ST. CHARLES SINCE 1834	**AGENDA ITEM EXECUTIVE SUMMARY**	
	Title:	Recommendation to Approve a PUD Preliminary Plan and Final Plat of Subdivision – Pine Ridge PUD Lots 8 & 9 (The Learning Experience).
	Presenter:	Matthew O'Rourke

Please check appropriate box:

	Government Operations		Government Services
X	Planning & Development – (3/10/14)		City Council
	Public Hearing		

Estimated Cost:	N/A	Budgeted:	YES		NO	

If NO, please explain how item will be funded:

Executive Summary:

The Learning Experience (represented by Anthony DeAngelis of IMDC-CS, LLC.) has submitted applications for a PUD Preliminary Plan and Final Plat of Subdivision in relation to the construction of a new The Learning Experience daycare facility on Lot 8 of the Pine Ridge PUD. The details of the proposal are as follows:

1. PUD Preliminary Plan

- One 10,000 square foot daycare building.
  - Outdoor play area to the west of the proposed building.
- A new access-point off of the internal circulation drive with a shared access road for Lots 8 & 9.
  - The circulation for the daycare site will be one-way.
- 41 parking spaces.

2. Final Plat of Subdivision

The applicant is proposing to resubdivide Lots 8 & 9 to increase the size of Lot 8 so the daycare is completely constructed on Lot 8. The resized lots are proposed as follows:

- Lot 8 – 52,872 square feet.
- Lot 9 – 43,575 square feet.

Plan Commission Review

The Plan Commission reviewed and recommended approval of the applications for a PUD Preliminary Plan and Final Plat of project on 2/18/2014, contingent upon resolution of any outstanding staff comments.

Attachments: *(please list)*

Application for a PUD Preliminary Plan, received 1/29/2014; Application for a Final Plat of Subdivision, received 1/29/2014; PUD Preliminary Plans, Source Architecture, dated 1/29/2014; Final Plat of Subdivision, Johnson-Western Surveying. LLC., received 1/29/2014; Pine Ridge PUD Ordinance, Relevant Exhibits (Ordinance No. 2006-Z-4)

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

Recommendation to approve a PUD Preliminary Plan and Final Plat of Subdivision – Pine Ridge PUD Lots 8 & 9 (The Learning Experience).

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

Community & Economic 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 & Development Committee

FROM: Matthew O'Rourke, AICP
Planner

RE: PUD Preliminary Plan and Final Plat of Subdivision for Lots 8 & 9 in the Pine Ridge PUD (The Learning Experience)

DATE: February 26, 2014

I. APPLICATION INFORMATION:

Project Name: Pine Ridge PUD Lots 8 & 9 (The Learning Experience)

Applicant: Anthony DeAngelis, President IMDC-SC, LLC.

Purpose: PUD Preliminary Plan and Final Plat of Subdivision review for a proposed daycare on Lot 8 of the Pine Ridge PUD and resubdivision of Lots 8 & 9.

General Information:

Site Information	
Location	**Lots 8 & 9 in the Pine Ridge PUD**
Acres	1.21 Acres – The Learning Experience (2.21Acres - Lots 8 & 9 Subdivision)

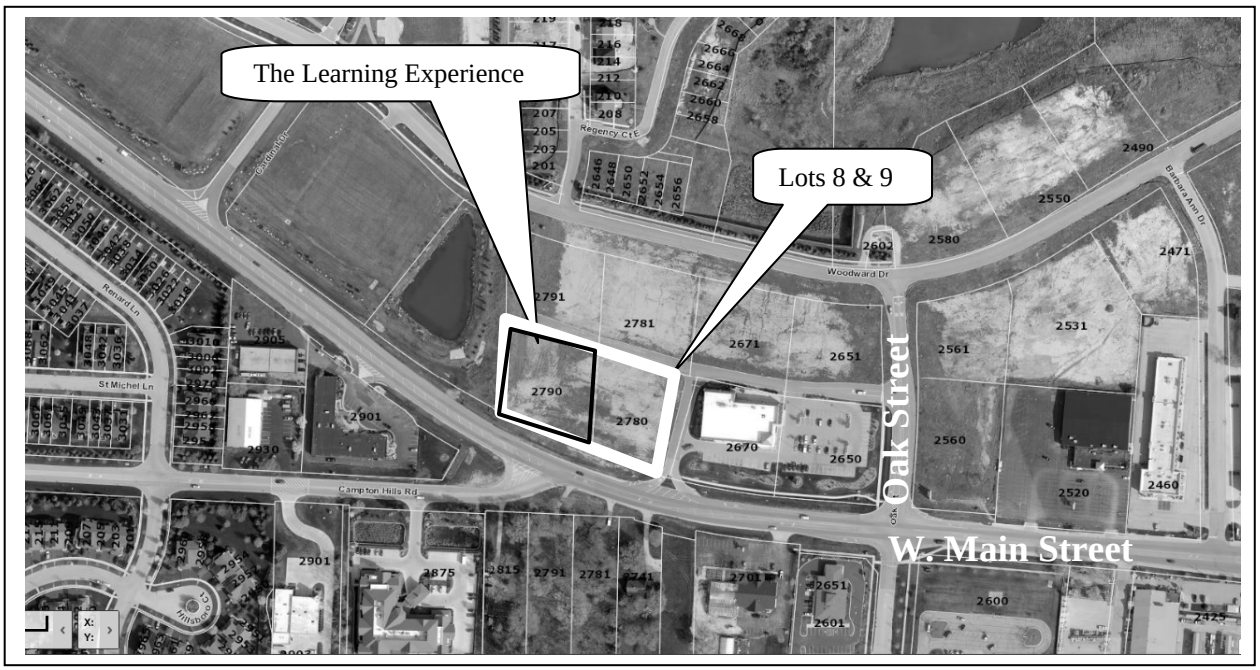
Applications	**1) PUD Preliminary Plan**
	2) Final Plat of Subdivision
Applicable Zoning Code Sections and PUD Ordinance	Table 17.14-2 "Business and Mixed Use Bulk Standards" Ordinance 2006-Z-4 "An Ordinance Rezoning Property and Granting a Special Use as a Planned Unit Development for Pine-Ridge Park and Regency Estates PUD (A Portion of the West Gateway PUD)" Title 16 "Subdivisions and Land Improvement"

