 64 PUD provisions obsolete.

As part of this amendment request, staff and the applicant are proposing to replace the Dunham Club/Rt.64 PUD with a new PUD since the majority of the existing PUD standards do not coincide with the underlying BR-Regional Business Zoning District. The new PUD ordinance will contain provisions specific to this site and will be more in line with the City's current zoning standards. The PUD Preliminary Plan will also be incorporated in the new PUD ordinance.

B. BULK AND SETBACK STANDARDS

The majority of the site will not be modified as part of this proposal with the exception of the new dual ordering-stations. Staff has reviewed the submitted plans to ensure conformance with the applicable regulations per **Table 17.14-2 Business and Mixed Use Districts Bulk Regulations**. The following table summarizes this review:

Category	Zoning Ordinance Standard	Proposed
Parking Stall Size	9’ wide by 18’ long (2’ overhang allowed where parking stalls abut green space)	9’ wide by 19’ angled parking stalls.
Drive-Aisle Width	24’ or 14’ One Way	Minimum 15.8’ (one way proposed around entire site)
Parking Requirement	10 Spaces per 1,000 SQ FT of GFA - (47 required)	47

C. 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
Required Stacking Spaces	15	15
Required Parking Stall Size	9’ X 20’	9’ X 20’
Screened from Public Street	Must not be along or screened from public street	Drive-Through is located away from the public street

D. LANDSCAPE PLAN

Staff reviewed the submitted landscape plan for conformance with the relevant standards of **Chapter 17.26 Landscaping and Screening**. The majority of the existing landscaping will remain and will conform to the approved PUD Preliminary Landscape Plans. The applicant will be adding additional landscaping to the east of the building around the new dual order-stations.

E. BUILDING ARCHITECTURE

The applicants are proposing to modify the existing exterior of the building. The proposal includes adding new cultured stone wall sections, painting the building a new color scheme, and adding new overhangs and fenestration details. The existing mansard roofs will be removed.

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** and existing PUD Preliminary Plan. The elevations conform to these standards with the exception of the amount of EIFS. **Section 17.06.030.E.2 Prohibited Materials** states that EIFS panels cannot comprise more than 10% of any façade. The amount of existing EIFS exceeds this limit. However, the applicant is not replacing any of the existing EIFS or adding new EIFS area. Therefore, the elevations still meet the standards established by the approved PUD Preliminary Plan.

F. 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 (deviation requests are highlighted in ***bold italics***):

Wall Signage Area	Zoning Ordinance Standard	Proposed
<i>Front Elevation/West</i>	57 SQ FT	47 SQ FT
<i>Non-Drive Through Elevation/South</i>	200 SQ FT	195 SQ FT
<i>Drive-Through Elevation/North</i>	200 SQ FT	33 SQ FT
<i>Rear Elevation/East</i>	57 SQ FT	14 SQ FT
Number of Wall Signs		
<i>Front Elevation/West</i>	<i>1</i>	<i>2</i>
<i>Non-Drive Through Elevation/South</i>	1	1
<i>Drive-Through Elevation/North</i>	1	1
<i>Rear Elevation/East</i>	1	1
Number of Identification Signs		
<i>Pre-Sell Drive-Through Additional Sign Area (SQ FT)</i>	<i>N/A</i>	<i>7.8 SQ FT</i>
<i>Pre-Sell Drive-Through Additional Sign Height</i>	<i>N/A</i>	<i>6.75'</i>

Proposed Deviations

Per **Table 17.28-2 Permitted Signs for Business and Mixed Use Districts** one wall sign is permitted for each street frontage of a zoning lot. This property is considered to have 4 street frontages and 4 wall signs are permitted. There are 5 wall signs shown on the proposed elevations. The applicant has requested a deviation to permit the 5 walls signs.

Per **Table 17.28-2 Permitted Signs for Business and Mixed Use Districts** 1 freestanding business identification sign is permitted per lot. There is an existing business identification sign co-located with the Wal-Mart sign at the intersection of Smith Road and Rt. 64 which will remain. The applicant is proposing a pre-sell sign in front of the drive-through order-stations. Per the Zoning Ordinance this sign is considered a second business identification sign. Therefore, the applicant is requesting a deviation for the second sign. The PUD ordinance will limit the location and size of this sign.

IV. PLAN COMMISSION RECOMMENDATION

The Plan Commission held a public hearing on 5/7/2013. The Plan Commission recommended approval of the petitions contingent upon resolution of any outstanding staff comments. The vote was 6-aye to 0-nay. No significant comments were stated during the public hearing.

V. 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.

VI. ATTACHMENTS

- Application for a Special Use; received 4/4/2013
- Application for PUD Preliminary Plan; received 4/4/2013
- PUD Preliminary Plans; Watermark Engineering; dated 4/29/2013
- Building Plans and Architectural Elevations; McDonald's USA, LLC.; dated 5/13/2013
- Ordinance No. 1996-M-71

**SPECIAL USE FOR A PLANNED UNIT DEVELOPMENT AT 3900 E. 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.

This property is locating in the existing Dunham Club/Rt.64 PUD. The proposed amendment does not alter the purpose of the PUD as approved in 1991, but will align the provisions of the PUD with the current underlying zoning requirements.

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.

This property is located in the existing Dunham Club/Rt.64 PUD. The revised PUD Preliminary Plan illustrates that the new dual order-station Drive-Through Facility meets the standards for Drive-Through Facilities as stated in **Section 17.24.100 Drive-Through Facilities** of the Zoning Ordinance. The applicant has requested the following new deviations to the existing PUD to **Table 17.28-2 Permitted Signs for Business and Mixed Use Districts**:

1. To permit 5 wall signs instead of the 4 permitted.
2. To permit 2 business identification signs instead of the 1 permitted.

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 business will continue to exist where it is currently located. The proposed dual order-stations will improve the ability of the restaurant to serve customers in a more timely fashion.

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 and will not be altered by these modifications.

- 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 construction of dual order-stations and upgrades to the facades of the existing restaurant. These modifications will improve the function of the Drive-Through Facility and enhance the architectural aesthetics of the site.

- 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.**

This business already exists on this property. 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 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 modern facades will enhance the aesthetic character of the development and serve as a model for the redevelopment of similar lots in this area. Encouraging the reinvestment 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 USE FOR A DRIVE-THROUGH FACILITY AT 3900 E.
MAIN STREET (MCDONALD'S)**

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

The proposed amendment to the Special Use will permit the construction of a dual order-station for an existing Drive-Through Facility. This Special Use currently exists on this property and the proposed modifications will permit the restaurant to serve patrons in a more timely manner.

- 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 traffic patterns and access points to the site will not be altered by the proposed amendment.

- 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 to the Special Use for a Drive-Through Facility will permit the construction of a dual order-station to serve customers of the existing restaurant. These modifications will improve the function of the Drive-Through Facility, reduce wait times, and facilitate better traffic circulation on the site.

- 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, and the dual order-station will facilitate improved traffic circulation, there will not be any new impacts created by this amendment to the Special Use for a Drive-Through Facility.

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

The Special Use for a Drive-Through Facility will conform to all applicable regulations of the Zoning Ordinance. In particular, Drive-Through Facilities are required to provide 15 stacking-spaces and 15 stacking-spaces are provided. Despite the reduction of 8 off-street parking stalls there will be 47 off-street parking spaces provided onsite as required by the Zoning Ordinance.

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

Received Date
RECEIVED
 St. Charles, IL
APR 04 2013
CDD
Planning Division

CITYVIEW	
Project Name:	<u>3900 E. Main St. - McDonald's</u>
Project Number:	<u>2013 -PR- 006</u>
Application Number:	<u>2013 -AP- 015</u>

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

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

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

1. Property Information:	Parcel Number (s): 01-30-101-019	
	Street Address (or common location if no address is assigned): 3900 E. Main Street St. Charles, IL 60174	
2. Applicant Information:	Name McDonald's USA, LLC	Phone 630-836-9090
	Address One McDonald's Plaza Oak Brook, IL 60523	Fax 630-836-9191
		Email
3. Record Owner Information:	Name McDonald's USA, LLC, successor by merger to Golden Arch Limited Partnership	Phone 630-836-9090
	Address One McDonald's Plaza Oak Brook, IL 60523	Fax 630-836-9191
		Email
4. Billing: <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

Information Regarding Proposed Special Use:

Comprehensive Plan designation of the property: Retail and Service (6 - East Gateway)

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

What is the property's current zoning? BR-Regional Business District PUD with special use

What is the property currently used for? McDonald's Restaurant with drive-thru

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.

PUD, Restaurant with Drive-Thru Facility

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

Remodel the existing building and construct a new side-by-side drive-thru

For Special Use Amendments only:

What Special Use ordinance do you want to amend? Ordinance No. 1996-M-71, also termination of Ordinance No. 1991-Z-13, as amended, as applied to the subject property and creation of a new PUD.

Why is the proposed change necessary?

To revise the site plan and building elevations.

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

Note for existing buildings:

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

Attachment Checklist

- 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 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://dnrecofcat.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

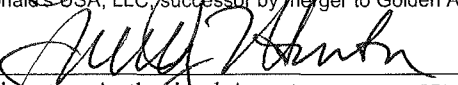
17. Angle of parking spaces
18. Parking space dimensions and aisle widths
19. Driveway radii at the street curb line
20. Width of driveways at sidewalk and street curb line
21. Provision of handicapped parking spaces
22. Dimensions of handicapped parking spaces
23. Depressed ramps available to handicapped 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.

McDonald's USA, LLC, successor by merger to Golden Arch Limited Partnership

BY:  3/27/13
 Record Owner SHELLY Z. HURTA, SENIOR COUNSEL Date

McDonald's USA, LLC, successor by merger to Golden Arch Limited Partnership

BY:  3/27/13
 Applicant or Authorized Agent SHELLY Z. HURTA, SENIOR COUNSEL 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.

3900 E. Main Street, St. Charles, IL 60174

March 2013

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 more than a decade and has been serving the public convenience. The new facility will enhance the public convenience by introducing a more efficient drive-thru facility 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.

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.

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.

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.

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 17.28-2 to add two additional wall signs for the "M" sign on the west and east elevations; (2) from Table 17.28-2 to increase the number of free-standing signs from one to two.

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

March 2013

PUD Name

Date

From the St. Charles Zoning Ordinance, Section 17.04.410.3:

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

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

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

The proposed development results in a distinctive and attractive development as evidenced by the elevations, which contains brick veneer and cultured stone. This plan also promotes economic development and efficient use of land, utilities, street improvements and drainage facilities by modernizing this facility and improves the overall site plan by making the drive-thru more efficient.

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

- A. **Conforming to the requirements would inhibit creative design that serves community goals, or**
- B. **Conforming to the requirements would be impractical and the proposed PUD will provide benefits that outweigh those that would have been realized by conforming to the applicable requirements.**

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

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

The PUD provides community amenities with the playplace. It provides superior landscaping, buffering and screening with a generous landscape plan and a high quality architectural design. The new building will comply with all regulations for building efficiency.

The departures from the Code are listed in Section F of the Findings of Fact Sheet.

The increase in the wall signage is required because in essence this site has three frontages. Additionally, the Playplace amenity needs signage to alert customers it exists. The "M" logos on the east and west elevations are the only additional signs being requested. These signs are an integral part of the stone arcade feature.

The increase in free-standing signage is required to allow for a pre-sale menu board which allows customers to review a menu while in line and before arriving at the custom order display to place their order. This further improves the efficiency of the drive-thru system.

LEGAL DESCRIPTION

PARCEL 1:

LOT 2 IN WAL-MART SUBDIVISION IN PART OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING A SUBDIVISION OF LOTS 1, 2, 3 AND PART OF LOT 13 OF PETKAUSKAS' SUBDIVISION, EXCEPTING THEREFROM THAT PART OF SAID LOT 2 DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 2; THENCE NORTH 88 DEGREES 50 MINUTES 07 SECONDS EAST ALONG THE SOUTH LINE OF SAID LOT 2, 13.03 FEET; THENCE NORTH 01 DEGREES 09 MINUTES 53 SECONDS WEST, 19.03 FEET TO THE SOUTHWEST CORNER OF AN EXISTING SIGN BASE FOR THE POINT OF BEGINNING; THENCE NORTH 04 DEGREES 06 MINUTES 13 SECONDS EAST, 2.50 FEET; THENCE SOUTH 85 DEGREES 53 MINUTES 47 SECONDS EAST, 2.50 FEET; THENCE SOUTH 04 DEGREES 06 MINUTES 13 SECONDS WEST 2.50 FEET; THENCE NORTH 85 DEGREES 53 MINUTES 47 SECONDS WEST, 2.50 FEET TO THE POINT OF BEGINNING, ALSO EXCEPTING THEREFROM THAT PART OF SAID LOT 2 DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 2; THENCE NORTH 00 DEGREES 08 MINUTES 13 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 2, 35.94 FEET; THENCE SOUTH 89 DEGREES 51 MINUTES 47 SECONDS EAST, 13.74 FEET TO THE NORTHWEST CORNER OF AN EXISTING SIGN BASE FOR THE POINT OF BEGINNING; THENCE SOUTH 85 DEGREES 53 MINUTES 47 SECONDS EAST, 2.50 FEET; THENCE SOUTH 04 DEGREES 06 MINUTES 13 SECONDS WEST, 2.50 FEET; THENCE NORTH 85 DEGREES 53 MINUTES 47 SECONDS WEST, 2.40 FEET; THENCE NORTH 04 DEGREES 06 MINUTES 13 SECONDS EAST, 2.50 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2:

NON-EXCLUSIVE EASEMENT RESERVED AND GRANTED FOR THE BENEFIT OF OWNER OF PARCEL 1, UPON, ACROSS, OVER AND THROUGH THE AREA SHOWN AS "INGRESS AND EGRESS EASEMENT" ON WAL-MART SUBDIVISION RECORDED AS DOCUMENT R92-165313.

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
St. Charles, IL

APR 04 2013

CDD
Planning Division

CITYVIEW	
Project Name:	<u>3900 E. Main St. - McDonald's</u>
Project Number:	<u>2013</u> -PR- <u>006</u>
Application Number:	<u>2013</u> -AP- <u>014</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.

1. Property Information:	Parcel Number (s): 01-30-101-019	
	Proposed Name of PUD: McDonald's	
2. Applicant:	Name McDonald's USA, LLC	Phone 630-836-4940
	Address 4320 Winfield Road, Ste. 400 Warrenville, IL. 60555	Fax 630-836-9191
		Email Libby.Fisher@us.mcd.com
3. Record Owner:	Name McDonald's USA, LLC, successor by merger to Golden Arch Limited Partnership	Phone
	Address One McDonald's Plaza Oak Brook, IL 60523	Fax
		Email
4. Billing: <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

PUBLIC BENEFITS, DEPARTURES FROM CODE: (See Special Use Application)

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? No

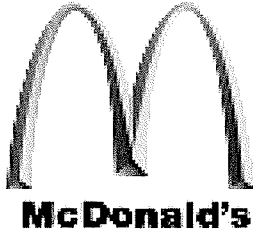
I (we) certify that this application and the documents submitted with it are true and correct to the best of my (our) knowledge and belief.

McDonald's USA, LLC, successor by merger to Golden Arch Limited Partnership

Shelly Hurta March 27, 2013
Record Owner SHELLY Z. HURTA, SENIOR COUNSEL Date

McDonald's USA, LLC, successor by merger to Golden Arch Limited Partnership

Shelly Hurta March 27, 2013
Applicant of Authorized Agent SHELLY Z. HURTA, SENIOR COUNSEL Date



McDonald's Corporation
Campus Office Building
2915 Jorie Boulevard
Oak Brook, Illinois 60523
Direct Dial Number (630) 623-7636
Fax (630) 623-7370
Email: shelly.hurta@us.mcd.com

March 26, 2013

City of St. Charles
Community Development/Planning Division
Two East Main Street
St. Charles, Illinois 60174-1984

Re: McDonald's Restaurant – St. Charles, IL
Application for PUD and Final Plan with Special Use
3900 E. Main Street
L/C: 012-1700 – File# 15845

To Whom This May Concern:

McDonald's USA, LLC, successor by merger to Golden Arch Limited Partnership, as owner of the above-referenced property, hereby authorizes Henry S. Stilwell III and Rathje Woodward LLC, as its attorney, to attend and give testimony at all public hearings and meetings and obtain all necessary permits and approvals for the above-referenced location, so long as all permits are issued in the name of McDonald's USA, LLC.

Should you have comments or questions regarding the foregoing, please do not hesitate to contact me.

Very truly yours,

McDONALD'S CORPORATION

Shelly Z. Hurta, Senior Counsel
Major Remodel Legal Team Lead

cc: Libby Fisher (via email)
Tracy Cox (via email)
Vanessa Garcia (via email)
Doreen Evans (via email)

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, Teresa Cook a Notary Public in and for the county and state aforesaid, DO HEREBY CERTIFY that Shelly Z. Hurta Senior Counsel of **McDONALD'S USA, LLC**, a Delaware limited liability company, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such authorized party appeared before me this day in person and acknowledged that he/she signed, sealed and delivered the said instrument as his/her free and voluntary act as such authorized party and as the free and voluntary act of said company for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 27 day of March, 2013

Notary Public

My commission expires July 7, 2015



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

STATE OF ILLINOIS)
DoPage) SS.
~~KANE~~ COUNTY)

I, Shelly Z. Hurta, being first duly sworn on oath depose and say that I am
Senior Counsel Delaware
~~Manager~~ of McDonald's USA, 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.:

see attachment "A"

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

By: Shelly Z. Hurta, ~~Manager~~ Senior Counsel
Shelly Z. Hurta

Subscribed and Sworn before me this 27 day of
March, 20 13.

Teresa Cook
Notary Public



Attachment A

Data Sheet Report

McDonald's USA, LLC

Status: Active
Incorporation: Delaware
Date of Incorporation: September 17, 2004
Shareholder: McDonald's Corporation Percentage Held: 100%

Entity Type: Limited Liability Company
Federal ID #: 73-1719185
Fiscal Year End: December 31

Primary Address

One McDonald's Plaza
Oak Brook, IL 60523

Registered Agent

Corporation Service Company
2711 Centerville Road, Suite 400
Wilmington, DE 19808

Purpose of Business

McDonald's USA, LLC is McDonald's U.S. business unit subsidiary.

Note: McDonald's USA, LLC. is listed as an affiliated entity of McDonald's Corporation ("McD Corp") under McD Corp's registration under Illinois' "pay to play" law. Please notify Global Compliance if this entity is dissolved or merged out of existence.

DIRECTORS

Bensen, Peter J

Santona, Gloria

Stratton, Jeffrey P

OFFICERS

Amble, Marcelyn M

U.S. Vice President - QSC

Andersen, Timmy D

U.S. Vice President - McOpCo General Manager

Angelotti, Gerald A

U.S. Vice President - QSC

Ashton, Sharon A

U.S. Assistant Secretary

Bacon, Richard T

U.S. Vice President - Quality Systems

Ball, Martha A

U.S. Vice President - QSC

Barnett, Danitra A	U.S. Vice President - Human Resources
Bonta, Alvaro F	U.S. Vice President - QSC
Boyles, Monica F	U.S. Vice President - General Manager
Carras, James S	U.S. Senior Vice President - Development
Cole, Christine M	U.S. Senior Vice President - Strategy
Collins, James C	U.S. Senior Vice President - Chief Restaurant Officer
Colon, Ricardo	U.S. Division President - East Division
Cook, Wendy W	U.S. Vice President - Group Leader, Category Management
Cook, Yolanda D	U.S. Vice President - QSC
Cuneo, Gianfranco	U.S. Vice President - QSC
Donovan, Robert E	U.S. Vice President and Treasurer
Doria, Myra May G	U.S. Vice President - General Manager
Endress, Joseph P	U.S. Vice President - Facilities and Systems
Ereio, Gregg A	U.S. Vice President - QSC
Erlinger, Joseph M	U.S. Vice President - General Manager
Floyd, James A	U.S. Vice President - McOpCo General Manager
Forsell, Susan M	U.S. Vice President - Sustainability Environment
Garcia, Karen C	U.S. Vice President - General Manager
Garcia, Roberto	U.S. Vice President - General Manager
Garrett, William R	U.S. Vice President - General Manager
Gehret, Daniel S	U.S. Vice President - QSC
Golden, Neil B	U.S. Senior Vice President - Marketing
Gonzalez Rodriguez, Jose Francisco M	U.S. Vice President - General Manager
Gorsky, Daniel J	U.S. Senior Vice President - North America Supply Chain Management
Griffin, Catherine A	U.S. Vice President and Secretary
Gross, Marion K	U.S. Vice President - Supply Chain Management
Guster-Hines, Victoria A	U.S. Vice President - QSC

Hall, Darren R	U.S. Vice President - QSC
Harrison, Larry D	U.S. Vice President - RDM Deployment
Hensley, Gary J	U.S. Vice President - QSC
Horne, Denise A	U.S. Vice President and Assistant Secretary
Ituen, Ubong E	U.S. Vice President - Group Leader, Category Management
Jamieson, Adele M	U.S. Assistant Secretary
Johannesen, James L	U.S. Executive Vice President, Chief Operations and Support Officer
Jones, Cedric L	U.S. Vice President - QSC
Kanjee, Mwaffak	U.S. Vice President - General Manager
Kerley, Steven J	U.S. Vice President - General Manager
Krulewitch, Jerome	U.S. Senior Vice President and Assistant Secretary
Kujawa, John A	U.S. Vice President - Franchising
Kumpf, Ofelia	U.S. Vice President - General Manager
Levigne, Steve	U.S. Vice President - Business Research
Liberio, Frank D	U.S. Vice President - Information Systems Management
Long, Larry	U.S. Vice President - Insurance
Lowery, William A	U.S. Vice President - McDonald's Restaurants Wal-Mart
Madigan, Kathleen R	U.S. Assistant Secretary
Maney, Walter E	U.S. Vice President - General Manager
Marshall, Robert C	U.S. Vice President - Operations
Matusinec, Karen A	U.S. Vice President - Treasury
McCabe, James E	U.S. Vice President - Operations Development
McDermott, Brian P	U.S. Vice President - Business Research
McKernan, William J	U.S. Vice President - QSC
McKinney, Marie	U.S. Vice President - General Manager
Miller, Marcy A	U.S. Assistant Secretary - Tax
Molloy, Pdraic G	U.S. Assistant Secretary

Moreno, Mark A	U.S. Vice President - General Manager
Musolino, Sheila J	U.S. Vice President - Supply Chain Management
Newell, Kevin L	U.S. Executive Vice President, Chief Brand and Strategy Officer
Norberg, James A	U.S. Senior Vice President - Restaurant Support Officer
Noronha, Atila	U.S. Vice President - QSC
Olivas, Bianca G	U.S. Vice President - QSC
Olson, Teresa M	U.S. Vice President - Controller
Peleo-Lazar, Marlena D	U.S. Vice President - Creative
Pfeifer, Gina K	U.S. Vice President - Restaurant System Business Integration
Phalen, Patrick M	U.S. Vice President - USA IT
Plotkin, Steven M	U.S. Division President - West Division
Potesta, Gino F	U.S. Vice President - General Manager
Quesada, Marcos A	U.S. Vice President - QSC
Quinn, Neil J	U.S. Assistant Treasurer
Ranft, Martin L	U.S. Vice President - Development
Ray, Michael D	U.S. Vice President - QSC
Renz, Lee K	U.S. Division President - Central Division
Roberts, Bettina S	U.S. Vice President - General Manager
Roberts, Debbie S	U.S. Senior Vice President - Restaurant Support Officer
Robeson, Charles T	U.S. Senior Vice President - Restaurant Support Officer
Rockwell, Scott W	U.S. Vice President - QSC
Rogers-Reece, Shirley A	U.S. Vice President - General Manager
Russell, Stephen W	U.S. Senior Vice President - Chief People Officer
Sconiars, Wendell	U.S. Vice President - Operations Execution
Scott, Chuck	U.S. Vice President - Franchise Relations
Shuler, Sandra P	U.S. Vice President - QSC
Smedstad, Heather L	U.S. Vice President - U.S. General Counsel and Assistant Secretary

Smith, Martha M	U.S. Assistant Treasurer
Smith, Sharlene M	U.S. Vice President - General Manager
Smoot, Mason T	U.S. Vice President - Human Resources
Soenke, Michael L	U.S. Senior Vice President and Chief Financial Officer
Sterling, Peter A	U.S. Vice President - Marketing Administration
Stratton, Jeffrey P	President, McDonald's USA
Stringfellow, J Benjamin	U.S. Vice President - Communications
Strong, Charles E	U.S. Division President - McOpCo
Stroud, Debra L	U.S. Vice President - General Manager
Switzer, Robert L	U.S. Vice President and Assistant Secretary
Teets, Cody R	U.S. Vice President - General Manager
Thoma, Wade W	U.S. Vice President - Menu Management
Thomas, Diana J	U.S. Vice President - Training, Learning and Development
Thomas, Harry L	U.S. Vice President - QSC
Tice, William R	U.S. Vice President - General Manager
Velez-Valenzuela, Remedios S	U.S. Vice President - QSC
Watson, Greg D	U.S. Senior Vice President - Menu Innovation Team
Wilfong, Jeff M	U.S. Vice President - General Manager
Williams, Alex D	U.S. Vice President - General Manager
Yates, Irene W	U.S. Vice President - Tax

QUALIFICATIONS

Jurisdiction

Alabama

Alaska

Arizona

Arkansas

California

Date

09/28/2004

10/04/2004

09/28/2004

09/28/2004

09/28/2004

Colorado	10/12/2004
Connecticut	09/28/2004
District of Columbia	09/28/2004
Florida	10/12/2004
Georgia	10/12/2004
Hawaii	10/13/2004
Idaho	09/30/2004
Illinois	09/27/2004
Indiana	09/29/2004
Iowa	09/29/2004
Kansas	10/12/2004
Kentucky	10/13/2004
Louisiana	09/29/2004
Maine	10/12/2004
Maryland	10/05/2004
Massachusetts	10/18/2004
Michigan	10/14/2004
Minnesota	09/30/2004
Mississippi	10/05/2004
Missouri	09/29/2004
Montana	10/12/2004
Navajo Nation	12/06/2007
Nebraska	10/21/2004
Nevada	10/12/2004
New Hampshire	10/18/2004
New Jersey	10/07/2004
New Mexico	09/29/2004
New York	10/12/2004
North Carolina	09/30/2004
North Dakota	10/12/2004
Ohio	10/12/2004
Oklahoma	10/07/2004
Oregon	10/06/2004
Pennsylvania	10/06/2004
Rhode Island	10/05/2004
South Carolina	10/14/2004
South Dakota	10/13/2004
Tennessee	10/06/2004
Texas	10/18/2004
Utah	10/06/2004

Vermont	10/12/2004
Virginia	10/06/2004
Washington	10/06/2004
West Virginia	10/12/2004
Wisconsin	10/15/2004
Wyoming	10/15/2004

DATE OF LAST REVISION

03/01/2013

CONTACT

Ann Schmid

ann.schmid@us.mcd.com

City of St. Charles, Illinois

Ordinance No. 1996-M-71

**An Ordinance Granting a Special Use
for a Drive-In Establishment in the
Dunham Club/Route 64 PUD
(McDonald's)**

**Adopted by the
City Council
of the
City of St. Charles
this 7th day of October, 1996**

**Published in pamphlet form by
authority of the City Council
of the city of St. Charles,
Kane and Du Page Counties,
Illinois, this 11th day of
October, 1996**


City Clerk

(S E A L)

DATE OF PUBLICATION 10/11/96
NEWSPAPER Pamphlet Form

ORDINANCE NO. 1996-M-71

REFER TO:
MINUTES 10/7/96
PAGE _____

**AN ORDINANCE GRANTING A SPECIAL USE
FOR A DRIVE-IN ESTABLISHMENT
IN THE DUNHAM CLUB/ROUTE 64 PUD
(McDonald's)**

WHEREAS, a petition for a Special Use for a "drive-in establishment" within the R-2A District for the real estate described as follows:

Lot 2 in Wal-Mart Subdivision, part of the Northwest Quarter of Section 30, Township 40 North, Range 9 East of the Third Principal Meridian, Lots 1, 2 and 3 and part of Lot 13 of Petruskas's Subdivision, in DuPage County, Illinois

(hereinafter sometimes referred to as the "Subject Realty") has been filed by Wal-Mart Stores, Inc., applicant and owner of record of the Subject Realty (hereinafter, "OWNER"); and

WHEREAS, a Special Use as a Planned Unit Development was granted for the Subject Realty and for other real estate by Ordinance No. 1991-Z-13 entitled "AN ORDINANCE GRANTING A SPECIAL USE AS A PLANNED UNIT DEVELOPMENT FOR THE DUNHAM CLUB/ROUTE 64 PUD", as amended by Ordinance 1992-Z-2 and Ordinance 1993-Z-7 (hereinafter, the "Ordinance") and said Ordinance provided for Special Uses including "drive-in establishments"; and

WHEREAS, the St. Charles 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 same;

WHEREAS, the City Council of the City of St. Charles hereby makes the following findings of fact:

- 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.**

Adequate stacking is provided for the drive-through per the zoning requirements. The stacking lane does not block any access or parking spaces. Pavement markings will be provided to guide traffic in and out of the drive-through.

- 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 special use will not infringe on adjacent properties. The stacking for the drive-through will be contained entirely on the site. There is a drive-through bank directly to the west of the subject site and has not been detrimental to surrounding properties. A five foot high fence will be installed along the east property line to provide screening for the adjacent residence. The site meets the guidelines set out in the East Gateway Design Standards.

- 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.**

Much of the surrounding area is already developed. Areas to the north, west and south are zoned for commercial uses including drive-through facilities.

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

Adequate utilities and drainage facilities will be provided per city ordinance requirements. The existing full access to Smith Road serving the Wal-Mart site, which is located northerly of the McDonald's site, will provide adequate ingress and egress in all directions for the proposed Special Use, and will avoid congestion and related hazards in the public streets by providing for left turns for southbound traffic at a location where appropriate provisions have been made for all turning movements.

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

The owner has agreed to eliminate the right-out only vehicular egress at Smith Road, which will prevent vehicles exiting the site from attempting an improper left turn via the right-out egress. The elimination of this right-out vehicular egress represents a significant change from the plan reviewed by the Plan Commission. It justifies changes to the Plan Commission's

findings per its Resolution No. 20-96. Elimination of this egress will rectify the concerns over hazardous traffic movements anticipated in the Plan Commission's findings.

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 will meet all applicable regulations of the underlying zoning requirements as provided in the Special Use as a Planned Unit Development that exists on this property.

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 a Special Use for a "drive-in establishment" be and is hereby granted for the Subject Realty, subject to the additional requirements and restrictions provided herein.

SECTION 2. That the Special Use for a drive-in establishment within the Subject Realty may be developed and used only in accordance with all ordinances of the City as now in effect or hereafter amended, and in conformance with Exhibit "A" attached hereto and made a part hereof, and with the following:

That the OWNER shall construct and pay for all improvements necessary to eliminate the right-out-only egress lane onto Smith Road, as shown in Sheet C-5 of Exhibit "A" attached hereto, and as determined by the City Engineer in accordance with the St. Charles Municipal Code. All such improvements shall be completed no later than April 1, 1997. Prior to issuance of a building permit, OWNER shall provide CITY with a cash escrow or an undertaking and letter of credit in form, amount and provider acceptable to the City Council, to guarantee

completion of all such improvements within the Smith Road right of way. If the improvements to eliminate the right-out-only egress lane are not completed by April 1, 1997, the City may draw on the cash escrow or Letter of Credit to complete them. The letter of credit shall not expire earlier than October 1, 1997.

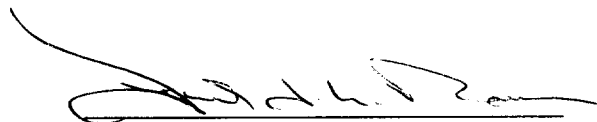
SECTION 3. That the Preliminary Plan, a reduced copy of which is attached hereto as Exhibit "A" consisting of sheets C-5, C-1, C-2, CE-1, L-1, Lighting, A1, and A3 prepared by McDonald's Corporation, and sign elevation received September 18, 1996 entitled "Concept 1" is hereby approved, with the condition that the access to Smith Road shall be configured as shown in Sheet C-5.

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 7th day of October, 1996.

PASSED by the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois, this 7th day of October, 1996.

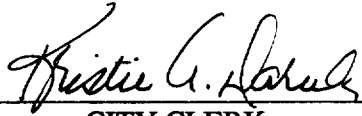
APPROVED by the Mayor of the City of St. Charles, Kane and DuPage Counties, Illinois, this 7th day of October, 1996.


MAYOR

ATTEST:

Ordinance No. 1996-M-71

Page 5



CITY CLERK

COUNCIL VOTE:

Ayes: 13

Nays: 0

Absent: 0

Approved as to form:

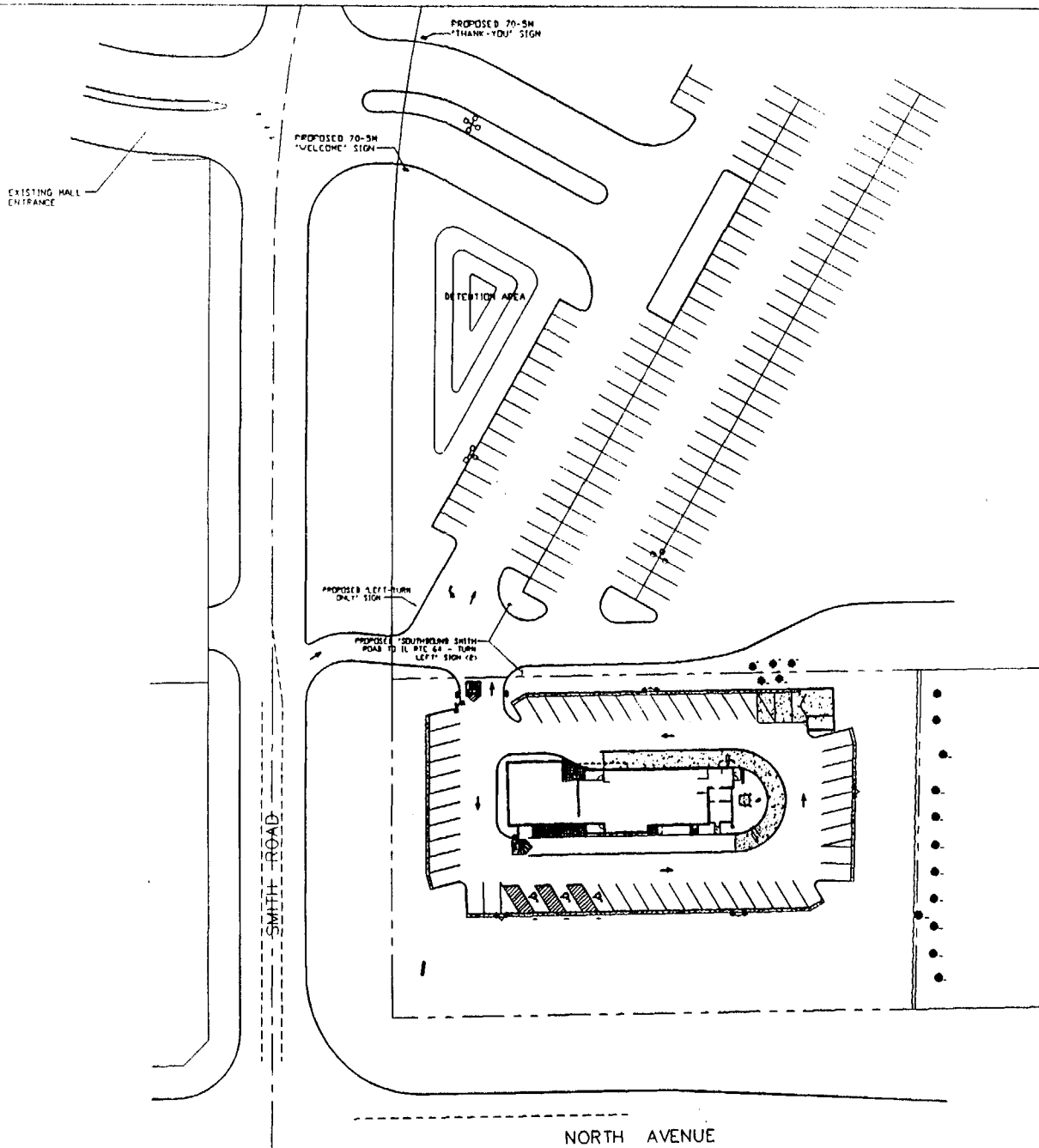


City Attorney

October 10, 1996

Date

EXHIBIT A



GENERAL NOTES

1. DIMENSIONS SHOWN ARE BASED ON THE CIVIL CONTRACTOR CORNER AND VERTICES ARE BY THE GENERAL CONTRACTOR.
2. SMALL LETTER PRINT CORNER AND VERTICES FOR ALL OTHER TIES ARE BY THE GENERAL CONTRACTOR.
3. 3/4" DIMTY CORNER TO LOCATIONS SHOWN AS THE LEFT HAND METEOR FOR LEFT TURNING IS BY THE GENERAL CONTRACTOR. LOCATIONS FOR THE GENERAL CONTRACTOR ARE VERTICES ARE BY THE GENERAL CONTRACTOR.
4. MARKS FOR FLAGPOLES ARE BY THE GENERAL CONTRACTOR. MARKS FOR THE GENERAL CONTRACTOR ARE BY THE GENERAL CONTRACTOR.
5. PROPOSED UTILITIES ARE SHOWN BY SYMBOLS ONLY. EXACT LOCATIONS SHALL BE DETERMINED TO ALLOW FOR THE BEST ECONOMIC INSTALLATION.
6. THE CONTRACTOR SHALL COOPERATE WITH ALL UTILITY COMPANIES TO OBTAIN EXACT POINT OF SERVICE CONNECTION AT EXISTING UTILITY TIE-INS TO THE BUILDING ELECTRICAL AND PLUMBING DIVISIONS FOR UTILITY SERVICE CONTRACTOR. LOCATIONS, SIZES AND CONNECTIONS.
7. ALL ELEVATIONS SHOWN ARE IN REFERENCE TO THE TYPICAL AND MUST BE VERIFIED BY THE GENERAL CONTRACTOR AT CONSTRUCTION.
8. FINISH GRADE AND CURB ELEVATIONS SHALL BE AT LEAST THREE FEET ABOVE FINISH FLOOR.
9. ALL LANDSCAPE AREAS SHALL BE FINISH GRADE TO 1" BELOW TOP OF ALL WALKS AND CURBS FROM FINISH FLOOR. FINISH GRADE AND SLOPES TO BE SHOWN ARE IN THE DEVELOPMENT.
10. LOT LIGHTING SHOULD BE PROVIDED TO CONFORM WITH THE WELL REPORT RECOMMENDATIONS FOR THIS PROJECT AT SITE.
11. CORNER TIERS:
 - (A) ALL LOT LIGHTS TO BE AT LEAST 3/4" CORNER
 - (B) FINISH GRADE TO BE AT LEAST 1/2" CORNER
 - (C) FINISH GRADE TO BE AT LEAST 1/2" CORNER
 - (D) FINISH GRADE TO BE AT LEAST 1/2" CORNER
 - (E) FINISH GRADE TO BE AT LEAST 1/2" CORNER

PAVING SPECIFICATION

- 1" BITUMINOUS CONCRETE SURFACE COURSE
 - 2" BITUMINOUS CONCRETE SURFACE COURSE
 - 4" GRAVEL BASE, CA-6, ROLLED & COMPACTED
 - LAYER OF TYPAR MEMBRANE OVER SUB-BASE
- GRAVEL BASE AND SUB-BASE COURSES SHALL BE PLACED OVER THE SUB-GRADE AND EACH COURSE COMPACTED AT 95% MODIFIED PROCTOR LABORATORY DENSITY.

LOT LIGHTING RECOMMENDATION

- SECURITY LIGHTING SYSTEM METAL HALIDE, ORDER 150-1000-100-100-100
- 1 DOUBLE HEAD FIXTURES
 - 1 SINGLE HEAD FIXTURES
 - 1 TRIPLE HEAD FIXTURES
- LOT LIGHTS TO BE WIRED ON ALTERNATE CIRCUITS AS SHOWN. PHASES TO HAVE 3/4" DIAMETER 30' LONG GALVANIZED IRON PIPE.
- NOTE: ELECTRICAL CONTRACTOR TO CONSULT LOT LIGHTING AS APPLICABLE.

PARKING INFORMATION

LOT SPACES	25 SPACES	25' x 60'
52	10 SPACES	6' x 28' x 75'
	5 SPACES	16' x 26' x 90'
	3 SPACES	16' x 28' x 60'

UTILITY INFORMATION

	SIZE	TYPE	LOCATION
SANITARY SEWER			
WATER			
STORM SEWER			
ELECTRIC			
GAS			

SURVEY INFORMATION

PREPARED BY: GARDNER & ASSOCIATES
 300 E. ST. CHARLES PLACE
 LOMBARD, ILLINOIS 60148
 DATE: 1/28/2009 (780) 916-6282

LEGEND

—●—	SANITARY SEWER	—○—	GAS
—○—	WATER	—○—	LOT LIGHT
—○—	STORM SEWER	—○—	EXISTING ELEVATION
—○—	ELECTRIC	—○—	PROPOSED ELEVATION

PLAN SCALE: 1" = 30'

STREET ADDRESS
 NORTH AVE. (IL RTE 64) & SMITH RD.

CITY	STATE	STATUS	DATE	BY
ST. CHARLES	ILLINOIS	PRELIMINARY	07/20/09	ASJ
COUNTY	DUPAGE	PLAN CHECKED	07/20/09	ASJ
		AS-BUILT	07/20/09	ASJ

REGIONAL DWG NO.	CORPORATE DWG NO.
IL #012-1700	IL #012-1700

DATE: 1/28/2009
 DRAWN BY: GARDNER & ASSOCIATES
 CHECKED BY: GARDNER & ASSOCIATES
 APPROVED BY: GARDNER & ASSOCIATES

SECTION: 1
 SHEET: 1 OF 1

PROJECT: McDonald's
 ADDRESS: NORTH AVE. (IL RTE 64) & SMITH RD., ST. CHARLES, ILLINOIS

CONTRACT NO.:
 ORDER NO.:

PLAN APPROVALS:

DATE	SIGNATURE	TITLE

CD SIGNATURES:

DATE	SIGNATURE	TITLE

CONTRACTOR:

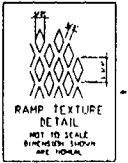
DATE	SIGNATURE	TITLE

McDonald's

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF GARDNER & ASSOCIATES. THEY ARE NOT TO BE REPRODUCED OR COPIED WITHOUT WRITTEN PERMISSION.