Existing Conditions	
Land Use	Vacant (Pine Ridge PUD)
Zoning	BC- Community Business (PUD)

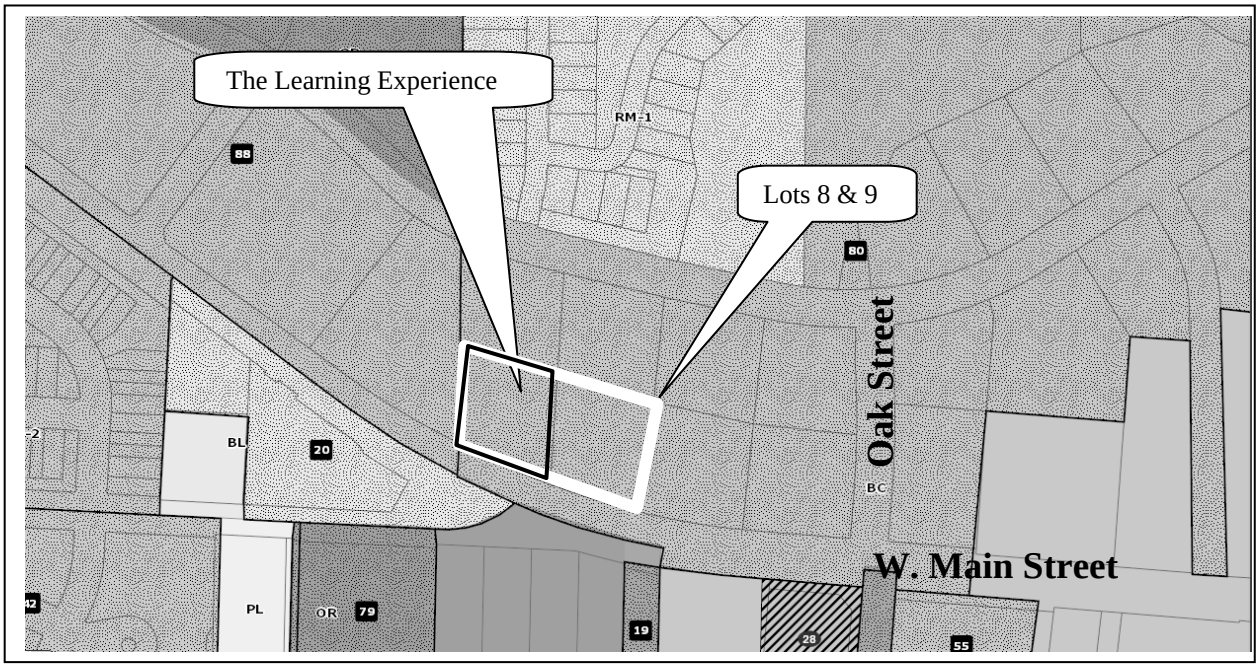
Zoning Summary		
North	BC- Community Business (PUD)	Vacant, Pine Ridge PUD
East	BC- Community Business (PUD)	Vacant/ALDI
South	OR-Office Research	Single Family, Assisted Living
West	BC- Community Business (PUD)	Corporate Reserve Business Park

Comprehensive Plan Designation
Neighborhood Commercial

Aerial Photograph



Surrounding Zoning



II. PROJECT OVERVIEW:

A. BACKGROUND

In 2006, the City Council approved the Pine Ridge PUD Ordinance 2006-Z-4 "An Ordinance Rezoning Property and Granting a Special Use as a Planned Unit Development for Pine-Ridge Park and Regency Estates PUD (A Portion of the West Gateway PUD)". The details of the Pine Ridge PUD approval are as follows:

- Permits a variety of commercial uses.
- A Concept Plan and Final Plat of Subdivision for the Pine Ridge commercial portion of the development were approved.
  - Each commercial lot is required to have a PUD Preliminary Plan reviewed by the Plan Commission and approved by City Council as the lots are developed.
  - Final Plat of Subdivision – In 2006, the City Council also approved Resolution 26-2005 "A Resolution Approving the Final Plat of Subdivision Pine Ridge Business Park Phase I (West Gateway PUD)". This Plat of Subdivision formally created the existing lots for future commercial uses and stormwater retention areas.
- Road, utility, and stormwater infrastructure layout.
- Specific standards for:
  - Architectural design.
  - Bulk requirements.
  - Signage.
  - Landscaping.

B. PROPOSED DEVELOPMENT

The Learning Experience (represented by Anthony DeAngelis of IMDC-CS, LLC.) has submitted applications for a PUD Preliminary Plan and Final Plat of Subdivision in relation to the construction of a new The Learning Experience daycare facility on Lot 8 of the Pine Ridge PUD. The details of the proposal are as follows:

1. PUD Preliminary Plan

- One 10,000 square foot daycare building.
  - Outdoor play area to the west of the proposed building.
- A new access-point off of the internal circulation drive with a shared access road for Lots 8 & 9.
  - The circulation for the daycare site will be one-way.
- 41 parking spaces.

2. Final Plat of Subdivision

The applicant is proposing to resubdivide Lots 8 & 9 to increase the size of Lot 8 so the daycare is completely constructed on Lot 8. The resized lots are proposed as follows:

- Lot 8 – 52,872 square feet.
- Lot 9 – 43,575 square feet.

III. ANALYSIS OF PLANS

Staff performed an analysis of the submitted preliminary plans to identify any deficiencies with the proposed plans and the standards established in the Pine Ridge PUD and/or Title 17 (Zoning Ordinance). The following is a detailed description of staff's analysis:

A. PERMITTED USES

Exhibit IV-A of the Pine Ridge PUD lists all the uses that are permitted or considered special uses within this PUD. **Nursery Schools and Daycare Centers** is listed as a permitted use.

B. BULK AND SETBACK STANDARDS

The majority of the required bulk standards are contained in the Pine Ridge PUD. Staff has reviewed the submitted site plans to ensure conformance with the applicable bulk and setback regulations per the Pine Ridge PUD. In instances where there are no provisions for certain standards in the PUD, staff has reviewed the site plans against the regulations of the underlying BC- Community Business Zoning District as stated in **Table 17.14-2 Business and Mixed Use Districts Bulk Regulations**. The following table summarizes this review:

Category	Pine Ridge PUD / Zoning Ordinance Standard	Proposed
Lot Area	1 – Acre (Underlying Zoning District)	1.21 acres
Lot Width	None	202'
Rt. 64 Setback	50'	50'
Building Setbacks:		
Front: South (Rt. 64)	50'	115'
Interior Side: East	0'	29'
Interior Side: West	0'	90'
Rear: North	0'	23.3'
Parking Setbacks:		
Front: South (Rt.64)	50'	50'
Interior Side : East	0'	0'
Interior Side: West	0'	5'
Rear: North	0'	28'
F.A.R	0.40	0.19
Building Height	40'	27'
Parking Stall Size	9' wide by 18'	9' x 18'
Drive-Aisle Width	14' (One Way), 24' (Two Way)	16.5 Feet (One Way Portion), 24' (Two Way Portion)
Parking Requirement	3.5 Spaces per 1,000 SQ FT of GFA - (35 Required)	41

The applicant is proposing a cross-access easement over the proposed eastern access-drive/parking aisle to accommodate any future uses on Lot 9. Staff has asked the applicant to stub-out the southern portion of this drive to establish an ingress-egress point for Lot 9.

C. PLAT OF SUBDIVISION

The applicant is proposing to utilize all of Lot 8 and a portion of Lot 9 for the daycare facility. The applicant is proposing to resubdivide Lots 8 & 9 so that the daycare is completely located on Lot 8. The subdivision results in slightly larger Lot 8 and smaller Lot 9. The minimum required lot size in the underlying BC Zoning District is 1-acre.

- Lot 8 is proposed at 52,872 square feet (1.21 acres)
- Lot 9 is proposed at 43,575 square feet (1.00 acre).

D. LANDSCAPE PLAN

Exhibit IV-A of the Pine Ridge PUD established the landscape standards for this development. Staff has reviewed the submitted landscape plan and determined that the plan does meet the standards in the PUD.

E. BUILDING ARCHITECTURE

Exhibit IV-A contains architectural design guidelines for all lots within the Pine Ridge PUD. Staff has reviewed the submitted building elevations for conformance with these standards and determined that they are consistent with the requirements of the Pine Ridge PUD.

F. SIGNAGE

The relevant sign regulations for this site are incorporated into Exhibit IV-A of the Pine Ridge PUD. Staff reviewed the proposed signage detailed on the architectural elevations for conformance with these standards. The following table details that review:

Category	Pine Ridge PUD /Zoning Ordinance Standard	Proposed
Wall Signage Area		
South Elevation (Rt.64)	1.5 times the lineal frontage of the building (180 square feet permitted)	36 square feet
North Elevation	1.5 times the lineal frontage of the building (124.5 square feet permitted)	0 square feet
West Elevation	1.5 times the lineal frontage of the building (124.5 square feet permitted)	0 square feet
East Elevation (Randall Road)	1.5 times the lineal frontage of the building (180 square feet permitted)	0 square feet
Free Standing Sign Area	32 square feet per sign face	29 square feet
Monument Sign Height	10’	8’
Monument Sign Setback	10’ from property line	15’

IV. PLAN COMMISSION RECOMMENDATION

The Plan Commission reviewed and recommended approval of the applications for a PUD Preliminary Plan and Final Plat of Subdivision on 2/18/2014, contingent upon resolution of any outstanding staff comments.

V. RECOMMENDATION

Staff recommends approval of the applications for a PUD Preliminary Plan and Final Plat of Subdivision contingent upon resolution of staff comments.

VI. ATTACHMENTS

- Application for a PUD Preliminary Plan; received 1/29/2014.
- Application for a Final Plat of Subdivision; received 1/29/2014.
- PUD Preliminary Plans; Source Architecture; dated 1/29/2014.
- Final Plat of Subdivision; Johnson-Western Surveying. LLC.; received 1/29/2014.
- Pine Ridge PUD Ordinance, Relevant Exhibits (Ordinance No. 2006-Z-4).