C-5

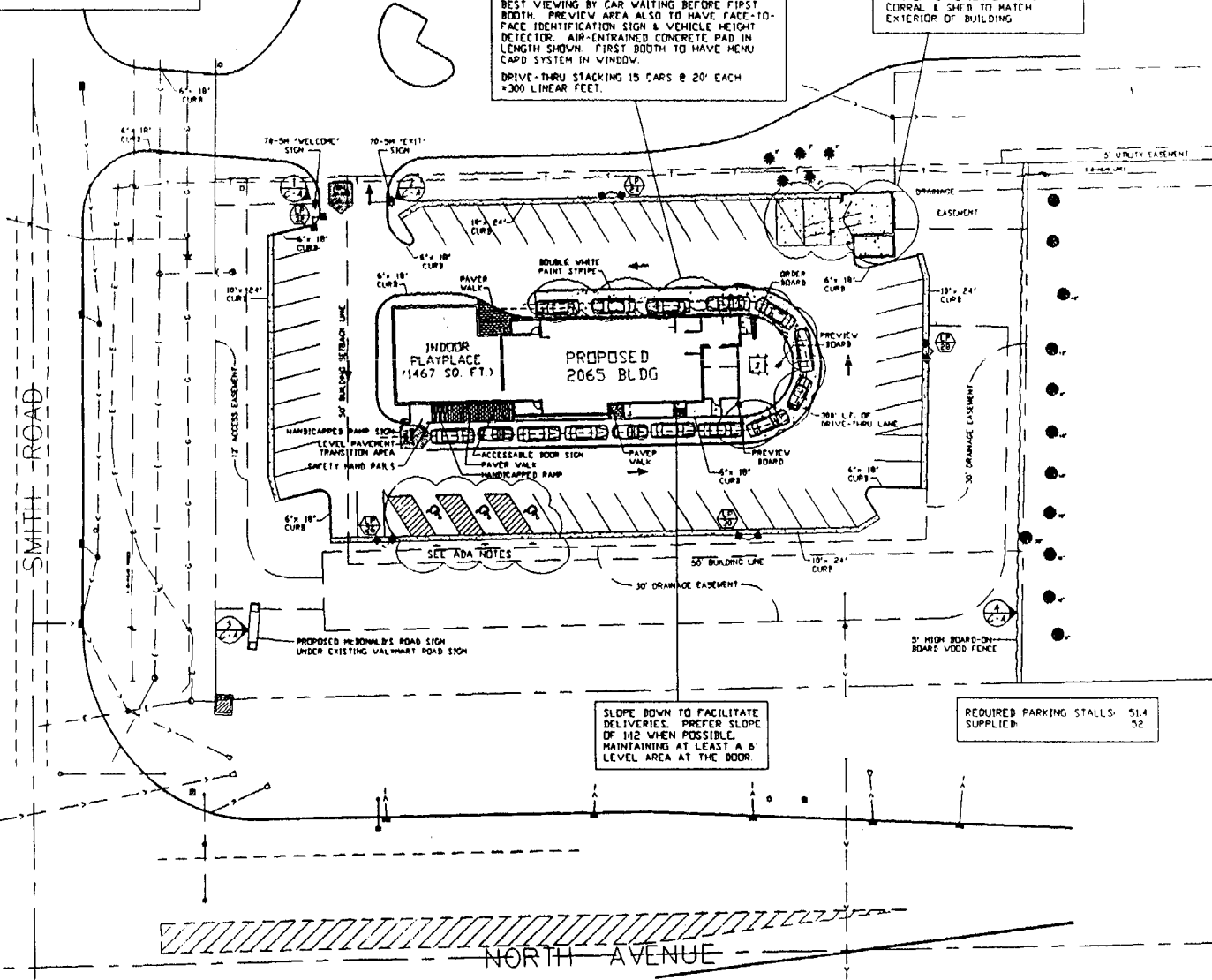
- ADA ACCESSIBILITY NOTES:
- EACH HANDICAPPED PARKING STALL TO HAVE BLUE INSIGNIA PAINTED ON PAVEMENT
 - HANDICAPPED RESERVE PARKING SIGN WITH 150 TPI RIBBED
 - HANDICAPPED RAMP TO HAVE:
 - MINIMUM 1:12 SLOPE
 - SLIP RESISTANT PAVEMENT
 - SIGN NOTING RAMP LOCATION & ACCESSIBLE ROUTE
 - HAND RAILS WHEN USED WILL BE BETWEEN 34" TO 38" HIGH WITH ROUNDED ENDS EXTENDING 1' BEYOND THE BEGINNING & END OF THE RAILLINE
- ALL STALLS & RAMP SHALL COMPLY WITH FEDERAL STATE & LOCAL ADA ACCESSIBILITY CODES



3 BOOTH IN LINE FACE-TO-FACE SYSTEM TO HAVE 4" DIAMETER 3" HIGH YELLOW PVC CONCRETE FILLED AND CAPPED POST REQUIRED AT THE SERVICE WINDOW (RAMP-OUT OR FLUSH MOUNTED) TO DETERMINE GUARD POST LOCATION. 2 VEHICLE DETECTOR LOOPS ONE AT PREVIEW AREA AND ONE AT THE FIRST BOOTH. PREVIEW AREA TO HAVE MENU BOARD (WITH NO SPEAKER) POSITIONED FOR BEST VIEWING BY CAR WAITING BEFORE FIRST BOOTH. PREVIEW AREA ALSO TO HAVE FACE-TO-FACE IDENTIFICATION SIGN & VEHICLE HEIGHT DETECTOR. AIR-ENTRAINED CONCRETE PAD IN LENGTH SHOWN. FIRST BOOTH TO HAVE MENU CARD SYSTEM IN WINDOW.

DRIVE-THRU STACKING 15 CARS @ 20' EACH = 300 LINEAR FEET.

CONTRACTOR TO RUN 3/4" COLD WATER & 3/4" EMPTY CONDUIT TO TRASH CORRAL. INTERIOR OF CORRAL & SHED TO BE PAINTED WHITE. EXTERIOR OF TRASH CORRAL & SHED TO MATCH EXTERIOR OF BUILDING.



GENERAL NOTES

- PERMITS, SIGN SIGN AND PAVE ARE BY THE SIGN CONTRACTOR. CONDUIT AND WIRING ARE BY THE GENERAL CONTRACTOR.
- SHIELD NUMBER, POLE, CONDUIT, AND WIRING FOR ALL OTHER SIGNS ARE BY THE GENERAL CONTRACTOR.
- 3/4" EMPTY CONDUIT TO BE LOCATED AS SHOWN AT THE LEFT PERMITS. REFER TO LOT LIGHTING BY THE GENERAL CONTRACTOR. LOT LIGHTING SHALL BE PERFORMED TO MEET THE CITY OF DUQUETTE SPECIFICATIONS.
- SHIELD FOR PERMITS ARE BY THE GENERAL CONTRACTOR. WIRING SHALL BE BY THE GENERAL CONTRACTOR.
- PROPOSED UTILITIES ARE SHOWN BY GENERAL CONTRACTOR. EXISTING UTILITIES REFER TO THE BUILDING ELECTRICAL AND PLUMBING DRAWINGS FOR UTILITY SERVICE ENTRANCE LOCATION, SIZE AND UTILITIES.
- THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES TO DETERMINE EXACT POINT OF SERVICE CONNECTION. EXISTING UTILITIES REFER TO THE BUILDING ELECTRICAL AND PLUMBING DRAWINGS FOR UTILITY SERVICE ENTRANCE LOCATION, SIZE AND UTILITIES.
- ALL ELEVATIONS SHOWN ARE IN REFERENCE TO THE BENCHMARK AND MUST BE CHECKED BY THE GENERAL CONTRACTOR AT PROVISIONAL.
- GRADE SHEDS AND CURB ELEVATIONS SHALL BE 1' ABOVE FINISH GRADE.
- ALL LANDSCAPE SHALL BE IN ACCORDANCE TO THE CITY OF DUQUETTE. ALL LANDSCAPE SHALL BE IN ACCORDANCE TO THE CITY OF DUQUETTE. ALL LANDSCAPE SHALL BE IN ACCORDANCE TO THE CITY OF DUQUETTE.
- LOT LIGHTING CONCRETE FORMING IS IN ACCORDANCE WITH THE CITY OF DUQUETTE RECOMMENDATION FOR THIS PARTICULAR SITE.
- CONCRETE NOTES:
 - ALL LOT LIGHTING TO BE AT LEAST 3/4" CONCRETE
 - CONCRETE TO BE 4" MINIMUM TO LOT LIGHTING
 - LOT LIGHTING TO BE 4" MINIMUM TO LOT LIGHTING
 - CONCRETE TO BE 4" MINIMUM TO LOT LIGHTING

PAVING SPECIFICATIONS

CONCRETE 2" TOTAL CONTRACTOR SUPPLY (TYPICAL)

- 1" BITUMINOUS CONCRETE SURFACE COURSE
- 1" BITUMINOUS CONCRETE BINDER COURSE
- 1" GRAVEL BASE, CA-4, POLLS & COMPACTED
- 1" LAYER OF TYPAR REINFORCING OVER SUB-BASE

GRAVEL BASE AND SUB-BASE COURSE SHALL BE PLACED OVER THE SUB-GRADE AND EACH COURSE COMPACTED AT 95% MODIFIED PROCTOR LABORATORY DENSITY

LOT LIGHTING RECOMMENDATION

SECURITY LIGHTING SYSTEM METAL HALIDE ORDER: 3 DOUBLE HEAD FIXTURES, 3 SINGLE HEAD FIXTURES. LOT LIGHTS TO BE WIRING ON ALTERNATE CIRCUITS AS SHOWN BASES TO HAVE 3/4" DIAMETER 30' LONG GALVANIZED WIRE.

UTILITY INFORMATION

SIZE	TYPE	LOCATION
12"	SEWER	...
12"	WATER	...
12"	SEWER	...
12"	ELECTRIC	...
12"

PARKING INFORMATION

NO. OF SPACES	25' SPACES	20' x 25' SPACES	15' x 20' SPACES
52

UTILITY INFORMATION

SIZE	TYPE	LOCATION
12"	SEWER	...
12"	WATER	...
12"	SEWER	...
12"	ELECTRIC	...
12"

REQUIRED PARKING STALLS: 514 SUPPLIED: 52

LEGEND

SYMBOL	DESCRIPTION
---	SEWER
---	WATER
---	LOT LIGHT
---	EXISTING ELEVATION
---	PROPOSED ELEVATION

PLANNING INFORMATION

PREPARED BY: GORTON & ASSOCIATES
 508 E. 14th STREET, P.O. BOX 60118
 CHARLOTTE, NC 28216
 DATE: 1/28/95

STREET ADDRESS
 NORTH AVE. (IL RTE 64) & SMITH RD.

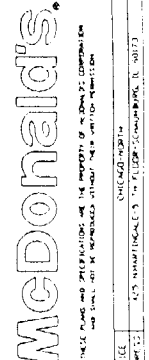
CITY ST. CHARLES **STATE** ILLINOIS

COUNTY DUPAGE

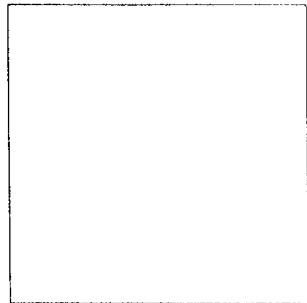
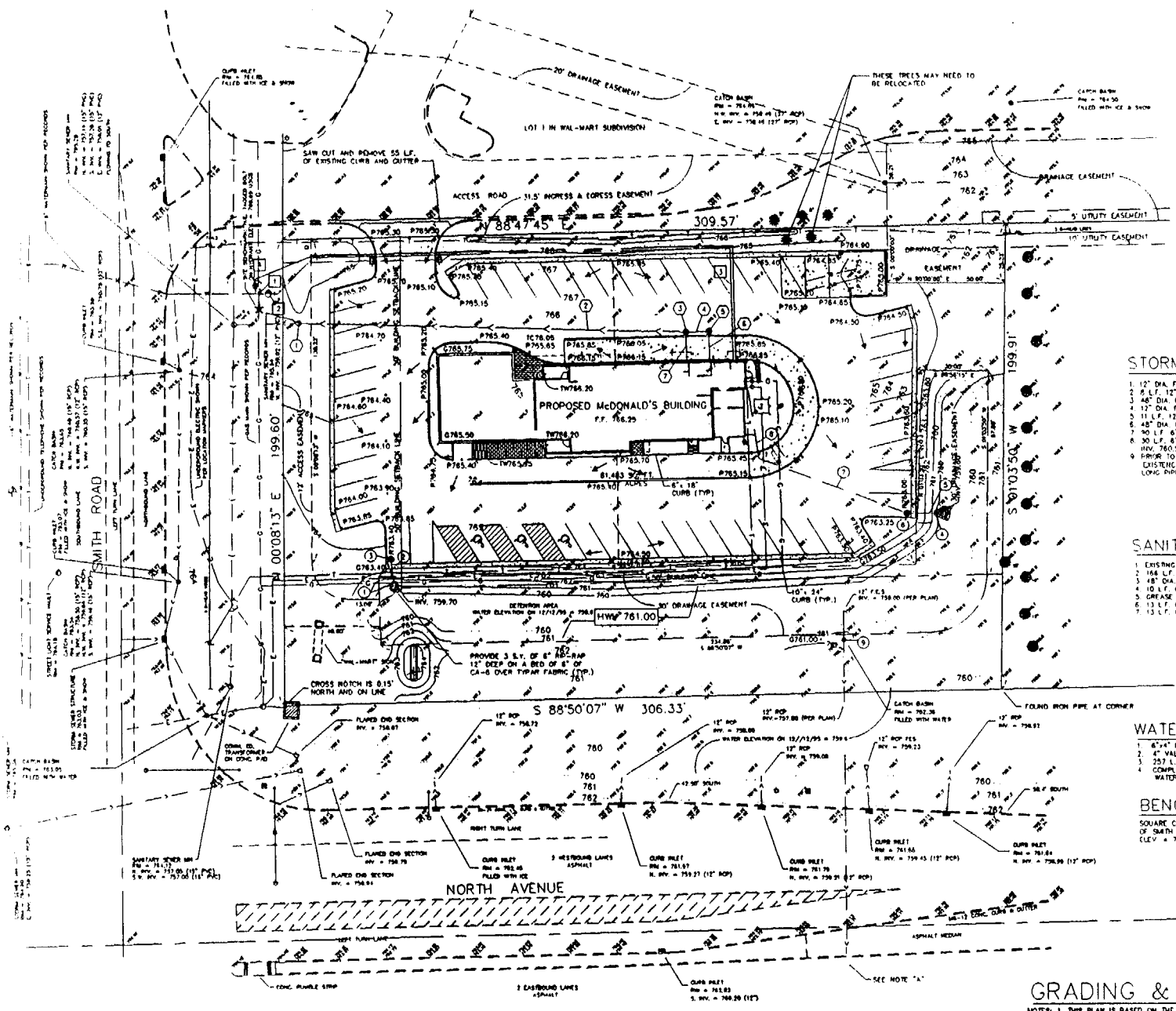
REGIONAL DVG. NO. IL #012-1700 **CORPORATE DVG. NO.** IL #012-1700

STATUS PRELIMINARY **DATE** 1/28/95 **BY** BJS

PLAN CHECKED ... **AS-BUILT** ...



DATE	DESCRIPTION	BY
...
...
...
...



LOCATION MAP
SECTION 30, TOWNSHIP 40 NORTH, RANGE 4 EAST

STORM SEWER

1. 12" DIA. FLARED END SECTION, INV. 756.70
2. 6" L.F. 12" ROP CL. IN STORM SEWER AT 1.00%
3. 48" DIA. CATCHBASIN, RM 763.40, INV. 756.87
4. 12" DIA. FLARED END SECTION, INV. 759.80
5. 11 L.F. 12" ROP CL. IN STORM SEWER AT 0.50%
6. 48" DIA. CATCH BASIN, RM 783.00, INV. 759.70(E), 760.05(W)
7. 30 L.F. 6" PVC (SDR 26) ROOF DRAIN AT 3.00% INV. AT BLDG. 762.75
8. 30 L.F. 6" PVC (SDR 26) ROOF DRAIN AT 3.00% WITH W/C CONNECTION INV. 760.55, INV. AT BLDG. 762.75
9. PRIOR TO OCCUPANCY, THE 4" RESPONDER SHALL BE VERIFIED AS TO ITS EXISTENCE AND ELEVATION. IF ONE DOES NOT EXIST, INSTALL A 4" DIA. 2' LONG PIPE IN THE DOWNSTREAM PIPE OF THIS BASIN.

SANITARY SEWER

1. EXISTING SANITARY MAINLINE, RM 785.84, INV. 759.02(W) 760.19(E)
2. 168 L.F. 6" PVC (SDR 26) SANITARY SEWER AT 1.00%
3. 48" DIA. SANITARY MANHOLE, RM 765.95, INV. 761.95
4. 10 L.F. 6" PVC (SDR 26) SANITARY SEWER AT 1.00%
5. GREASE TRAP, RM 782.90, INV. 761.95(OUT) INV. 762.12(W)
6. 13 L.F. 6" D.I.P. SANITARY SEWER AT 1.00% INV. AT BLDG. 762.75
7. 13 L.F. 6" D.I.P. SANITARY SEWER AT 3.00% INV. AT BLDG. 762.25

WATERMAIN

1. 6" x 4" REDUCER
2. 4" VALVE IN A 48" DIA. VAULT
3. 257 L.F. OF 4" D.I.W.M. WITH FITTINGS
4. COMPLETE B-BOX WITH 262 L.F. OF 2" TYPE "K" COPPER WATER SERVICE.

BENCHMARK

SQUARE CUT ON THE CORNER OF TRAFFIC CONTROL BOX BASE, WEST SIDE OF SMITH ROAD AND 4.95' NORTH OF NORTH LINE OF NORTH AVE. ELEV. = 764.10 U.S.C.S.

GRADING & UTILITY PLAN

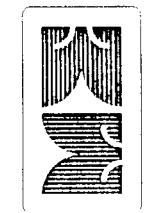
NOTES: 1. THIS PLAN IS BASED ON THE TOPOGRAPHICAL SURVEY PREPARED BY: DEWLE AND ASSOCIATES, P.C. (708) 816-8282.
2. UNLESS OTHERWISE NOTED TOP OF CURB IS 0.50' HIGHER THAN THE ADJACENT FLOWLINE (FL) OR PAVEMENT (P) ELEVATION.

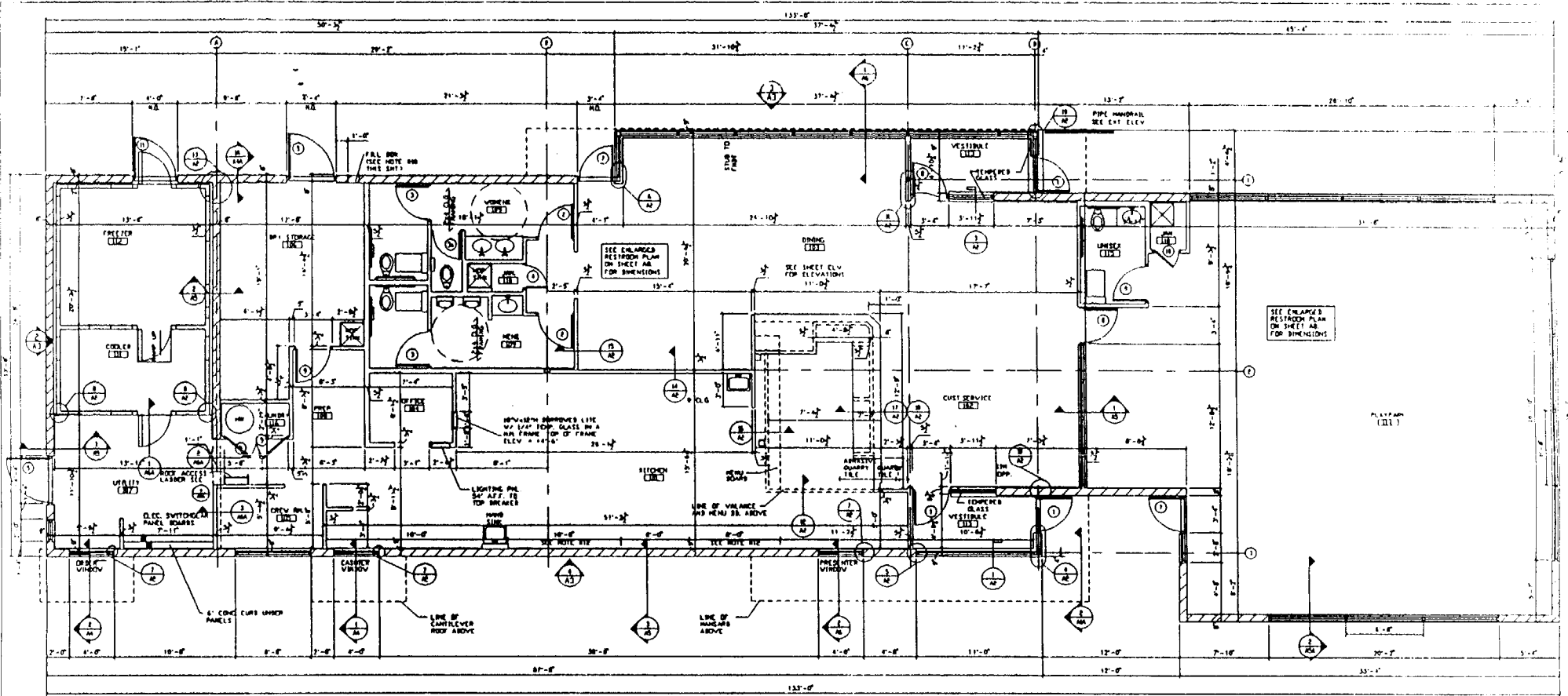
REVISIONS

NO.	DATE	DESCRIPTION
1	01/15/20	ISSUED FOR PERMIT
2	01/15/20	ISSUED FOR PERMIT
3	01/15/20	ISSUED FOR PERMIT
4	01/15/20	ISSUED FOR PERMIT
5	01/15/20	ISSUED FOR PERMIT

ENGINEERING FOR
McDonald's
MARCH'S ENGINEERING, LTD.
CORPORATE ENGINEERS
100 S. BARRACLOUGH ROAD, SUITE 100, JARVISVILLE, KY 40329, (502) 885-9107
FAX: (502) 885-9108
DESIGN: J. WEAVER
DATE: JAN. 15, 2020
SCALE: AS SHOWN
ST. CHARLES, MISSOURI

MARCH'S ENGINEERING, LTD.
CORPORATE ENGINEERS
100 S. BARRACLOUGH ROAD, SUITE 100, JARVISVILLE, KY 40329, (502) 885-9107
FAX: (502) 885-9108
DESIGN: J. WEAVER
DATE: JAN. 15, 2020
SCALE: AS SHOWN
ST. CHARLES, MISSOURI





GENERAL NOTES:

1. EXTERIOR DIMENSIONS ARE TO COLUMN REFERENCE (LINE) UNLESS FACE OF FOUNDATION WALLS UNLESS OTHERWISE NOTED.
2. INTERIOR DIMENSIONS ARE TO FACE OF WALL STUD OR FLOORING.
3. PROVIDE 2" RIGID INSULATION UP VIDE AROUND PERIMETER OF OPENING TO DRY STORAGE AREA.
4. SEE SHEET A-1 FOR LOCATION OF BACKUP SUPPORTS.
5. SEE SITE PLAN FOR SIDEWALK, RAMP, ETC.
6. VIDEO CAMERAS & LOCKERS SUPPLIED BY OPERATOR INSTALLED BY GC.
7. MANAGER'S OFFICE PACKAGE SUPPLIED BY OPERATOR INSTALLED BY GC.
8. TEMPERATURE SENSORS IN DINING & CUSTOMER SERVICE AREAS SHALL BE MOUNTED 5'-8" AFF. (SEE SHEET M-1).
9. PROGRAMMABLE THE MOTESTATS (3) SHALL BE PLACED ADJACENT TO ONE ANOTHER AT A HEIGHT OF 48" AFF. LOCATE IN THE CLEAR AREA BETWEEN THE SALES & IN THE MANAGER'S OFFICE. (SEE SHEET M-1).
10. FILL BOX 878 & 34" ABOVE PLAN TO TOP OF BOX SUPPLY.
 - 1. HONDA EXTRA VALVES ENG. MODEL 897-1953-4 TELEPHONE 862-758-2484.
 - 2. OPTIMIZING SERVICES MODEL 07476 TELEPHONE 484-127-6636, 888-241-7152.
11. SPECIAL SERVICE DRIVE-THRU WINDOW SUPPLIES:
 - 1. HORTON SEVERE 8000 - 48 172" x 30" - B-4 TELEPHONE 488-531-3111.
12. PROVIDE METAL FURNISHING & USA BURGER FOR TOWN IN LIEU OF ORIGINAL BOWND EXTERIOR EQUIP.

FLOOR PLAN
 3/16" = 1'-0"
 NOTES:
 FOR ROOM FRESH & BEER SCHEDULES
 & NOTES SEE SHEET A-1A

DESIGN CALCULATIONS

1. DINING AREA & CUSTOMER SERVICE 900 SF.	9. COOLER 185 SF.
2. KITCHEN AREA 800 SF.	10. FREEZER 170 SF.
3. DRY STORAGE 115 SF.	TOTAL CLERK 275 SF.
4. CHEF RECH 80 SF.	
5. OFFICE 50 SF.	
6. RESTROOM 200 SF.	11. INTERIOR PLAYPARK 1140 SF.
7. VESTIBULE 130 SF.	
8. FACE TO FACE & UTILITY 101 SF.	
TOTAL RESTAURANT BLDG 2401 SF.	TOTAL BLDG CLERK & PLAYPARK 1415 SF.
	TOTAL SEATS IN RESTAURANT 63.

PRELIMINARY 2/2/96 TO

REV	BY	DESCRIPTION	DATE

SOOS & ASSOCIATES, INC.

ARCHITECTS
 1100 WOOD AVE. SUITE 1000
 ST. CHARLES, ILL. 62205
 PHONE: 314-426-0000 FAX: 314-426-1000

McDONALD'S

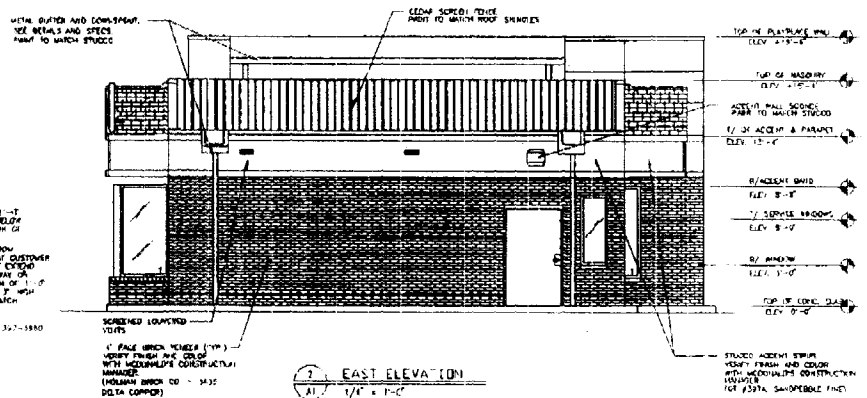
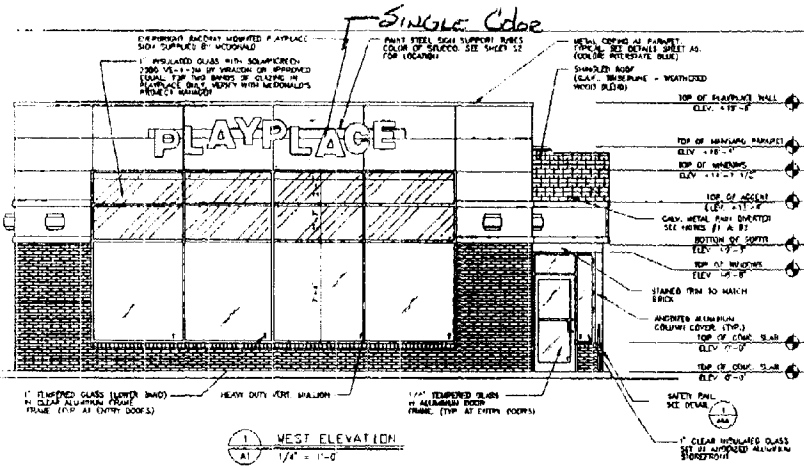
THIS DRAWING AND SPECIFICATIONS ARE THE PROPERTY OF HUNTERDOGS CORPORATION AND SHALL NOT BE COPIED OR REPRODUCED WITHOUT WRITTEN AUTHORIZATION. THE CONTRACT DOCUMENTS, PREPARED FOR AND FOR THE USE OF THE CLIENT IN CONNECTION WITH THIS DRAWING AND NOT ON BEHALF OF THE CONTRACTOR, REQUIRE THE SERVICES OF HUNTERDOGS CORPORATION. ANY REPRODUCTION OF THE CONTRACT DOCUMENTS FOR ANY OTHER PROJECT IS NOT AUTHORIZED WITHOUT WRITTEN PERMISSION.

NORTH AVE (R. RTE 64) & SMITH RD. ST. CHARLES, ILLINOIS

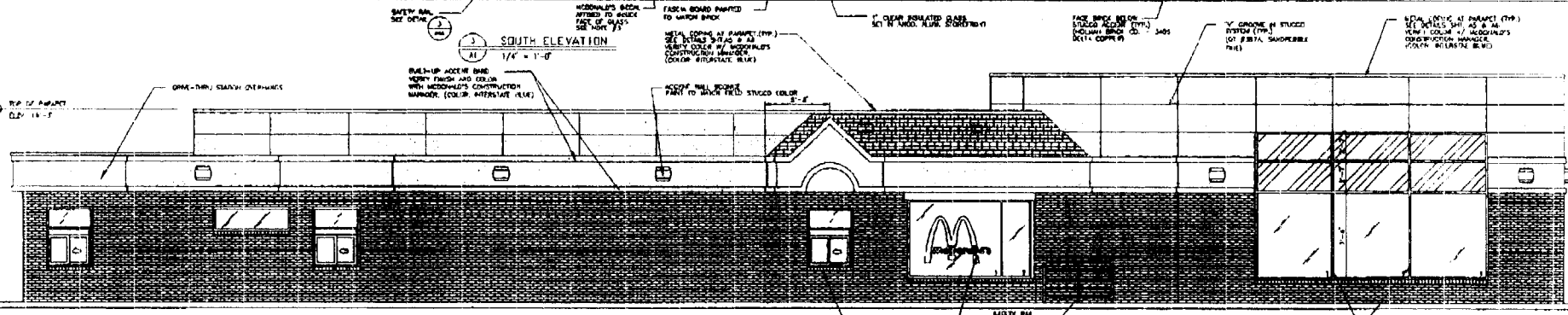
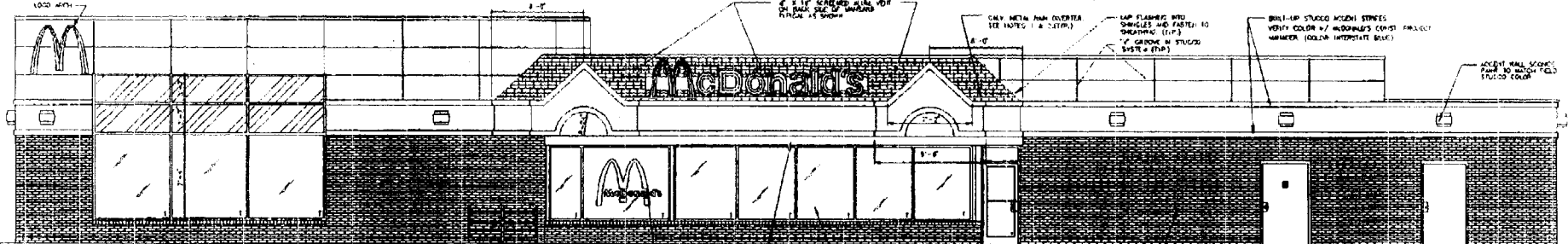
HUNTERDOGS CORPORATION - 1100 WOOD AVE. SUITE 1000, ST. CHARLES, ILL. 62205			
FLOOR PLAN			
DATE	SCALE	OWNER'S	BY


AL

*Note: "Playplace" sign to match accent band single color



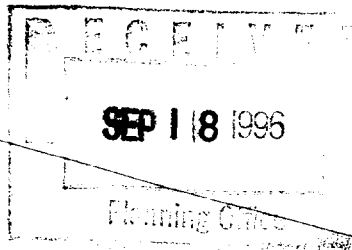
- ELEVATION NOTES**
1. EXTERIOR MASONRY WITHIN 1'-0" OF
SOUTH ELEVATION IN WALL BELOW
STONE FINISH IN FINISH OF
EXTENDED PORTION
 2. WATER IS TO BE DRAINAGE FROM
CORRODIVE DRIP SUBSTRATE AT GUTTER
DOWNSPOUT. DOWNSPOUTS MUST EXTEND
BEYOND GUTTER INTO DRAINAGE OR
LANDSCAPED AREA A MINIMUM OF 1'-0"
DOWNSPOUTS ARE TO BE 3" x 3" W/ 1/2"
OF GALV. GALV. PAINTED TO MATCH
SHINGLES
 3. 100% BRICK AVAILABLE FROM
MCDONALD'S PROJECT (708) 347-5880



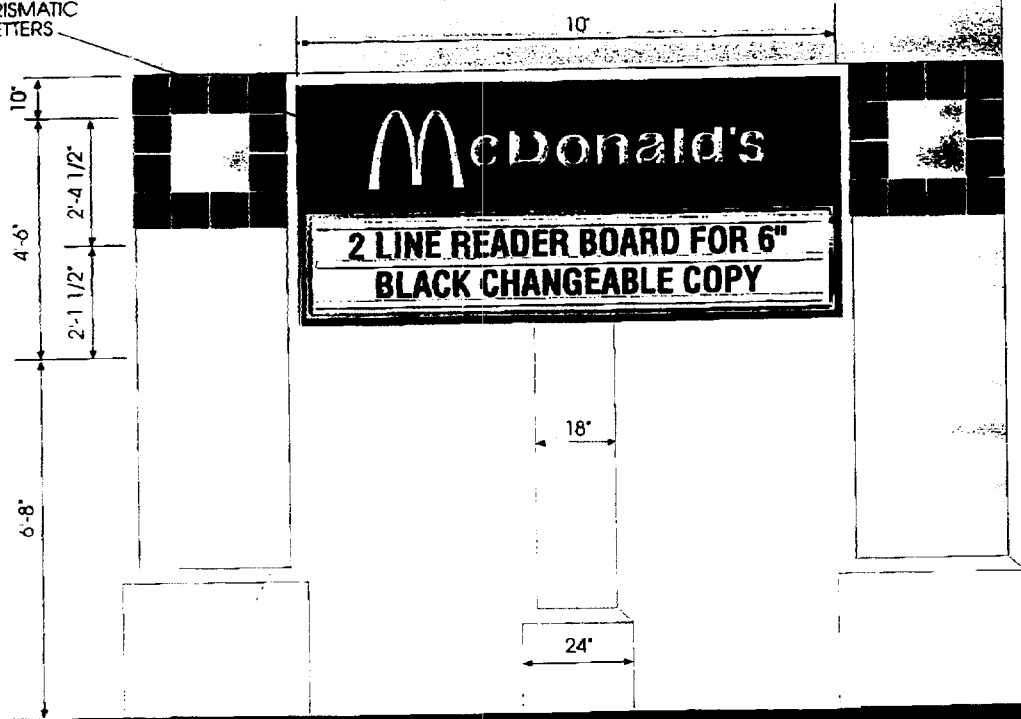
<p>• SOOS & ASSOCIATES, INC. •</p>  <p>ARCHITECTS 300 NORTH WABASH, CHICAGO, ILL. 60610 PHONE: 312.467.1100 FAX: 312.467.1101</p>		<p>McDONALD'S</p> <p>THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF MCDONALD'S RESTAURANTS AND ARE TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED. ANY REUSE OR REPRODUCTION OF THESE DRAWINGS OR SPECIFICATIONS WITHOUT THE WRITTEN PERMISSION OF MCDONALD'S RESTAURANTS IS STRICTLY PROHIBITED. THE USER OF THESE DRAWINGS AND SPECIFICATIONS AGREES TO RELEASE MCDONALD'S FROM LIABILITY FOR ANY DAMAGE, INCLUDING REASONABLE ATTORNEY'S FEES, INCURRED BY THE USER OR ANY OTHER PARTY AS A RESULT OF REUSE OR REPRODUCTION OF THESE DRAWINGS AND SPECIFICATIONS.</p> <p>NORTH AVE (IL RTE 84) & SMITH RD. ST. CHARLES, ILLINOIS</p>		<p>DATE: 7/3/96 BY: [Signature]</p> <p>DESCRIPTION: SIGNAGE</p> <p>PS</p>		<p>PROJECT NO. 98-487019</p> <p>DATE: 7/27/96</p> <p>SCALE: 1/4" = 1'-0"</p> <p>PROJECT NO. 98-487019</p> <p>DATE: 7/27/96</p>	
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A3 ELEVATIONS

To <i>Bob Hupp</i>	From <i>Stadelman</i>
Co./Dept. <i>St. Charls.</i>	Co. <i>NA</i>
Phone #	Phone # <i>847-619-3734</i>
Fax # <i>(630) 443-4638</i>	Fax # <i>3610</i>



18" PRISMATIC ARCH
AND 8-1/2" PRISMATIC
'cDonald's' LETTERS



Scale: 3/8"=1'-0"

CONCEPT 1

D/F McDonald's I.D. sign with single pole structure to be installed between existing pillars of Walmart sign; Pan formed faces; Fluor. illum.; Cabinet and pole ptd. McD's dk. brown; Pole cladding to match columns on Wal-mart sign.

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

Certificate

I, KRISTIE A. DARULA, certify that I am the duly elected and acting municipal clerk of the city of St. Charles, Kane and DuPage Counties, Illinois.

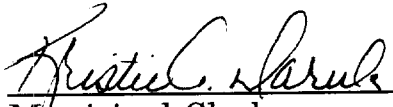
I further certify that on October 7, 1996, the Corporate Authorities of such municipality passed and approved Ordinance No. 1996-M-71, entitled

"An Ordinance Granting a Special Use for a Drive-In Establishment in the Dunham Club/Route 64 PUD (McDonald's)",

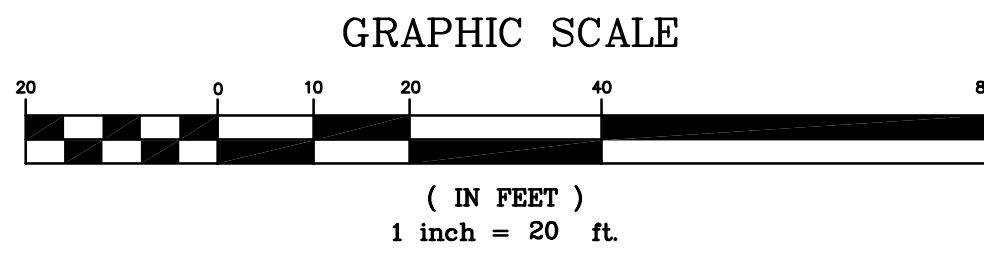
which provided by its terms that it should be published in pamphlet form.

The pamphlet form of Ordinance No. 1996-M-71, including the Ordinance and a cover sheet thereof was prepared, and a copy of such Ordinance was posted in the municipal building, commencing on October 11, 1996, 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 _____ day of October, 1996.


Municipal Clerk

(S E A L)



BOUNDARY AND TOPOGRAPHIC SURVEY

BY
GENTILE AND ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS

550 E. ST. CHARLES PLACE
LOMBARD, ILLINOIS 60148
PHONE : (630) 916-6262
FAX : (630) 916-6264

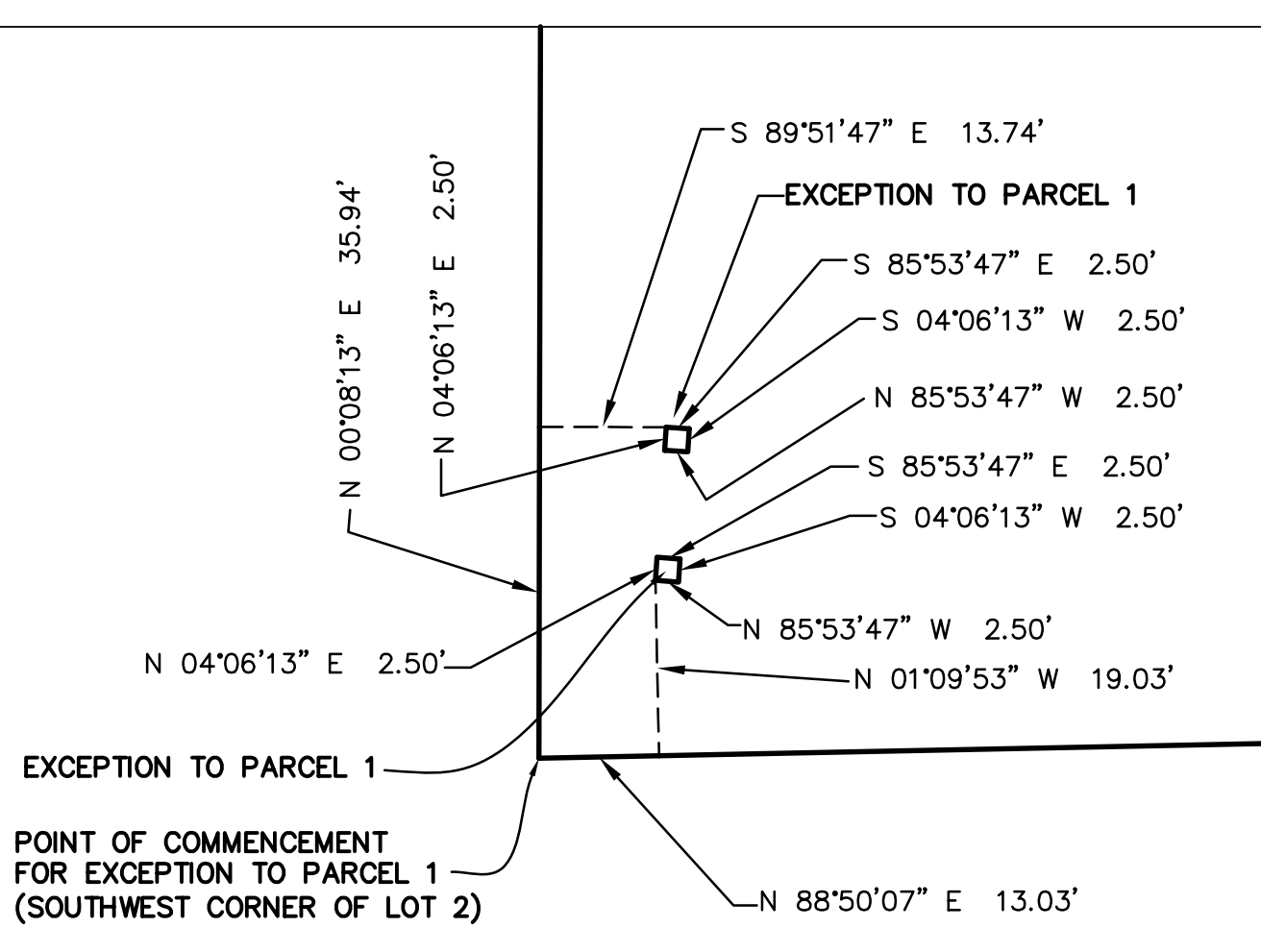
PARCEL 1:
LOT 2 IN WAL-MART SUBDIVISION IN PART OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING A SUBDIVISION OF LOTS 1, 2, 3 AND PART OF LOT 13 OF PETRAUSKAS' SUBDIVISION, EXCEPTING THEREFROM THAT PART OF SAID LOT 2 DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 2; THENCE NORTH 88 DEGREES 50 MINUTES 07 SECONDS EAST ALONG THE SOUTH LINE OF SAID LOT 2, 13.03 FEET; THENCE NORTH 01 DEGREES 09 MINUTES 53 SECONDS WEST, 19.03 FEET TO THE SOUTHWEST CORNER OF AN EXISTING SIGN BASE FOR THE POINT OF BEGINNING; THENCE NORTH 04 DEGREES 08 MINUTES 13 SECONDS EAST, 2.50 FEET; THENCE SOUTH 85 DEGREES 53 MINUTES 47 SECONDS EAST, 2.50 FEET; THENCE SOUTH 04 DEGREES 06 MINUTES 13 SECONDS WEST 2.50 FEET; THENCE NORTH 85 DEGREES 53 MINUTES 47 SECONDS WEST, 2.50 FEET; THENCE SOUTH 04 DEGREES 06 MINUTES 13 SECONDS EAST, 2.50 FEET; THENCE SOUTH 85 DEGREES 53 MINUTES 47 SECONDS EAST, 2.50 FEET; THENCE SOUTH 04 DEGREES 06 MINUTES 13 SECONDS WEST, 2.50 FEET; THENCE NORTH 04 DEGREES 06 MINUTES 13 SECONDS EAST, 2.50 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2:
NON-EXCLUSIVE EASEMENT RESERVED AND GRANTED FOR THE BENEFIT OF OWNER OF PARCEL 1, UPON, ACROSS, OVER AND THROUGH THE AREA SHOWN AS "INGRESS AND EGRESS EASEMENT" ON WAL-MART SUBDIVISION RECORDED AS DOCUMENT R92-165313.

CONTAINING TOTAL AREA: 61,482.68 Sq Ft (1.41 Ac.)

PROPERTY IS LOCATED ON THE NORTHEAST CORNER OF NORTH AVENUE AND SMITH ROAD, ST. CHARLES, IL.