CITY OF ST. CHARLES

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

COMMUNITY DEVELOPMENT/PLANNING DIVISION PHONE: (630) 377-4443 FAX: (630) 377-4062

PUD PRELIMINARY PLAN APPLICATION

Received Date
RECEIVED
St. Charles, IL
JAN 29 2014
CDD
Planning Division

CITYVIEW
Project Name: Pine Ridge-lot 8+9-Learning Experience
Project Number: 2014 -PR- 004
Application Number: 2014 -AP- 004

Instructions:

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

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

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

1. Property Information:	Parcel Number (s): LOT 8 AND 9	
	Proposed Name of PUD: PINE RIDGE PARK	
2. Applicant:	Name RON SORCE	Phone 847.392.2600
	Address 3030 W. SALT CREEK LANE, SUITE 122 ARLINGTON HEIGHTS, IL 60005	Fax 847.394.4972
		Email RSORCE@SORCEARCHITECTURE.COM
3. Record Owner:	Name	Phone
	Address	Fax
		Email
4. Billing: *Who is responsible for paying application fees and reimbursements?*	Name	Phone
	Address	Fax
		Email

Attachment Checklist

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

- ☐ **APPLICATION:** Completed application form signed by the applicant
- ☒ **APPLICATION FEE:** Application fee in accordance with Appendix B of the Zoning Ordinance.
- ☐ **REIMBURSEMENT OF FEES AGREEMENT:**

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

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

  a) a current title policy report; or

  b) a deed and a current title search.

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

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

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

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

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

- ☒ **ENDANGERED SPECIES REPORT:**

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

- ☒ **PLANS:**

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

  Copies of Plans:

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

- ☒ **SITE/ENGINEERING PLAN:**

  A plan or plans showing the following information:

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

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

- Photometric information pertaining to locations of proposed lighting fixtures

37. Typical construction details and specifications
38. Certification of site engineering plans by a registered professional engineer
39. Proof of application for Stormwater Management Permit

N/A ☐ **SKETCH PLAN FOR LATER PHASES OF PUD:**

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

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

☒ **ARCHITECTURAL PLANS:**

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

N/A ☐ **TREE PRESERVATION PLAN:**

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

☒ **LANDSCAPE PLAN:**

Landscape Plan showing the following information:

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

N/A ☐ **PUBLIC BENEFITS, DEPARTURES FROM CODE:**

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

☐ **SCHEDULE:** Construction schedule indicating:

a. Phases in which the project will be built with emphasis on area, density, use and public facilities, such as open space, to be developed with each phase. Overall design of each phase shall be shown on the plat and through supporting material.

b. Approximate dates for beginning and completion of each phase.

c. If different land use types are to be included within the PUD, the schedule must include the mix of uses to be built in each phase.

N/A ☐ **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.

N/A ☐ **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.

N/A ☐ **HISTORIC DESIGNATION:** Is the property a designated Landmark or in a Historic District? _____

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

_____

Record Owner Date

R.P.S. 29 JAN 2014

Applicant or Authorized Agent Date

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

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☐ **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.

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- ~~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.~~

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

☐ ~~**HISTORIC DESIGNATION:** Is the property a designated Landmark or in a Historic District?~~ _____

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

Charles Buttle — 1/29/14
Record Owner — Date

[illegible signature] — 1/27/14
Applicant or Authorized Agent — Date

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

STATE OF ILLINOIS)
) SS.
KANE COUNTY)

I, Charles Buttle, being first duly sworn on oath depose and say that I am Officer of Real Property Holding – St. Charles, IL, LLC, Delaware Limited Liability Company (L.L.C.) , and that the following persons are all of the members of the said L.L.C.:

Land Holding, LLC _____ _____

_____ _____

_____ _____

_____ _____

_____ _____

_____ _____

_____ _____

By: Charles Buttle, Officer
Charles Buttle

Subscribed and Sworn before me this29th day of
January, 2014.

_____
Notary Public

OFFICIAL SEAL
IRINA PROKIP
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:09/20/16

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

STATE OF ILLINOIS)
) SS.
KANE COUNTY)

I, Anthony DeAngelis, being first dully sworn on oath depose and say that I am President of IMDC-SC, LLC, an Illinois Limited Liability Company (L.L.C.), and that the following party is the sole member of the said L.L.C.:

Inland Midwest Development Corporation,	a Delaware corporation

By: _____, President

Subscribed and Sworn before me this 23rd day of January, 2014.