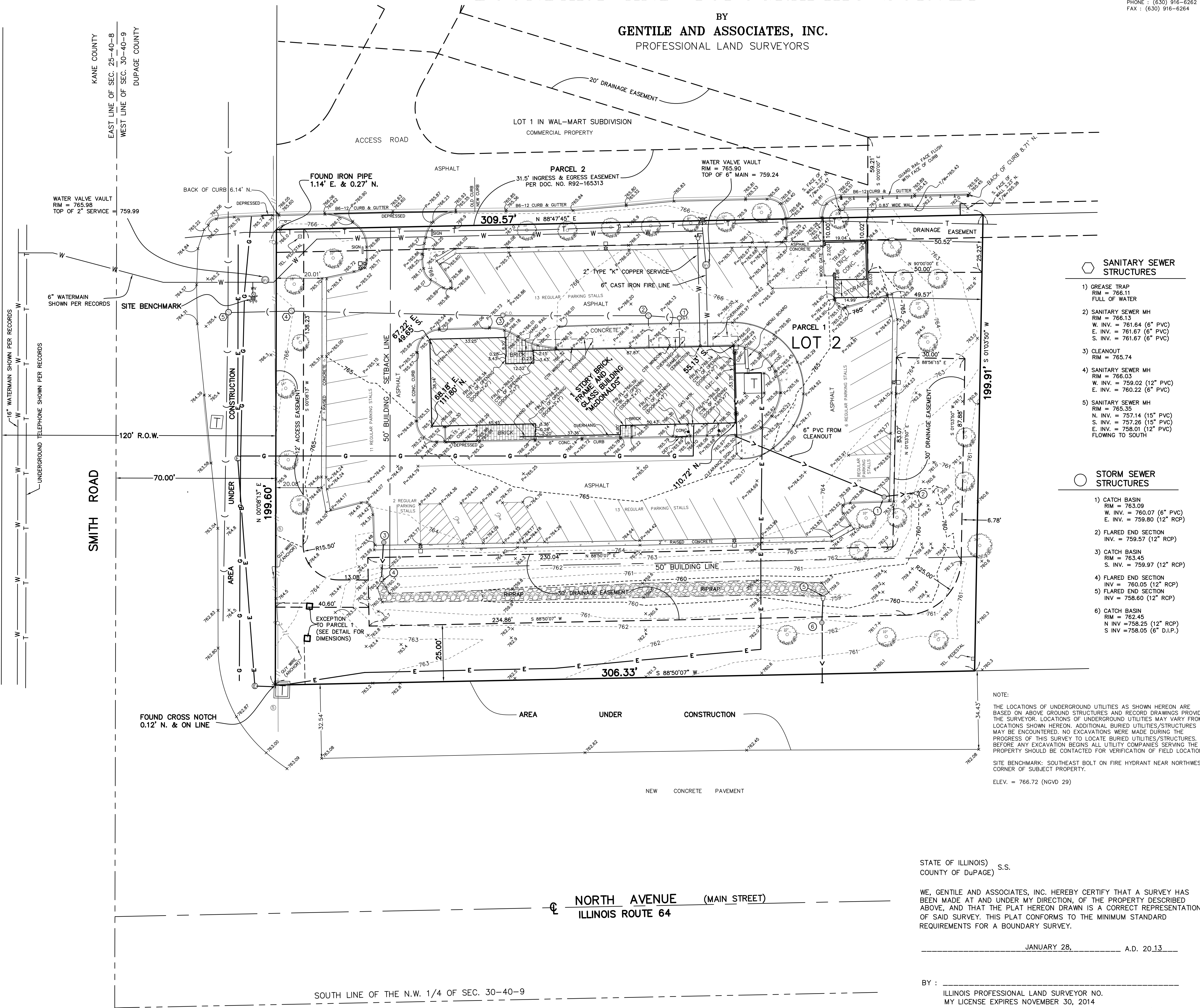
- LEGEND**
- ☐ LIGHT STANDARD
 - ⊙ SIGN POST
 - ⊙ FIRE HYDRANT
 - ⊙ CLOSED COVER DRAINAGE STRUCTURE
 - ⊙ OPEN COVER DRAINAGE STRUCTURE
 - ⊙ CURB INLET/CATCH BASIN
 - ⊙ SANITARY SEWER MANHOLE
 - ⊙ GREASE TRAP
 - ⊙ CLEANOUT
 - ⊙ WATER SHUTOFF VALVE WITH 8" CASING
 - ⊙ BOLLARD
 - ⊙ VEHICLE HEIGHT CONTROL SIGN
 - ⊙ CLEANOUT FOR DOWNSPOUT
 - ⊙ TELEPHONE PEDESTAL
 - ⊙ TRANSFORMER
 - ⊙ ELECTRIC SERVICE VAULT
 - ⊙ WATER SERVICE SHUTOFF VALVE
 - ⊙ TREE WITH TRUNK DIAM. SIZE
 - STORM SEWER
 - SANITARY SEWER
 - GAS MAIN
 - WATER MAIN
 - UNDERGROUND ELECTRIC
 - UNDERGROUND TELEPHONE
 - XXXXX GROUND ELEVATION
 - XXXXXX PAVEMENT ELEVATION
 - FIN/FL = FINISHED FLOOR ELEVATION
 - T/FDN = TOP OF FOUNDATION ELEVATION
 - DEP. = DEPRESSED



DETAIL FOR EXCEPTION TO PARCEL 1

BASE SCALE : 1 INCH = 20 FEET
DISTANCES ARE MARKED IN FEET AND DECIMAL PARTS THEREOF
ORDERED BY : WATERMARK ENGINEERING RESOURCES
CHECKED BY : MMG
SURVEYED BY : JG-LR
COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE. FOR BUILDING LINE AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR ABSTRACT DEED, CONTRACT AND ZONING ORDINANCE.

ORDER NO. 95-14463-13TOPO
LC. # 12-1700, McDONALD'S, 3900 E. MAIN STREET, ST. CHARLES



- SANITARY SEWER STRUCTURES**
- GREASE TRAP
RIM = 766.11
FULL OF WATER
 - SANITARY SEWER MH
RIM = 766.13
W. INV. = 761.64 (6" PVC)
E. INV. = 761.67 (6" PVC)
S. INV. = 761.67 (6" PVC)
 - CLEANOUT
RIM = 765.74
 - SANITARY SEWER MH
RIM = 766.03
W. INV. = 759.02 (12" PVC)
E. INV. = 760.22 (6" PVC)
 - SANITARY SEWER MH
RIM = 765.35
N. INV. = 757.14 (15" PVC)
S. INV. = 757.26 (15" PVC)
E. INV. = 758.01 (12" PVC)
FLOWING TO SOUTH

- STORM SEWER STRUCTURES**
- CATCH BASIN
RIM = 763.09
W. INV. = 760.07 (6" RCP)
E. INV. = 759.80 (12" RCP)
 - FLARED END SECTION
INV. = 759.57 (12" RCP)
 - CATCH BASIN
RIM = 763.45
W. INV. = 759.97 (12" RCP)
 - FLARED END SECTION
INV. = 760.05 (12" RCP)
 - FLARED END SECTION
INV. = 758.60 (12" RCP)
 - CATCH BASIN
RIM = 762.45
N. INV. = 758.25 (12" RCP)
S. INV. = 758.05 (6" D.I.P.)

NOTE:
THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. BEFORE ANY EXCAVATION BEGINS ALL UTILITY COMPANIES SERVING THE PROPERTY SHOULD BE CONTACTED FOR VERIFICATION OF FIELD LOCATION.
SITE BENCHMARK: SOUTHEAST BOLT ON FIRE HYDRANT NEAR NORTHWEST CORNER OF SUBJECT PROPERTY.
ELEV. = 766.72 (NGVD 29)

STATE OF ILLINOIS) S.S.
COUNTY OF DuPAGE)

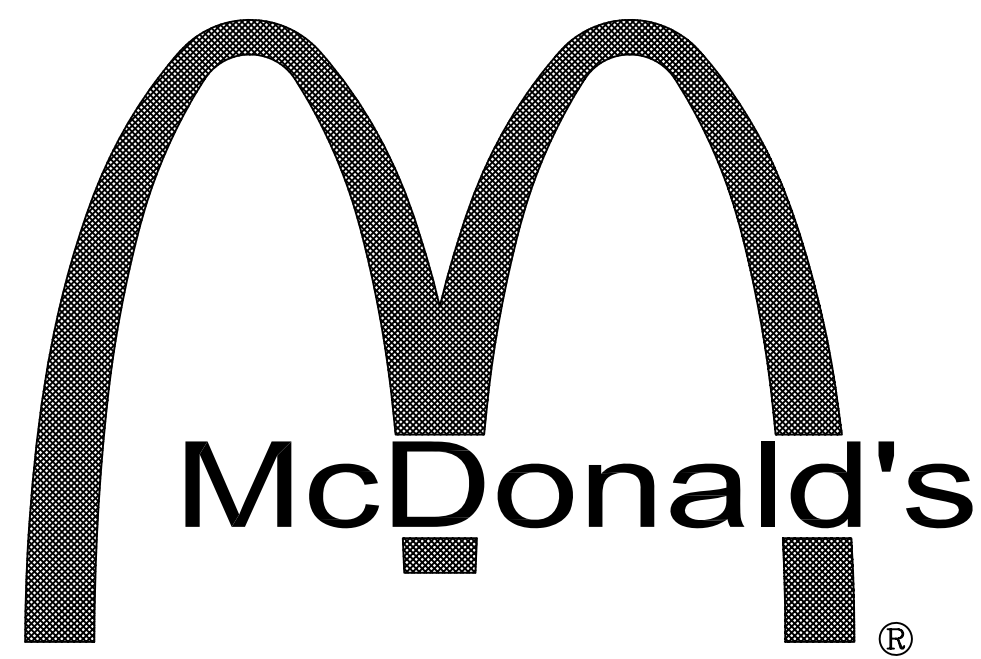
WE, GENTILE AND ASSOCIATES, INC. HEREBY CERTIFY THAT A SURVEY HAS BEEN MADE AT AND UNDER MY DIRECTION, OF THE PROPERTY DESCRIBED ABOVE, AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY. THIS PLAT CONFORMS TO THE MINIMUM STANDARD REQUIREMENTS FOR A BOUNDARY SURVEY.

JANUARY 28, A.D. 2013

BY : _____
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. _____
MY LICENSE EXPIRES NOVEMBER 30, 2014
ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184-002870

☐ NORTH AVENUE (MAIN STREET)
ILLINOIS ROUTE 64

SOUTH LINE OF THE N.W. 1/4 OF SEC. 30-40-9



McDonald's

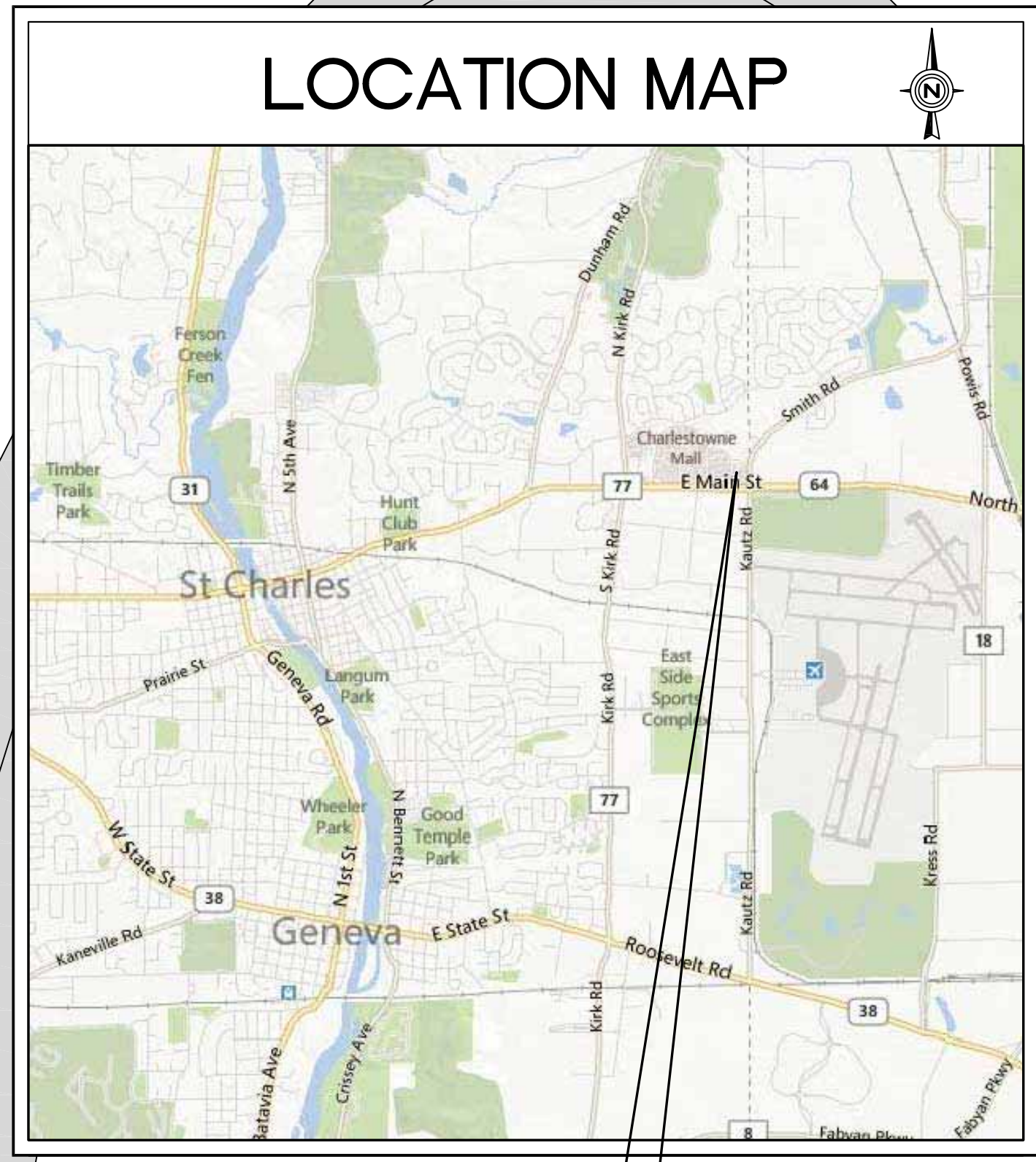
McDONALD'S - ST. CHARLES, IL

FINAL ENGINEERING PLANS

FOR

AT
 3900 E. MAIN STREET
 CITY OF ST. CHARLES
 DuPAGE COUNTY, ILLINOIS

INDEX	
CIVIL ENGINEERING PLANS	
C-1	COVER SHEET
C-2	GEOMETRIC PLAN
C-3	GRADING AND UTILITY PLAN
C-4	ACCESSIBLE ROUTE GRADES AND DETAILS
C-5	PROJECT DETAILS AND SPECIFICATIONS
SUPPORTING DOCUMENTS	
1 of 1	BOUNDARY TOPOGRAPHIC SURVEY
L-1	LANDSCAPE PLAN
DT-1	DRIVE-THRU PAVEMENT PLAN
DT-2	DRIVE-THRU EQUIPMENT PLAN
DT-3	DRIVE-THRU DETAILS
DT-4	DRIVE-THRU DETAILS



SITE LOCATION

BENCHMARK

SITE BENCHMARK
 SOUTHEAST BOLT ON FIRE HYDRANT NEAR NORTHWEST CORNER OF SUBJECT PROPERTY.

ELEVATION = 766.72 (NGVD 29)

EXISTING	PROPOSED
⊗ OVERHEAD WIRES (# OF WIRES)	CATCH BASIN
— SANITARY SEWER	INLET
— STORM SEWER	STORM MANHOLE
— UNDERGROUND ELECTRIC	SANITARY MANHOLE
— GAS MAIN	VALVE VAULT
— WATER MAIN	FIRE HYDRANT
XXXXX GROUND ELEVATION	FLARED END SECTION
XXXXXX PAVEMENT ELEVATION	ELECTRICAL POWER POLE
FIN/FL = FINISHED FLOOR ELEVATION	OVERHEAD TRAFFIC SIGNAL
T/W = TOP OF WALL	OVERHEAD ELECTRIC WIRES
□ UTILITY PEDESTAL	TRANSFORMER PAD
○ UTILITY POLE	TELEPHONE PEDESTAL
★ LIGHT STANDARD	TELEPHONE MANHOLE
— SIGN POST	CABLE TELEVISION PEDESTAL
⊕ TRAFFIC SIGNAL LIGHT	COMMONWEALTH EDISON MANHOLE
⊙ OPEN COVER DRAINAGE STRUCTURE	B/BOX
▣ CURB INLET/CATCH BASIN	LIGHT POLE
⊕ WATER SHUTOFF VALVE WITH 8" CASING	SIGN
⊙ CLEANOUT	BOLLARD POLE
⊕ WATER SERVICE SHUTOFF VALVE	GAS MARKER
● BOLLARD	ELECTRIC MARKER
⊕ GREASE TRAP	TELEPHONE MARKER
	WATER MAIN
	GAS MAIN
	ELECTRIC LINE
	TELEPHONE LINE
	CABLE TV LINE
	SANITARY SEWER
	STORM SEWER
	GUY POLE
	CONIFEROUS TREE W/DIAMETER
	DECIDUOUS TREE W/DIAMETER
	WOOD FENCE
	CHAIN LINK FENCE
	METAL GUARDRAIL
	CONCRETE SURFACE
	CONTOUR LINE
	PAVEMENT ELEVATION
	GROUND ELEVATION
	TOP OF WALK ELEVATION
	TOP OF RETAINING WALL ELEVATION
	FLOW LINE ELEVATION
	TOP OF CURB ELEVATION
	RIM ELEVATION
	DOWNSPOUT LOCATION
	PERVIOUS AREA SLOPE DIRECTION
	PAVEMENT SLOPE DIRECTION
	OVERLAND OVERFLOW DIRECTION
	INLET PROTECTION
	INLET BASKET FILTER

STATE OF ILLINOIS) SS
 COUNTY OF KANE)

I, JEFFREY C. MILLER, A LICENSED PROFESSIONAL ENGINEER OF ILLINOIS, HEREBY CERTIFY THAT THESE CIVIL ENGINEERING PLANS, NOT THE SUPPORTING DOCUMENTS, AS LISTED IN THE INDEX, HAVE BEEN PREPARED BY WATERMARK ENGINEERING RESOURCES, LTD. UNDER MY PERSONAL DIRECTION. THESE PLANS ARE INTENDED TO BE USED AS AN INTEGRAL PART OF THE PROJECT SPECIFICATIONS AND CONTRACT DOCUMENTS.

DATE: _____

ILLINOIS LICENSED PROFESSIONAL ENGINEER NO. 62-045858.
 MY LICENSE EXPIRES ON 11-30-13.

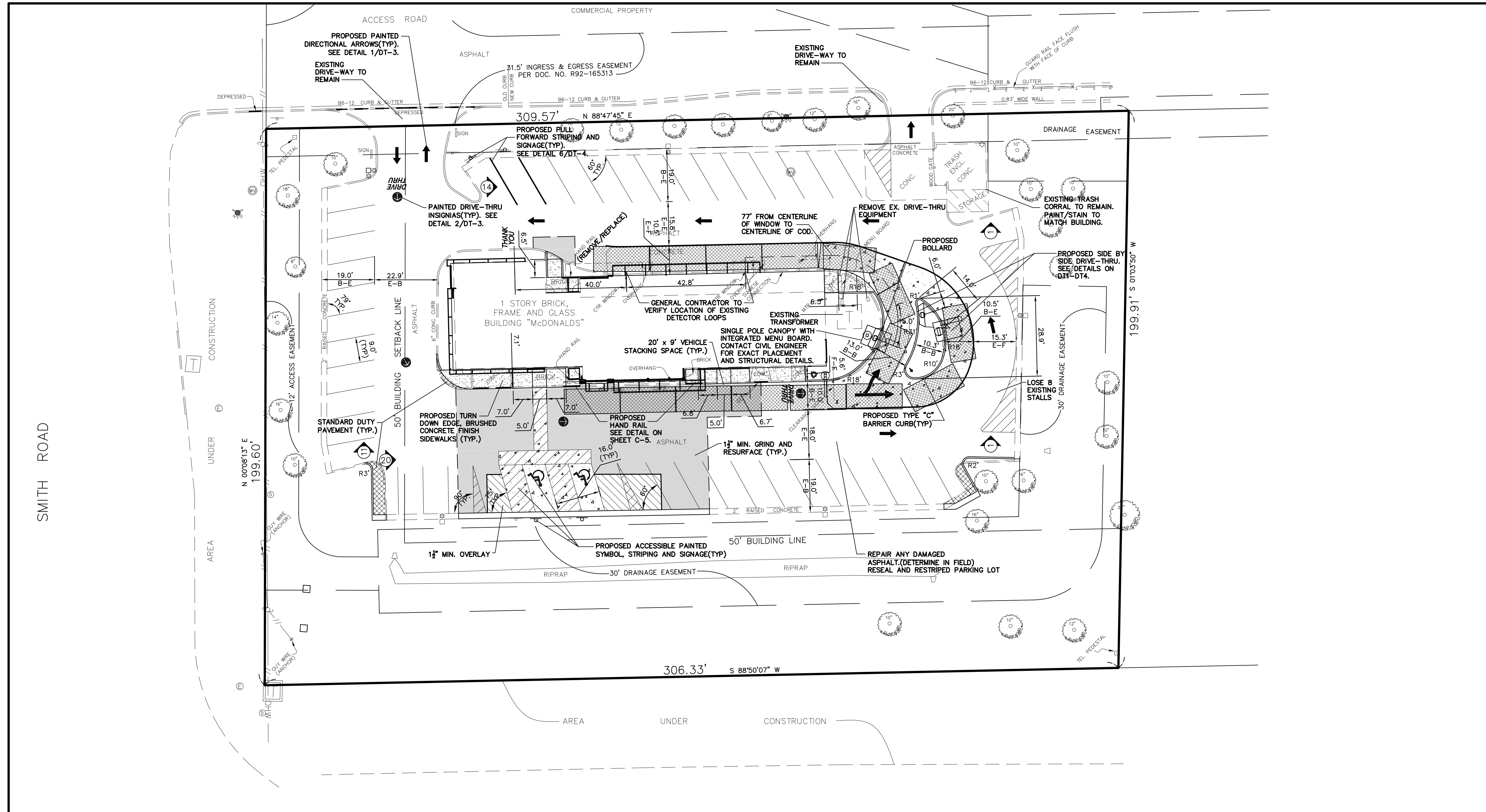
UNLESS THIS DOCUMENT BEARS ORIGINAL SIGNATURE AND EMBOSSED SEAL OF THE DESIGN ENGINEER, IT IS NOT A VALID DOCUMENT.

ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184.002989

COVER SHEET

DATE	04/29/13
DRAWING	C2
REVISIONS	PER CITY REVIEW LETTER DATED 04/04/13
NO.	1
Prepared For:	
Lingle Design Group 158 W. Main Street Lena, IL 61048	McDONALD'S - ST. CHARLES, IL 3900 E. Main Street St. Charles, Illinois
Prepared By:	
Watermark Engineering Resources, Ltd.	2631 Ginger Woods Parkway, Suite 100, Aurora, IL 60502 phone 630-375-1800 fax 630-236-9600 www.watermark-engineering.com
CHECKED BY: J. MILLER	DESIGN BY: M. BAILEY
DRAWN BY: D. OLSON	DATE: MARCH 22, 2013
SCALE: NONE	PROJECT NO.: 05-100.01
C-1	
LC #12-1700	





GENERAL NOTES:
 1. THESE PLANS ARE BASED ON THE BOUNDARY AND TOPOGRAPHIC SURVEY (SURVEY PROJECT#95-14463-13 TOPO DATED 01/28/13) PREPARED BY: GENTILE AND ASSOCIATES, INC 550 E. ST. CHARLES PLACE, LOMBARD, IL 60148 (630) 916-6262
 2. PRIOR TO CONSTRUCTION, CONTRACTOR TO CONTACT THE DESIGN ENGINEER AND ARCHITECT TO VERIFY THAT THEY ARE WORKING FROM THE MOST CURRENT SET OF PLANS AND SPECIFICATIONS.

ON SITE PARKING DATA

REGULAR SPACES	45
ADA ACCESSIBLE SPACES	2
TOTAL SPACES	47

PARKING REQ. = 10 SPACES/1,000 S.F. OF BLDG. AREA (4,736 S.F. BUILDING*10 SPACES/1,000 S.F. = 47.4 OR 47 PARKING SPACES REQUIRED.)

47 PARKING SPACES PROP. = 47 PARKING SPACES REQ.

DRIVE-THRU STACKING DATA

15 STACKING SPACES PER DRIVE-THRU LANE REQUIRED

15 STACKING SPACES PROP. = 15 STACKING SPACES REQ.

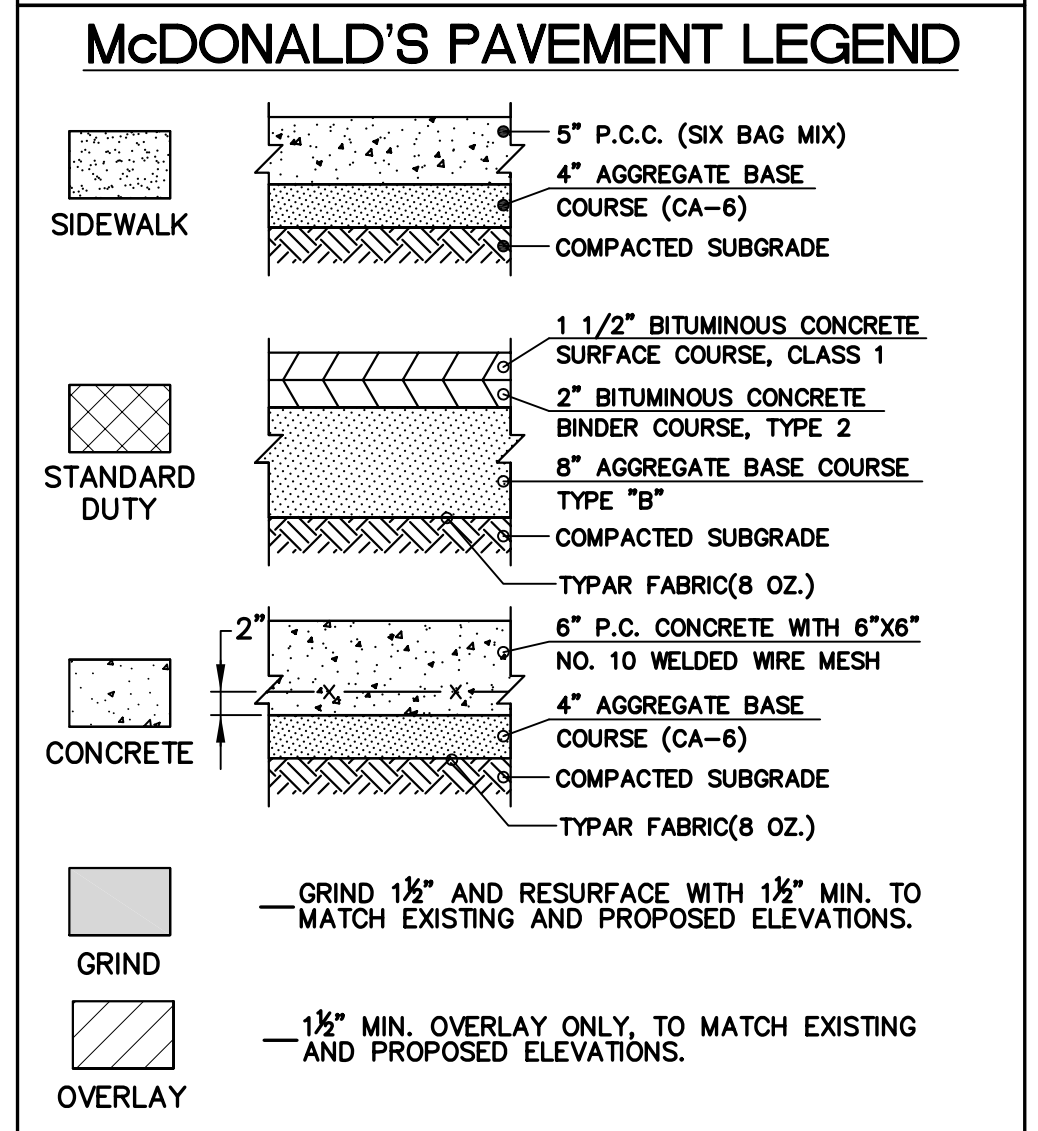
SITE DATA

BUILDING AREA = 4,736 S.F.
 F.A.R. = .08
 LOT AREA = 61,483 S.F. (1.41 AC.)

PROPOSED IMPERVIOUS AREA = 30,763 S.F. (0.70 AC.)(50%)
 PROPOSED PERVIOUS AREA = 30,720 S.F. (0.71 AC.)(50%)
 EXISTING IMPERVIOUS AREA = 30,780 S.F. (0.70 AC.)(50%)
 EXISTING PERVIOUS AREA = 30,703 S.F. (0.71 AC.)(50%)
PROP. PERVIOUS AREA 30,720 S.F. > EX. PERVIOUS 30,703 S.F.

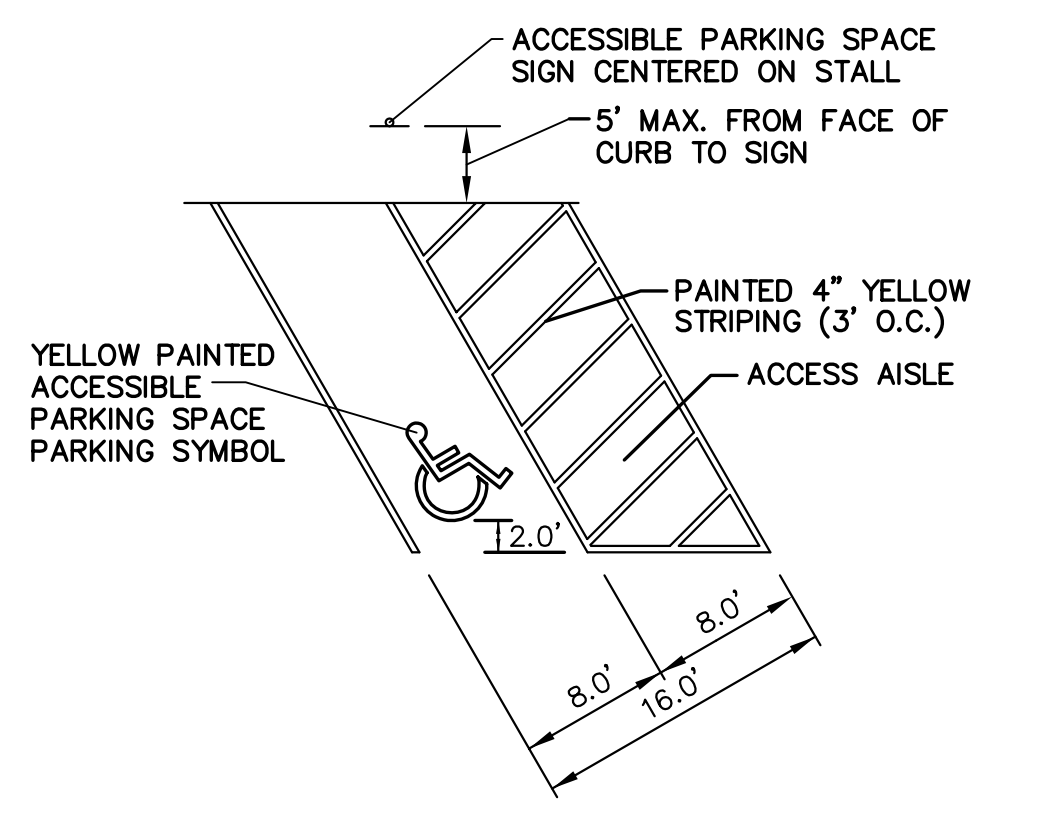
TOTAL DISTURBED AREA = 1,981 S.F.
 1,981 S.F. < 5,000 S.F. THEREFORE
NO DETENTION IS REQUIRED

GEOMETRIC PLAN NOTES:
 1. ALL RADIUS DIMENSIONS ARE TO BACK OF CURB.
 2. SEE ARCH. PLANS FOR EXACT BUILDING DIMENSIONS.
 3. ALL STRIPING TO BE DOUBLE COATED 4" WHITE PAINT UNLESS OTHERWISE NOTED.

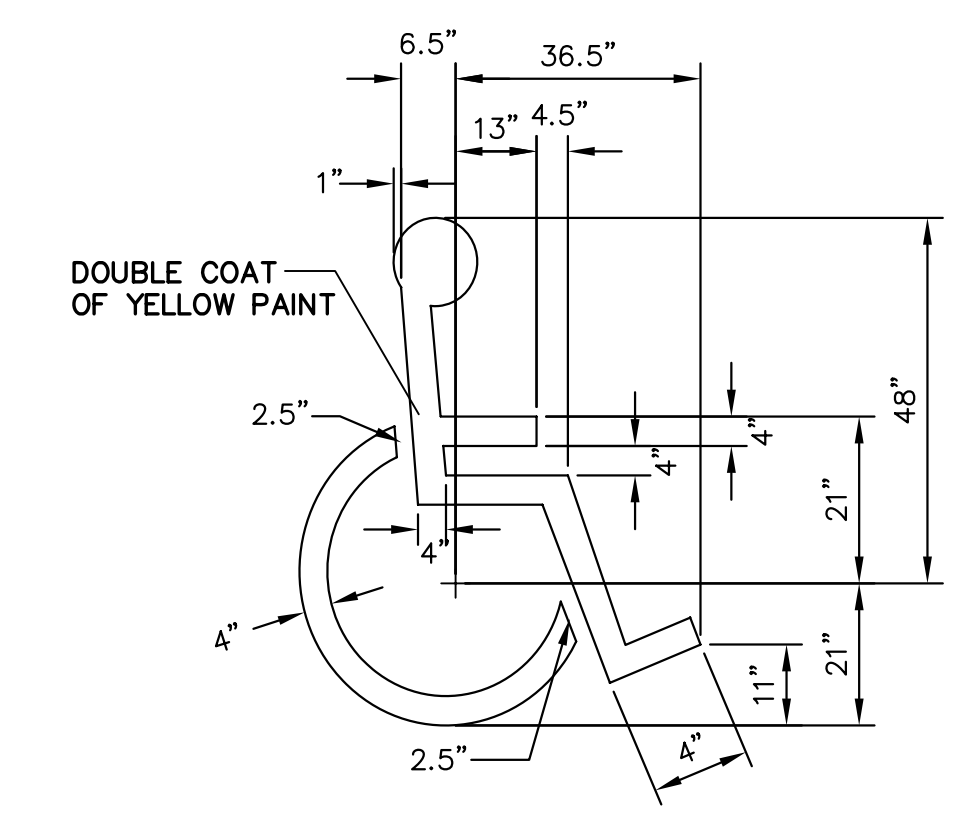


NOTES:

- REFERENCE I.D.O.T. STANDARD SPECIFICATIONS (LATEST EDITION) SECTION 406 FOR BINDER & SURFACE COURSES AND SECTION 351 FOR AGGREGATE BASE COURSE.
- THE APPLICATION RATES FOR THE PRIME COAT AND TACK COAT ARE TO BE 0.30 AND 0.10 GALLONS PER SQUARE YARD, RESPECTIVELY.
- THE ENTIRE SUBGRADE SHALL BE COMPACTED TO NOT LESS THAN 95% OF THE STANDARD LABORATORY DENSITY PER SECTION 301.
- PROVIDE CONTRACTION JOINTS ON CONCRETE PAVEMENT AT 18' O.C. FOR SIDEWALKS, PROVIDE CONTROL JOINT AT 5' O.C., EXPANSION JOINTS AT 50' O.C.



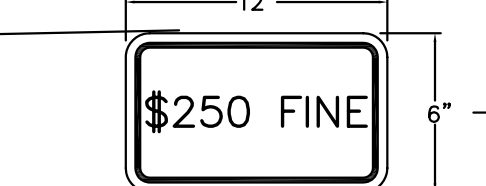
ACCESSIBLE PARKING SPACE DETAIL



NOTES:
 1. SYMBOL IS CENTERED ON WIDTH OF PARKING STALL AND 2' FROM THE END OF THE STALL.

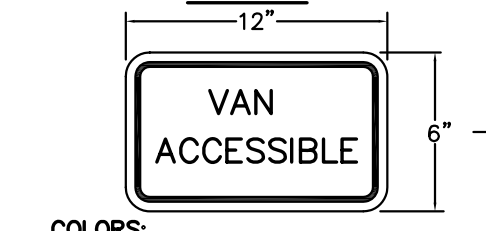
ACCESSIBLE PARKING SPACE PARKING SYMBOL

ILLINOIS STANDARD SIGN R7-1101



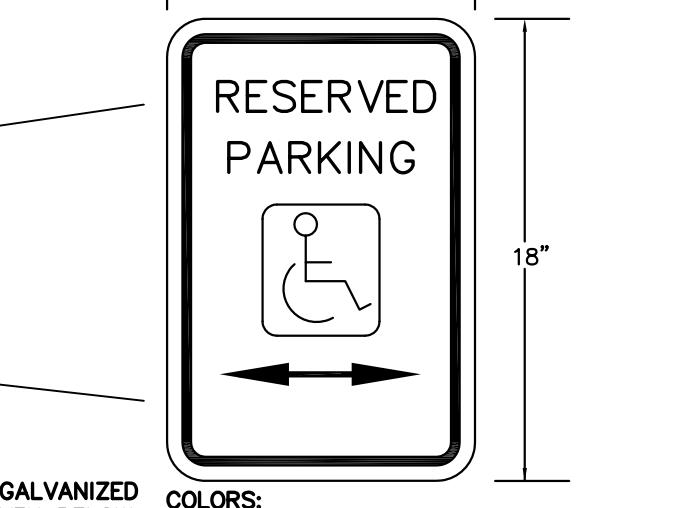
COLORS:
 LEGEND AND BORDERS-GREEN
 NON-REFLECTORIZED (PANTONE 340C)
 BACKGROUND-WHITE REFLECTORIZED

U.S. DEPARTMENT OF TRANSPORTATION R7-8A



COLORS:
 LEGEND AND BORDERS-GREEN
 NON-REFLECTORIZED (PANTONE 340C)
 BACKGROUND-WHITE REFLECTORIZED
 *SEE NOTE #4 AND #5.

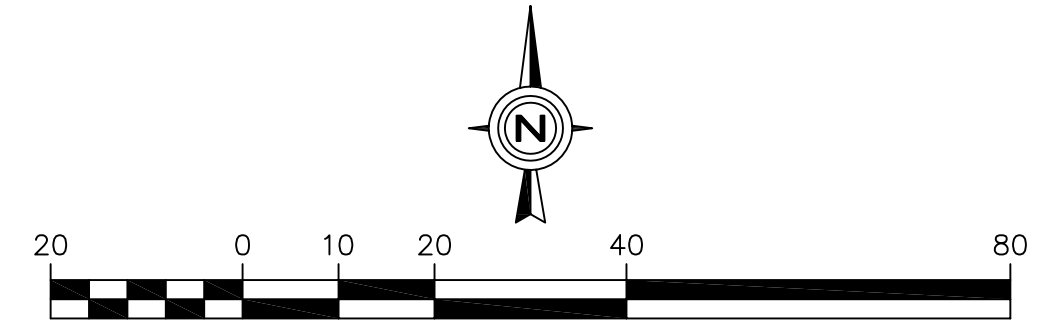
U.S. DEPT. OF TRANSPORTATION R7-8



COLORS:
 LEGEND AND BORDERS-PANTONE 340 C WHITE SYMBOL ON PANTONE 286 BACKGROUND
 BACKGROUND-WHITE

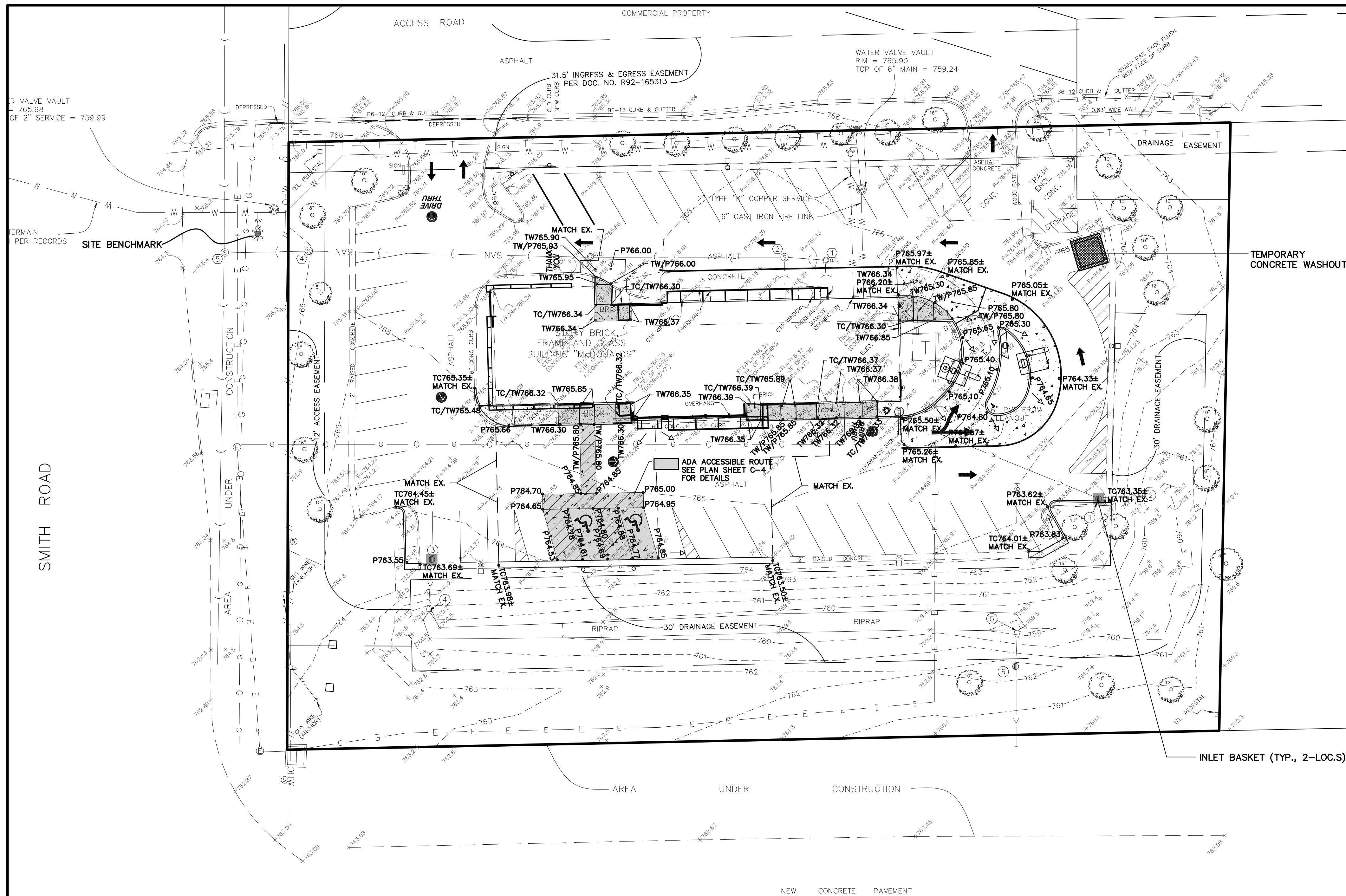
- WHERE A FINE IN EXCESS OF \$250 IS ESTABLISHED BY A MUNICIPALITY BY ORDINANCE IN ACCORDANCE WITH THE STATUTES, THE ACTUAL AMOUNT OF THE FINE SHOULD BE SHOWN.
- THIS PLATE MAY BE MOUNTED DIRECTLY BELOW THE R7-8 SIGN OR COMBINED WITH THAT SIGN ON A SINGLE 12 INCH BY 24 INCH PANEL.
- ON THE RESERVED PARKING 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" SUCH AS 9 AM-5 PM WHERE A PART TIME RESTRICTION EXISTS.
- ONE IN EVERY EIGHT ACCESSIBLE SPACES, BUT NOT LESS THAN ONE, SHALL BE SERVED BY AN ACCESS AISLE 8 FEET WIDE MINIMUM AND SHALL BE DESIGNATED "VAN ACCESSIBLE".
- THE LOWEST BOTTOM EDGE OF THE LOWEST REQUIRED SIGN SHALL BE MOUNTED AT 60" ABOVE FINISHED GRADE.