Mary L. Rammien
Notary Public

OFFICIAL SEAL
MARY L. RAMMIEN
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:10/03/17

CITY OF ST. CHARLES

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

COMMUNITY DEVELOPMENT/PLANNING DIVISION PHONE: (630) 377-4443 FAX: (630) 377-4062

FINAL PLAT APPLICATION

RECEIVED
St. Charles, IL
JAN 29 2014
CDD
Planning Division

Received Date

CITYVIEW
Project Name: Pine Ridge Park- lot 8+9- Learning Experience
Project Number: 2014 -PR- 004
Application Number: 2014 -AP- 005

Instructions:

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

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

1. Property Information:	Parcel Number (s): LOT 8 AND 9	
	Proposed Subdivision Name: PINE RIDGE PARK	
2. Applicant Information:	Name RON SORCE	Phone 847.392.2600
	Address 3030 W. SALT CREEK LANE, SUITE 122 ARLINGTON HEIGHTS, IL 60005	Fax 847.394.4972
		Email RSORCE@SORCEARCHITECTURE.COM
3. Record Owner Information:	Name	Phone
	Address	Fax
		Email
4. Billing: *To whom should costs for this application be billed?*	Name	Phone
	Address	Fax
		Email

Attachment Checklist

- ☐ **APPLICATION:** Completed application form signed by the applicant
- ☒ **APPLICATION FEE:** Refer to attached Schedule of Application Fees
- ☐ **REIMBURSEMENT OF FEES AGREEMENT:** An original, executed Reimbursement of Fees Agreement and deposit of funds in escrow with the City, as provided by Appendix B of the Zoning Ordinance.
- ☐ **PROOF OF OWNERSHIP and DISCLOSURE:**
  a) a current title policy report; or
  b) a deed and a current title search.
  If the owner is not the applicant, an original letter of authorization from the owner permitting the applicant to act on his/her behalf is required. If the owner or applicant is a Trust, a disclosure of all beneficiaries; if the owner or applicant is a Partnership, a disclosure of all partners; if the owner or applicant is a Corporation, a disclosure of all owners with an interest of at least ten percent (10%).
- ☒ **LEGAL DESCRIPTION:** For entire subject property, on 8 ½ x 11 inch paper
- ☒ **FINAL PLAT SUBMITTAL CHECKLIST (Completed)**
- ☒ **PLANS:**

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

Copies of Plans:

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

N/A ☐ **COVENANTS**: One copy of proposed agreements, provisions, or convents which will govern the use, maintenance, and continued protection of the planned development and any of its common open space.

N/A ☐ **WORKSHEETS (For residential developments):**

- Park and School land/cash worksheets in accordance with Title 16 of the St. Charles Municipal Code with population projections establishing anticipated population and student yields.
- Inclusionary Housing Worksheet

☐ **ADDITIONAL APPLICATION:**

- For Planned Unit Developments, a PUD Final Plan Application has been submitted.
- For all other Subdivisions, a Subdivision Final Engineering Plan Application has been submitted.

ITEMS TO BE SUBMITTED PRIOR TO CITY COUNCIL APPROVAL:

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

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

Record Owner	Date
	29 JAN 2014
Applicant or Authorized Agent	Date

FINAL PLAT SUBMITTAL CHECKLIST

Lot 8 & 9, PINE RIDGE PARK

Name of Development

Note: To properly complete this application:

1. *Submit all documents and information required;*
2. *Indicate compliance with each item by initialing next to the item;*
3. *If any item is considered by the applicant to be "not applicable," place "NA" in the space.*

Final Plat:

15 copies of the Final Plat, which shall include the following information:

GL a. North direction is shown.

GL b. Scale is shown (minimum one inch equals 100 feet).

N/A c. Section corners and section lines are accurately tied into subdivision by distances and angles.

N/A d. Official survey monuments are shown and dimensioned.

GL e. All necessary easements are shown and dimensioned.

____ f. An accurate legal description of the entire area under immediate development within the Planned Unit Development/Subdivision.

GL g. Location and dimensions of the building lots, common permanent open space, existing permanent buildings, easements and rights-of way.

N/A h. An open space easement on the common area assuring that the open space shall remain open for perpetuity.

GL i. Tabulations on each separate unsubdivided use area, including land area, number of buildings, number of dwellings per acre (PUD).

GL j. Building setback lines are shown and dimensioned.

GL k. Lot areas are shown.

GL l. Street names are shown.

N/A m. Areas to be dedicated or reserved for public use are shown and described and the purpose is designated.

____ n. Protective covenants are lettered on the plat or are appropriately referenced.

____ o. Required certificates are shown as provided in Title 16, "Subdivisions and Land Improvements":

____ 1. Surveyor's certificates (including signature and seal).

____ 2. Owner's certificate (including signature).

____ 3. Notary certificate (including signature and seal).

____ 4. County clerk certificate (including signature).

____ 5. Certificate as to special assessments.

____ 6. Certificate of county superintendent of highways, if applicable (including signature).

____ 7. Certificate of Public Works and Buildings, Division of Waterways, State of Illinois, if applicable (including signature).

____ 8. Plan Commission certificate.

____ 9. Director of Public Works certificate.

____ 10. City Council certificate.

____ 11. Special Flood Hazard Area Certificate.

____ 12. Mortgagee Certificate, as required.

Signature – Applicant

1/29/14
Date

EXHIBIT "IV-A"

Development Standards and Design Criteria - Pine Ridge Park

A. The provisions of Chapter 17.24 "B3 Service Business District" shall apply to Pine Ridge Park except that the following provisions for permitted and special uses, floor area ratio, maximum building height, minimum yards and setbacks, sign regulations, landscaping requirements, and architectural standards shall apply in lieu of any conflicting provisions of Chapter 17.24:

1. Permitted and Special Uses

(a) Permitted Uses

- ☐ Amusement establishments, including bowling alleys, pool halls, gymnasiums, swimming pools and skating rinks
- ☐ Amusement game device arcade provided the arcade meets all the standards and requirements specified for such arcades in the St. Charles Zoning Ordinance
- ☐ Antique shops
- ☐ Apparel shops
- ☐ Art and school supply stores
- ☐ Art galleries
- ☐ Auction rooms
- ☐ Automobile accessory stores
- ☐ Automotive vehicle and automotive equipment sales;
- ☐ Bakeries, where not more than fifty percent of the floor access is devoted to processing, and not employing more than eight persons
- ☐ Banks and financial institutions with or without drive-in lanes
- ☐ Barbershops
- ☐ Beauty parlors
- ☐ Bicycle sales, rental and repair
- ☐ Blueprinting and photocopying establishments
- ☐ Book/stationery/greeting card stores
- ☐ Building material sales, with accessory outside storage, provided outside storage does not exceed sixteen feet in height;
- ☐ Contractors' and construction offices
- ☐ Camera and photographic supply stores
- ☐ Candy and ice cream stores
- ☐ Carpet and rug stores
- ☐ Caskets and casket supplies
- ☐ Catering establishments
- ☐ China and glassware stores
- ☐ Churches

- ☐ Clothing establishments
- ☐ Clubs and lodges, private, fraternal, or religious
- ☐ Coffee shop
- ☐ Coin and philatelic stores
- ☐ Computer sales and service
- ☐ Convenience stores
- ☐ Currency exchanges
- ☐ Custom dressmaking
- ☐ Department stores
- ☐ Drive-in establishments and facilities
- ☐ Drug stores
- ☐ Dry-cleaning and laundry
- ☐ Electronics and household appliance stores
- ☐ Employment agencies
- ☐ Exterminating shops
- ☐ Feed stores
- ☐ Fire stations
- ☐ Flower shops and greenhouses
- ☐ Food stores - including grocery stores, meat markets, bakeries, and delicatessens (retail only)
- ☐ Frozen food shops, including locker rental in conjunction therewith
- ☐ Fuel and ice sales, retail only
- ☐ Furniture stores, including upholstery when conducted as part of the retail operation and secondary to the principal use
- ☐ Furrier shops, including incidental storage and conditioning of furs
- ☐ Garden supply and seed stores
- ☐ Gift shops
- ☐ Haberdasheries
- ☐ Hardware stores
- ☐ Hobby shops
- ☐ Interior decorating shops, including upholstery and making of draperies, slipcovers, or other similar articles when conducted as part of the retail operations and secondary to the principal use
- ☐ Jewelry stores, including watch repair
- ☐ Job printing shops, using presses having beds of not more than fourteen inches and twenty inches
- ☐ Landscape contractors
- ☐ Laundromats
- ☐ Leather goods and luggage store
- ☐ Libraries
- ☐ Libraries, branch
- ☐ Liquor stores, retail sales
- ☐ Loan offices
- ☐ Machinery and equipment sales, but not including service, repair,

or reconditioning and storage of all machinery shall be within enclosed buildings

- ☐ Mail order houses
- ☐ Meat markets, including the sale of meat and meat products to restaurants, motels, clubs and other similar establishments when conducted as part of the retail business on the premises
- ☐ Medical and dental clinics
- ☐ Meeting halls
- ☐ Millinery shops
- ☐ Monument sales
- ☐ Motels
- ☐ Museums
- ☐ Musical instrument sales and repair
- ☐ Newspaper offices, but not including printing
- ☐ Nurseries
- ☐ Nursery schools and day care centers
- ☐ Office supply stores
- ☐ Offices, business, professional and public
- ☐ Opticians and optometrists
- ☐ Orthopedic and medical appliance stores, but not including the assembly or manufacture of such articles
- ☐ Parking lots and storage garages (automobile)
- ☐ Paint and wallpaper stores
- ☐ Pet shops
- ☐ Physical fitness, gymnasiums and reducing salons
- ☐ Photocopying and photography studios
- ☐ Picture framing, when conducted on the premises for retail trade
- ☐ Plumbing showrooms and shops
- ☐ Police stations
- ☐ Post office
- ☐ Radio and television service and repair shops
- ☐ Recording studios
- ☐ Recreational buildings, community centers, and meeting halls
- ☐ Restaurants with or without drive-in lanes
- ☐ Schools, commercial or trade, not involving any danger of fire, explosion, nor of offensive noise, vibration, smoke, dust, odor, glare, heat, or other objectionable influences
- ☐ Schools, music, dance or business
- ☐ Secondhand stores and rummage shops
- ☐ Sewing machine sales and service, household machines only
- ☐ Shoe and hat repair stores
- ☐ Sporting goods stores
- ☐ Tailor shops
- ☐ Taxidermists

- ☐ Telegraph offices
- ☐ Telephone exchanges and telephone transmission equipment buildings and electric distribution centers
- ☐ Temporary buildings for construction purposes for a period not to exceed the duration of such construction
- ☐ Tobacco shops, retail sales
- ☐ Toy shops
- ☐ Travel bureaus and transportation ticket offices
- ☐ Typewriter and adding machine sales and service establishments
- ☐ Undertaking establishments and funeral parlors
- ☐ Variety stores
- ☐ Vehicle service facilities
- ☐ Veterinary clinics
- ☐ Video and audio tape and supply stores
- ☐ Accessory uses to the permitted uses listed above in this section
- ☐ Other accessory uses: Communication antennas

(b) Special Uses

- ☐ Outdoor dining
- ☐ Outdoor entertainment
- ☐ Outdoor sales areas

2. Floor Area Ratio (FAR): The Maximum Building Coverage shall be 0.40.

3. Building Height: The maximum building height shall be 3 stories or 40 feet, not including screening devices for roof top mechanical equipment, whichever is greater.