ACCESSIBLE PARKING SPACE SIGN WITH BOLLARD DETAIL



GEOMETRIC PLAN

DATE: 04/29/13
 PER CITY REVIEW LETTER DATED 04.04.13
 REVISIONS: 1
 NO. 1
 Prepared For:
 Lingle Design Group
 158 W. Main Street
 Lena, IL 61048
 McDonald's - ST. CHARLES, IL
 3900 E. Main Street
 St. Charles, Illinois
 Prepared By:
 Watermark Engineering Resources, Ltd
 2631 Ginger Woods Parkway, Suite 100, Aurora, IL 60502
 phone 630-375-1800 fax 630-236-9800 www.watermark-engineering.com
 CHECKED BY: J. MILLER
 DESIGN BY: M. BAILEY
 DRAWN BY: D. OLSON
 DATE: MARCH 22, 2013
 SCALE: 1" = 20'
 PROJECT NO.: 05-100.01
C-2
 LC #12-1700
GEOMETRIC PLAN



EXISTING SANITARY SEWER STRUCTURES

- GREASE TRAP
RIM = 766.11
FULL OF WATER
- SANITARY SEWER MH
RIM = 766.13
W. INV. = 761.64 (6" PVC)
E. INV. = 761.67 (6" PVC)
S. INV. = 761.67 (6" PVC)
- CLEANOUT
RIM = 765.74
- SANITARY SEWER MH
RIM = 766.03
W. INV. = 759.02 (12" PVC)
E. INV. = 760.22 (6" PVC)
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N. INV. = 757.14 (15" PVC)
S. INV. = 757.26 (15" PVC)
E. INV. = 758.01 (12" PVC)
FLOWING TO SOUTH

EXISTING STORM SEWER STRUCTURES

- CATCH BASIN
RIM = 763.09
W. INV. = 760.07 (6" PVC)
E. INV. = 759.80 (12" RCP)
- FLARED END SECTION
INV. = 759.57 (12" RCP)
- CATCH BASIN
RIM = 763.45
S. INV. = 759.97 (12" RCP)
- FLARED END SECTION
INV. = 760.05 (12" RCP)
- FLARED END SECTION
INV. = 758.60 (12" RCP)
- CATCH BASIN
RIM = 762.45
N. INV. = 758.25 (12" RCP)
S. INV. = 758.05 (6" D.I.P.)

GENERAL NOTES:
 1. THESE PLANS ARE BASED ON THE BOUNDARY AND TOPOGRAPHIC SURVEY (SURVEY PROJECT#95-14463-13) DATED 01/28/13)
 PREPARED BY: GENTILE AND ASSOCIATES, INC
 550 E. ST. CHARLES PLACE, LOMBARD, IL 60148
 (630) 916-6262
 2. PRIOR TO CONSTRUCTION, CONTRACTOR TO CONTACT THE DESIGN ENGINEER AND ARCHITECT TO VERIFY THAT THEY ARE WORKING FROM THE MOST CURRENT SET OF PLANS AND SPECIFICATIONS.

SITE BENCHMARKS
 SOUTHEAST BOLT ON FIRE HYDRANT NEAR NORTHWEST CORNER OF SUBJECT PROPERTY.
 ELEVATION = 766.72 (NGVD 29)

GRADING PLAN NOTES:
 1. UNLESS OTHERWISE SPECIFIED, TOP OF CURB (TC) AND/OR TOP OF WALK ELEVATIONS ARE 0.5' HIGHER THAN THE ADJACENT FLOW LINE (FL) OR PAVEMENT (P) ELEVATIONS.
 2. IN ALL LOCATIONS WHERE ELEVATIONS ARE SHOWN AS ±, THE ELEVATION HAS BEEN DETERMINED BASED ON INTERPOLATED GRADES FROM THE SURVEY. CONTRACTOR IS TO VERIFY THESE GRADES PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS WITHIN THE PROXIMITY OF THESE INTERPOLATED GRADES AND REPORT THEM TO THE DESIGN ENGINEER FOR VERIFICATION OF PROPOSED SLOPES PRIOR TO INSTALLATION OF PROPOSED IMPROVEMENTS. DESIGN ENGINEER IS NOT RESPONSIBLE FOR SLOPES OF PROPOSED IMPROVEMENTS BASED ON THESE ± GRADES WITHOUT CONFIRMATION OF EXISTING ELEVATIONS AT TIME OF CONSTRUCTION.
 3. PAVING, SIDEWALK, AND CURBING IS NOT TO BE INSTALLED IN SUCH A WAY THAT IT WILL BLOCK THE FLOW OF WATER AWAY FROM THE BUILDING INCLUDING BUT NOT LIMITED TO WEEP HOLES, WICKS, DRAINAGE SCUPPERS OR PIPES, AND LANDSCAPING.

UTILITY PLAN NOTES:
 1. PRIOR TO CONSTRUCTION OF ANY UTILITIES, CONTRACTOR IS TO VERIFY THAT THE PROPOSED UTILITIES SHOWN ON THIS PLAN THAT ENTER THE PROPOSED BUILDING(S) CORRESPOND WITH THE UTILITIES ON THE PLUMBING PLANS AS THEY EXIT THE BUILDING(S). CONTRACTOR TO REPORT IN WRITING ANY DISCREPANCIES IN SIZE, LOCATION, OR INVERT ELEVATION TO THE DESIGN ENGINEER IMMEDIATELY FOR RESOLUTION OF THE CONFLICT IN WRITING.
 2. GENERAL CONTRACTOR TO COORDINATE THE INSTALLATION AND PERMITTING OF THE PUBLIC UTILITIES, SUCH AS GAS, ELECTRIC, TELEPHONE, CABLE AND FIBER OPTICS, WITH THE PUBLIC UTILITY COMPANIES AND ARCHITECT PRIOR TO CONSTRUCTION. THE INSTALLATION OF THE PUBLIC UTILITIES AND NECESSARY SLEEVING TO BE INCLUDED AS PART OF GENERAL CONTRACTOR'S SCOPE OF WORK FOR THIS PROJECT.

DATE	04/29/13
REVISIONS	NO REVISIONS
NO.	
Prepared For:	Lingle Design Group 158 W. Main Street Lena, IL 61048
	McDONALD'S - ST. CHARLES, IL 3900 E. Main Street St. Charles, Illinois
Prepared By:	

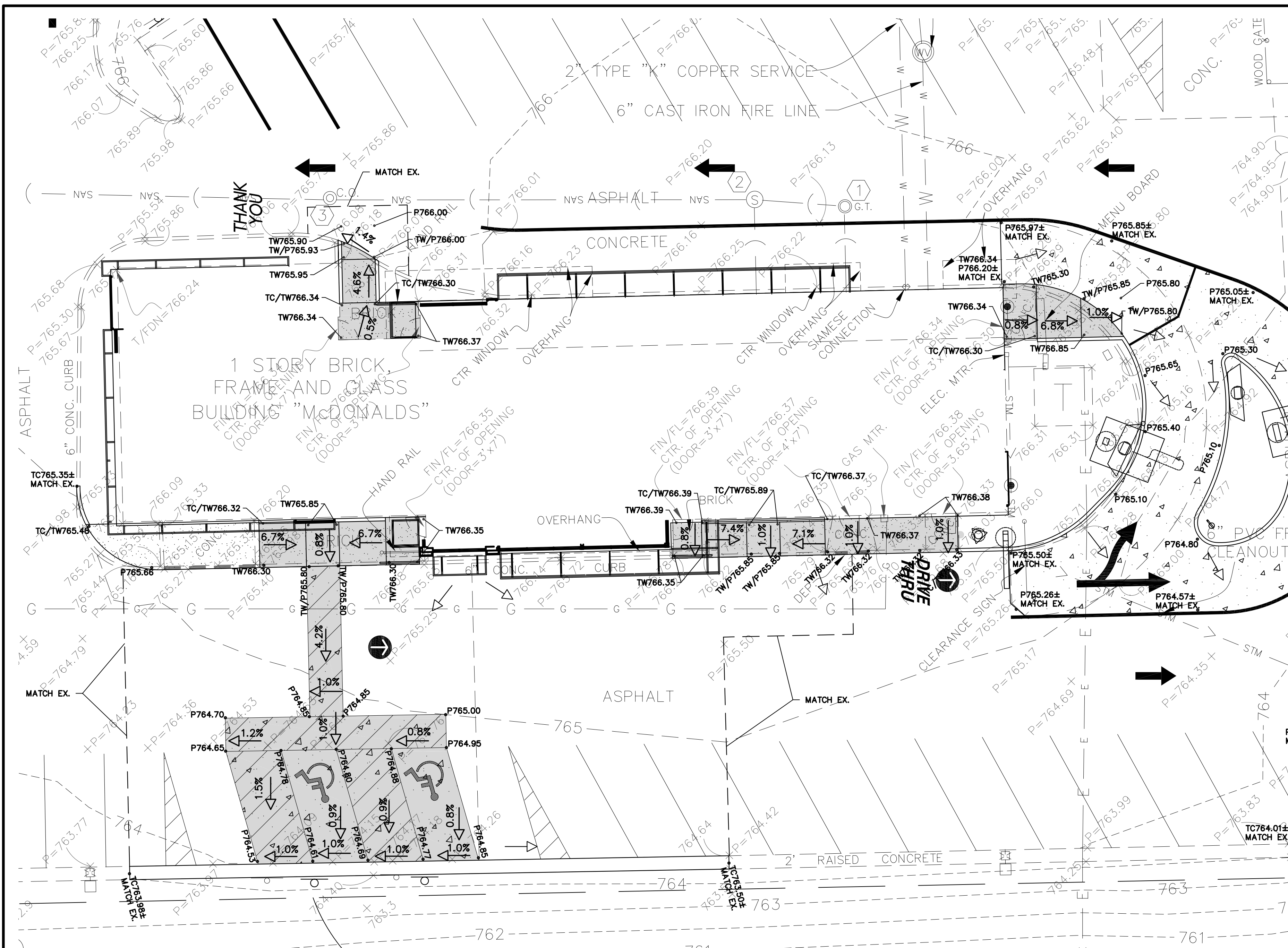
Watermark Engineering Resources, Ltd
 2631 Ginger Woods Parkway, Suite 100, Aurora, IL 60502
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CHECKED BY: J. MILLER
DESIGN BY: M. BAILEY
DRAWN BY: D. OLSON
DATE: MARCH 22, 2013
SCALE: 1" = 20'
PROJECT NO.: 05-100.01

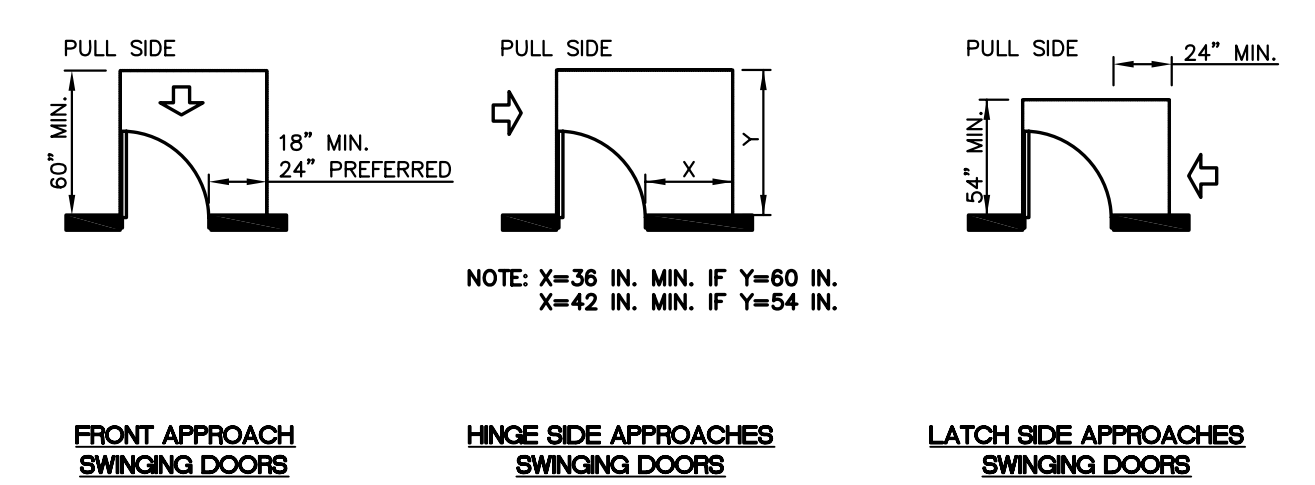
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GRADING AND UTILITY PLAN

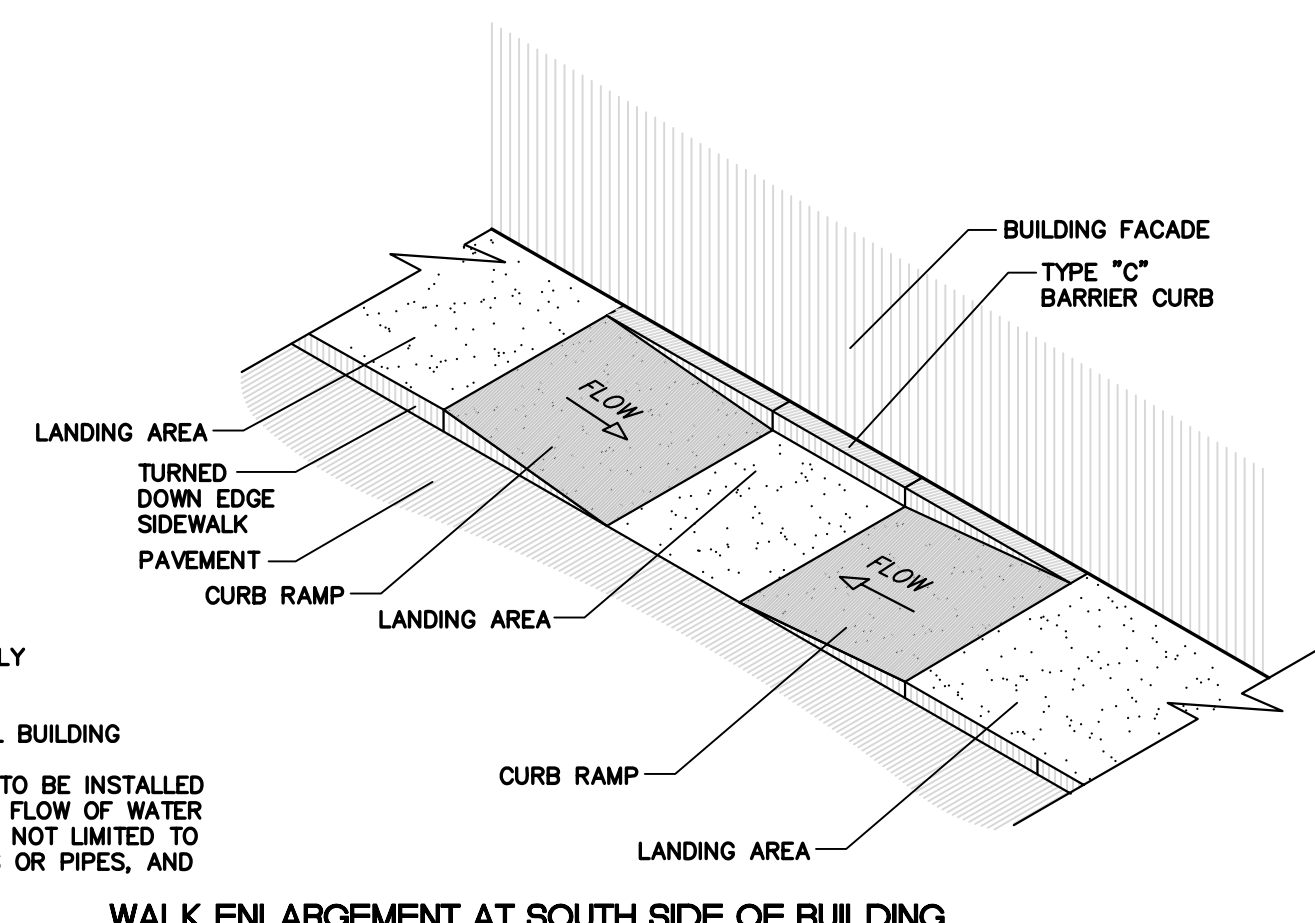
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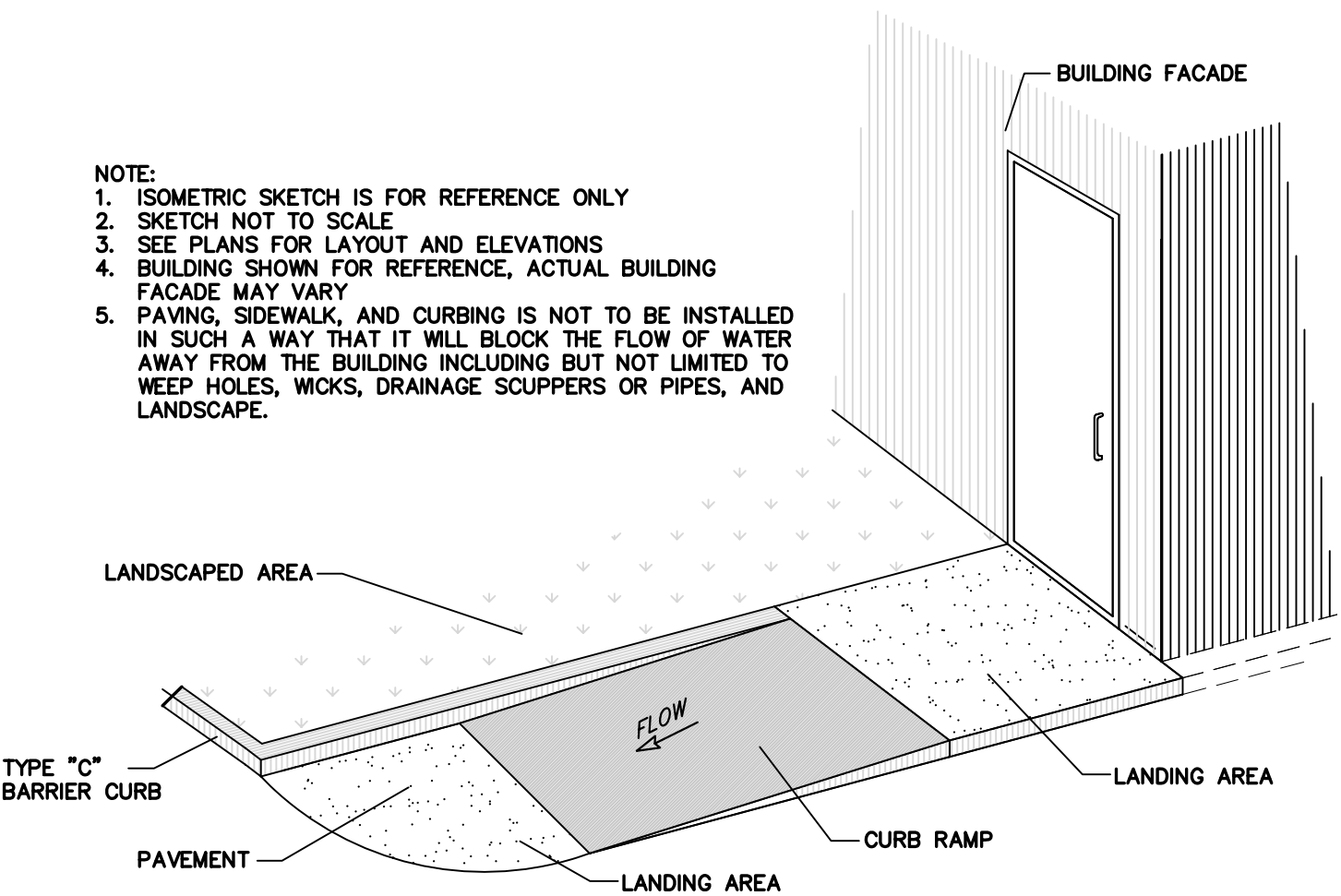
ACCESSIBLE ROUTE GRADES - PLAN VIEW SCALE: 1" = 10' [shaded box] = A.D.A. ACCESSIBLE ROUTE



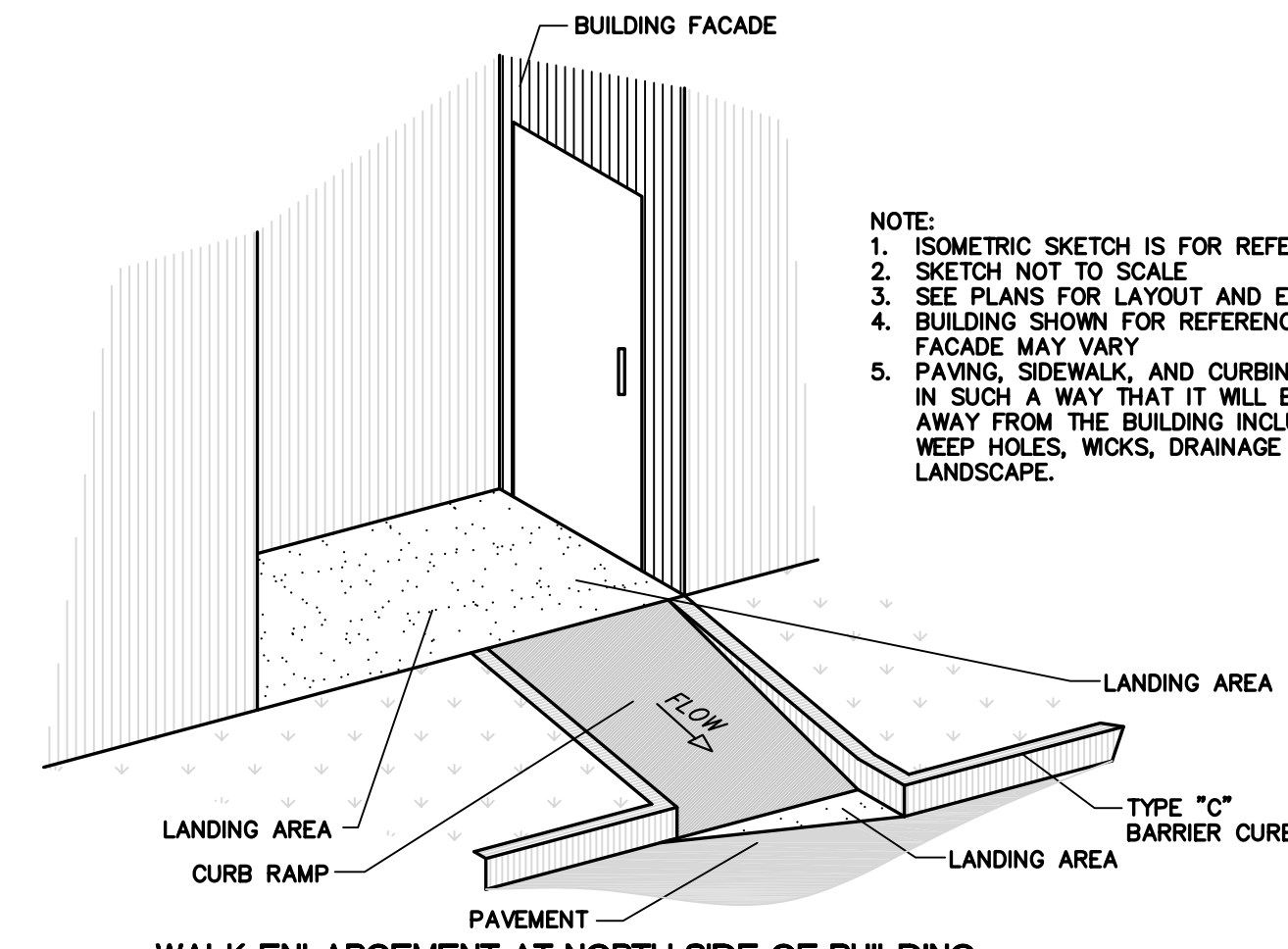
TYPICAL ACCESSIBLE LANDING AREA DETAIL



WALK ENLARGEMENT AT SOUTH SIDE OF BUILDING



WALK ENLARGEMENT AT NORTHEAST BUILDING CORNER



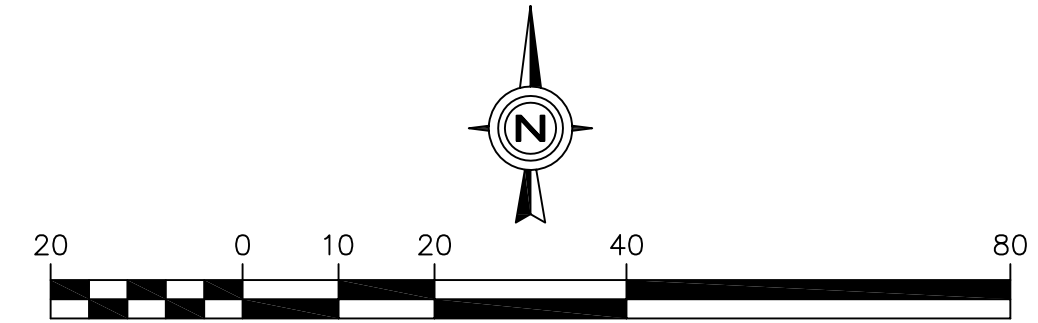
WALK ENLARGEMENT AT NORTH SIDE OF BUILDING

GENERAL NOTES:
 1. THESE PLANS ARE BASED ON THE BOUNDARY AND TOPOGRAPHIC SURVEY (SURVEY PROJECT#95-14463-13 TOPO DATED 01/28/13) PREPARED BY: GENTILE AND ASSOCIATES, INC 550 E. ST. CHARLES PLACE, LOMBARD, IL 60148 (630) 916-6262
 2. PRIOR TO CONSTRUCTION, CONTRACTOR TO CONTACT THE DESIGN ENGINEER AND ARCHITECT TO VERIFY THAT THEY ARE WORKING FROM THE MOST CURRENT SET OF PLANS AND SPECIFICATIONS.

SITE BENCHMARKS
 SOUTHEAST BOLT ON FIRE HYDRANT NEAR NORTHWEST CORNER OF SUBJECT PROPERTY. ELEVATION = 766.72 (NGVD 29)

GRADING PLAN NOTES:
 1. UNLESS OTHERWISE SPECIFIED, TOP OF CURB (TC) AND/OR TOP OF WALK ELEVATIONS ARE 0.5' HIGHER THAN THE ADJACENT FLOW LINE (FL) OR PAVEMENT (P) ELEVATIONS.
 2. IN ALL LOCATIONS WHERE ELEVATIONS ARE SHOWN AS ±, THE ELEVATION HAS BEEN DETERMINED BASED ON INTERPOLATED GRADES FROM THE SURVEY. CONTRACTOR IS TO VERIFY THESE GRADES PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS WITHIN THE PROXIMITY OF THESE INTERPOLATED GRADES AND REPORT THEM TO THE DESIGN ENGINEER FOR VERIFICATION OF PROPOSED IMPROVEMENTS. DESIGN ENGINEER IS NOT RESPONSIBLE FOR SLOPES OF PROPOSED IMPROVEMENTS BASED ON THESE ± GRADES WITHOUT CONFIRMATION OF EXISTING ELEVATIONS AT TIME OF CONSTRUCTION.
 3. PAVING, SIDEWALK, AND CURBING IS NOT TO BE INSTALLED IN SUCH A WAY THAT IT WILL BLOCK THE FLOW OF WATER AWAY FROM THE BUILDING INCLUDING BUT NOT LIMITED TO WEEP HOLES, WICKS, DRAINAGE SCUPPERS OR PIPES, AND LANDSCAPING.

"AMERICANS WITH DISABILITIES ACT" (ADA) MINIMAL REQUIREMENTS:
 1. GENERAL CONTRACTOR TO BECOME FAMILIAR WITH AND APPLY THE ADA MINIMAL REQUIREMENTS AND REPORT TO ARCHITECT/ENGINEER ANY DISCREPANCIES BEFORE CONSTRUCTION.
 2. ACCESSIBLE ROUTES ON AN ACCESSIBLE SITE AND FOR ANY NEW SITE IMPROVEMENTS SHALL BE PROVIDED TO SERVE ALL ACCESSIBLE SPACES OR ELEMENTS.
 3. THE MINIMUM CLEAR WIDTH OF AN ACCESSIBLE ROUTE PER CODE IS 36".
 4. EACH ACCESSIBLE PARKING SPACE IS TO BE A MINIMUM OF 16' WIDE, CONSISTING OF A 96" WIDE ACCESS AISLE AND A 96" WIDE PARKING SPACE. (SEE DETAIL). THE ACCESS AISLE MAY BE ON EITHER THE DRIVER'S SIDE OR THE PASSENGER'S SIDE OF THE ACCESSIBLE SPACE. THIS APPLIES TO 45, 60, AND 90' PARKING.
 5. ACCESSIBLE PARKING SPACES ARE TO BE LOCATED AS CLOSE TO THE BUILDING ENTRANCE AS POSSIBLE AND SHALL BE IDENTIFIED WITH A SIGN.
 6. RAMPS MUST NOT EXTEND OUT FROM THE CURB INTO THE ACCESS AISLE OF ANY ACCESSIBLE PARKING SPACE.
 7. TWO PARKING SPACES MAY NOT SHARE AN ACCESS AISLE.
 8. AN ACCESSIBLE ROUTE WITH A RUNNING SLOPE GREATER THAN 1:20 (5.00%) IS A RAMP AND SHALL COMPLY WITH THE RAMP REQUIREMENTS.
 9. AN ACCESSIBLE ROUTE MAY CROSS OPEN PAVEMENT OR FOLLOW A RAMP AS REQUIRED BY SITE-SPECIFIC CONDITIONS. THE RUNNING SLOPE OF AN ACCESSIBLE ROUTE ACROSS OPEN PAVEMENT MUST NOT EXCEED 1:20 (5.00%), WITH A CROSS SLOPE NOT EXCEEDING 1:50 (2.00%). SLOPES EXCEEDING 1:20 (5.00%), BUT LESS THAN 1:12 (8.33%), CONSTITUTE RAMPS AND MUST CONFORM TO THE REQUIREMENTS FOR RAMP DESIGN (HANDRAILS, CURBS, LANDINGS, RISE AND RUN LIMITS, ETC.) AS DETAILED ON THE CIVIL AND ARCHITECTURAL PLANS. NO RAMP SHALL HAVE A RUNNING SLOPE EXCEEDING 1:12 (8.33%), NOR HAVE A CROSS SLOPE EXCEEDING 1:50 (2.00%).
 10. THE GENERAL CONTRACTOR/CONTRACTOR SHALL MEASURE THE SUBGRADE AND ACROSS FORMS PRIOR TO INSTALLATION OF ASPHALT OR CONCRETE IMPROVEMENTS TO ASSURE THE FINAL IMPROVEMENTS WILL MEET THESE MINIMAL ADA REQUIREMENTS. ANY DISCREPANCIES SHALL BE REPORTED TO THE CIVIL ENGINEER PRIOR TO INSTALLATION OF THE IMPROVEMENTS.
CURB RAMPS
 11. A CURB RAMP SHALL BE PROVIDED WHEREVER AN ACCESSIBLE ROUTE CROSSES A CURB.
 12. CURB RAMPS HAVE A MAXIMUM RISE OF 6", MAXIMUM SLOPE OF 1:12 (8.33%) AND DO NOT REQUIRE HANDRAILS.
 13. IF A CURB RAMP IS LOCATED WHERE PEDESTRIANS MUST WALK ACROSS THE RAMP, OR WHERE IT IS NOT PROTECTED BY HANDRAILS OR GUARDRAILS, IT SHALL HAVE FLARED SIDES; THE MAXIMUM SLOPE OF THE FLARE SHALL BE 1:12 (8.33%).
 14. A CURB RAMP SHALL HAVE A DETECTABLE WARNING FEATURE EXTENDING THE FULL WIDTH AND DEPTH OF THE CURB RAMP (SEE DETAIL).



ACCESSIBLE ROUTE GRADES AND DETAILS

DATE: 04/29/13
 REVISIONS: NO REVISIONS
 NO: -
 Prepared For:
 Lingie Design Group
 158 W. Main Street
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 McDonald's - ST. CHARLES, IL
 3900 E. Main Street
 St. Charles, Illinois
 Prepared For:
 Watermark Engineering Resources, Ltd.
 2631 Ginger Woods Parkway, Suite 100, Aurora, IL 60502
 phone 630-375-1800 fax 630-236-9600 www.watermark-engineering.com
 CHECKED BY: J. MILLER
 DESIGN BY: M. BAILEY
 DRAWN BY: D. OLSON
 DATE: MARCH 22, 2013
 SCALE: 1" = 20'
 PROJECT NO.: 05-100.01
 C-4
 LC #12-1700

PROJECT SPECIFICATIONS

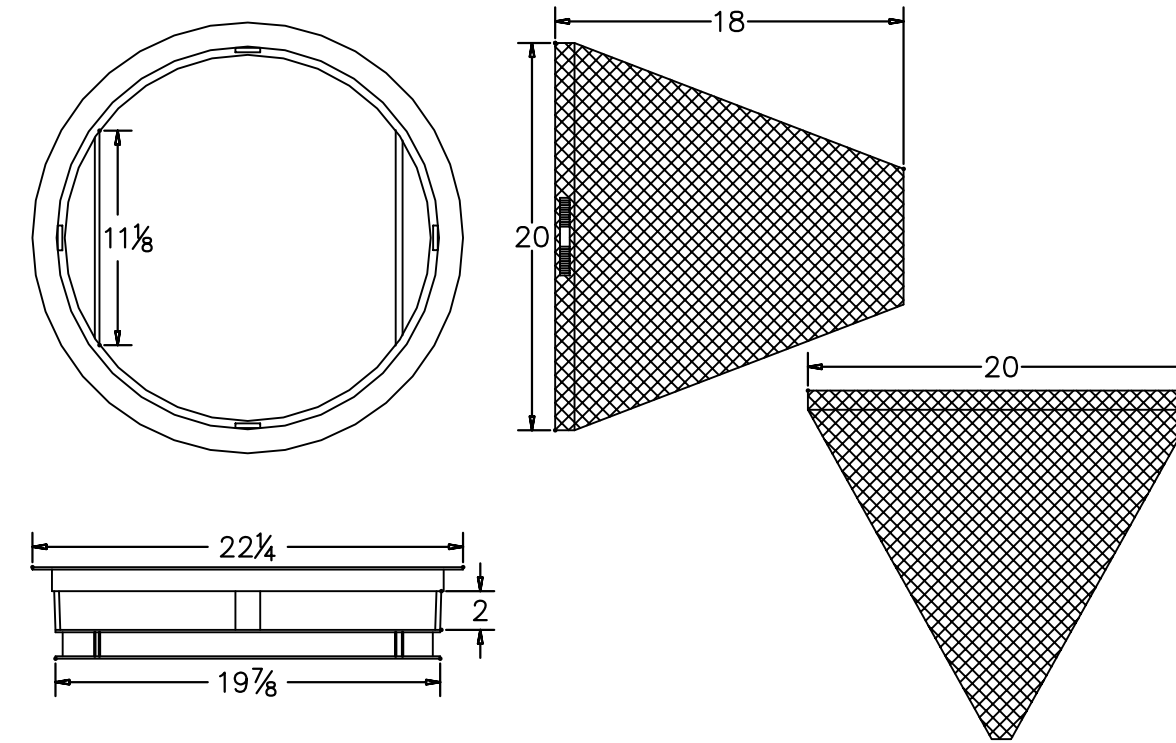
- CONTRACTOR IS TO FOLLOW ALL ORDINANCES AND REQUIREMENTS OF THE STATE, COMMUNITY, LOCAL DISTRICTS AND THE ILLINOIS ACCESSIBILITY CODE (IAC). ALL PROPOSED IMPROVEMENTS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" AS WELL AS THE "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS" CURRENT EDITIONS.
- THE CONTRACTOR SHALL INDEMNIFY WATERMARK ENGINEERING RESOURCES, LTD (THE ENGINEER), ARCHITECT AND OWNER, THEIR AGENTS, ETC., FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONDUCTING WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, SPECIFICATIONS, AND ALL GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THIS DEVELOPMENT.
- THE CONTRACTOR IS RESPONSIBLE TO OBTAIN ALL PERMITS THAT ARE REQUIRED BY THE LOCAL AGENCIES.
- PRIOR TO BID AND PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL INSPECT THE SITE TO VERIFY THAT THERE ARE NO DISCREPANCIES BETWEEN THE PLANS AND THE ACTUAL CONDITIONS AT THE SITE. IF ANY DISCREPANCIES ARE FOUND, AT ANY TIME BEFORE OR DURING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY (BEFORE ANY ADDITIONAL IMPROVEMENTS ARE INSTALLED) IN ORDER TO OBTAIN WRITTEN CONFIRMATION BY THE DESIGN ENGINEER AS TO ANY REVISIONS THAT MAY NEED TO BE MADE TO THE PLANS.
- PRIOR TO CONSTRUCTION, CONTRACTOR IS TO CONTACT THE DESIGN ENGINEER AND ARCHITECT TO VERIFY THAT THEY ARE WORKING FROM THE MOST CURRENT SET OF PLANS AND SPECIFICATIONS.
- THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER, ALL GOVERNMENTAL AGENCIES HAVING JURISDICTION, AND ALL UTILITY COMPANIES THAT MAY BE AFFECTED BY THE PROPOSED CONSTRUCTION 2 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE APPROPRIATE CONSTRUCTION INSPECTIONS.
- THE MUNICIPALITY SHALL HAVE THE AUTHORITY TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION OF THE IMPROVEMENTS.
- PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS, THE CONTRACTOR MUST CALL J.U.L.I.E. FOR THE LOCATION AND STAKING OF EXISTING UNDERGROUND UTILITIES (GAS, ELECTRIC, TELEPHONE) AT 1-800-892-0123, 48 HOURS PRIOR TO DIGGING.
- THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING RECORD DRAWINGS PER THE MUNICIPALITY AND/OR ANY OTHER AGENCY REQUIREMENTS. ANY CHANGES TO THE DRAWINGS MUST BE REPORTED TO THE ENGINEER BEFORE WORK PROGRESSES.
- THE PROPOSED IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH THE ENGINEERING PLANS AS APPROVED BY THE MUNICIPALITY.
- ALL QUANTITIES ARE THE RESPONSIBILITY OF THE CONTRACTOR AND ARE TO BE VERIFIED PRIOR TO CONSTRUCTION. IF DISCREPANCIES OCCUR, THE CONTRACTOR IS TO CONTACT THE DESIGN ENGINEER IMMEDIATELY AND NO WORK IS TO BE DONE UNTIL APPROVED BY THE DESIGN ENGINEER.
- ANY RESTORATION NEEDED BECAUSE OF CONSTRUCTION SHALL BE PROVIDED BY THE CONTRACTOR AT NO ADDITIONAL COST.
- TRENCH BACKFILL MATERIAL (CA-6) IS REQUIRED UNDER AND WITHIN TWO FEET (2') OF SIDEWALKS AND PAVED AREAS. THIS BACKFILL SHALL BE IN SIX INCH (6") LIFTS AND COMPACTED TO 95% STANDARD PROCTOR.
- CONTRACTOR IS TO PROVIDE ALL TEMPORARY SIGNAGE AS REQUIRED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION AND LOCAL MUNICIPALITIES.
- ALL EXISTING DRAIN TILES THAT ARE ENCOUNTERED ARE TO BE RESTORED TO THEIR ORIGINAL CONDITION OR REROUTED TO THE PROPOSED STORM SEWER SYSTEM.
- RESTORATION OF EXISTING RIGHT-OF-WAYS IS TO BE COMPLETED WITH FOUR INCH (4") MINIMUM TOPSOIL AND SALT TOLERANT SOD UNLESS OTHERWISE NOTED.
- THE WATER SYSTEM CANNOT BE SHUT DOWN WITHOUT CONSENT BY THE OWNER OF THE SYSTEM. ALL FRAME ADJUSTMENTS SHALL BE MADE WITH PRE-CAST CONCRETE RINGS CONFORMING TO ASTM C-39 AND CANNOT EXCEED TWELVE INCHES (12").
- FRAMES SHALL BE SET WITH EZ STIKS (OR EQUAL) MATERIAL TO PREVENT LEAKAGE. THE REINFORCED CONCRETE SECTIONS SHALL BE LAID IN MORTAR, SEALED WITH EXTERNAL SEALING BANDS, OR SEALED USING MASTIC JOINT SEALER. WHEN MASTIC JOINT SEALER IS USED, THE MATERIAL SHALL COMPLETELY FILL THE JOINT AFTER THE UNITS HAVE BEEN BROUGHT TOGETHER.
- STEPS IN STRUCTURES SHALL BE MADE OF COPOLYMER POLYPROPYLENE PLASTIC WITH CONTINUOUS ONE HALF INCH (1/2") GRADE SIXTY (60) STEEL REINFORCEMENT, STEP PSI-PF, AS MANUFACTURED BY M.A. INDUSTRIES, INC., OR APPROVED EQUAL STEPS TO BE SPACED SIXTEEN INCHES (16") ON-CENTER.
- ALL INSTRUMENTS ARE TO BE PROPERLY CALIBRATED PRIOR TO CONSTRUCTION USE.
- ALL PARKING LOT LIGHT POLES ARE TO BE CONSTRUCTED AT THE INTERSECTION OF SUBGRADES BELOW STRUCTURES, PAVEMENTS OR NEW STRUCTURAL FILL WITH A MINIMUM OF 2' CLEARANCE BETWEEN THE BACK OF CURB AND THE EDGE OF THE PARKING LOT LIGHT BASE UNLESS OTHERWISE SPECIFIED.
- GENERAL CONTRACTOR TO BECOME FAMILIAR WITH AND APPLY THE ADA MINIMAL REQUIREMENTS AND REPORT TO ARCHITECT/ENGINEER ANY DISCREPANCIES BEFORE CONSTRUCTION. THIS INCLUDES, BUT NOT LIMITED TO, TRANSITIONS TO EXISTING CONDITIONS.
- CONSTRUCTION MEANS, METHODS AND JOB SITE SAFETY IS THE SOLE AND EXCLUSIVE RESPONSIBILITY OF THE CONTRACTOR.
- PAVING, SIDEWALK, AND CURBING IS NOT TO BE INSTALLED IN SUCH A WAY THAT IT WILL BLOCK THE FLOW OF WATER AWAY FROM THE BUILDING INCLUDING BUT NOT LIMITED TO WEEP HOLES, WICKS, DRAINAGE SCUPPERS OR PIPES, AND LANDSCAPE.

GRADING

- GEOTECHNICAL REPORTS AS PREPARED BY OWNER (OR REPRESENTATIVE) SHALL BE REFERRED TO PRIOR TO EARTH MOVING AND/OR UTILITY CONSTRUCTION.
- UNSTABLE SOIL SHALL BE REMOVED OR STABILIZED.
- CONTRACTOR IS TO MAINTAIN A POSITIVE DRAINAGE PATTERN AT THE END OF EACH DAY. CARE SHOULD BE TAKEN TO INSURE THAT DRAINAGE IS NOT REROUTED OR BLOCKED IN A WAY THAT MAY BE INJURIOUS TO ADJACENT LAND.
- SUBGRADES BELOW STRUCTURES, PAVEMENTS OR NEW STRUCTURAL FILL SHALL BE PROOF ROLLED. IF SOIL RUTS, PUMPS, DEFLECTS EXCESSIVELY OR EXHIBITS EXCESSIVE MOVEMENT OR MOISTURE, THEN THE UNSTABLE SOIL SHALL BE UNDERCUT AND REPLACED WITH STRUCTURAL FILL OR OTHERWISE STABILIZED IN A MANNER THAT MEETS THE COMPACTION REQUIREMENTS. THIS PROCESS IS TO BE OBSERVED BY A GEOTECHNICAL ENGINEER.
- ALL FILLS SHALL BE PLACED IN 8" LIFTS COMPACTED TO A MINIMUM OF 98% STANDARD LABORATORY DENSITY PER ASTM D698 UNDER AND WITHIN INFLUENCE OF THE BUILDING, A MINIMUM OF 95% STANDARD LABORATORY DENSITY PER ASTM D698 UNDER AND WITHIN THE INFLUENCE OF ALL OTHER IMPERVIOUS AREAS, AND A MINIMUM OF 90% STANDARD LABORATORY DENSITY PER ASTM D698 IN ALL LANDSCAPE AREAS.
- EROSION CONTROL SHALL BE PROVIDED PRIOR TO ANY DISTURBANCES. SEE EROSION CONTROL PLANS FOR ADDITIONAL SPECIFICATIONS AND DETAILS.
- PROVIDE TOPSOIL RESPREAD PER THE FOLLOWING UNLESS OTHERWISE NOTED:
 - 4" MINIMUM IN GRASS OR SOD AREAS.
 - 6" MINIMUM IN PLANTING AREAS.
 - 12" MINIMUM IN LANDSCAPE ISLANDS.
- ALL TOPSOIL TO BE FRIABLE (NOT COHESIVE), WEED FREE, AND FREE OF ROCKS, LARGE ROOTS AND UNNATURAL DEBRIS.
- ALL GRADING IS TO BE CONSTRUCTED TO WITHIN A TOLERANCE OF 0.10' OF THE PROPOSED ELEVATIONS. SEE PAVEMENT SPECIFICATIONS FOR PAVEMENT TOLERANCES.

PAVEMENT

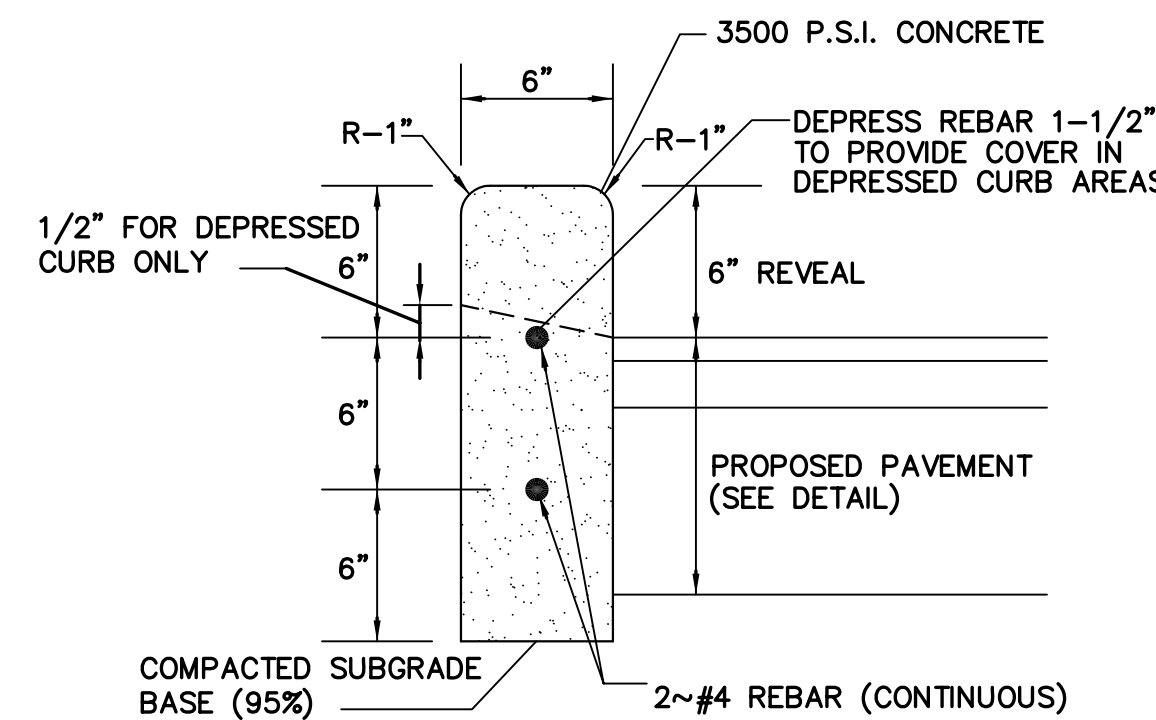
- ALL PAVEMENTS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING REFERENCES AS THEY APPLY: STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, ILLINOIS DEPARTMENT OF TRANSPORTATION, LATEST EDITION; MANUAL FOR STRUCTURAL DESIGN OF PORTLAND CEMENT CONCRETE PAVEMENT, ILLINOIS DEPARTMENT OF TRANSPORTATION, LATEST EDITION; DESIGN MANUAL, ILLINOIS DEPARTMENT OF TRANSPORTATION, LATEST EDITION.
- ALL PAVED AREAS SHALL BE COMPACTED TO 95% STANDARD LABORATORY DENSITY, PER I.D.O.T. SECTION 301. BEFORE THE BASE COURSE MATERIALS ARE INSTALLED, THE SUB-GRADE SHALL BE PROOF-ROLLED TO THE SATISFACTION OF THE ENGINEER, HIS AGENT, AND/OR THE SOILS ENGINEER. COMPACTION AND DENSITY TESTS SHALL BE TAKEN AT THE OWNER'S OPTION.
- ALL CONCRETE TO BE MINIMUM 3500 PSI, SALT TOLERANT, 6 BAG MIX WITH A SPRAY ON SEALER.
- EXPANSION JOINTS SHALL BE 3/4" WATERPROOF PREFABRICATED FELT BOARD TYPE MATERIAL THE FULL DEPTH OF THE CONCRETE SECTION.
- BINDER COURSE TO BE PLACED WHEN TEMPERATURE IS AT LEAST 40°F AND RISING. SURFACE COURSE TO BE PLACED WHEN TEMPERATURE IS AT LEAST 45°F AND RISING.
- ALL PROPOSED PAVEMENT AND CURBS ARE TO BE CONSTRUCTED TO WITHIN A TOLERANCE OF 0.05' OF THE PROPOSED ELEVATIONS EXCEPT IN THE ACCESSIBLE STALLS OR ACCESSIBLE ROUTES.
- ALL PROPOSED PAVEMENT, CURBS, SIDEWALKS, RAMPS, ETC. WITHIN THE ACCESSIBLE STALLS AND ACCESSIBLE ROUTES SHALL BE CONSTRUCTED PER THE ILLINOIS ACCESSIBILITY CODE (LATEST EDITION) WITH ZERO CONSTRUCTION TOLERANCE. MAXIMUM SLOPES AS DEFINED IN THE CODE SHALL NOT BE EXCEEDED. THESE MAXIMUM SLOPES INCLUDE, BUT ARE NOT LIMITED TO:
 - PARKING SPACES AND ACCESS AISLES SHALL BE LEVEL WITH SURFACE SLOPES NOT EXCEEDING 1:50 (2.00%) IN ALL DIRECTIONS.
 - AN ACCESSIBLE ROUTE WITH A RUNNING SLOPE GREATER THAN 1:20 (5.00%) IS A "RAMP" AND SHALL COMPLY WITH THE "RAMP" REQUIREMENTS WHICH INCLUDE, BUT ARE NOT LIMITED TO, HAND RAILS.
 - NOWHERE SHALL THE CROSS SLOPE OF AN ACCESSIBLE ROUTE EXCEED 1:50 (2.00%).
 - THE MAXIMUM SLOPE OF A "RAMP" IN NEW CONSTRUCTION SHALL BE 1:12 (8.33%). THE MAXIMUM RISE FOR ANY RUN SHALL BE 30 INCHES.
- PRIOR TO SEAL COATING, ALL ASPHALT AREAS ARE TO BE CLEAN AND DRY. ALL LOOSE MATERIALS ARE TO BE REMOVED. ALL GREASE TO BE REMOVED. ALL CRACKS ARE TO BE FILLED PER IDOT STANDARDS. ALL PAINTED STRIPING TO BE MODIFIED SHALL BE "BLACKED OUT" WITH BLACK PAINT (1 COAT MINIMUM, 2 COATS IF NECESSARY), ALLOWED TO THOROUGHLY DRY PER PAINT MANUFACTURER, PRIOR TO SEAL COATING. ALL AREAS THAT ARE ADJACENT TO THE SEAL COATED AREA ARE TO BE MASKED (I.E. SIDEWALKS, CONCRETE SURFACES, BRICK SURFACES, GUTTERS, CATCHBASINS/INLETS, ETC.) PRIOR TO SEAL COATING TO BE APPLIED. AIR TEMPERATURE TO BE 50°F AND RISING. APPLICATION RATE TO BE SUCH THAT ALL SURFACES OF THE ASPHALT BEING COATED IS THOROUGHLY COVERED IN ONE COAT. SPRAYING IS NOT ALLOWED. ALL SEAL COATING SHOULD BE APPLIED BY SQUEEGEE OR BRUSHES. THE BITUMINOUS SEAL COATING MATERIAL SHOULD NOT BE ALLOWED TO ENTER STORM SEWERS AND SHOULD BE ALLOWED TO DRY AT LEAST 18 HOURS PRIOR TO VEHICULAR USE. CRACK FILLER AND SEAL COATING MATERIALS ARE TO BE FREE OF COAL TAR.



NOTES:

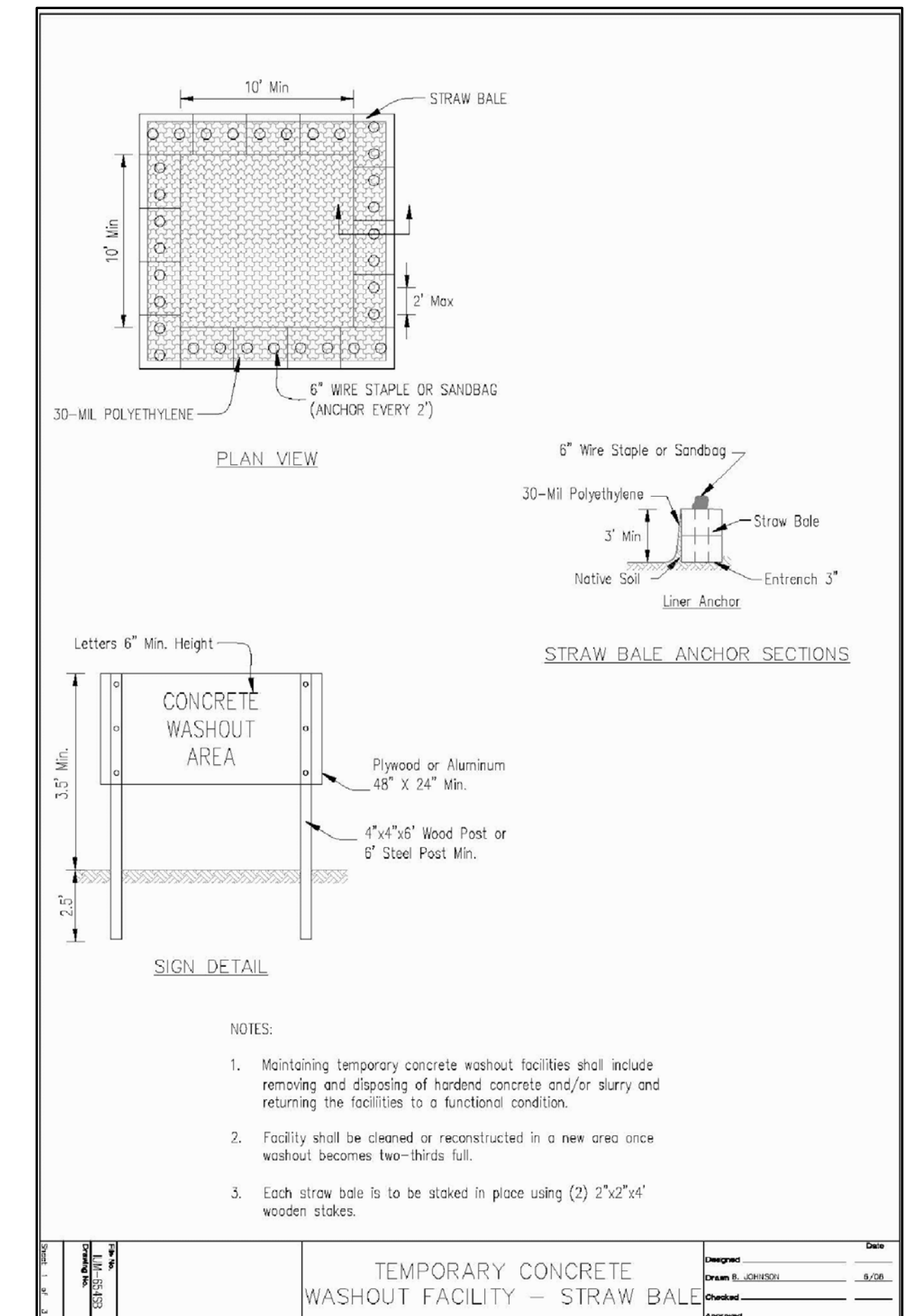
- TOP FLANGE FABRICATED FROM 1 1/4" x 1 1/4" x 1/8" ANGLE BASE RIM FABRICATED FROM 1 1/2" x 1/2" x 1/8" CHANNEL. HANDLES AND SUSPENSION BRACKETS FABRICATED FROM 1 1/4" x 1/4" FLAT STOCK
- ALL DOMESTIC STEEL IS TO CONFORM TO ASTM-A36.
- SEDIMENT BAG IS TO BE FABRICATED FROM 4 OZ./SQ.YD. NON-WOVEN POLYPROPYLENE GEOTEXTILE REINFORCED WITH POLYESTER MESH WITH A MINIMUM FLOW RATE OF 145 GAL./MIN./SQ. FT. BAG IS TO BE DESIGNED FOR A MINIMUM SILT AND DEBRIS CAPACITY OF 2 CU. FT. BAG IS TO BE SECURED TO BASE RIM WITH A STAINLESS STEEL STRAP AND LOCK.

INLET BASKET FILTER FOR TYPE 1 INLETS



NOTES:

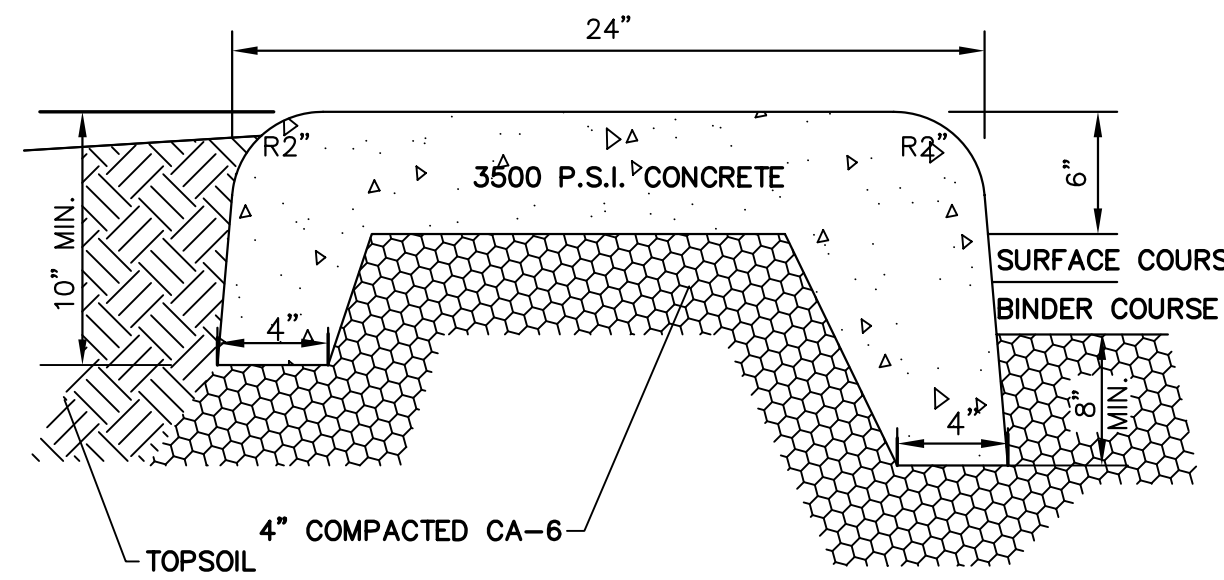
- PROVIDE 1/2" EXPANSION JOINTS EVERY 50' O.C.
- PROVIDE HAND TOOLED CONTRACTION JOINTS EVERY 10' O.C.



NOTES:

- Maintaining temporary concrete washout facilities shall include removing and disposing of hardened concrete and/or slurry and returning the facilities to a functional condition.
- Facility shall be cleaned or reconstructed in a new area once washout becomes two-birds full.
- Each straw bale is to be stored in place using (2) 2"x2" wooden stakes.

TEMPORARY CONCRETE WASHOUT FACILITY - STRAW BALE

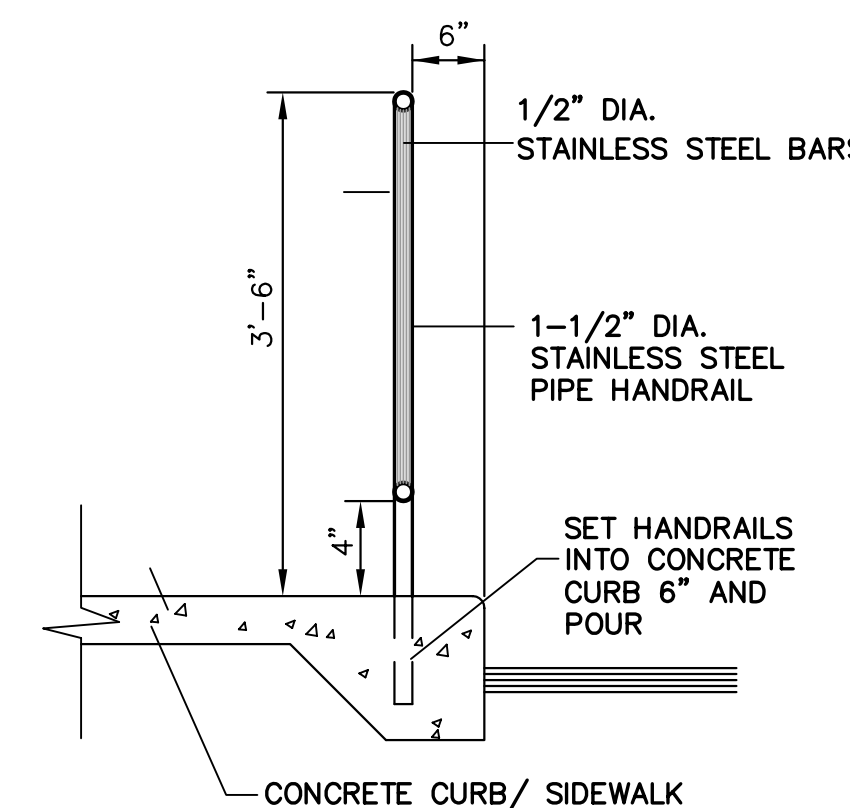


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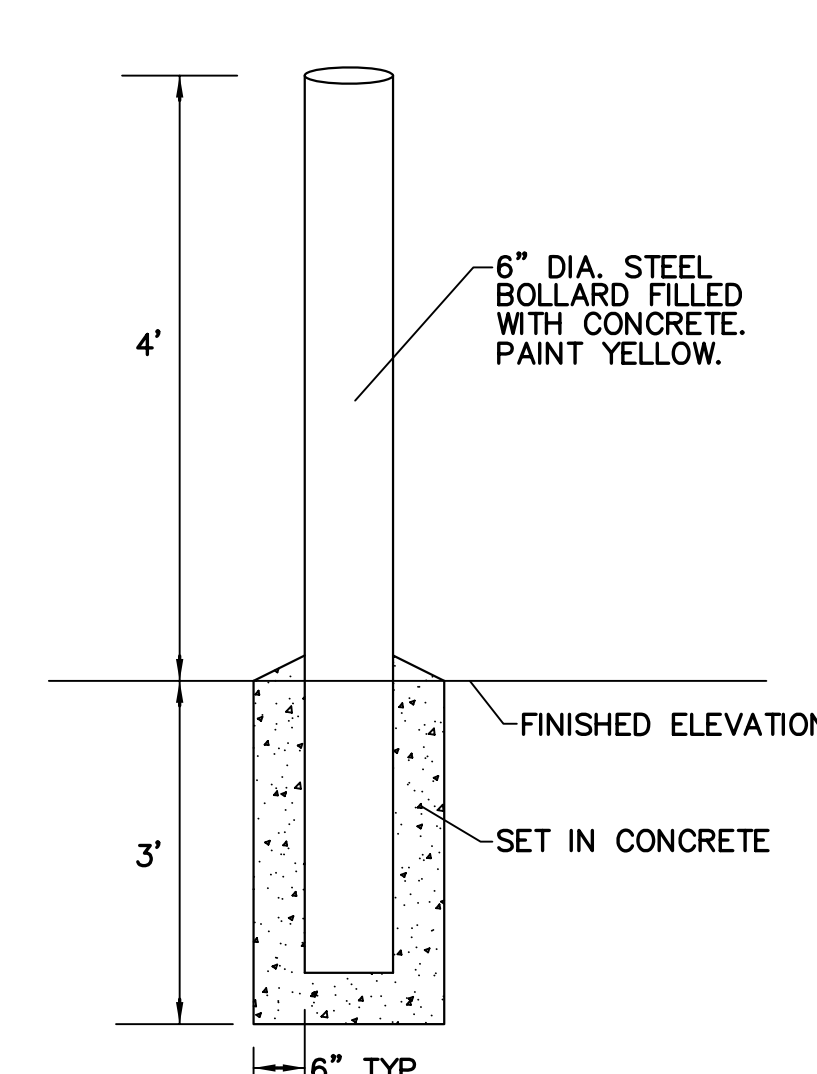
- EXPANSION JOINTS AT 50' ON CENTER AND CONTRACTION JOINTS AT 25' ON CENTER.

WIDE BARRIER CURB

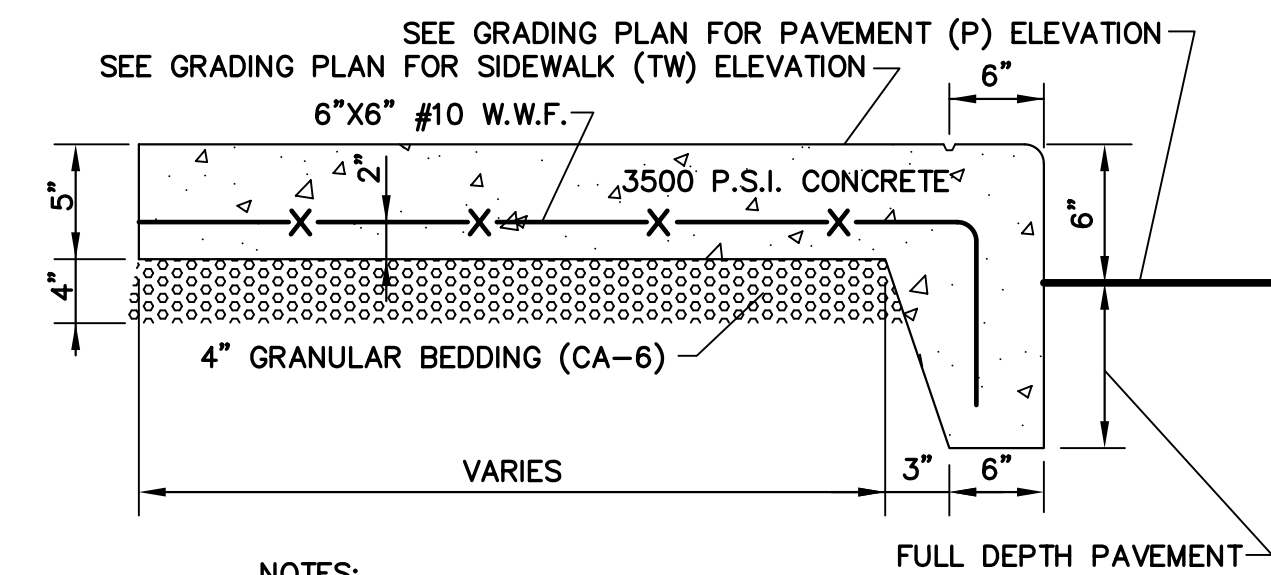
TYPE 'C' BARRIER CURB



SECTION



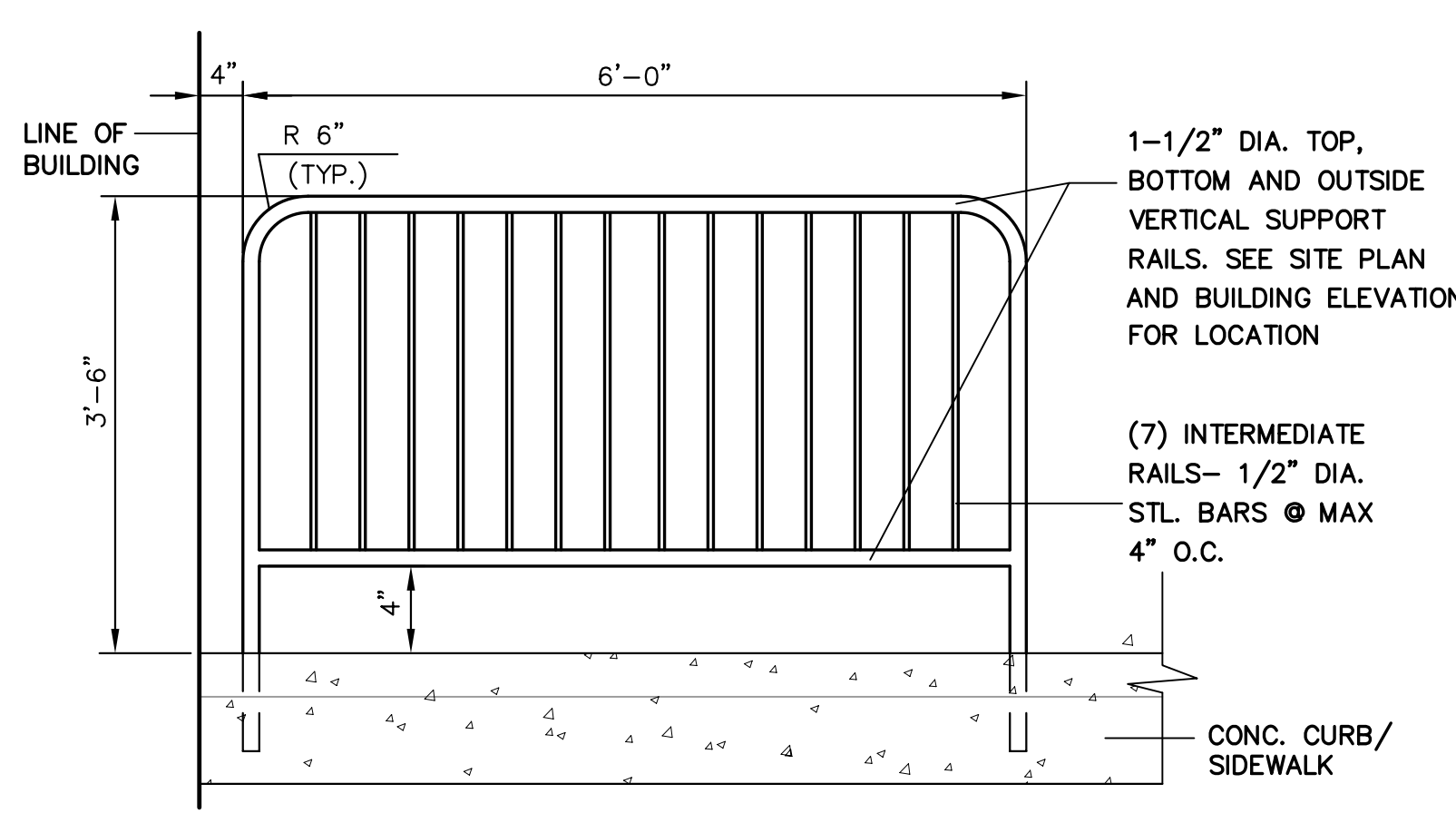
BOLLARD



NOTES:

- PROVIDE CONTROL JOINTS AT 5' O.C.
- PROVIDE EXPANSION JOINTS AT 50' O.C.

TURNED DOWN EDGE SIDEWALK



HAND RAIL DETAIL

PROJECT DETAILS AND SPECIFICATIONS

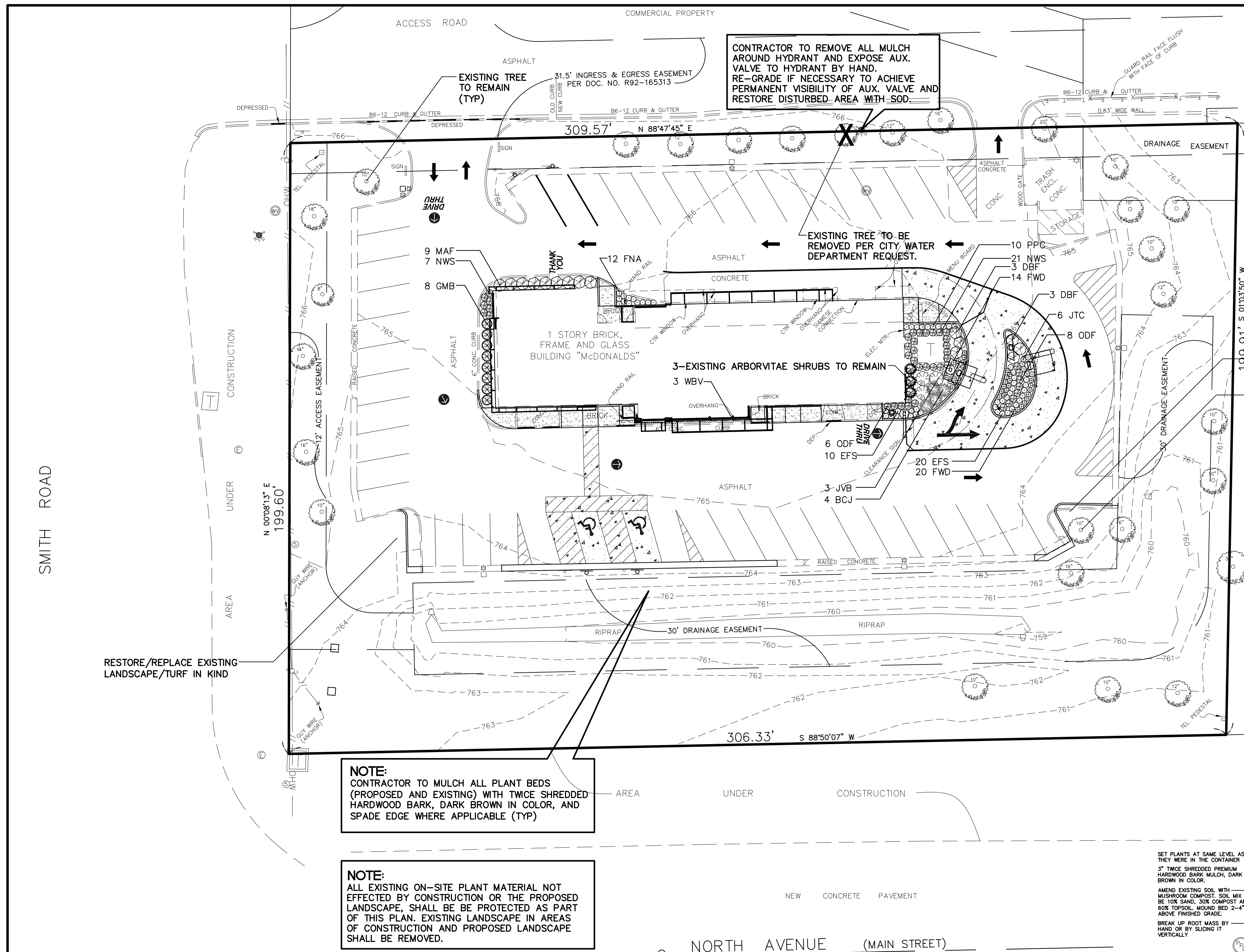
DATE	04/29/13
REVISIONS	NO REVISIONS
NO.	
Prepared For:	Langley Design Group 158 W. Main Street Lena, IL 61048
Prepared By:	McDONALD'S - ST. CHARLES, IL 3900 E. Main Street St. Charles, Illinois
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DATE:	MARCH 22, 2013
SCALE:	NONE
PROJECT NO.:	05-100.01

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PROJECT DETAILS AND SPECIFICATIONS

C-5

LC #12-1700



GENERAL NOTES:
 1. THESE PLANS ARE BASED ON THE BOUNDARY AND TOPOGRAPHIC SURVEY (SURVEY PROJECT#95-14463-13) DATED 01/28/13)
 PREPARED BY: GENTILE AND ASSOCIATES, INC
 550 E. ST. CHARLES PLACE, LOMBARD, IL 60148
 (630) 916-6262
 2. PRIOR TO CONSTRUCTION, CONTRACTOR TO CONTACT THE DESIGN ENGINEER AND ARCHITECT TO VERIFY THAT THEY ARE WORKING FROM THE MOST CURRENT SET OF PLANS AND SPECIFICATIONS.

ON SITE PARKING DATA

REGULAR SPACES	45
ADA ACCESSIBLE SPACES	2
TOTAL SPACES	47

PARKING REQ. = 10 SPACES/1,000 S.F. OF BLDG. AREA (4,736 S.F. BUILDING*10 SPACES/1,000 S.F. = 47.4 OR 47 PARKING SPACES REQUIRED.)

47 PARKING SPACES PROP. = 47 PARKING SPACES REQ.

DRIVE-THRU STACKING DATA

15 STACKING SPACES PER DRIVE-THRU LANE REQUIRED

15 STACKING SPACES PROP. = 15 STACKING SPACES REQ.

SITE DATA

BUILDING AREA	=	4,736 S.F.
F.A.R.	=	.08
LOT AREA	=	61,483 S.F. (1.41 AC.)
PROPOSED IMPERVIOUS AREA	=	30,763 S.F. (0.70 AC.)(50%)
PROPOSED PERVIOUS AREA	=	30,720 S.F. (0.71 AC.)(50%)
EXISTING IMPERVIOUS AREA	=	30,780 S.F. (0.70 AC.)(50%)
EXISTING PERVIOUS AREA	=	30,703 S.F. (0.71 AC.)(50%)
PROP. PERVIOUS AREA	=	30,720 S.F. > EX. PERVIOUS 30,703 S.F.
TOTAL DISTURBED AREA	=	1,981 S.F.
1,981 S.F. <	5,000 S.F. THEREFORE	NO DETENTION IS REQUIRED

PLANT LIST

FLOWERING AND EVERGREEN SHRUBS

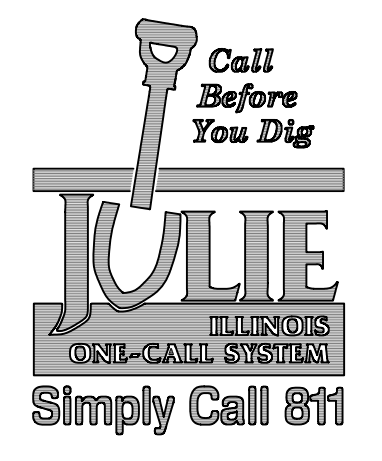
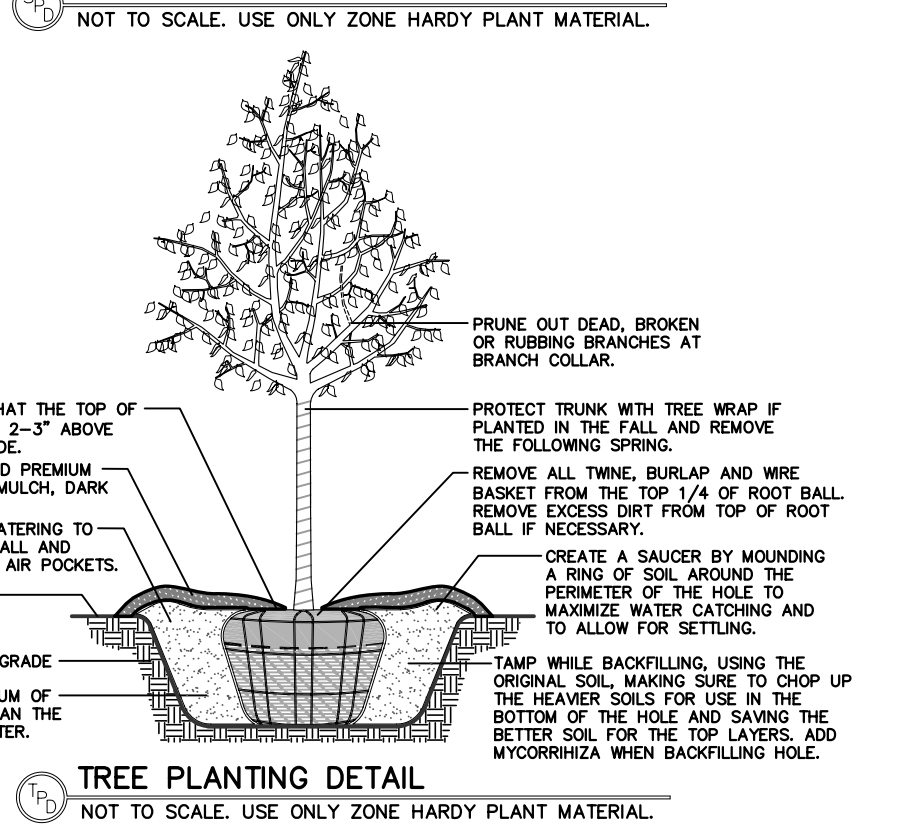
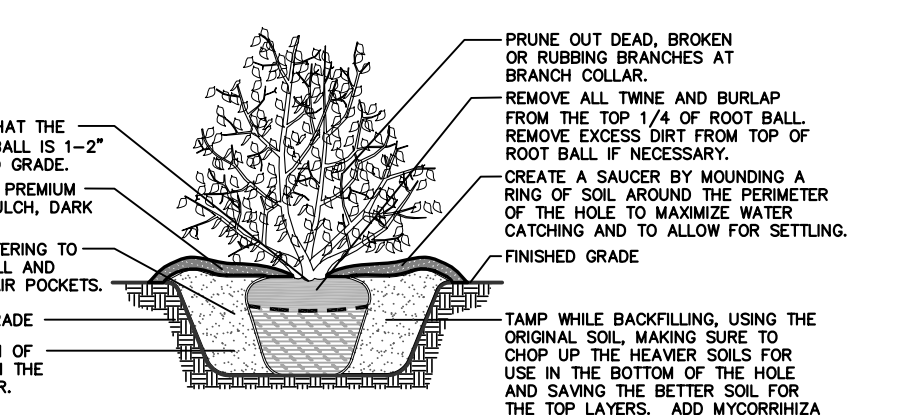
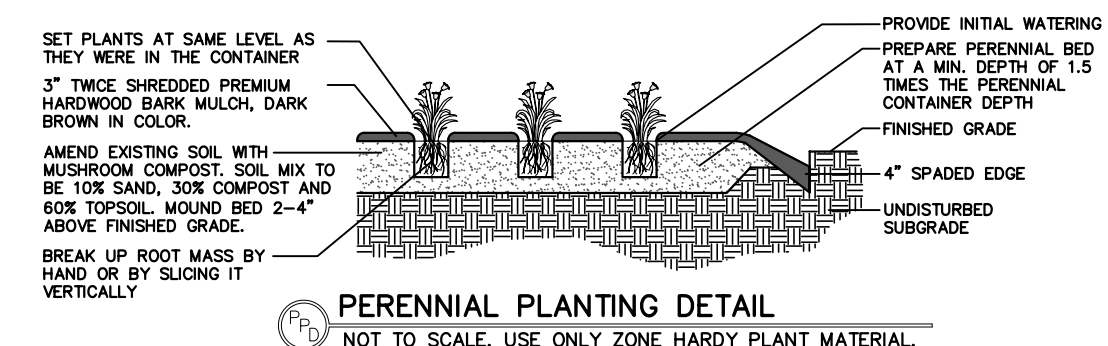
QTY	ABRV.	BOTANICAL NAME			
6	DBF	Forsythia viridissima 'Bronxensis'	Dwarf Bronx Forsythia	5	Gal.
9	MAF	Fothergilla gardenii 'Mt.Airy'	Dwarf Mt.Airy Fothergilla	5	Gal.
3	JVB	Viburnum x juddi	Judd Viburnum	5	Gal.
8	GMB	Buxus 'Green Mountain'	Green Mountain Boxwood	5	Gal.
4	BCJ	Juniperus horizontalis 'Blue Chip'	Blue Chip Juniper	5	Gal.

PERENNIALS, ORNAMENTAL GRASS AND GROUNDCOVERS

QTY	ABRV.	BOTANICAL NAME			
14	ODF	Calamagrostis x acutiflora 'Overdam'	Overdam Feather Reed Grass	3	Gal.
6	JTC	Coreopsis 'Jethro Tull'	Jethro Tull Coreopsis	1	Gal.
34	FWD	Dianthus gratianopolitanus 'Firewitch'	Firewitch Dianthus	1	Gal.
10	PPC	Heuchera micrantha 'Palace Purple'	Palace Purple Coral Bells	1	Gal.
30	EFS	Salvia nemorosa 'East Friesland'	East Friesland Salvia	1	Gal.
28	NWS	Panicum virgatum 'Northwind'	Northwind Switch Grass	1	Gal.