4. Minimum Yards and Setbacks:

(a) Minimum building and parking setback along West Main Street: 50 feet

(b) Minimum building setback along collector and arterial streets (other than Main Street): 40 feet

(c) Minimum parking setback along collector and arterial streets (other than Main Street): 20 feet

(d) Minimum interior side and rear yard for parking along the easterly and northerly property lines of Pine Ridge Park: 5 feet

5. Signs

(a) Freestanding Signs

(i) Number and Size:

(aa) Adjacent to Main Street:

- One double-faced 200 sq. ft. sign at the full access on Main Street;
- One double-faced 100 sq. ft. sign at the right-in-right-out on Main Street;
- Five monument signs (one for each outlot, fronting Main Street) – 32 sq. ft. size, with maximum height not to exceed 8 feet above grade.

(bb) Adjacent to Woodward Drive: One double-faced freestanding monument sign is permitted for each lot – 32 sq. ft. in size with a maximum height of 8 ft. above grade.

(ii) Setback: All freestanding signs shall be setback from the nearest right-of-way a minimum of ten (10) feet.

(iii) Exterior Materials and Design: The base, framing, and display area of a freestanding monument sign shall be architecturally compatible with the materials, colors and design of the building to which it is accessory. There shall be no restriction on the color or any lettering, logos, or other advertising on the sign.

(b) Other Provisions

(i) Other signs including wall signs and awnings are permitted. The surface area of a sign or signs attached to a wall shall not exceed one and one half square feet for each linear foot of frontage of the wall on which the sign or signs are located. Lettering on awnings or canopies shall not exceed one square foot for each linear foot of frontage of the awning or canopy on which the lettering is located. In the case of a use which does not have any exterior wall frontage, the surface area of such sign shall not exceed one and one half (1.5%) percent of the floor area occupied by such use.

(ii) There shall be no flashing lights or moving parts on any sign within the Commercial Parcel.

(iii) Use of awning signage is encouraged to compliment and

harmonize with the building design, materials and colors.

(iv) Temporary Signs shall comply with the provisions of Section 17.02.150 C. of the St. Charles Zoning Code, except as modified by the provisions of Exhibit "V" to this Ordinance.

6. Landscape Standards: Landscaping shall comply with the provisions of the St. Charles Zoning ordinance and with the following additional requirements:

(a) General Provisions

(i) The preservation of existing trees and other vegetation shall be considered in the landscape design. Grading and other site improvements shall be designed so as to preserve existing trees whenever practical, while allowing permitted development, in accordance with the provisions of Chapter 8.30 of the St. Charles Municipal Code, "Tree Preservation on Private Property".

(ii) Landscape design shall provide for appropriate proportion, balance, unity, variety of species, and variety of color and texture evident throughout the four seasons.

(iii) Landscaping materials native to the region shall be used whenever feasible.

(iv) Landscaping shall be designed to complement the massing of buildings, screen parking and service areas, and to provide visual relief.

(v) Landscaping shall be designed so as to reduce the intrusion of headlights and other glare.

(vi) Landscaping shall be designed with attention to the long-term maintenance of the plant materials. Irrigation systems shall be installed when necessary to ensure long-term maintenance.

(vii) Earth mounds and berming are encouraged, where appropriate. Berms should be no steeper than a 1 to 3 proportion.

(b) Parking Lot and Vehicle Use Area Internal Planting

(i) Landscape islands shall be provided so that not more than 20 consecutive parking spaces adjoin each other.

(ii) The minimum size of landscape islands shall be 9 feet in width and 18 feet in length, and should be graded to provide a crown of approximately 6-12 inches.

(c) Building Foundation Landscaping

(i) Foundation plantings may be formal and uniform, or uneven and naturalistic. Foundation plantings should respond to the materials and form of a building.

(ii) Consideration of the mature size of plants is important in the design of foundation plantings. In particular, the relationship of the plant's mature size to the placement and size of windows, architectural features and the height of the building is important.

(iii) Foundation plantings for retail buildings should be installed where reasonably practicable across the front facade and along the building at the corner side yards, excepting entrance walks and drives, drive-in facilities and approaches, pedestrian areas and other such features and amenities which are not conducive to foundation plantings.

(d) Landscaping Signage: Monument signs should have a landscape bed surrounding the base.

7. <u>Architectural Standards</u>

A. Articulation of Building Facades

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

1. Building walls that are visually prominent as viewed from any public street, or from an internal circulation road that provides access to two or more buildings, should conform with the following standards:

   a. Walls that are over one-hundred (100) feet in length should incorporate offsets, projections or recesses a minimum of three (3) feet in depth, extending over twenty percent (20%) of the façade, as measured in square feet of wall area.

   b. Architectural features such as arcades, arbors, windows, doors, entryways, awnings, pilasters, cornices, decorative banding, and other decorative features should comprise at least fifty percent (50%) of visually prominent building walls, as measured in square feet of wall area.

2. All building walls that face the street should have at least two (2) of the following architectural features to avoid the appearance of blank walls facing the street:

i. change in wall plane of at least two (2) feet,

ii. change in wall texture or masonry patterns,

iii. transparent windows,

iv. columns or pilasters.

3. Building entryways should offer protection from weather such as overhangs, awnings, canopies, etc.

4. Building design should include features to add identity and architectural interest such as projecting cornices, medallions, lighting fixtures, art work, belt courses of a different color or texture, pilasters, etc.