LANDSCAPE NOTES

1. ALL PLANT MATERIAL SHALL BE HARDY TO THE ZONE IT IS BEING PLANTED IN. ALL TREES AND SHRUBS ARE TO BE BALLED AND BURLAPED UNLESS OTHERWISE NOTED AND SHALL BE GROWN IN ACCORDANCE WITH THE STANDARDS SET FORTH BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
2. PLANT SIZES CALLED OUT ON THIS PLAN ARE THE MINIMUM SIZE REQUIRED. PLANTS WHICH FAIL TO MEET THE SIZES LISTED, SHALL BE REJECTED AT THE EXPENSE OF THE CONTRACTOR.
3. CONTRACTOR MUST VERIFY ALL MATERIAL QUANTITIES AS DEPICTED ON THE DRAWING. THE PLANT LIST PROVIDED ON THIS PLAN IS FOR CONVENIENCE ONLY.
4. SUBSTITUTIONS MAY NOT BE MADE WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT/DESIGNER.
5. THE CONTRACTOR SHALL NOTIFY ALL APPROPRIATE AGENCIES AND UTILITY LOCATORS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOT BEGIN ANY WORK ON-SITE UNTIL ALL UTILITIES HAVE BEEN LOCATED. CONTRACTOR SHALL OBTAIN "AS-BUILT" PLANS FOR ALL IRRIGATION AND LIGHTING PRIOR TO CONSTRUCTION.
6. CONTRACTOR RESPONSIBLE FOR PROTECTING ALL UTILITIES INCLUDING IRRIGATION AND LIGHTING. ALL DAMAGE SHALL BE REPAIRED TO A NEW CONDITION IN ACCORDANCE WITH ALL CODES AT NO COST TO THE OWNER - SEE NOTE 5.
7. ALL UNSUITABLE MATERIAL (CONCRETE, CRUSHED ASPHALT, BRICK ETC.) SHALL BE REMOVED PRIOR TO PLANTING AND SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
8. A MIXTURE OF 30% MUSHROOM COMPOST, 10% SAND AND 60% TOPSOIL SHALL BE ROTOTILLED INTO ALL PERENNIAL, ANNUAL AND SHRUB PLANTING BEDS PRIOR TO THE INSTALLATION OF THE PLANT MATERIAL. A SLOW RELEASE, GRANULAR FERTILIZER SHALL BE APPLIED TO ALL ANNUAL AND PERENNIAL PLANTING BEDS AT THE RECOMMENDED RATE, AND SHALL BE ROTOTILLED IN WITH THE TOPSOIL AND MUSHROOM COMPOST MIXTURE BEFORE THE PLANT MATERIAL IS INSTALLED.
9. CONTRACTOR TO PROVIDE THOROUGH INITIAL WATERING OF ALL PLANTINGS WITHIN 12 HOURS OF INSTALLATION TO ENSURE ALL AIR POCKETS HAVE BEEN REMOVED AROUND ROOT BALL.
10. ALL PLANT BED AREAS ARE TO BE MULCHED WITH 3" OF DOUBLE SHREDDED HARDWOOD MULCH AND SHALL BE SEPARATED WITH A SPADE EDGE ALONG PERIMETERS ADJACENT TO TURF AREAS. FINAL GRADE (AFTER SETTLING) SHALL BE 1" BELOW ADJACENT CURBS.
11. ALL TURF AREAS ARE TO BE A MINIMUM OF A FIVE WAY BLUEGRASS BLEND, UNLESS OTHERWISE NOTED. CONTRACTOR IS RESPONSIBLE FOR WATERING ALL INSTALLED TURF AREAS UNTIL TIME OF KNOTTING.
12. ALL TRANSPLANTED PLANT MATERIAL MUST BE INSTALLED IMMEDIATELY UPON EXTRACTION FROM ITS ORIGINAL LOCATION, UNLESS SPECIFIC ARRANGEMENTS HAVE BEEN MADE WITH THE LANDSCAPE ARCHITECT/DESIGNER. SHOULD IT BECOME UNREASONABLE TO TRANSPLANT ANY OF THE PLANT MATERIAL, AS DESCRIBED IN THIS PLAN, DUE TO SITE CONSTRAINTS OR OTHERWISE, CONTRACTOR IS RESPONSIBLE FOR CONTACTING LANDSCAPE ARCHITECT/DESIGNER TO MAKE ALTERNATIVE ARRANGEMENTS.
13. CONTRACTOR IS RESPONSIBLE FOR ALL PLANT MATERIAL REMAINING PLUMB UNTIL THE END OF THE GUARANTEE PERIOD. PLANTS MAY NOT BE STAKED UNLESS APPROVED BY THE LANDSCAPE ARCHITECT/DESIGNER.
14. CONTRACTOR TO GUARANTEE PLANT MATERIAL AND LABOR FOR A MINIMUM OF ONE YEAR FROM THE TIME OF INSTALLATION.
15. THE CONTRACTOR IS RESPONSIBLE FOR BECOMING FAMILIAR WITH AND ABIDING BY THE LANDSCAPE ORDINANCES FOR THE SPECIFIC JURISDICTION IN WHICH THE WORK IS TAKING PLACE.
16. BIDDERS SHALL BE RESPONSIBLE FOR EXAMINING THE SITE TO BECOME FAMILIAR WITH THE SPECIFIC SITE CONSTRAINTS.
17. THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY FOR THE COMPLETION OF ALL THE ITEMS SHOWN ON THE PLANS.
18. IF IRRIGATION IS DEEMED NECESSARY, THE DESIGN AND INSTALLATION OF THE IRRIGATION SYSTEM SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
19. IF EXISTING IRRIGATION IS PRESENT ON SITE, CONTRACTOR SHALL ADJUST, ADD TO, OR SUBTRACT FROM, THE EXISTING IRRIGATION SYSTEM TO ACCOMMODATE ANY PROPOSED ALTERATIONS/ADDITIONS TO THE EXISTING LANDSCAPING.
20. PROVIDE TOPSOIL RE-SPREAD PER THE FOLLOWING UNLESS OTHERWISE NOTED:
 - A. 4" MINIMUM IN GRASS OR SOD AREAS
 - B. 6" MINIMUM IN PLANTING AREAS
 - C. 12" MINIMUM IN LANDSCAPE ISLANDS



LANDSCAPE PLAN

DATE: 04/29/13
 REVISIONS: PER CITY REVIEW LETTER DATED 04.04.13
 NO. 1
 Prepared For: **Lingle Design Group**
 158 W. Main Street
 Lena, IL 61048
McDonald's - ST. CHARLES, IL
 3900 E. Main Street
 St. Charles, Illinois

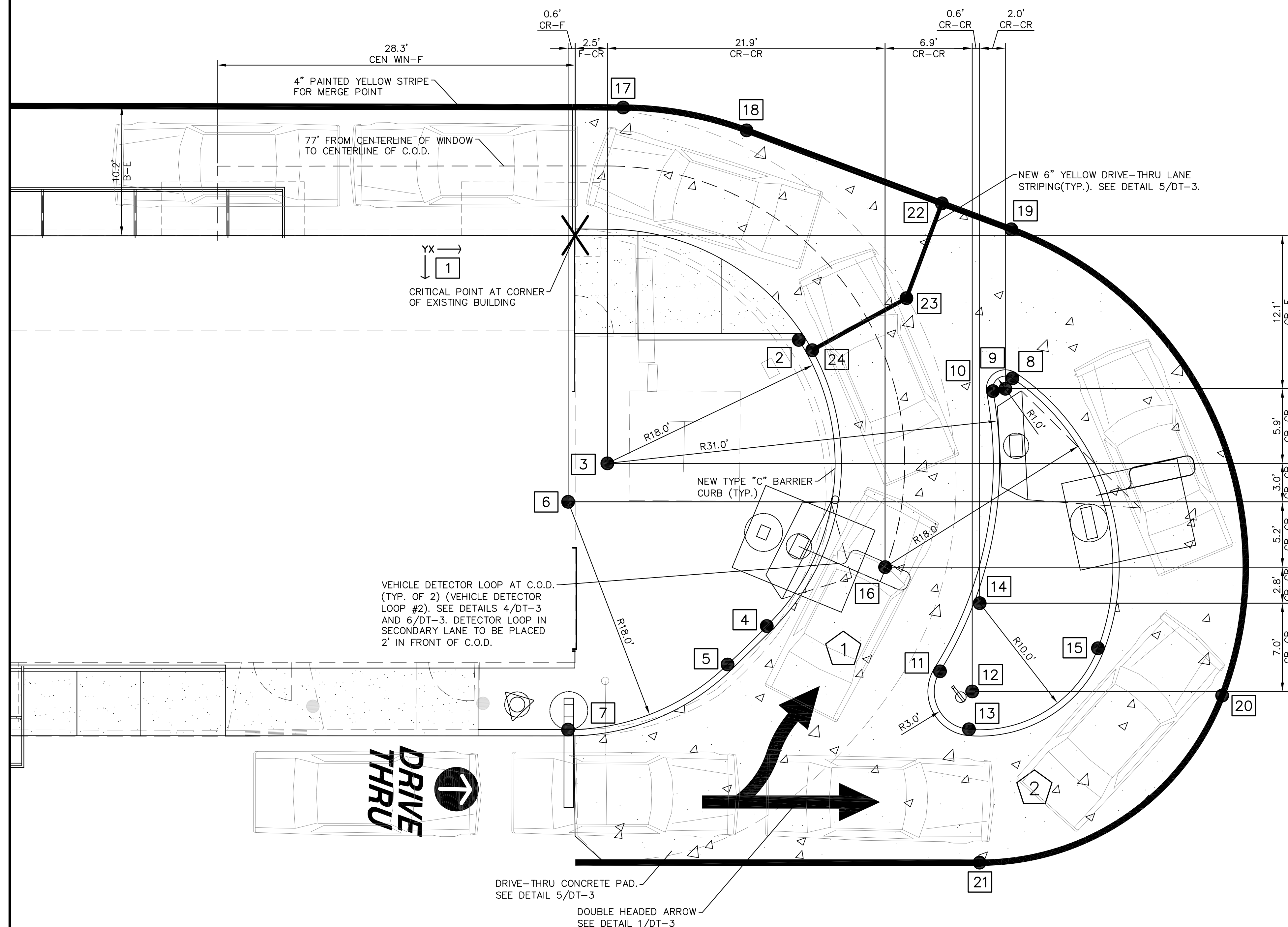
Checked By: J. MILLER
 Design By: M. BAILEY
 Drawn By: D. OLSON
 Date: MARCH 22, 2013
 Scale: 1" = 20'
 Project No.: 05-100.01

LANDSCAPE PLAN
 L-1
 LC #12-1700

GENERAL NOTES:

1. THE REGIONAL CONSTRUCTION MANAGER IS TO REVIEW AND APPROVE ALL DRIVE-THRU LAYOUTS. A DRIVE-THRU IS FINAL, AND CONSIDERED "RED", ONCE APPROVED. NO CHANGES ARE TO BE MADE AFTER THIS POINT.
2. DUE TO THE EXACT GEOMETRY REQUIRED FOR THE EFFICIENT OPERATION OF THIS DRIVE-THRU LAYOUT, IT IS RECOMMENDED THAT ALL DRIVE-THRU EQUIPMENT AND PAVEMENT IMPROVEMENTS TO BE FIELD LOCATED BY A LICENSED SURVEYOR.
3. THE PLACEMENT OF THE CODs AND ANY ADDITIONAL SIGNAGE SHOULD BE SUCH THAT IT PREVENTS, OR MINIMIZES, BLOCKING THE CUSTOMER'S VIEW OF THE MENU BOARD WHILE ORDERING.
4. THESE DIMENSIONS ARE CRITICAL TO THE FUNDAMENTAL LAYOUT OF THE SIDE BY SIDE DESIGN.
5. IF DIMENSIONS ARE MODIFIED CONTACT DESIGN ENGINEER IMMEDIATELY.
6. VERIFY WITH SUPPLIER OF DRIVE-THRU EQUIPMENT THAT MOST CURRENT EQUIPMENT IS BEING UTILIZED.

COORDINATES			
Pavement	X	Y	DESCRIPTION
1	0.00'	0.00'	CRITICAL STARTING POINT FOR ALL COORDINATES
2	17.66'	8.27'	TO BACK OF CURB AT START OF RADIUS
3	2.54'	18.02'	TO CENTER OF RADIUS(18' 31")
4	15.13'	30.88'	TO BACK OF CURB AT END OF RADIUS
5	12.04'	33.91'	TO BACK OF CURB AT START OF RADIUS
6	-0.56'	21.06'	TO CENTER OF RADIUS(18')
7	-0.57'	39.06'	TO BACK OF CURB AT END OF RADIUS
8	34.55'	11.30'	TO BACK OF CURB AT START/END OF RADIUS
9	33.99'	12.13'	TO CENTER OF RADIUS(1')
10	33.00'	12.31'	TO BACK OF CURB AT END/START OF RADIUS
11	28.82'	34.45'	TO BACK OF CURB AT END/START OF RADIUS
12	31.36'	36.04'	TO CENTER OF RADIUS(3')
13	31.11'	39.03'	TO BACK OF CURB AT END/START OF RADIUS
14	31.96'	29.07'	TO CENTER OF RADIUS(10')
15	41.30'	32.63'	TO BACK OF CURB AT END/START OF RADIUS
16	24.48'	26.22'	TO CENTER OF RADIUS(18')
17	3.78'	-10.10'	TO STRIPING/CONCRETE
18	13.54'	-8.29'	TO STRIPING/CONCRETE
19	34.46'	-0.48'	TO STRIPING/CONCRETE
20	51.12'	36.37'	TO STRIPING/CONCRETE
21	31.95'	49.57'	TO STRIPING/CONCRETE
22	28.97'	-2.53'	TO MERGE POINT STRIPING
23	26.17'	4.97'	TO MERGE POINT STRIPING
24	18.73'	9.08'	TO MERGE POINT STRIPING



1
DT-1

1 PRIMARY DRIVE-THRU LANE

2 SECONDARY DRIVE-THRU LANE

1" = 5'-0"

DRIVE-THRU PAVEMENT PLAN

DT-1

LC #12-1700

DATE: 04/29/13

REVISIONS: PER CITY REVIEW LETTER DATED 04.04.13

NO. 1

Prepared For:

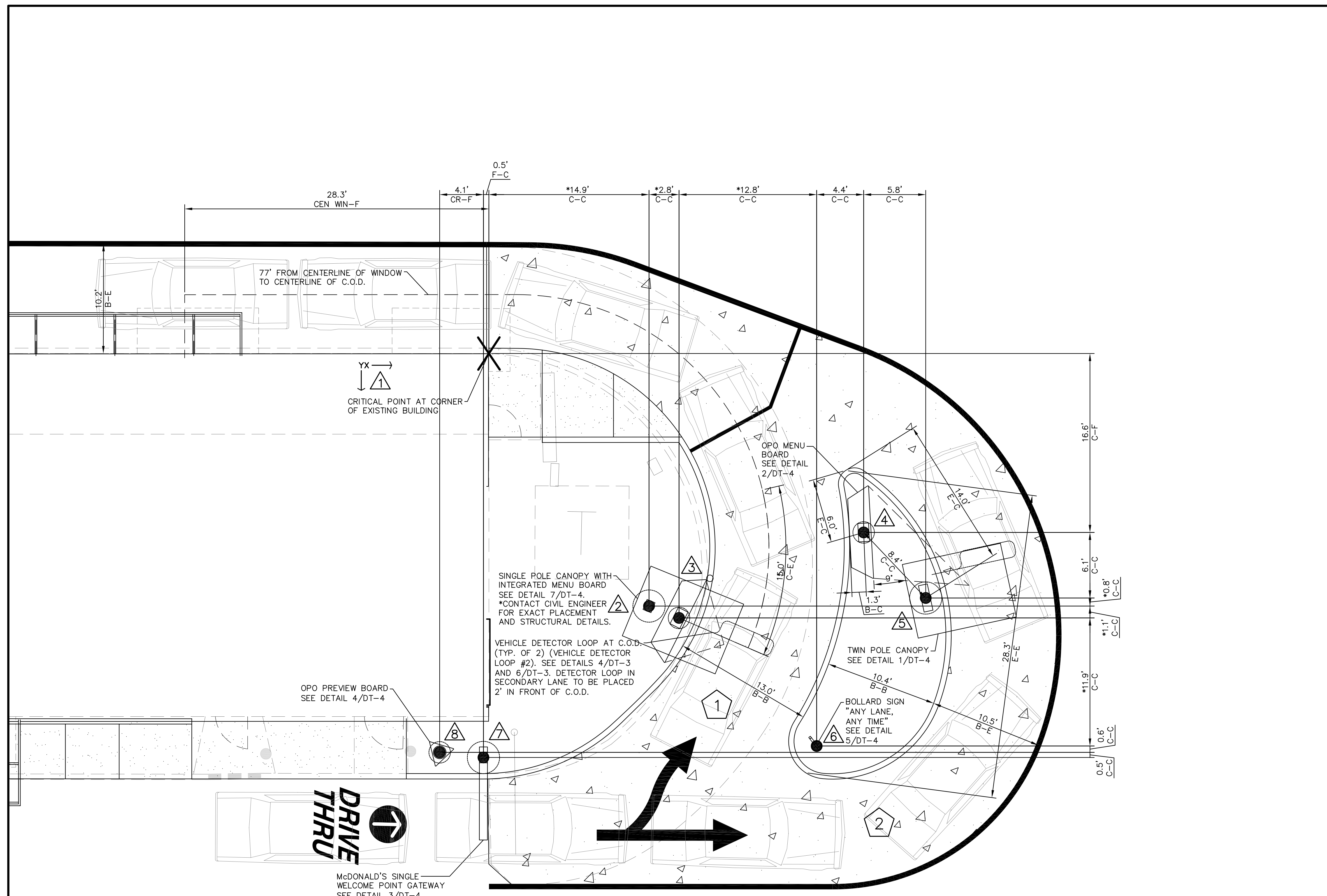
Lingle Design Group
158 W. Main Street
Lena, IL 61048

McDonald's - ST. CHARLES, IL
3900 E. Main Street
St. Charles, Illinois

Prepared By:

Watermark Engineering Resources, Ltd.
2631 Ginger Woods Parkway, Suite 100, Aurora, IL 60502
phone 630-375-1800 fax 630-236-9600 www.watermark-engineering.com

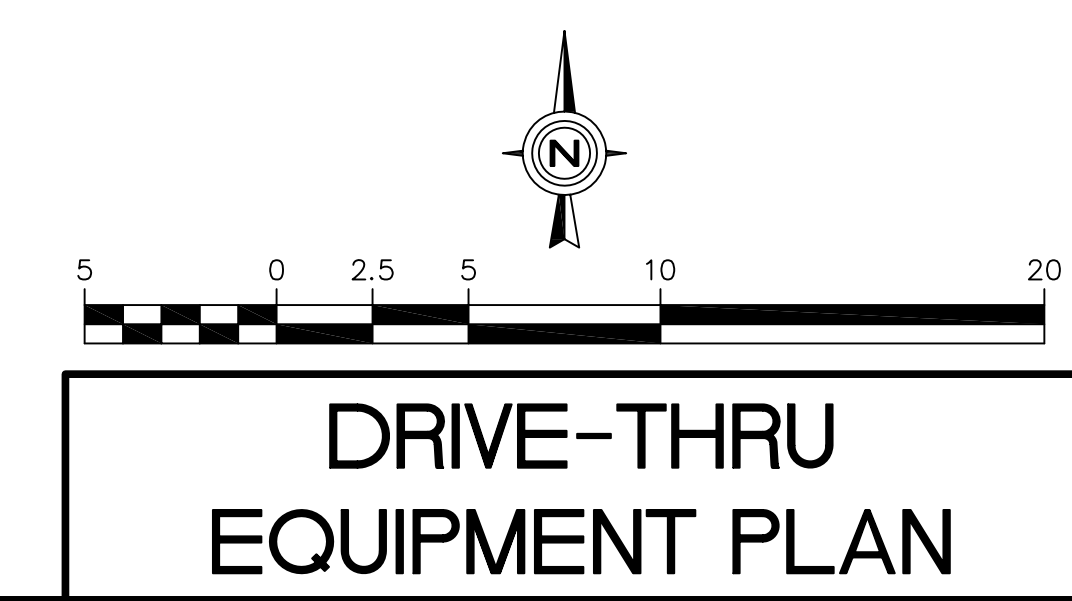
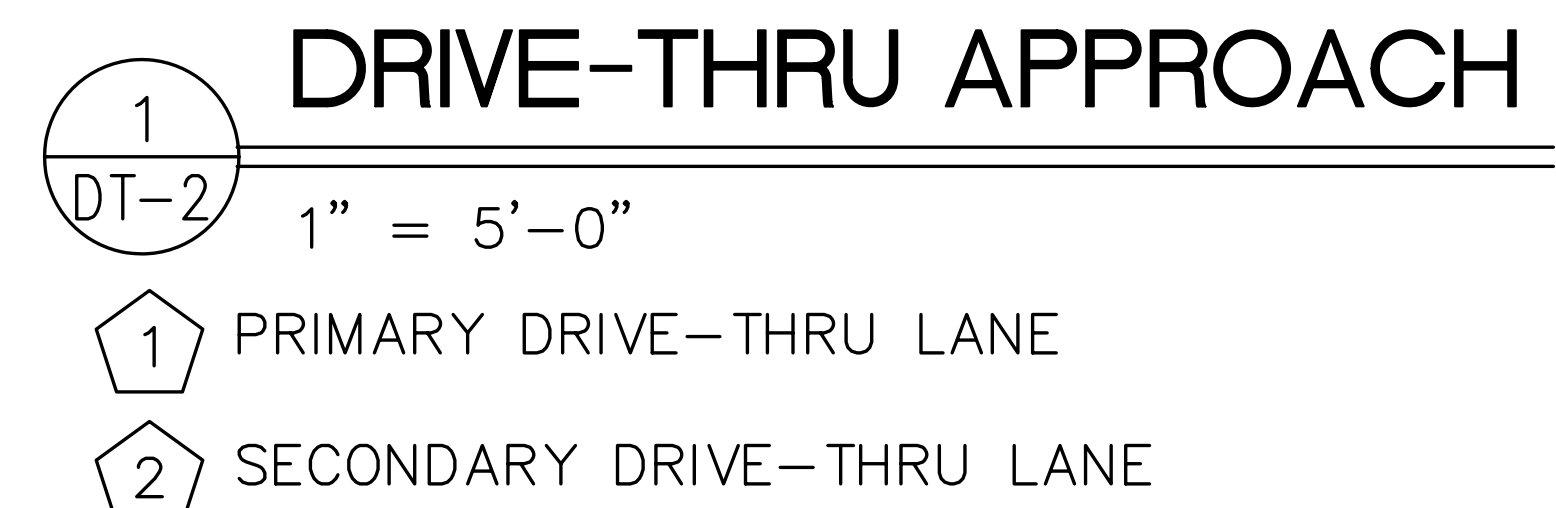
CHECKED BY: J. MILLER
DESIGN BY: M. BAILEY
DRAWN BY: D. OLSON
DATE: MARCH 22, 2013
SCALE: 1" = 5'
PROJECT NO.: 05-100.01



GENERAL NOTES:

1. THE LOCATION AND ORIENTATION OF MENU BOARDS WERE DETERMINED BY THE SIGHT LINES OF THE CARS. THE CARS WERE POSITIONED ACCORDING TO THE MAX. AMOUNT OF CARS DURING A PEAK PERIOD. ALL DIMENSIONS SHOWN ARE BASED UPON PROTOTYPICAL LAYOUTS SHOWN. ACTUAL DIMENSIONS TO BE BASED ON SITE SPECIFIC CONFIGURATIONS AND THE REQUIREMENTS OF NOTE 2.
2. MENU BOARD IS ORIENTATED FOR VIEWING BY CAR 5 (PRIMARY USER) AND CAR 4 (SECONDARY USER).
3. PROVIDE TWO CIRCUITS FOR MENU BOARD AND PRE-SELL BOARDS. ONE CIRCUIT FOR LIGHTS AND ONE CIRCUIT WITH LOCK FOR MOTOR AND CONTROLLER. REFER TO SHEET E1 FOR TERMINATION OF CONDUIT RUNS INSIDE BUILDING.
4. ALL GALVANIZED ANCHOR BOLTS TO BE SUPPLIED AND INSTALLED BY THE CONTRACTOR.
5. **PLACEMENT NOTE:** THE PLACEMENT OF THE CUSTOMER ORDER DISPLAY SHOULD BE SUCH THAT IT DOES NOT BLOCK THE VIEWING OF THE MENU BOARD FROM THE DRIVER'S VANTAGE POINT.
6. **VERIFICATION NOTE:** VERIFY ALL DRIVE-THRU EQUIPMENT WITH McDONALD'S PROJECT MANAGER AND OPERATIONS MANAGER BEFORE PROCEEDING.
7. THE REGIONAL CONSTRUCTION MANAGER IS TO REVIEW AND APPROVE ALL DRIVE-THRU LAYOUTS. A DRIVE-THRU IS FINAL, AND CONSIDERED "RED", ONCE APPROVED. NO CHANGES ARE TO BE MADE AFTER THIS POINT.
8. DUE TO THE EXACT GEOMETRY REQUIRED FOR THE EFFICIENT OPERATION OF THIS DRIVE-THRU LAYOUT, IT IS RECOMMENDED THAT ALL DRIVE-THRU EQUIPMENT AND PAVEMENT IMPROVEMENTS TO BE FIELD LOCATED BY A LICENSED SURVEYOR.
9. THE PLACEMENT OF THE CODs AND ANY ADDITIONAL SIGNAGE SHOULD BE SUCH THAT IT PREVENTS, OR MINIMIZES, BLOCKING THE CUSTOMER'S VIEW OF THE MENU BOARD WHILE ORDERING.
10. THESE DIMENSIONS ARE CRITICAL TO THE FUNDAMENTAL LAYOUT OF THE SIDE BY SIDE DESIGN.
11. IF DIMENSIONS ARE MODIFIED CONTACT DESIGN ENGINEER IMMEDIATELY.
12. VERIFY WITH SUPPLIER OF DRIVE-THRU EQUIPMENT THAT MOST CURRENT EQUIPMENT IS BEING UTILIZED.

COORDINATES			
Equipment	X	Y	DESCRIPTION
1	0.00'	0.00'	CRITICAL STARTING POINT FOR ALL COORDINATES
2	14.88'	23.48'	TO CENTER OF FOUNDATION OF PRIMARY LANE SINGLE POLE CANOPY WITH INTEGRATED MENU BOARD
3	17.67'	24.58'	TO CENTER OF FOUNDATION OF OPO MENU BOARD
4	34.84'	16.63'	TO CENTER OF FOUNDATION OF OPO MENU BOARD
5	40.61'	22.73'	TO CENTER OF FOUNDATION OF SECONDARY LANE DRIVE-THRU TWIN POLE CANOPY
6	30.47'	36.49'	TO CENTER OF BOLLARD SIGN
7	-0.51'	37.56'	TO CENTER OF FOUNDATION OF SINGLE WELCOME POINT GATEWAY SIGN
8	-4.58'	37.08'	TO CENTER OF FOUNDATION OF OPO PREVIEW BOARD



DATE: 04/29/13
REVISIONS: PER CITY REVIEW LETTER DATED 04.04.13
NO. 1

Prepared For:
Lingle Design Group
158 W. Main Street
Lena, IL 61048

McDONALD'S - ST. CHARLES, IL
3900 E. Main Street
St. Charles, Illinois

Prepared By:
Watermark Engineering Resources, Ltd

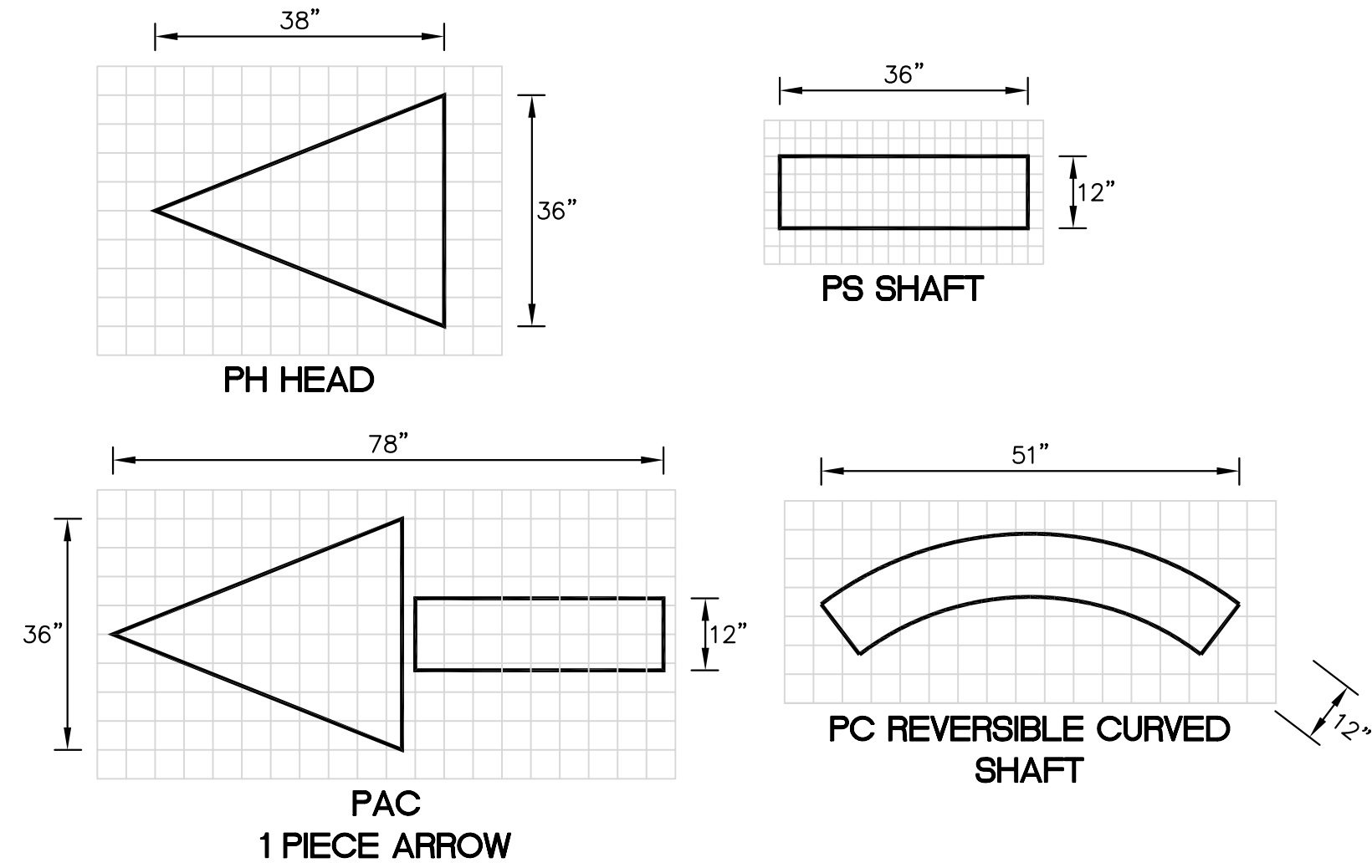
2637 Ginger Woods Parkway, Suite 100, Aurora, IL 60502
phone 630-375-1800 fax 630-236-9600 www.watermark-engineering.com

CHECKED BY: J. MILLER
DESIGN BY: M. BAILEY
DRAWN BY: D. OLSON
DATE: MARCH 22, 2013
SCALE: 1" = 5'
PROJECT NO.: 05-100.01

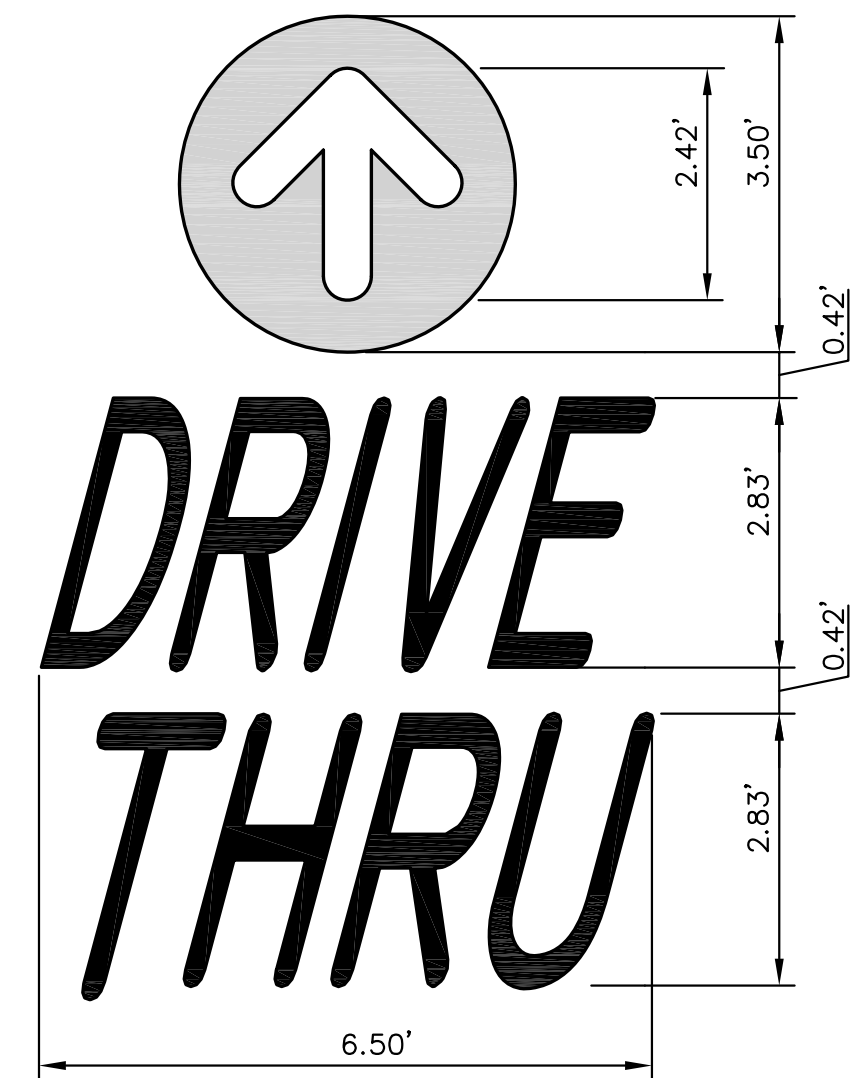
DT-2
LC #12-1700

DRIVE-THRU EQUIPMENT PLAN

PARKING LOT ARROWS (MEETS NO STATE OR FEDERAL DESIGN STANDARDS)



1 TYPICAL PAVEMENT MARKING DETAIL



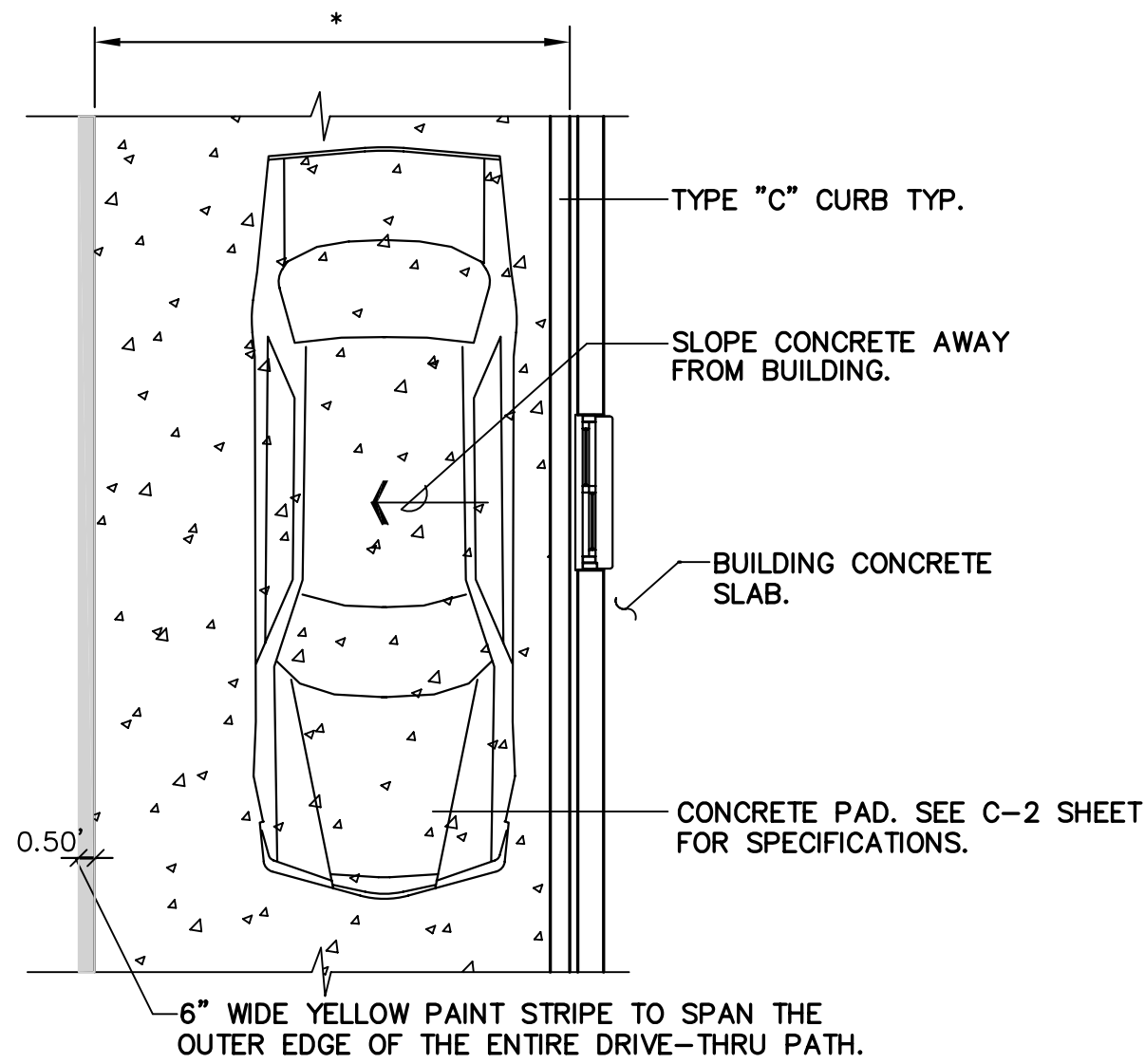
NOTE: ALL TEXT AND ARROW SHALL BE PAINTED YELLOW.

2 PAINTED "DRIVE-THRU" WITH ARROW DETAIL



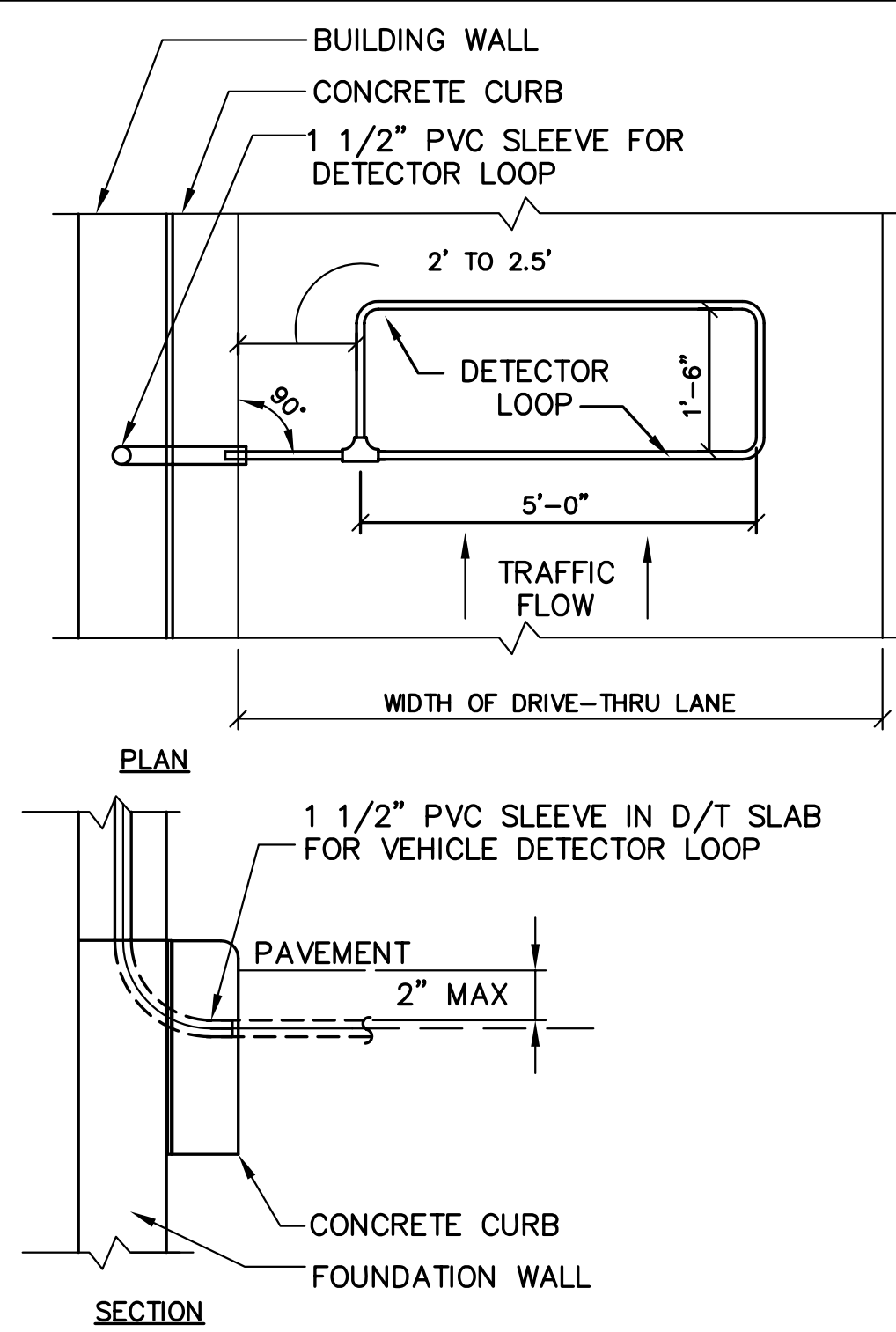
NOTE: ALL TEXT SHALL BE PAINTED YELLOW.

3 PAINTED "THANK-YOU" DETAIL



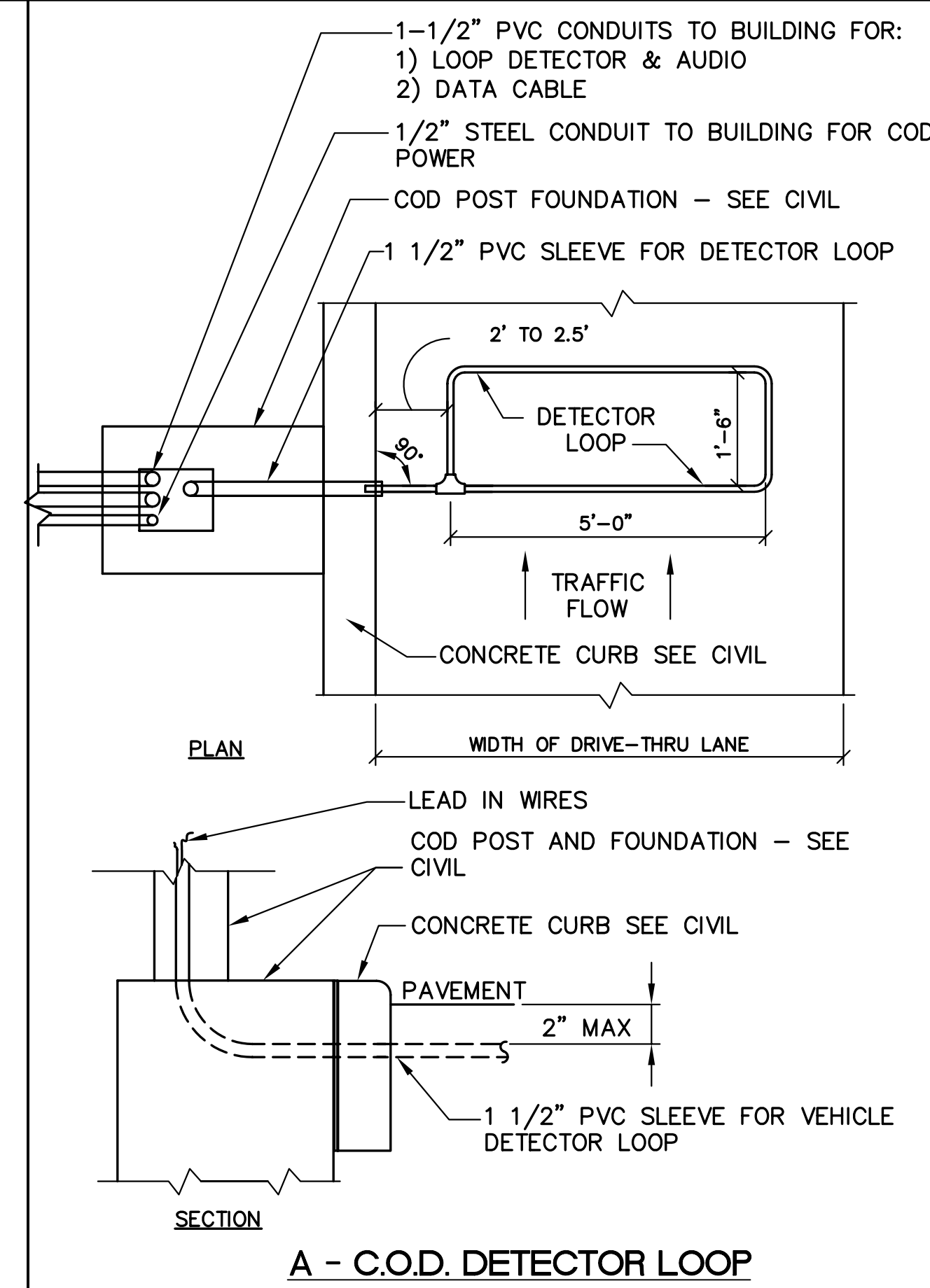
* FOR DIMENSIONS OF DRIVE-THRU LANE CONCRETE PAD, SEE C-2 SHEET FOR SPECIFICATIONS.

5 DRIVE-THRU CONCRETE PAD DETAIL

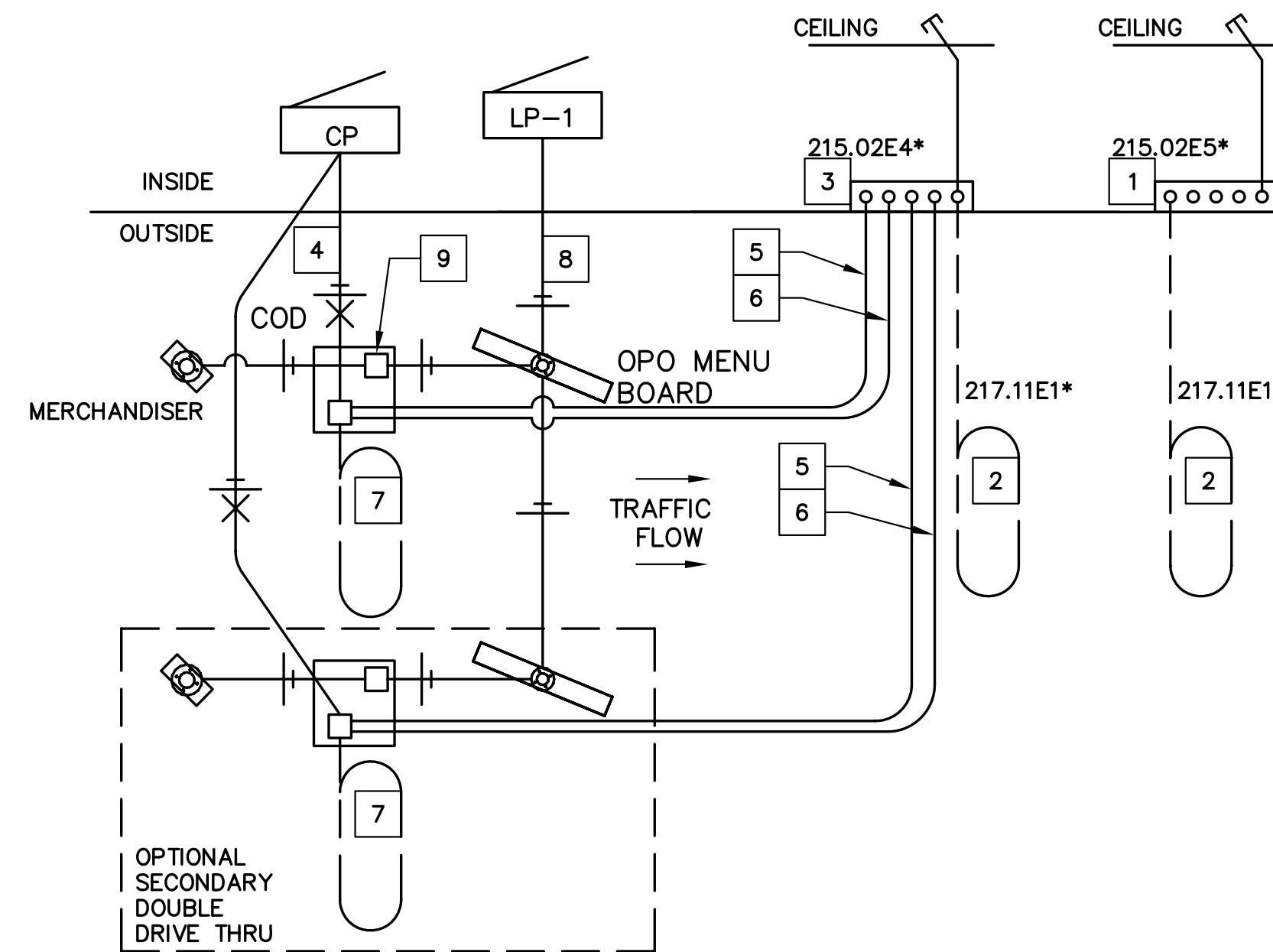


NOTE: DETECTOR LOOPS AT PRESENTATION AND ORDER WINDOWS ARE OPTIONAL. GC TO INSTALL PVC SLEEVES TO FACILITATE POSSIBLE FUTURE LOOP INSTALLATION.

B - DT WINDOW DETECTOR LOOP



A - C.O.D. DETECTOR LOOP



6 DRIVE THRU SITE WIRING (COD AND SPEAKER POST)

NOTES

1. VERIFY CONDUIT SIZES AND LAYOUT WITH DETECTOR LOOP MANUFACTURER.
2. CENTER VEHICLE DETECTOR LOOP (ITEM # 217.11E1) IN DRIVE THRU LANE. INSTALL PER MFR. RECOMMENDATIONS.
3. SEE CIVIL FOR DIMENSIONS OF DRIVE-THRU LANE CONCRETE PAD FOR DETECTOR LOOP.
4. NO STEEL (REBAR OR ELECTRICAL WIRE) SHALL BE USED WITHIN 2' OF LOOP.
5. DETECTOR LOOP MANUFACTURERS: DETECTOR LOOPS MAY BE BY ONE OF THE FOLLOWINGS COMPANIES OR EQUAL.
3M: 1-800-328-0033
HME: 1-800-848-4468
6. DETECTOR LOOP MATERIAL: PVC TUBING 1/2" I.D. 100 PSI LOOP MADE FROM ONE LENGTH OF THIN FOURTEEN GAUGE STRANDED WIRE. LEAD-IN IS PRE-TWISTED AT FACTORY.
7. DETECTOR LOOP CONSTRUCTION: FORMED WITH ONE CONTINUOUS LENGTH OF PVC WITH NO SHARP CORNERS AS DETAILED. WIRE LOOPED, FORMED, & PIGTAILED AS DETAILED.

4 DETECTOR LOOP DETAILS NOT TO SCALE

KEY NOTES

1. ELECTRICAL EQUIPMENT ITEM 215.02E5* IN PRESENTATION BOOTH. PROVIDE 2" HOLE & GROMMET IN JUNCTION BOX COVER PLATE FOR POS DATA CABLES. PROVIDE 2 1/2"C ABOVE CEILING.
 2. OPTIONAL DRIVE-THRU WINDOW DETECTOR LOOP FOR ORDER & PRESENTATION WINDOWS - SEE 4B/DT1.0. GC TO INSTALL PVC SLEEVES TO FACILITATE POSSIBLE FUTURE LOOP INSTALLATION.
 3. ELECTRICAL EQUIPMENT ITEM #215.02E4 IN ORDER/CASH BOOTH. PROVIDE 2" HOLE & GROMMET IN JUNCTION BOX COVER PLATE FOR POS DATA CABLES. PROVIDE 2 1/2"C ABOVE CEILING.
 4. PROVIDE STEEL CONDUIT AND CONDUCTOR PER POS & COD ISOLATED GROUND/DEDICATED CIRCUIT DETAIL. 1/2"C-2#12 & 1#12 GROUND & 1 #12 ISOLATED GROUND. PROVIDE 1 CB PER COD.
 5. 1 1/2" PVC CONDUIT FOR REMOTE LOOP DETECTOR & COD AUDIO CABLES. EC TO PROVIDE 3 PULL STRINGS INSIDE CONDUIT.
 6. 1 1/2"C FOR COD DATA CABLES. EC TO PROVIDE 3 PULL STRINGS INSIDE CONDUIT.
 7. CONDUIT FOR COD LOOP DETECTOR, ELECTRICAL EQUIPMENT ITEM 217.11E1* - SEE 4A/DT1.0.
 8. 1/2"C-2#12, POWER FOR MENU BOARD ILLUMINATION.
 9. "ORDER HERE" CANOPY LIGHTS.
- * SEE ELECTRICAL EQUIPMENT SCHEDULE FOR NOTES ON NUMBERED ELECTRICAL EQUIPMENT.
 - * CONTRACTOR TO FOLLOW ALL LATEST ELECTRICAL AND BUILDING CODES PER MUNICIPALITIES.

DRIVE-THRU DETAILS

DATE	04/29/13
REVISIONS	NO REVISIONS
NO.	1
Prepared For:	
Lingle Design Group 158 W. Main Street Lena, IL 61048	McDONALD'S - ST. CHARLES, IL 3900 E. Main Street St. Charles, Illinois
Prepared By:	
Watermark Engineering Resources, Ltd. 2637 Ginger Woods Parkway, Suite 100, Aurora, IL 60502 phone 630-575-1800 fax 630-236-9600 www.watermark-engineering.com	
CHECKED BY: J. MILLER	DESIGN BY: M. BAILEY
DRAWN BY: D. OLSON	DATE: MARCH 22, 2013
SCALE: NONE	PROJECT NO.: 05-100.01
DT-3	
LC #12-1700	
DRIVE-THRU DETAILS	

Drive-Thru Twin Pole Canopy w/ Built-In COD (Preferred)

Everbrite
Illumination: 4 - F70712 CW/HQ
Electrical: 15 Amp 120 Volt
Ballast: Fulham Workhorse 7
Ship Weight: 1300 lbs.
Other:
• Available with LED or LCD
• Spring loaded swing away if clearance sign
• Illuminated awning provides a customer safe environment at night and protection from inclement weather

Everbrite, LLC, 315 Marion Ave., South Milwaukee, WI, 53172 P: 888-857-4078 F: 877-430-7363 www.everbrite.com

1 DT-4 DRIVE-THRU TWIN POLE CANOPY W/BUILT-IN COD

GENERAL NOTES

THE FOLLOWING CODES WERE USED IN DESIGN:
- IBC 2009
- ASCE 7-10
- ACI 308-11R
- ACI 309-11R
- ACI 318-11
- ACI 332-11R (W/ 3-SEC GUST)
- ACI 308-11R (W/ 3-SEC GUST)
- ACI 309-11R (W/ 3-SEC GUST)
- ACI 318-11 (W/ 3-SEC GUST)
- ACI 332-11R (W/ 3-SEC GUST)

ALL FOUNDING EXPANSIONS ARE TO BE CLEAR OF WATER AND FORDON WATER BEYOND PLACING CONCRETE. ALL FOUNDING EXPANSIONS TO EXCEED 1/2" SHALL BE IN ACCORDANCE WITH LOCAL ADOPTED CODES.
CONCRETE SHALL BE PLACED TO PRESTRESS DEPTH AS DETERMINED BY LOCAL ADOPTED CODES.
CONCRETE SHALL BE PLACED TO PRESTRESS DEPTH AS DETERMINED BY LOCAL ADOPTED CODES.
CONCRETE SHALL BE PLACED TO PRESTRESS DEPTH AS DETERMINED BY LOCAL ADOPTED CODES.

ANCHOR BOLT PATTERN

CONNECTION DETAILS

2 DT-4 OPO MENU BOARD ELEVATIONS

OPO Outdoor Menu Board

Everbrite
Illumination: LED
Electrical: First Circuit: 120V/160, 15 amp
Second Circuit: 120V/160, 15 amp
Ship Weight: 1313 lbs.
Other:
• Please call MS for graphics, 800-937-7971
• Triangular design for increased graphic options
• Available in an manual or automated version
• Automated version must be ordered directly from Florida Plastics.

Everbrite, LLC, 315 Marion Ave., South Milwaukee, WI, 53172 P: 888-857-4078 F: 877-430-7363 www.everbrite.com

3 DT-4 SINGLE WELCOME POINT GATEWAY

GENERAL NOTES

THE FOLLOWING CODES WERE USED IN DESIGN:
- IBC 2009
- ASCE 7-10
- ACI 308-11R
- ACI 309-11R
- ACI 318-11
- ACI 332-11R (W/ 3-SEC GUST)
- ACI 308-11R (W/ 3-SEC GUST)
- ACI 309-11R (W/ 3-SEC GUST)
- ACI 318-11 (W/ 3-SEC GUST)
- ACI 332-11R (W/ 3-SEC GUST)

ANCHOR BOLT PATTERN

CONNECTION DETAILS

4 DT-4 OPO PRE-SELL BOARD

Welcome Point Gateway

Everbrite
Illumination: N/A
Ship Weight: 790 lbs.
Other:
• Non-illuminated clearance sign with spring loaded break away clearance sign
• Adjustable baring bar

Everbrite, LLC, 315 Marion Ave., South Milwaukee, WI, 53172 P: 888-857-4078 F: 877-430-7363 www.everbrite.com

5 DT-4 BOLLARD DETAIL

GEN. NOTES

THE FOLLOWING CODES WERE USED IN DESIGN:
- IBC 2009
- ASCE 7-10
- ACI 308-11R
- ACI 309-11R
- ACI 318-11
- ACI 332-11R (W/ 3-SEC GUST)
- ACI 308-11R (W/ 3-SEC GUST)
- ACI 309-11R (W/ 3-SEC GUST)
- ACI 318-11 (W/ 3-SEC GUST)
- ACI 332-11R (W/ 3-SEC GUST)

ANCHOR BOLT PATTERN

CONNECTION DETAILS

6 DT-4 PULL FORWARD SIGN

OPO Pre-Sell Board

Everbrite
Illumination: LED
Electrical: First Circuit: 120V/160, 15 amp
Second Circuit: 120V/160, 15 amp
Ship Weight: 243 lbs.
Other:
• Please call MS for graphics, 800-937-7971
• Triangular design for increased graphic options
• Available in an manual or automated version
• Automated version must be ordered directly from Florida Plastics.
• Optional 2-column pre-sell

Everbrite, LLC, 315 Marion Ave., South Milwaukee, WI, 53172 P: 888-857-4078 F: 877-430-7363 www.everbrite.com

7 DT-4 SINGLE POLE CANOPY W/INTEGRATED MENU BOARD

GENERAL NOTES

THE FOLLOWING CODES WERE USED IN DESIGN:
- IBC 2009
- ASCE 7-10
- ACI 308-11R
- ACI 309-11R
- ACI 318-11
- ACI 332-11R (W/ 3-SEC GUST)
- ACI 308-11R (W/ 3-SEC GUST)
- ACI 309-11R (W/ 3-SEC GUST)
- ACI 318-11 (W/ 3-SEC GUST)
- ACI 332-11R (W/ 3-SEC GUST)

ANCHOR BOLT PATTERN

CONNECTION DETAILS

8 DT-4 DRIVE-THRU DETAILS

Bollard

Everbrite
Illumination: N/A
Ship Weight: 26 lbs.
Other:
• PMS 109 yellow reflective message panel with black decal graphics/letters
• Two mounting systems available; direct burial or anchor bolt

Everbrite, LLC, 315 Marion Ave., South Milwaukee, WI, 53172 P: 888-857-4078 F: 877-430-7363 www.everbrite.com

9 DT-4 PULL FORWARD BOLLARD SIGN DETAIL

Pull Forward Sign

Everbrite
Illumination: N/A
Face Details:
• Pigmented ABS panel to match PMS 425C with matte finish screened white
• Reserved Drive-Thru copy, yellow reflective vinyl circles

Everbrite, LLC, 315 Marion Ave., South Milwaukee, WI, 53172 P: 888-857-4078 F: 877-430-7363 www.everbrite.com

10 DT-4 SINGLE POLE CANOPY W/INTEGRATED MENU BOARD

SINGLE POLE CANOPY W/INTEGRATED MENU BOARD

Everbrite
Illumination: LED
Electrical: First Circuit: 120V/160, 15 amp
Second Circuit: 120V/160, 15 amp
Ship Weight: 1313 lbs.
Other:
• Please call MS for graphics, 800-937-7971
• Triangular design for increased graphic options
• Available in an manual or automated version
• Automated version must be ordered directly from Florida Plastics.

Everbrite, LLC, 315 Marion Ave., South Milwaukee, WI, 53172 P: 888-857-4078 F: 877-430-7363 www.everbrite.com

11 DT-4 DRIVE-THRU DETAILS

DRIVE-THRU DETAILS

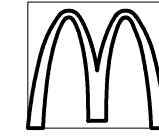
Everbrite
Illumination: LED
Electrical: First Circuit: 120V/160, 15 amp
Second Circuit: 120V/160, 15 amp
Ship Weight: 1313 lbs.
Other:
• Please call MS for graphics, 800-937-7971
• Triangular design for increased graphic options
• Available in an manual or automated version
• Automated version must be ordered directly from Florida Plastics.

Everbrite, LLC, 315 Marion Ave., South Milwaukee, WI, 53172 P: 888-857-4078 F: 877-430-7363 www.everbrite.com

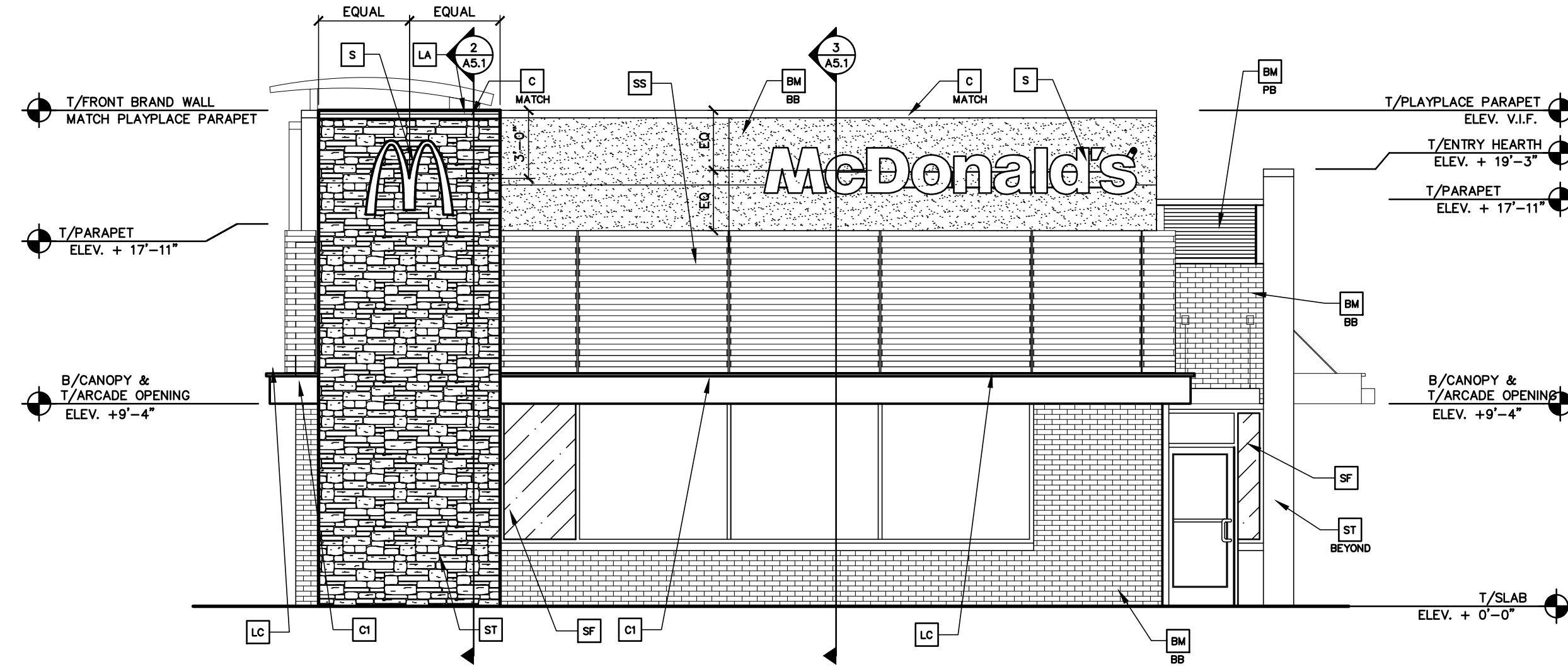
12 DT-4 DRIVE-THRU DETAILS

DATE: 04/29/13
PER CITY REVIEW LETTER DATED 04.04.13
REVISIONS:
NO. 1
Prepared For:
Lingle Design Group
158 W. Main Street
Lena, IL 61048
McDONALD'S - ST. CHARLES, IL
3900 E. Main Street
St. Charles, Illinois
Prepared By:
Watermark Engineering Resources, Ltd.
2631 Ginger Woods Parkway, Suite 100, Aurora, IL 60502
phone 630-575-1800 fax 630-238-3600 www.watermark-engineering.com
CHECKED BY: J. MILLER
DESIGN BY: M. BAILEY
DRAWN BY: D. OLSON
DATE: MARCH 22, 2013
SCALE: NONE
PROJECT NO.: 05-100.01
DT-4
LC #12-1700
DRIVE-THRU DETAILS

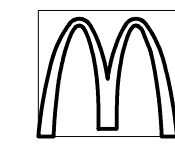
McDonald's



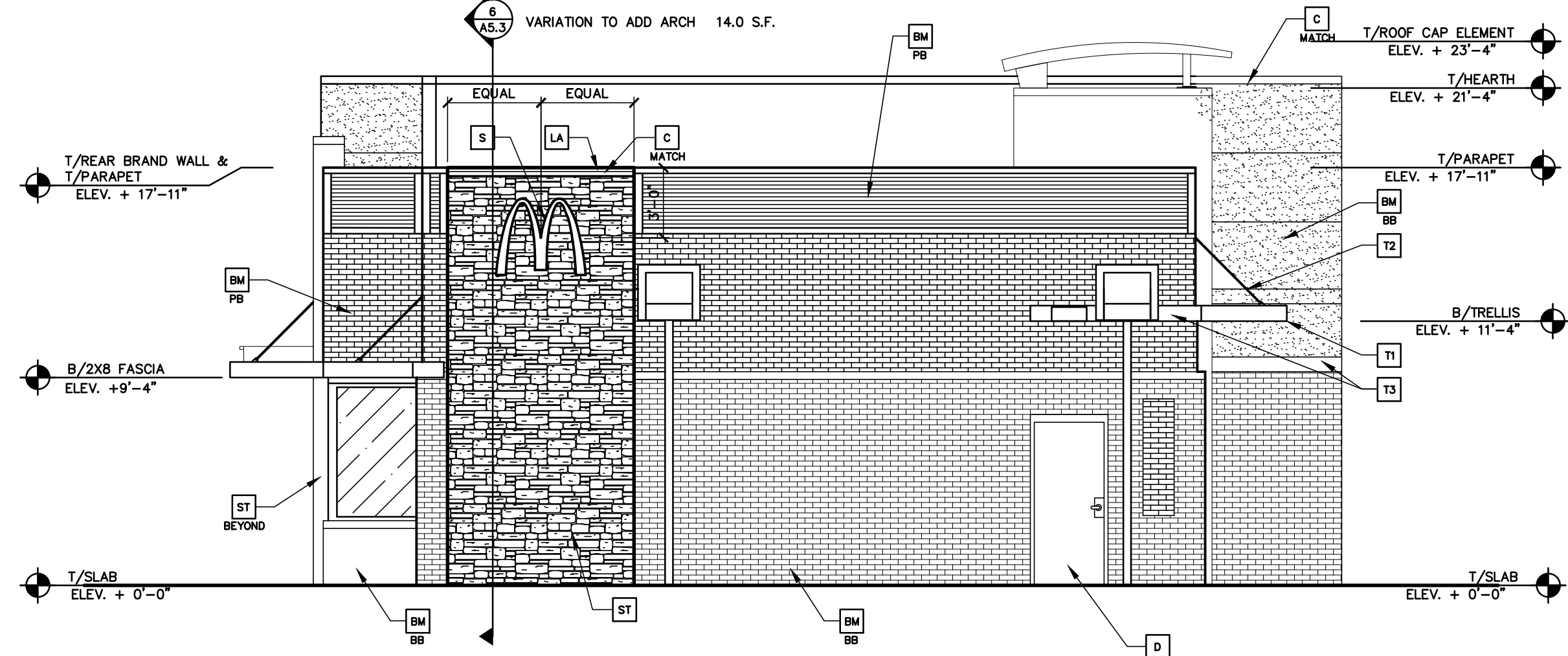
ALLOWED: 38'-0" x 1.5 = 57.0 S.F.
 REQUESTED: 32.83 S.F.
 VARIATION TO ADD ARCH 14.0 S.F.



A WEST (FRONT) ELEVATION
 A2 3/16" = 1'-0"



ALLOWED: 0
 REQUESTED: 14.0 S.F.
 VARIATION TO ADD ARCH 14.0 S.F.



B EAST (REAR) ELEVATION
 A2 3/16" = 1'-0"

KEY NOTES:

- | | | | |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>BM BUILDING MATERIAL
 BB COLOR:
 BB = BASE BUILDING
 DT = DRIVE THRU BANDING</p> <p>C1 ALUMINUM CANOPY (COLOR: YELLOW)
 C2 ALUMINUM CANOPY TIE-BACK</p> | <p>C METAL COPING -
 COLOR TO MATCH SURROUNDING MATERIAL</p> <p>LA LIGHT FIXTURE (WALL SCONCE) - SEE ELECTRICAL
 LA LIGHT FIXTURE (ARCADE LIGHT) - SEE ELECTRICAL
 LC LIGHT FIXTURE (CANOPY LIGHT) - SEE ELECTRICAL</p> <p>GR GUARDRAIL
 L LIGHT FIXTURE (WALL SCONCE) - SEE ELECTRICAL
 LA LIGHT FIXTURE (ARCADE LIGHT) - SEE ELECTRICAL
 LC LIGHT FIXTURE (CANOPY LIGHT) - SEE ELECTRICAL</p> | <p>ML METAL LETTERING - BY OTHERS
 PB PIPE BOLLARD - PAINTED YELLOW
 PT PASS-THRU COIN COLLECTOR - OPTIONAL (RMHC)
 RE ROOF CAP ELEMENT BY OTHERS
 RO ROOF DRAIN OVERFLOW PIPE
 PAINT TO MATCH SURROUNDING MATERIAL
 S McDONALD'S SIGNAGE BY OTHERS - UNDER
 SEPARATE PERMIT. SEE SIGNAGE SUPPORT NOTE
 ON THIS SHEET.
 SF NEW STOREFRONT AND GLAZING
 T - T = TEMPERED GLASS
 SP SPANDREL PANEL
 COLOR TO MATCH SURROUNDING MATERIAL</p> | <p>SS METAL LOUVER SUNSCREEN PANEL
 ST CULTURED STONE
 T1 ALUMINUM TRELLIS
 T2 ALUMINUM TRELLIS TIE-BACK
 T3 ALUMINUM TRELLIS 2x8 WALL FASCIA
 W2 DRIVE-THRU WINDOW BY READY ACCESS CONFIRM MODEL, OPTIONS,
 AND SIZE WITH MCD PROJECT MANAGER OPTIONS INCLUDE: TRANSOM
 (SHOWN)
 XX SLIDE DIRECTION: RL = RIGHT TO LEFT
 LR = LEFT TO RIGHT</p> |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

NOTE: EDIT PER SITE SPECIFIC REQUIREMENT

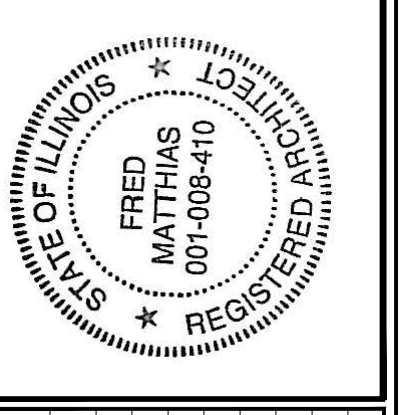
COLOR LEGEND: (ALL COLORS ARE PER BENJAMIN MOORE PAINTS, U.N.O.)

TERRA COTTA SCHEME	ARCADES & HEARTH	SOUTHWEST PRO-FIT LEDGESTONE PF-8019
	BASE BUILDING	EARTHY RUSSET #2173-10
	DRIVE THRU BANDING	AZTEC BRICK #2175-10
	PARAPET BAND	CORRUGATED METAL - 7/8" "S" PANEL 24 GAUGE COLOR: CITY SCAPE



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 THIS DRAWING IS TO BE REVISED, CORRECTED, REPRODUCED,
 OR DISCLOSED IN ANY MANNER WITHOUT WRITTEN
 AUTHORIZATION FROM THE ARCHITECT.

PREPARED FOR:
McDonald's USA, LLC
 4320 WINFIELD ROAD
 WARRENVILLE, IL 60555



DATE: MAY 17, 2013

NO.	REVISIONS DESCRIPTION	DATE

McDONALD'S RESTAURANT
 3900 E. MAIN
 St. Charles, IL

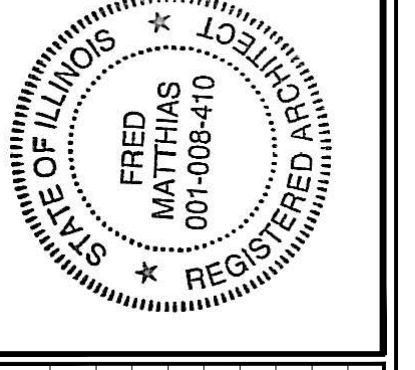
DRAWN BY: GLB
 CHECKED BY: FTM
 APPROVED BY: FTM

PROJ. NO.:

DATE: 5/13/13

SHEET NUMBER
A2.0

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DATE: MAY 17, 2013

NO.	REVISIONS	DATE
	DESCRIPTION	

McDonald's RESTAURANT
 3900 E. MAIN
 St. Charles, IL

PROJ. NO.:

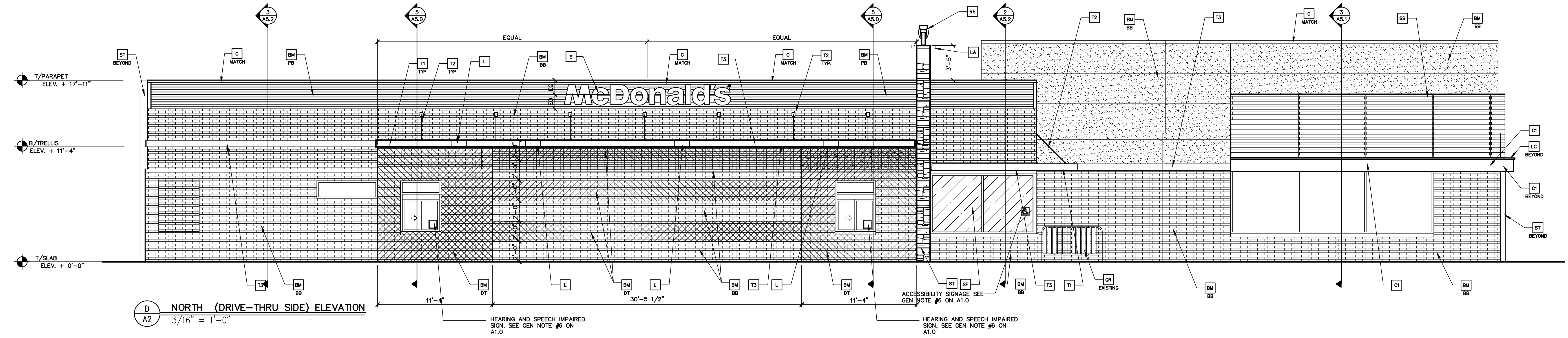
DATE: 5/13/13

SHEET NUMBER

A2.1

McDonald's

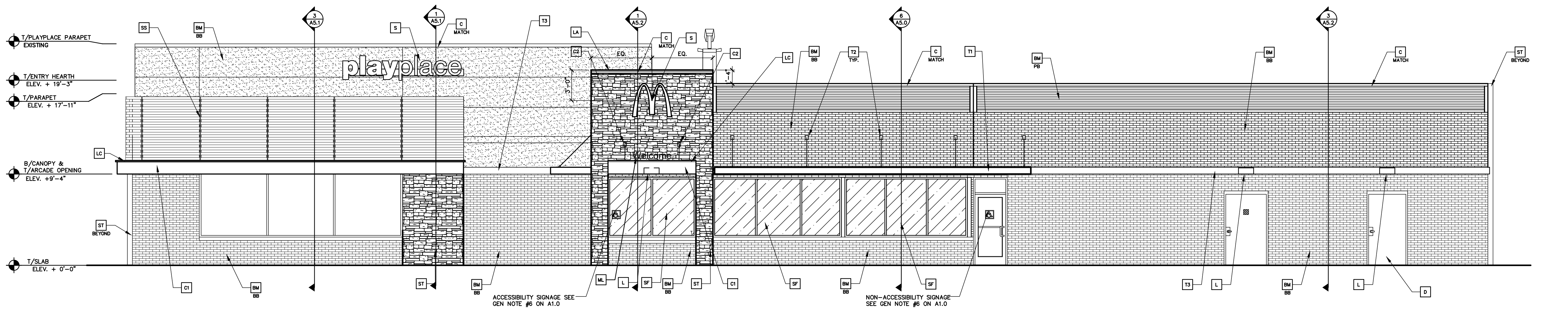
ALLOWED: 133'-7" X 1.5 = 200.0 S.F.
 REQUESTED: 32,8317 S.F.



D NORTH (DRIVE-THRU SIDE) ELEVATION
 3/16" = 1'-0"

playplace

ALLOWED: 133'-7" X 1.5 = 200.0 S.F.
 REQUESTED: 194,996 S.F.



C SOUTH (NON-DRIVE THRU SIDE) ELEVATION
 3/16" = 1'-0"

KEY NOTES:

- | | | | |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>BM BUILDING MATERIAL</p> <p>BB COLOR:
 BB = BASE BUILDING
 DT = DRIVE THRU BANDING</p> <p>C1 ALUMINUM CANOPY (COLOR: YELLOW)</p> <p>C2 ALUMINUM CANOPY TIE-BACK</p> | <p>C METAL COPING -
 COLOR TO MATCH SURROUNDING MATERIAL</p> <p>CJ CONTROL JOINT</p> <p>D HOLLOW METAL DOOR - PAINT TO MATCH COLOR OF SURROUNDING MATERIAL</p> <p>GR GUARDRAIL</p> <p>L LIGHT FIXTURE (WALL SCONCE) - SEE ELECTRICAL</p> <p>LA LIGHT FIXTURE (ARCADE LIGHT) - SEE ELECTRICAL</p> <p>LC LIGHT FIXTURE (CANOPY LIGHT) - SEE ELECTRICAL</p> | <p>ML METAL LETTERING - BY OTHERS</p> <p>PB PIPE BOLLARD - PAINTED YELLOW</p> <p>PT PASS-THRU COIN COLLECTOR - OPTIONAL (RMHC)</p> <p>RE ROOF CAP ELEMENT BY OTHERS</p> <p>RO ROOF DRAIN OVERFLOW PIPE
 PAINT TO MATCH SURROUNDING MATERIAL</p> <p>S McDONALD'S SIGNAGE BY OTHERS - UNDER SEPARATE PERMIT. SEE SIGNAGE SUPPORT NOTE ON THIS SHEET.</p> <p>SF NEW STOREFRONT AND GLAZING</p> <p>T - T = TEMPERED GLASS</p> <p>SP SPANDREL PANEL
 COLOR TO MATCH SURROUNDING MATERIAL</p> | <p>SS METAL LOUVER SUNSCREEN PANEL</p> <p>ST CULTURED STONE</p> <p>T1 ALUMINUM TRELLIS</p> <p>T2 ALUMINUM TRELLIS TIE-BACK</p> <p>T3 ALUMINUM TRELLIS 2x8 WALL FASCIA</p> <p>W2 DRIVE-THRU WINDOW BY READY ACCESS CONFIRM MODEL, OPTIONS, AND SIZE WITH MCD PROJECT MANAGER OPTIONS INCLUDE: TRANSOM (SHOWN)</p> <p>XX SLIDE DIRECTION: RL = RIGHT TO LEFT
 LR = LEFT TO RIGHT</p> |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

NOTE: EDIT PER SITE SPECIFIC REQUIREMENT

COLOR LEGEND (ALL COLORS ARE PER BENJAMIN MOORE PAINTS, U.N.O.)		
TERRA COTTA SCHEME	ARCADES & HEARTH	SOUTHWEST PRO-FIT LEDGESTONE PF-8019
	BASE BUILDING	EARTHY RUSSET #2173-10
	DRIVE THRU BANDING	AZTEC BRICK #2175-10
	PARAPET BAND	CORRUGATED METAL - 7/8" 5" PANEL 24 GAUGE COLOR: CITY SCOPE



Existing Images



Rear Elevation



Front Elevation



Drive-Thru Elevation



Non-Drive-Thru Elevation



Imagine

Create

Execute

IMAGINATE



McDonald's
3900 E. Main St.
St. Charles, IL



AGENDA ITEM EXECUTIVE SUMMARY

Title: Recommendation to approve amendments to Chapter 12.40 of the City Code (Corridor Improvement Program).

Staff: Matthew O'Rourke, Planner

Please check appropriate box:

	Government Operations		Government Services
X	Planning & Development (6/10/13)		City Council

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

Executive Summary:

The City's Corridor Improvement Program was established in 2001. The purpose of this program is to enhance the aesthetics of the City's main corridors (Main Street, Kirk Road, and Randall Road) by providing grant funds for landscape enhancements. The 2013/2014 fiscal year budget for the program is \$25,000.

Over the last 10 years the Corridor Commission has worked with a variety of property owners and volunteer groups to facilitate corridor improvement projects. Through these experiences, staff and the Commission have realized that there are opportunities to enhance the program to further benefit the community. The following list summarizes the proposed amendments:

- Include properties with frontage on Rt. 38 as eligible for grants.
- Permit improvements in the right-of-way adjoining eligible properties.
- Include non-profit organizations as eligible to receive grant funding for use on eligible properties.
- Include hardscape improvement (decorative walls, fencing, flagstone, etc.) as eligible improvements.
- Provide funding for items required by the Zoning Ordinance for projects that provide improvements beyond the minimum standards of the Zoning Ordinance.

Corridor Commission Recommendation:

The Corridor Commission discussed the proposal and recommended approval of the proposed amendments on 5/1/13. The vote was 4-aye and 0-nay.

Attachments: *(please list)*

Staff Report dated 5/1/2013
Draft of Amendments to Chapter 12.40 Corridor Improvement Program

Recommendation / Suggested Action *(briefly explain):*

Recommendation to approve amendments to Chapter 12.40 of the City Code (Corridor Improvement Program).

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

Community Development
Planning Division

Phone: (630) 377-4443

Fax: (630) 377-4062



STAFF REPORT

TO: Chairman Dan Stellato
And Members of the Planning and Development Committee

FROM: Matthew O'Rourke, Planner

RE: Amendments to Chapter 12.40 Corridor Improvement Program of Title 12 Streets,
Sidewalks, Public Places, and Special Events.

DATE: May 1, 2013

I. GENERAL INFORMATION

Project Name: Amendments to **Chapter 12.40 Corridor Improvement Program**

Applicant: City of St. Charles

Purpose: Ordinance amendments to expand the eligible costs and activities of the Corridor Improvement Program.

II. BACKGROUND

The Corridor Improvement Program was established in 2001. The purpose of this program is to enhance the aesthetics of the City's main corridors (Main Street, Kirk Road, and Randall Road) by providing grant funds for landscape enhancements.

Over the last 10 years the Corridor Commission has worked with a variety of property owners and volunteer groups to facilitate corridor improvement projects. Through these experiences staff and the Commission have realized that there are opportunities and adjustments that can enhance the program to further the program's goals.

III. PROPOSED AMENDMENTS

The Corridor Improvement Commission and staff are proposing to modify **Chapter 12.40 Corridor Improvement Program** as follows:

A. ELIGIBLE PROPERTIES

Current Ordinance Provision:

Eligible Properties are currently defined as, “ Properties located within the corporate limits of the City of St. Charles and: (a) have a frontage on Main Street, Randall Road or Kirk Road; or (b) are located in the Downtown Special Services Area (SSA-1B).”

Revised Ordinance Provision:

“Eligible Properties”: Properties located within the corporate limits of the City of St. Charles and: (a) have a frontage on; Main Street (Rt. 64), Randall Road, Lincoln Highway (Rt. 38) or Kirk Road; (b) are located in the Downtown Special Services Area (SSA-1B); (c) located in a public right-of-way adjoining an Eligible Property.”

Summary:

This amendment is proposing to add properties that have frontage on Lincoln Highway (Rt.38) as eligible properties for a corridor grant. Lincoln Highway represents a heavily traveled commercial corridor in St. Charles and therefore the properties along this right-of-way fit the purpose of the Corridor Improvement grant program.

This amendment also proposes to offer financial assistance for improvements located in the right-of-way. There are several locations that would become eligible through this amendment such as, existing grass medians and properties located in downtown that have limited space on private property for landscape improvements.

B. GRANT RECIPIENTS

Current Ordinance Provision:

“ ‘Grant Recipient’: The owner of record or tenant of an Eligible Property or such other party having a legal interest therein.”

Revised Ordinance Provision:

“Grant Recipient”: (a) The owner of record, tenant of an Eligible Property, or such other party having a legal interest therein or (b) a non-profit 501(c)3 organization that is installing Landscaping Materials on an Eligible Property.

Summary:

The Corridor Commission has worked with nonprofit groups in the past to organize corridor beautification projects. In particular, there were large plantings placed in front of Thompson Middle School in coordination with a local Boy Scout troop. This amendment will enable the City to provide financial assistance for Eligible Improvements in conjunction with approved non-profit projects. The City Council will have the ability to waive the matching 50% requirement for nonprofit groups on a case by case basis.

C. LANDSCAPE MATERIALS

Current Ordinance Provision:

“ ‘Landscaping Materials’: Plants, trees, shrubs, bulbs, flowers and other similar elements approved by CIC. “

Revised Ordinance Provision:

“Landscaping Materials”. Plants, trees, shrubs, bulbs, flowers, hardscape materials (decorative fencing, berming, decorative walls, statuary, and the like) and other similar elements approved by CIC.

Summary:

The amendment adds hardscape materials to the list of materials that are eligible to receive grant funding. This amendment is being proposed to encourage more permanent beautification on Eligible Properties such as decorative fencing, walls, and berming, in addition to vegetative materials.

D. SECTION 12.40.060.A.2

Current Ordinance Provisions:

“In no event shall Corridor Improvement Grant funds be used for improvements that are required by the Zoning Ordinance or any other provision of the City Code.”

Revised Ordinance Provisions:

Only projects that include improvements considered “above and beyond” any improvements required by Title 17 of the City Code (Zoning Ordinance) as determined by recommendation of the Corridor Improvement Commission and approved by the City Council are eligible for reimbursement. Landscape materials and quantities that only meet the minimum requirements of the Zoning Ordinance will not be considered for a Corridor Improvement Grant.

Summary:

Staff and the Corridor Commission are proposing to expand the scope of eligible improvements to include Landscaping Materials that are required by the Zoning Ordinance. However, the total quantity of landscape improvements will have to exceed the amount of materials required by the Zoning Ordinance to be considered eligible.

E. EXHIBIT I PROGRAM DESCRIPTION

Summary:

The Corridor Improvement Program Description is being updated to reflect the above proposed changes.

IV. CORRIDOR COMMISSION RECOMMENDATION

The Corridor Commission discussed the proposed amendments at their May 1, 2103 meeting. The Commission recommends approval of the ordinance modifications. The vote was 4-aye to 0-nay.

V. RECOMMENDATION

Staff recommends approval of the proposed amendments to Chapter 12.40 Corridor Improvement Program.

VI. ATTACHMENTS

- Draft Ordinance Amendment to Chapter 12.40 Corridor Improvement Program.
- Draft Revised Program Description.

“CHAPTER 12.40
CITY CORRIDOR IMPROVEMENT PROGRAM

Sections:

- 12.40.10 Purpose.
- 12.40.20 Definitions.
- 12.40.30 Corridor Improvement Commission; membership.
- 12.40.40 Duties of the Corridor Improvement Commission.
- 12.40.50 Grant Application Procedure.
- 12.40.60 Corridor Improvement Agreements.
- 12.40.70 Funding Source.

12.40.10 Purpose.

The purpose of this Chapter is to promote and protect the public health, safety and welfare by establishing the Corridor Improvement Program and providing for the administration thereof. The Corridor Improvement Program is intended to improve the aesthetics of Eligible Properties by providing financial assistance to property owners or tenants to subsidize the construction of Eligible Improvements. Said improvements shall:

1. Enhance the overall economic vitality and character of the City through improvement of private property; and,
2. Protect the general welfare by aesthetically enhancing Eligible Properties; and,
3. Create and maintain physical improvements that enhance community character by providing unique and familiar visual features.

12.40.20 Definitions.

As used in this Chapter, the following terms shall have the meanings set forth herein:

“Corridor Improvement Agreement”. An agreement between a property owner or tenant and the City that provides for the amount of the Corridor Improvement Grant, the improvements to be completed and the responsibilities of the property owner or tenant.

“CIC”. The St. Charles Corridor Improvement Commission.

“Corridor Improvement Grant” or “Grant”. Financial assistance to Grant Recipients to reimburse the cost of Eligible Improvements. Grants may be awarded in the specific forms set forth in the program description attached to this Ordinance as Exhibit “A”, and incorporated herein by this reference.

“Eligible Improvements”. The design, purchase and planting or construction of Landscaping Materials on an Eligible Property.

“Eligible Properties”. Properties located within the corporate limits of the City of St. Charles and: (a) have a frontage on: Main Street (Rt. 64), Randall Road, Lincoln Highway (Rt. 38) or Kirk ~~Road; or Road~~; (b) are located in the Downtown Special Services Area (SSA-1B); (c) located in a public right-of-way adjoining an Eligible Property.

“Grant Recipient”. (a)The owner of record, or tenant of an Eligible Property, or such other party having a legal interest therein; or (b) a non-profit 501(c)(3) organization that is installing Landscaped Materials on an Eligible Property.

“Landscaping Materials”. Plants, trees, shrubs, bulbs, flowers, hardscape materials (decorative fencing, berming, decorative walls, statuary, and the like), site preparation methods related to the installation of Landscape Materials, and other similar elements approved by CIC.:

~~12.40.30 Corridor~~12.40.30 Corridor Improvement Commission; membership.

- A. Establishment. The St. Charles Corridor Improvement Commission is hereby established.
- B. Authority. The CIC shall have only those powers and duties provided for in this Chapter 12.40.
- C. Membership. There shall be seven (7) members of the CIC, appointed by the Mayor with the advice and consent of the City Council.
- D. Qualifications. CIC members shall be chosen based upon their professional knowledge, commitment to the community and who are:
 - 1. A design professional such as a landscape architect, landscape designer or artist; or
 - 2. A land development professional such as a real estate developer, realtor, construction contractor/planner or civil engineer; or
 - 3. The owner or manager of a business located in the City of St. Charles; or
 - 4. An “at large” member who resides in the City corporate limits, but does not necessarily own a business or work within the City; or

5. Possess other beneficial skills that include, but are not limited to financial/accounting knowledge, interest in the arts (especially a working knowledge of public art) and riverfront issues such as design or ecology.

E. Terms.

1. Except as provided for herein, members shall be appointed to a term of three (3) years. Of the first five (5) members of the Board, two (2) members shall serve from their dates of appointment through April 30, 2010, and three (3) members shall serve from their dates of appointment through April 30, 2011.
2. All future terms shall expire on April 30th of the last year of their respective terms. Members whose terms have expired shall continue to serve until a successor is appointed, except if a member is removed for cause.

F. Removal. Members may be removed from the CIC for cause, upon the recommendation of the Mayor or a motion proposed by the City Council, by a two-thirds (2/3) majority vote of the City Council. Any member of the CIC who fails to attend one third (1/3) or more of the meetings held within any six (6) month period may be so removed.

G. Compensation. No person shall receive compensation for serving as a member of the CIC.

H. Officers. The CIC shall elect from its membership a chairperson and a vice-chairperson, and such other officers as it may determine. Officers shall serve for terms of one (1) year, commencing May 1 and ending April 30 of the following year, and shall be eligible for re-election.

I. Quorum. A quorum shall consist of a majority of the members then sitting on the CIC. Official actions shall be made by a majority of those members present at any meeting where a quorum exists.

J. Meetings. Meetings shall be held at regularly scheduled times or at the call of the chairperson in accordance with the Illinois Open Meetings Act. Minutes of the proceedings of each meeting shall be made and kept as required by law.

12.40.40 Duties of the Corridor Improvement Commission.

A. Duties. The CIC shall perform the following duties:

1. Adopt rules of procedure for regular and special meetings to fulfill the duties imposed upon it by this Chapter, consistent with Robert's Rules of Order (10th Edition).
2. Review all applications for Corridor Improvement Grants.