5. Predominant façade colors should be subtle, neutral or earth-tones. Primary colors, high-intensity colors, metallic or fluorescent colors, and black are prohibited as predominant façade colors. Building trim and accent areas may be brighter and include primary colors (as detailed in Section G. Colors, below).

B. Windows and Transparency

Intent: Allow people outside commercial buildings to see activity within, and allow people inside to see activity and weather conditions outside.

1. Retail buildings and tenant spaces with 30,000 square feet or less of gross floor area should provide windows so that the first floor is transparent from a height of eighteen (18) inches to a minimum of seven (7) feet above the walkway grade for no less than sixty percent (60%) of the horizontal length of the facade, and should include a public entrance. Windows shall be clear glass (no tinted or reflective glass), recessed or projected in the wall plane to create shadow and visual interest, and should include visually prominent sills or other appropriate forms of framing. Awnings, pilasters or columns may be used to accentuate window openings and add interest to the design of the building.

2. Development of the outlots should help define and enhance the character of the public street frontage by placing outlot buildings near the street with showcase windows and architectural features oriented toward the street as well as to the interior parking lot.

C. Building Entrances and Pedestrian Walkways

Intent: People should be able to tell where building entrances are located, and walking into the building should be a pleasant experience.

1. Buildings should have a public entrance on a façade that faces a public street or private drive that provides primary access.

2. All public entrances should be articulated from the building mass. Examples of such

articulation include: canopies or porticos, overhangs, arcades, raised corniced parapets over the door, peaked roof forms, arches, outdoor patio or seating areas, display windows, details such as tile work and moldings integrated into the building design, and integral planters or wing walls that include landscaping or seating.

3. Facades which abut parking areas and contain a public entrance should provide pedestrian walkways and foundation landscape areas parallel to the foundation not less than six (6) feet in width. Sidewalks in this area should have a minimum width of six (6) feet.

4. Pedestrian routes to building entrances should be marked with pavers, striping, or delineated by the design and location of landscape features.

D. Roof Design

Intent: Roofs should be designed to add visual interest to the building, to conceal necessary service equipment, and to establish the building's identity.

1. Roof lines should either be varied with a change in height or the incorporation of a major focal point feature, such as a dormer, gable or projected wall feature, minimum of every one-hundred (100) linear feet in building length.

2. Exposed roof materials shall be similar to, or an architectural equivalent of asphalt or fiberglass shingle, wood shingle, standing seam metal roof or better. The roof of any building may be flat.

3. Parapets should feature three-dimensional cornices or other shadow-creating detail elements along their tops.

4. Mansard roof designs are discouraged.

5. "Green roof" designs are encouraged.

6. Pipe stacks and similar appurtenances that are required by code and cannot reasonably be hidden should be concealed as much as possible by location and coloring.

E. Building Wall Materials

Intent: Buildings should be constructed of quality materials that reduce maintenance costs over the life of the building, relate to traditional building materials used historically in Kane County, and reinforce the character of the community. Approved and prohibited building materials are:

1. Approved Materials

   a. Brick

   b. Wood

   c. Native or architectural cast stone

d. Tinted and/or textured concrete masonry units

e. Cement based Stucco

f. Tilt-up concrete panels designed with an architectural pattern or a brick veneer are permitted; plain concrete panels are prohibited

2. Prohibited Materials

a. Smooth-faced, untinted concrete masonry units

b. Exterior Insulation Finish Systems

c. Vinyl

d. Plain tilt-up concrete panels

F. Screening of Mechanical Equipment

As viewed from ground levels at a variety of locations, all mechanical equipment located on the roof or around the perimeter of a structure shall be screened by a raised parapet or with a structure comparable and compatible with the exterior building materials.

a) A raised parapet or other architectural feature that is an integral part(s) of the building may be required as screening for rooftop mechanical equipment or to soften rooftop views.

b) Screening for rooftop mechanical equipment shall incorporate similar architectural features of the building and/or be constructed of a material and color compatible with other elements of the building.

c) Incidental rooftop equipment deemed unnecessary to be screened by the Director of Community Development or a designee shall be of color to match the roof or the sky, whichever is more effective.

d) Equipment used for mechanical, processing, bulk storage tanks, or equipment used for suppressing noise, odors, and the like that protrudes from a side of a building or is located on the ground adjacent to a building shall be screened form public view as much as practical with materials matching the design of the building. Where miscellaneous exterior equipment cannot be fully screened with matching building materials, landscaping may be used as additional screening.

G. Colors

Garish or bright accent colors (i.e., orange, bright yellow, or fluorescent colors) on any portion of the building such as trim, banding or patterns on walls, cloth or metal awnings, entryway features shall be minimized, but in no case shall such coloring exceed 10% of each wall area.

H. Compatibility within the Development

The buildings to be developed within the Pine Ridge Property shall be compatible and harmonious with each other in their exterior architectural design features. Compatibility of architectural design features may be achieved by similarity of some design elements, while allowing dissimilarity of others. Buildings shall be considered compatible if at least three of the following five design elements are similar, as determined by the City Council, when comparing any proposed building with the previously approved buildings:

a. Type of materials (brick, stone, wood, metal, etc.)

b. Colors and textures of exterior surfaces

c. Architectural scale (size and height of buildings, both actual and perceived)

d. Placement and rhythm of doors, windows, wall planes, visible wall joints, and visible roof elements.

.I. Refuse enclosures

Refuse enclosures should be made of the same building materials as the building they are to serve, and should be gated.