3. Make recommendations to the City Council for approval of Corridor Improvement Grants.
4. Advise the City Council on any matter pertaining to this Chapter and its enforcement, including, but not limited to, the following:
 - a. Amendments to this Chapter.
 - b. Policy concerning streetscape (both public and private streetscape).
 - c. Administration of the Corridor Improvement Grant Program.

B. Coordination with other City Commissions. The recommendations and policies of the CIC shall complement the recommendations, decisions, and policies of the Plan Commission, Tree Commission and Historic Preservation Commission. Any recommendation, proposed policy, or proposed work in conflict with other City Commissions shall be resolved by the City Council.

12.40.50 Grant Application Procedure.

- A. Applications for Corridor Improvement Grants shall be made to the CIC by completing the application form available from the Community Development Department.
- B. The CIC shall evaluate all Grant applications based upon on its ability to satisfy the goals and priorities of the CIC.
- C. The CIC shall consider all applications at one or more of its public meetings. The CIC shall render a decision to recommend approval or denial of the Grant application in a timely manner.
- D. The City Council shall consider the recommendations from the CIC in making decisions regarding approval of Grant applications.
- E. Grants shall be awarded to reimburse Grant Recipients for costs as set forth in this Ordinance.

12.40.60 Corridor Improvement Agreements.

Grant Recipients shall execute a Corridor Improvement Agreement in a form satisfactory to the City. The terms of said Agreement shall include, but not limited to:

- A. The Corridor Improvement Grant shall only be used for Eligible Improvements.

1. The Eligible Improvements shall exceed the minimum landscaping requirements of the St. Charles Zoning Ordinance (Title 17 of the City Code) and all other provisions of the City Code. In the event that an Eligible Property is subject to a Planned Unit Development (PUD), the proposed improvements must exceed the landscaping required by the applicable PUD landscape plan.

~~2. Only projects that include improvements considered "above and beyond" any improvements required by the Title 17 of the City Code (Zoning Ordinance) as determined by recommendation of the Corridor Improvement Commission and approved by the City Council are eligible for reimbursement. Landscape materials and quantities that only meet the minimum requirements of the Zoning Ordinance will not be considered for a Corridor Improvement Grant.~~

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~~2. In no event shall Corridor Improvement Grant funds be used for improvements that are required by the Zoning Ordinance or any other provision of the City Code.~~

3. In no event shall Corridor Improvement Grant funds be used for permit or other fees imposed by a governmental entity.

B. Eligible Improvements shall be completed in strict accordance with a landscaping plan approved by the CIC. Approved landscape plans shall comply with the City Code and the program description. The Director of Community Development may, at his or her discretion, approve minor revisions to said plan due to the unavailability of Landscape Materials, delayed due to weather, availability of materials or other circumstances beyond the reasonable control of Grant Recipients.

C. Eligible Improvements shall be completed in a timely manner.

1. All Eligible Improvements shall be completed within two hundred-seventy (270) calendar days of the execution of the Corridor Improvement Agreement. The City may, at its sole discretion, authorize an extension of up to two hundred-seventy (270) calendar days. In the event that the Eligible Improvements are is not complete in the time provided by the Corridor Improvement Agreement (or extension thereof as the case may be) the City shall not be obligated to reimburse Grant Recipients after the date of expiration.
2. Construction of the Eligible Improvements shall not commence prior to the execution of the Corridor Improvement Agreement; improvements constructed prior to the execution of said Agreement shall not be eligible for Grant funds.

D. Disbursement procedures; reimbursement of costs.

1. Upon completion of the Eligible Improvements, Grant Recipients shall submit copies of all design invoices, contractor's statements, other invoices, proof of payment and

notarized final lien waivers to the Director of Community Development. Grant funds shall not be disbursed without supporting documentation.

2. Notwithstanding any other provision herein, the Director of Community Development may, at his or her discretion, authorize disbursement of Grant funds before the Eligible Improvements are completed if: (a) at least forty percent (40%) of the Eligible Improvements are constructed; and (b) design invoices, contractor's statements, other invoices, proof of payment, and notarized final lien waivers have been submitted; and (c) the completion of the remaining Eligible Improvements are delayed due to weather, unavailability of Landscaping Materials or other circumstances beyond the reasonable control of the Grant recipients.
- F. Grant Recipients shall maintain the Eligible Improvements without alteration for five (5) years after the execution of the Corridor Improvement Agreement. A restrictive covenant limiting alterations may be required by the City Council at the time of approval of the Corridor Improvement Agreement; the City Council may subsequently waive the requirement following a recommendation from the Corridor Improvement Commission and Director of Community Development, upon submittal of evidence of hardship or unusual circumstances.
- G. Grant Recipients shall expressly acknowledge that Corridor Improvement Grants may be subject to Federal, State and local taxes and as such, they have consulted with their attorney or tax advisor. Grant Recipients shall provide the City with their social security or taxpayer identification number and such other information as may be required by the City.
- H. To the fullest extent permitted by law, Grant Recipients shall agree to indemnify, defend, protect and hold harmless the City. The terms of said indemnification and hold harmless shall be set forth in the Corridor Improvement Agreement.
- I. Grant Recipients shall purchase and maintain general liability insurance naming the City as additional insured party as set forth in the Corridor Improvement Agreement.

12.40.70 Funding Source.

The Corridor Improvement Program shall be funded by the City of St. Charles General Fund.”

Exhibit A



City of St. Charles Corridor Improvement Program Description

Revised September 15, 2008

1. Program Purpose

12.40.10 Purpose

The purpose of the St. Charles Corridor Improvement Program is to provide opportunities for property owners to improve the aesthetics of major arterial streets and the downtown area through grant funds.

The intent of the Corridor Improvement Program is to promote:

1. The general enhancement of the overall economic vitality and character of the City through improvement of private property.
2. The protection of the general welfare by aesthetically enhancing property in the defined City corridors.
3. The creation and maintenance of physical characteristics that enhance community character by providing unique and familiar visual features.

2. Eligible Properties:

To be eligible for a Corridor Improvement Program reimbursement grant, a property must meet the following criteria:

1. The property must have frontage on Main St., Randall Rd., Lincoln Hwy., or Kirk Rd. The property may also be located in the Downtown Special Services Area (SSA1B). Landscaping may be installed within the public right-of-way adjoining an eligible property as recommended for approval by the Corridor Improvement Commission and approved by the City Council.
2. Only projects that include improvements ~~that go considered~~ "above and beyond" any improvements required by the Zoning Code (Title 17 of the City Code) are eligible for reimbursement.
2.1. Properties that are subject to an approved Planned Unit Development (PUD), and meet eligibility criterion 1, are eligible for a Corridor Improvement Grant. The proposed landscaping must be an increase from the approved landscaping shown on the approved PUD landscape plan. Corridor Improvement Grants cannot be used to pay for any materials or associated costs required by the approved PUD landscape plan.

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3. The following items are not eligible for reimbursement grants under the City of St. Charles Corridor Improvement Program:

- *~~LANDSCAPING REQUIRED BY THE ZONING ORDINANCE.~~
- *~~BUILDING PERMIT FEES AND RELATED COSTS.~~
- *~~SWEAT EQUITY.~~

Improvements not specifically listed as eligible or ineligible are subject to review as to eligibility by the Corridor Improvement Commission as an advisory body and approval or disapproval by the St. Charles City Council.

3. **What Grants Are Available?**

Corridor Improvement Grants

Matching funds for up to 50% of plant and other approved materials, labor, and soil preparation costs will be available. The matching funds requirement may be waived for non-profit 501(c)(3) organization by specific recommendation of the Corridor Improvement Commission and approval of the City Council. The Commission will provide funding for up to 75% of the design cost based on the following chart:

Grant Funding for Design of Corridor Grants		
Linear Footage of Property on a Corridor Roadway (Main, Kirk, Randall)	Owner Pays	Commission Will Pay
< 200 feet	First 25% of Total Design Cost	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

Design Guidelines

Guideline 1

Corridor Grants should create an interesting visual mix of landscape features along the area abutting the right-of-way of the eligible property. If the building foundation landscaping and front buffer yards fall within the area abutting the right-of-way these areas are also eligible.



Guideline 2

Corridor Grants should create a generous mix of colors and textures. Plant Species can be determined utilizing the Corridor Improvement Commission’s Plant Palette.



Guideline 3

Corridor Grants can incorporate a variety of perennials, ground covers, bushes, ornamental trees, shade trees, mulch, improvements that provide vehicular screening for parking lots, (walkways/sidewalks, pavers, stamped concrete, plazas, other permanent improvements designed primarily for pedestrian use), and walls.



Downtown Improvements Grants

Funding will provide matching funds for up to 50% of plant materials, labor, and soil preparation costs. [The matching funds requirement may be waived for non-profit 501\(c\)\(3\) organization by specific recommendation of the Corridor Improvement Commission and approval of the City Council.](#) The Commission will provide funding for up to 75% of the design cost based on the following chart:

Grant Funding for Design of Downtown Grants		
Linear Footage of Property on a Public Street Located within the SSA1B District	Owner Pays	Commission Will Pay
< 200 feet	First 25% of Total Design Cost	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

Design Guidelines



Guideline 1
Downtown Grants should create an interesting visual mix of landscape features along the area abutting the right-of-way of the eligible property. If the building foundation landscaping and front buffer yards fall within the area abutting the right-of-way these areas are also eligible.



Guideline 2
Downtown Grants can incorporate plants and other landscape materials to create interesting landscaped vistas. Plant Species can be determined utilizing the Corridor Improvement Commission’s Plant Palette.



Guideline 3
Downtown Grants should incorporate a variety of perennials, ground covers, bushes, ornamental trees, mulch, and shade trees. These grants may also incorporate additional features such as, wrought iron fencing, decorative clocks, flower boxes, murals on blank walls, and decorative walls.

Four Season Grants

Each year the Commission will award up to five grants of \$1000 each. No cost match is required. All properties eligible for a Corridor or Downtown Improvement Grants may apply for a Four Season Grant. Any individual property can only apply for one grant.

Design Guidelines

Guideline 1

Four Season Grants should create an interesting visual mix of landscape features along the area immediately abutting the right-of-way of the eligible property. If the building foundation landscaping and front buffer yards fall within the area abutting the right-of-way these areas are also eligible. Grants should create a sense of continuity and design. Grants should create attractive, eye-catching additions of colorful perennial plantings



Guideline 2

Four Season Grants can incorporate plants and other landscape materials to create unique landscape aesthetics. Plant Species can be determined utilizing the Corridor Improvement Commission’s Plant Palette. Plants should be hardy perennial, hardy woody plants or bulbs. Native plants are encouraged. Elements Chosen should vary in height and specie. No annuals.



Guideline 3

Four Season Grants should incorporate a variety of perennials, ground covers, bushes, ornamental trees, and shade trees. Each planting should offer bloom of some kind from April through October. Winter interest is encouraged (e.g. ornamental grass foliage). Mass plantings for commercial impact are allowed.



5. **Approval of Corridor Improvement Agreement:**

The Corridor Improvement Commission accepts applications for corridor improvement grants throughout the calendar year. Applications are processed and considered in the order in which they are received.

6. **Commencement of Work:**

Only after the Corridor Improvement Agreement is approved by the City Council, can work commence. DO NOT START BEFORE -- YOU WILL NOT BE REIMBURSED FOR WORK DONE PRIOR TO CITY COUNCIL APPROVAL OF THE CORRIDOR IMPROVEMENT AGREEMENT.

7. **Completion of Work:**

All improvements must be completed within 270 calendar days of Corridor Improvement Agreement approval, unless otherwise authorized by the City for a maximum of a one (270) day extension. If the work is not complete by the end of the extension the City's remaining obligation to reimburse the owner or tenant for the project terminates.

8. **Reimbursement Payments:**

Upon completion of the work, the owner or tenant must submit copies of all design invoices, contractor's statements, other invoices, proof of payment, and notarized final lien waivers to the Director of Community Development, as evidence that the owner or tenant has paid the architect and contractor(s). You should use the attached forms for the contractor's statement and final lien waivers. Payment will be authorized upon completion of all work items as originally approved and receipt of all of the required documents.

The Director of Community Development may authorize reimbursement to be made in two payments, if all of the following conditions are present: 1) The first partial payment may be made upon completion of work representing at least forty percent (40%) of the amount specified in the Corridor Improvement Agreement; 2) The architect's invoices, contractor's statements, invoices, notarized final lien waivers and proof of payment for the completed work have been submitted; 3) The remaining work is expected to be delayed for thirty days or more following completion of the initial work due to weather, availability of materials, or other circumstances beyond the control of the owner or tenant.

Reimbursement for design services will be made at the same time reimbursement is made for improvements, and only if a Corridor Improvement Agreement has been approved by the City Council.

All Improvements shall be installed in accordance with the approved plan. 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. THIS IS A REIMBURSEMENT PROGRAM -- YOU MUST PAY YOUR ARCHITECT, CONTRACTORS AND SUPPLIERS BEFORE YOU RECEIVE PAYMENT FROM THE CITY.

Reimbursement grants are subject to Federal and State taxes, and are reported to the Internal Revenue Service on Form 1099. You are required to provide your taxpayer ID number or social security number as part of the Corridor Improvement Agreement. Property owners and tenants should consult their tax advisor for tax liability information.

9. **Maintenance Period:**

The property owner and tenant shall be responsible for maintaining the improvements without alteration for five (5) years. A restrictive covenant limiting alterations may be required by the City Council at the time of approval of the Corridor Improvement Agreement. A waiver from this requirement may be granted by the City Council following a recommendation from the Corridor Improvement Commission and Director of Community Development, upon submittal of evidence of hardship or unusual circumstances.



AGENDA ITEM EXECUTIVE SUMMARY

Title:	Recommendation to direct staff to proceed with a general amendment pertaining to extension for amortization of non-conforming signs to October 16, 2014.
Presenter:	Bob Vann, Building & Code Enforcement Division Manager Rita Tungare, Director Community Development

Please check appropriate box:

<input type="checkbox"/> Government Operations	<input type="checkbox"/> Government Services
<input type="checkbox"/> Planning & Development (6/10/13)	<input type="checkbox"/> City Council
<input type="checkbox"/> Public Hearing	

Estimated Cost:		Budgeted:	<input type="checkbox"/> YES	<input type="checkbox"/> NO	
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If NO, please explain how item will be funded:

Executive Summary:

Mayor Rogina has directed staff to bring forward a request to extend the upcoming October 16, 2013 amortization deadline for nonconforming signs by another year to October 2014.

The Zoning Ordinance includes an amortization deadline for bringing both wall-mounted and freestanding signs into compliance. Two extensions to the original October 16, 2009 were granted by City Council in 2009 and 2011, after due consideration to the economic downturn, the Route 64 construction and its impact to local businesses.

The specific language in Section 17.08.060 “Nonconforming Sign” of the Zoning Ordinance is as follows:

17.08.060 Nonconforming Signs

- A. Where a freestanding sign mounted on a pole, pylon, foundation, or other supporting structure is nonconforming, the sign and its supporting structure shall be removed or otherwise modified to conform to the provisions of this Title within seven (7) years of the effective date of this Title, or within fifteen (15) years after its initial construction, whichever is later.
- B. Where a sign other than a freestanding sign is nonconforming, it shall be removed or otherwise modified to conform to the provisions of this Title within seven (7) years of the effective date of this Title, or within seven (7) years after its initial construction, whichever is later.

Staff has surveyed and compiled a list of nonconforming signs. Majority of these signs exist along Route 64 and the widening project has affected a number of signs. The anticipated completion for the improvement is scheduled for the end of 2013.

Attachments: *(please list)*

Recommendation / Suggested Action *(briefly explain):*

Recommendation to direct staff to proceed with a general amendment pertaining to extension for amortization of non-conforming signs to October 16, 2014.

<i>For office use only:</i>	<i>Agenda Item Number: 4c</i>
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AGENDA ITEM EXECUTIVE SUMMARY

Title:	Recommendation to approve the 2013 Comprehensive Plan.
Presenter(s):	Rita Tungare Russell Colby

Please check appropriate box:

	Government Operations		Government Services
X	Planning & Development (6/10/13)		City Council

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

Executive Summary:

In May 2011, the City Council elected to proceed with hiring a planning consultant, Houseal Lavigne Associates, to draft a new Comprehensive Plan and appointed a seven-member citizen Task Force to guide the process and oversee the production of a draft plan. An extensive public outreach process was conducted over 18 months, including five workshops, two visioning exercises, and three open house events. This process concluded on Dec. 12, 2012 when the Task Force recommended approval of the document for presentation to the Plan Commission.

State statute requires that Comprehensive Plans be submitted to the Plan Commission for review prior to consideration by the City Council. On Dec. 17, 2012, City Council approved a motion to direct the Plan Commission to consider and make a recommendation regarding the Comprehensive Plan draft. The Plan Commission reviewed the plan over four meetings and recommended approval on March 19, 2013, subject to a list of comments. The Plan Commission comments are listed in the attached table, which summarizes all discussion points from the Plan Commission review.

The plan document being presented to the Committee is the same version recommended by the Task Force and reviewed by the Plan Commission.

Based on a recommendation from the Committee, staff will revise the document to incorporate comments from the Plan Commission and the Committee. The updated final document will then be forwarded to the City Council, which will hold a public hearing prior to adoption of the plan.

Background information used in the development of the plan draft remains posted on the project website, including reports, workshop/open house summaries and earlier drafts of various documents. Minutes of the Task Force meetings and Plan Commission meetings are also available on the City's website, under Meeting Archives. Chairman Mark Armstrong and members of the Task Force will be present to respond to questions.

Attachments: *(please list)*

Plan Commission Recommendation
 2013 Comprehensive Plan Draft: www.hlplanning.com/stcharles, under the "Documents" tab.

Recommendation / Suggested Action *(briefly explain):*

Recommendation to approve the 2013 Comprehensive Plan.

<i>For office use only:</i>	<i>Agenda Item Number: 4d</i>
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City of St. Charles, Illinois
Plan Commission Resolution No. 8-2013

A Resolution Recommending Approval of the 2013 Comprehensive Plan Draft

Passed by Plan Commission March 19, 2013

WHEREAS, it is the responsibility of the St. Charles Plan Commission to review and provide a recommendation to the City Council regarding amendments to the City of St. Charles Comprehensive Plan; and

WHEREAS, on 6/6/11, the City Council commissioned a Task Force to produce a new Comprehensive Plan draft plan for review by the Plan Commission, and the Task Force forwarded a draft plan to the Plan Commission on 12/12/12; and

WHEREAS, the Plan Commission reviewed the Task Force draft of the 2013 Comprehensive Plan, draft dated December 2012, at public meetings on 1/8/13, 1/29/13, 2/5/13, and 3/19/13, and members of the public were provided an opportunity to address the Plan Commission and provide comments at each meeting; and

WHEREAS, the Plan Commission concluded its review of the Comprehensive Plan draft on 3/19/13 and prepared a list of recommended revisions for the consideration by the Planning and Development Committee and City Council; and

WHEREAS, the Plan Commission finds adoption of the 2013 Comprehensive Plan draft, subject to certain revisions, to be in the best interest of the City of St. Charles.

NOW, THEREFORE, be it resolved by the St. Charles Plan Commission to recommend to City Council approval of the 2013 Comprehensive Plan draft, subject to the recommendations of the Plan Commission contained in the table attached as Exhibit "A" to this resolution.

Voice Vote:

Ayes: Wallace, Doyle, Kessler, Schuetz, Pretz, Henningson

Nays: None

Abstain: None

Absent: Amatangelo

Motion Carried.

PASSED, this 19th day of March 2013.



Chairman
St. Charles Plan Commission

Plan Commission Resolution 8-2013, Exhibit "A"

2013 Comprehensive Plan Draft Review Discussion Points and Recommendations

1/8/13				Plan Commission Recommendation
	Chapter/Page/ Topic	Comment/Question	Response/Follow Up/Discussion	
1.	Chapter 2, Vision, Page 16 Commission Comment Cultural Center in Downtown	"Cultural center" or "cultured place" was used regarding downtown, references to cultural institutions, like the Arcada and nonprofits. Comment that if downtown is saturated with retail/commercial, then it is a good place to look at housing or cultural institutions that do not have that big of a tax benefit to the city.		Comment. No changes proposed by PC.
2.	Chapter 3, Goals and Objectives Public Comment Monitoring goals and objectives	Question about how goals/objectives are monitored, over what timeframe, based on what data, concern about objectives not being tangible and using terms like "appropriate" or cooperatively."	Source of data depends on the objective; some are tangible and can be easily documented on an annual basis. Others are subjective and not grounded in data. Comprehensive Plan is a general guide, not actionable like a Strategic Plan. Goals and Objectives will be revisited annually. Specifics will be determined when a recommendation is put into the Zoning Ordinance, for example.	Question and discussion. No changes proposed by PC.
3.	Chapter 3, Goals and Objectives Residential Goal 3 Commission Comment Residential Design and Pattern Book	Question- Will this book be a guideline? Comment- Concern that it will be difficult to agree on guidelines. Very important objective.	No book currently exists. Historic Preservation Commission has developed some base materials that may be applicable elsewhere. Book was envisioned with 2006 Zoning Ordinance but was not pursued as teardown/infill activity slowed. Would likely be a priority after plan is adopted.	Question and discussion. No changes proposed by PC.

4.	Chapter 3, Goals and Objectives, Page 18 Public Comment Senior and special need housing	Comment that senior and special needs housing is an important issue to be added deeper in the goals. Annually or bi-annually verify housing needs to determine demand for senior housing vs. other multi-family. Senior housing projects have been successful and are good neighbors.	Goal 4 addresses this topic. Goals/Objectives are not specific about location or periodic assessment of housing needs.	Comment. No changes proposed by PC.
5.	Chapter 3, Goals and Objectives, Page 20 Commission comment Ordering/phrasing of objectives	Comment- "Prevent the encouragement of businesses or land use that could impact long term viability of industrial areas", is important, maybe it should be moved up in order. Related comment- do not start an objective on a negative and don't use the word "prevent" but to use "preserving the integrity of the industrial areas through the prevention of...".	Objectives are not in order of priority but can be moved up to call attention. Difficult to prioritize a long list. Hard to predict what will come first, some easier to accomplish sooner, ability to fund certain items may impact timing. Objective can be reordered and rephrased.	Goals & Objectives will be changed from negative to positive phrasing wherever possible. Industrial Areas Objective 7 will be moved to the top of the list of Industrial Area objectives.
6.	Chapter 4, Land Use, Page 30 Commission comment Land Use Map for Neighborhood Commercial Use following parcel lines- residential character	West Main St. from 6th St. to 14th St. land use follows property lines. Several parcels have changed use and a guiding principal was that through the Zoning Ordinance those parcels be developed to retain residential character but have commercial use. Should land use plan reflect this?	Following parcel lines makes sense as it is not desirable to include adjacent lots with frontage only on interior streets. Plan can be changed or text statement added to recommend residential character in this area.	Plan notation or text statement will be added indicating that commercial use should have residential character along W. Main St. from 5th St. to 14th St.
7.	Chapter 4, Land Use Commission comment Definition/classification of Mixed Use	Mixed Use is shown under the category of Commercial, should it also be shown under Residential.	Decision was made to not have different definitions for terms used in the plan. Mixed Use will be pulled out as its own land use category separate from residential and commercial and made clearer on the land use map.	Mixed Use will be pulled out as its own land use category separate from commercial and residential.

8.	Chapter 4, Land Use Commission comment Multi-Family Residential Development	Is the text regarding multi-family specific enough to direct a developer if a project is desirable and whether the text accurately reflects what was stated by the community in the outreach process.	Task Force heard concern about concentration of multi-family in a specific area; request to intersperse throughout the city. In project outreach, consistently heard “no apartments” which is a form of ownership, not a land use, the type of land use is multi-family residential. Text is clarifying the point that the community’s desire for no rentals is understood, but there are other types of multi-family land uses such as condominiums. Regarding location, it refers you to the land use plan.	Question and discussion. No changes proposed by PC.
9.	Chapter 4, Land Use Commission comment Mixed Use outside of Downtown	Plan identifies downtown as the primary place for mixed use development but there are two other potential sites identified (old St. Charles Mall and Charlestowne Mall). Is there an objection by the community to any mixed use with residential outside of downtown?	Comment from audience- The community isn’t opposed to mixed use, but rather there needs there needs to be a balance of uses within mixed use areas that are sensitive to the location; the appropriate mix of uses varies in each location. Request to see the statement added: “balance of uses” unique to each site.	Statement will be added to Mixed Use section that mixed use entails a “balance of uses” unique to each site based on its location.
10.	Chapter 4, Land Use Commission Comment Old St. Charles Mall Site	Question about what the community said relative to the old St. Charles Mall site.	Comment from audience-North half behind Jewel should be commercial/office/education, not just residential. Compromise idea of residential south of Rt. 38 along Bricher Rd. Other undeveloped parcels permit mixed use (Bricher Commons behind Meijer). Concern about the future of land use direction along Randall Rd; how this site is developed is important for the success of the corridor. Higher density commercial is needed here for success.	Question and discussion. No changes proposed by PC.

11.	Chapter 4, Land Use Public Comment Neighborhood Meetings	Plan should include a policy on neighborhood meetings before a Concept Plans application is filed to initiate discussion between residents and developer. If it can't be a requirement, it could be stated as a policy in the Comprehensive Plan.	In the past this was investigated and it was determined the City could not legally require this in the Zoning Ordinance. Mr. Lavigne stated he has not seen this requirement in a code before.	No changes proposed by PC.
12.	Chapter 4, Land Use Commission comment	"Sensitivity and balance"- include those words in the plan because they speak volumes.	Need to determine how/where language would be integrated.	No changes proposed by PC.

1/29/13				Plan Commission Recommendation
	Chapter/Page/ Topic	Comment/Question	Response/Follow Up/Discussion	
13.	Chapter 4 Land Use Commission Comment Overlay of Future Land Use Map	Request was made to show an overlay of proposed future land use map over existing future land use map.	Maps were prepared showing outline of each category of land use on top of the existing land use map. It was noted that for the most part, the land use pattern is not changing significantly.	Question and discussion. No changes proposed by PC.
14.	Chapter 8, Downtown Subarea Page 57 Gateway locations	Question on how gateway locations were determined.	Signs would be "welcome to downtown St. Charles" to more brand and identify downtown, different than the gateway signs that exist around the community. Locations with right of way or public property were chosen. It was noted that Prairie and Rt. 31 is tricky because there is a lot going and that area may be best served by additional study.	Question and discussion. No changes proposed by PC.

15.	Chapter 8, Downtown Subarea Page 67 Improvement Plan Commission Comment Prairie St. bike route	Figure does not show Prairie Street bike route recommended by the Task Force. Prairie St. from 7 th to Rt. 31 is a steep incline and the intersection of Rt. 31 & Prairie is challenging. Comment that Prairie Street in general (a collector) will need to be modified to safely accommodate bike traffic, it was noted that this is not directly addressed in the document. When to address this?	Missing bike path segment was acknowledged in memo to PC and will be corrected.	Missing bike path segment on Prairie St. from 7th to 3rd St. will be added.
16.	Chapter 8, Downtown Subarea Page 67 Public Question Downtown Overlay	Downtown Overlay recommendations do not address if changes to regulation would be temporary, what time frame, what happens to businesses if the regulations are put back into place, etc.	Plan only suggests that the issue be addressed, but how it will be addressed will be discussed when the change is being proposed and considered.	Question and discussion. No changes proposed by PC.
17.	Chapter 8, Downtown Subarea Page 70 Public Comment Closing Riverside Ave.	Although conceptual, the plan for Site Q shows potential for Riverside Ave. to be closed south of Illinois Ave, which may be an issue for fire trucks travelling south from the downtown station.		Comment. No changes proposed by PC.
18	Chapter 8, West Gateway Page 76 Commission comment Viability of three concepts for former St. Charles Mall site	Are all the plans viable, or is it possible to rate them on their viability on a scale of 1-10. If they are not viable, they should not be in the plan, but it's important to make certain that everything meets the test of viability.	Plans show land use bubbles. Depending on the intensity of each pocket, they all have some viability. Regardless of the plan, the property owner needs to work with the residents because the land use plans don't provide enough direction. One of the plans may not be chosen; options could be combined.	Question. No changes proposed by PC.

19.	Chapter 8, West Gateway Page 73 Commission comment Curb cuts	It was noted there is a significant difference with surrounding communities with curb cuts on Randall Road. Is eliminating curb cuts always a goal?	The City looks for opportunities to improve access and consolidating in areas like this, but there is not a program to facilitate that or force a property has to close a curb cut or provide cross access. Randall Rd. is a county road, and the County now has more stringent access policies. St. Charles has dealt with more piece meal development historically, but cross access is important in the plan. The McDonalds proposal was mentioned as an example.	Question. No changes proposed by PC.
20.	Chapter 8, West Gateway, Page 75 Commission Comment St. Charles Mall site alternatives	Concern that options for Towne Centre site do not provide enough detail; plans need to be more special or inspirational. "Regional Repositioning" may not meet the objectives identified for the subarea as it maintains the current function and character of the rest of the Randall Rd. corridor.	Plans were presented at public workshops and were drafted based on the outreach feedback. Comment was made that the options are "thought provoking"- not actual development plans.	Comment. No changes proposed by PC.
21.	Chapter 8, West Gateway Commission comment Big Box Ordinances	An ordinance should be in place requiring big boxes be removed once empty for a period of time.	Ordinances can require a bond be put in place for future tear downs. (This concept is discussed in Commercial Area policies on Page 37)	Comment. No changes proposed by PC.
22.	Chapter 8, West Gateway Commission comment General discussion on gateways and their relation to Downtown	Can the former St. Charles Mall site be a gateway to downtown? Site functions more as a gateway to Downtown Geneva. It was noted that the site should not compete with Downtown St. Charles, as there is a TIF in both areas that could be in competition.	Suggestion to add an item to the West Gateway subarea Goals or Objectives to "achieve balance" with Downtown or "complementary development" that won't compete with Downtown, and promote connections between site and downtown.	Objective to be added to West Gateway subarea to "achieve balance" or provide complementary development with Downtown, and promote connections between Downtown and the West Gateway.

23.	Chapter 8, West Gateway Public Comment Aspiration Statements in Goals, Objectives	In the goals and objectives and elsewhere are aspirational statements about creating within the mixed use catalyst sites a synergy so that they do not cannibalize each other but one draws people across to the other. This is a way to clarify the plan and make it more inspirational. The weight of these aspirational goals and objectives will be determined by how much a prospective developer considers these statements and Plan Commission's review of a development proposal vs. the plan.		Comment. No changes proposed by PC.
24.	Chapter 8, East Gateway Commission Comment "Main Street Shopping" alternatives and naming sites	Regarding the Charlestowne repositioning alternatives, could the name be changed to "Main St. Shopping-East", to not take away from the downtown district which is just Main St., and then something also called "Main St. shopping-West", where signs would say to not forget to visit the other districts, but the themes would be the same as the signage, colors and landscaping.		Change the name of Charlestowne Mall Repositioning Alternative #1 to "Main Street East Shopping District."
25.	Chapter 8, East Gateway, P. 84 Commission comment Charlestowne Mall Repositioning Alternatives	Is the "Entertainment and Events Center" needed?	Idea was presented by more than one group at the Charlestowne Mall visioning workshop.	Question. No changes proposed by PC.
26.	Chapter 8, Main Street plan, P. 91 Commission comment 12 th St. crossing	The 12 th Street crossing on Main Street shown on the plan was closed and is now located at the north leg of 12 th St.		Move Main Street crossing to north leg of 12th St.

27.	Chapter 8, Main Street plan Commission comment Legend	Suggestion to change the wording or change the Legend to “Recommendations”, so it is clear these are recommended improvements.		Revise legend title to “Existing and Recommended Improvements.”
28.	Chapter 8, Main Street plan, P. 91 Commission comment Valley Shopping Center streets	Streets are shown through the Valley Shopping Center site on page 74 but are not reflected in the Main Street plan on page 91.		Correct page 91 to match page 74 showing the street connections through Valley Shopping Center.
29.	Chapter 8, Sub Area plans Public Comment Future changes to subareas	How can catalyst sites be added in the future? Will Task Force need to be reconvened to make more recommendations? Reference was made to Randall Road between Main & Dean.	Plan will be reviewed periodically, perhaps annually, and changes can be proposed for review by the Plan Commission and P&D Committee, without reconvening the Task Force.	Question. No changes proposed by PC.
30.	Chapter 8, West Gateway Commission comment Site on Randall Rd. between Main and Dean	Regarding Randall Road between Main and Dean, plans shown future Woodward extension and land use of Corridor-Regional Commercial. Should other narrative text be added about this site? It was noted that this general area is unattractive and has a problematic development pattern and will need substantial access improvements for the area to be redeveloped. Developing the full commercial potential of Randall Rd. is important to the community and this is an area where it will not happen without some coordination. This is a significant entrance into the city and it should be addressed in the Comprehensive Plan.	Street improvements are shown on page 74. Land uses are shown on the land use map on page 30 – Corridor/Regional Commercial. Suggestion was made that incremental site improvements would not accomplish the access improvements, and assistance from the City may be necessary. This information could be explained in the text for a catalyst site. There was a discussion about whether this site met the criteria of a catalyst site, and if it did, what would be the boundaries. Suggestion to include all the way from Randall & Main (NW and NE corners) and extend up to Dean Street.	New catalyst site will be added encompassing NE and NW corners of Randall/Main and include all properties along the east side of Randall Road up to the railroad tracks. Text for catalyst site will explain that obsolete industrial properties are being repurposed for commercial use, resulting in an unattractive development pattern with underutilized sites. To fully realize the commercial potential of the Randall Rd. corridor from Main to Dean Street, redevelopment with coordinated access improvements is necessary, including a traffic signal at Woodward Dr. and a system of internal access roads.

2/5/13				Plan Commission Recommendation
	Chapter/Page/ Topic	Comment/Question	Response/Follow Up/Discussion	
31.	Chapter 8, Downtown, Page 64 Commission comment Last Sub Area Objective-Should we list locations/destinations for enhanced mobility from Downtown	Related to the discussion of enhanced connections between downtown and the Old St. Charles Mall site along Prairie Street. What are other specific “assets” where enhanced multi-modal mobility is especially important? If so, what are they and what routes should be prioritized for enhancement?	The intention was not to identify all assets or the routes but to be an objective moving forward. Can be made more specific if Commission recommends. “Multi-modal mobility” may be too much jargon. Commission suggested listing examples, not a specific list. Destinations suggested- old mall site, proposed bicycle trail along the rail-line, downtown Geneva and connections to Randall Rd.	Change the term “multi-model mobility” to less technical terminology. Add a list of potential assets for enhanced connectivity, such as other commercial centers, major bikeways and trails, etc.
32.	Chapter 8, Downtown, Page 65 Commission comment Gateway frontage on Rt. 25/5 th Ave.	Why isn’t 5th Avenue designated as Gateway Corridor frontage? Rt. 25 provides primary entry into the east side of downtown.	Frontage designations define building massing, façade orientation and access patterns. Future land use map shows mixed-use up to State Ave. Commission discussed that existing development on 5 th Ave conforms with Gateway Frontage from Illinois Ave. north to Cedar Ave., therefore designate these blocks only.	Designate “Gateway Frontage” on 5th Ave./Rt. 25 from Illinois Ave. north to Cedar Ave.
33.	Chapter 8, Downtown, Page 65 Public comment Gateway frontage on Main St. east to 7 th Ave. and along 7 th Ave.	7th Ave. is transition point to downtown in terms of development and street width, starting the gateway here picks up the library and Lincoln School. South 7th Ave. is a corridor from Geneva. Historically, this has been considered an entrance into Downtown.	There is a special category for Main St. frontage that could be extended east to 7 th Ave. This frontage designation refers to land use plans and building massing rather than transportation routes. Although it is an entrance point, the gateway frontage development may not be appropriate along south 7 th Ave.	Extend Main St. Frontage east to 7th Ave.

34.	<p>Chapter 8, Downtown, Page 65 Commission comment</p> <p>Multi-family in Fox River frontage category/locations in Downtown</p>	<p>Land Use section language is ambiguous; does it mean multi-family residential or some other kind of multi-family activities? Is river frontage an appropriate place to locate multi-family residential? Identifiable principles needed for developers to get a sense of when it is a desired land use, and when is it not. Over the last 3-5 years, controversial proposals spent years in front of Commissions and process was grueling. Purpose of document is to provide clarity to the community and help adjudicate applications.</p> <p>Discussion that it can't be too ambiguous or it will not help potential developers.</p>	<p>Language is ambiguous and could be corrected. Land use plan dictates where multi-family can be located. All of downtown is designated as mixed use, but multi-family is only a component of mixed-use. It is a general guide, not supposed to be rigidly applied to every parcel, it is a policy or a vision. The word "may" is used to indicate this. Development proposals need to be evaluated on their merits vs. the intent of the Plan and vision, cannot anticipate every development scenario. It was noted that Site J is the only catalyst site on the river specifically with residential, Carroll Towers and Brownstone exist.</p> <p>Discussion that controversy about Downtown multi-family is more about building height, also not being code-friendly with existing buildings.</p>	<p>Language regarding "multi-family use" in the Fox River frontage will be clarified by referencing all types of residential use, including multi-family residential.</p>
35.	<p>Chapter 8, Downtown, Page 67 Commission comment</p> <p>Gateways- priority for improvement</p>	<p>North and south gateways to downtown may be a higher priority for improvement than east-west gateways. On Main St., the elevated view of the river/bridge/valley provides sense of arrival. Gateway at Rt. 31/Prairie warrants more intensive study, Rt. 25 doesn't have sense of arrival when approaching from south.</p>	<p>Discussion that there is no priority stated now, but this could be added.</p>	<p>Gateways text will be revised to state that north-south gateways are less defined today and would benefit most from enhancement.</p>

36.	Chapter 8, Downtown, Page 68 Commission comment Site C access difficulty at Rt.31 & Main St. & State St.	Are we confident that access obstacles can be mitigated for redevelopment of Site C? What would it take to get a warrant for a traffic signal at State St. and Rt 31? Can the traffic impacts of such a development on that site be mitigated effectively, because if they cannot be mitigated, then the development should not be contemplated.	Question would come up if there was a development proposed; cannot mitigate without knowing how it will be developed. Signal would benefit Sites A, B,C and pedestrians crossing Rt. 31. Note can be added in largest site, Site A. Traffic analysis would be needed by IDOT. Comment that 31/Main & 31/Illinois are top two crash sites, should be considered. Info. was provided to transportation consultant. Task Force discussed access issues along Rt. 31 and site lines, decided to extend Site A west to 4 th assuming there would need to be significant changes to access.	Catalyst Site A will be revised to state that there is a need to consolidate access to Rt. 31 and potentially provide a traffic signal and pedestrian crossing at State & Rt. 31.
37.	Chapter 8, Downtown, Page 69 Commission comment Site I- Multi-family	Would straight multi-family residential be appropriate here? This is not a fringe area of downtown per page. 66.	Possible that site depth may be too limited for adequate retail space. Suggestion to strike “multi-family” and say “or to include multi-family”.	Catalyst Site I will be revised to say “mixed use <i>including</i> multi-family.”
38.	Chapter 8, West Gateway, Page 72 Commission comment Objectives and Randall Rd. BRT	Add an objective regarding Bus Rapid Transit on Randall Road— i.e, continue to work with other local/regional agencies and maintain plans to support development of a BRT line.	This is noted in the transportation plan on page 59, but can be reinforced in the subarea plan.	Objective will be added to the subarea plan to reference working with other agencies to support future BRT on Randall Rd.
39.	Chapter 8, West Gateway, page 75 Commission comment Site F	Designated as multifamily for interior and southern portions of parcel. Parcel is west of Randall Road, not in-town in-fill development. “Smart” development must entail a definable edge of town to avoid sprawl. Why is this site catalytic— especially the interior and rear portions?	Size and single ownership are why it was listed as a catalyst. Townhomes (single family attached) would be most appropriate; this can be clarified, but needs to follow consistent terminology. Discussion that past proposal included special needs housing, could still be considered. Suggestion to use the term “adaptive housing” instead.	Catalyst Site F (Bricher Commons) will be revised to indicate “single family attached residential” and the possibility of an adaptive housing component.

40.	<p>Chapter 8, West Gateway, Page 76 Commission comment</p> <p>Old St. Charles Mall site alternatives and Randall Rd. access</p>	<p>Local Town Center and Comprehensive Mixed Use Center options include new street from Randall Road into the Tri-City Center property. If drivers can easily access the site from Randall via a highly visible route, large-scale developments north of Rt. 38 will stand the best chance of success. Could access road be signalized, double-lane point of ingress and egress and match boulevard that leads to the “Central Park” in Option 3? What if there was a twin park on the Tri-City Center parcel?</p>	<p>Access layout was designed to discourage cut through traffic and slow traffic for pedestrians. Discussion that access is challenging along Randall between Bricher and Rt. 38. County unlikely to allow a full access, left turn lanes for Bricher/Rt. 38 conflict with this location. Idea of a more prominent boulevard/gateway can be incorporated into the other options to entice motorists.</p>	<p>A more prominent boulevard/gateway from Randall Road will be incorporated into the redevelopment alternatives on Page 76.</p>
41.	<p>Chapter 8, East Gateway, Page 83 Commission comment Neighborhood Open Space in Framework Plan for Mall</p>	<p>Neighborhood Open Space is listed in the legend but doesn't appear on the map.</p>	<p>Map was previously more detailed and was switched to a different style, the legend would be updated.</p>	<p>The legend will be updated.</p>
42.	<p>Chapter 8, East Gateway, Page 84 Commission comment</p> <p>Entertainment and Events center – should berms stay?</p>	<p>For the Entertainment and Events Center alternatives, may want to consider the possibility that the high berms off of Main Street might continue to serve a useful function. Would the atmosphere of an outdoor entertainment complex be comprised by landscaping reductions and increased traffic noise?</p>	<p>Comment that landscaping and berms have been detrimental to the success of the mall.</p>	<p>Question. No changes proposed by PC.</p>
43.	<p>Chapter 8, East Gateway, Page 91 Commission comment Push button phasing</p>	<p>What is the rationale behind “push-button phasing” for pedestrian crossings?</p>	<p>A safety feature to give you an idea with the countdown how long you have to cross.</p>	<p>Question. No changes proposed by PC.</p>

3/19/13			Plan Commission Recommendation
44.	Chapter 5, p. 43 Community Facilities Commission comment Section on Library	The Commission previously discussed extending the Main St. frontage designation east to 7 th Ave, which includes the library site. There was a proposal for a library building expansion that would help define the character of this stretch of Main St.	Text will be added in Chapter 5 stating that future expansion of the library is an opportunity to strengthen the eastern gateway into downtown.
45.	Chapter 6 Parks and Open Space Commission Comment Park donation size	The Task Force had discussed that the Park District has a policy of not accepting small land donations, but with infill development, larger sites will not be possible. Did the Task Force decide not to include this in Chapter 6?	A section on pg. 32 addresses this point. The Task Force did not choose to directly contradict the Park District's policy on accepting small land donations, but rather suggest the City work with the Park District when infill developments are proposed.
46.	Chapter 9, p. 99 Community Character Public Comment Historic Preservation reference to Kane County landmarks	It was suggested in the land use plan to reference Kane County historic landmark properties outside of the City on Red Gate Rd., specifically Red Gate Farm and Seven Oaks Farm	The Residential Areas framework plan on pg. 34 references this on Site F as this was noted as a potential development site. A general reference would be better located in Chapter 9, p. 99 under Historic Preservation.
47.	Chapter 9, p. 99 Community Character Commission Comment Branding	Question if column 4 should state that the city needs to "sustain a clear brand" vs. "define a clear brand."	The Task Force felt the City did not have a clear brand. It was noted in the outreach that the city is defined by the river, but many nearby communities are as well.
48.	Chapter 10 Design Guidelines Commission Comment	Some information about "how to use this plan" would be helpful, including a discussion of ideal goals vs. practical application.	Page 6 has section discussing the purpose and use of the plan.
49.	Chapter 11 Implementation Commission comment Plan adoption action	Suggestion that some text could be added into the implementation section outlining the formal steps to officially adopt the plan.	Text to be added describing the formal actions to be taken to officially adopt the plan and make reference to City Code sections that refer to the plan.

50.	Chapter 11 Implementation SSAs for stormwater	This section doesn't reference back-up SSAs for stormwater, which are common and often misunderstood.	Backup stormwater SSAs are an ordinance enforcement tool, and although are not accomplishing a planning objective, they are the most common application of an SSA.	Text will be added to the SSA section describing the City's typical use of SSAs, including the practice of using SSAs for backup maintenance of stormwater detention areas.
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