

	PLAN COMMISSION AGENDA ITEM EXECUTIVE SUMMARY			
	Project Title/ Address:	2425 W Main St.- Buona Beef		
	City Staff:	Russell Colby, Planning Division Manager Ellen Johnson, Planner		
Please check appropriate box (x)				
	PUBLIC HEARING 6/17/14	X	MEETING 6/17/14	X
APPLICATIONS UNDER CONSIDERATION:				
Special Use for two Drive-Through Facilities; Subdivision Preliminary Plan; Final Plat of Subdivision				
ATTACHMENTS AND SUPPORTING DOCUMENTS				
Staff Memo	Site Plan, dated 5/5/14			
Design Review Team Comments: St. Charles Electric Utility, Development Engineering Division (Memo), St. Charles Fire Department (Memo)	Engineering Plans, dated 5/9/14			
Applications: Special Use, Subdivision Preliminary Plan, Final Plat of Subdivision	Architectural Elevations, dated 5/5/14			
Final Plat of Subdivision (revised), dated 6/12/14				
EXECUTIVE SUMMARY:				
<p>The subject property, 2425 W Main St., is the site of the former Deck Yard. Contract purchaser, St. Charles Main Street Partners, LCC, have submitted applications for Special Use for two Drive-Through Facilities, Subdivision Preliminary Plan, and Final Plat of Subdivision to facilitate redevelopment of the property. The proposal includes:</p> <ul style="list-style-type: none"> • Subdivision of the four existing parcels into three new lots. • Two new buildings: a Buona Beef restaurant (3,940 sq. ft.) which will include an outdoor dining area and a two-tenant retail/restaurant building (7,000 sq. ft.). • Two Drive-Through Facilities, each with 15 stacking stalls. • Reconstruction of the parking lot to include 131 parking spaces. • Cross access between the proposed lots. • New Landscaping around the site. 				
RECOMMENDATION / SUGGESTED ACTION <i>(briefly explain):</i>				
<p>Conduct the public hearing on the Special Use and close if all testimony has been taken.</p> <p>Staff has placed this item on the meeting portion of the agenda for a vote should the Plan Commission feel that they have enough information to make a recommendation.</p> <p>Staff recommends approval of the Special Use and Preliminary and Final Plat of Subdivision applications, subject to the following conditions:</p> <ul style="list-style-type: none"> • Revision of engineering plans to match the Site Plan. • The owner obtaining authorization to include the Rental Max property in the subdivision. • Access to the site as approved by IDOT. • Addressing all outstanding staff comments. • Compliance with all other zoning and subdivision code requirements. 				

Community & Economic Development
 Planning Division

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



Staff Report

TO: Chairman Todd Wallace
 And the Members of the Plan Commission

FROM: Ellen Johnson
 Planner

RE: Special Use for two Drive-Through Facilities at 2425 W Main St. and Final Plat of Subdivision

DATE: June 17, 2014

I. APPLICATION INFORMATION:

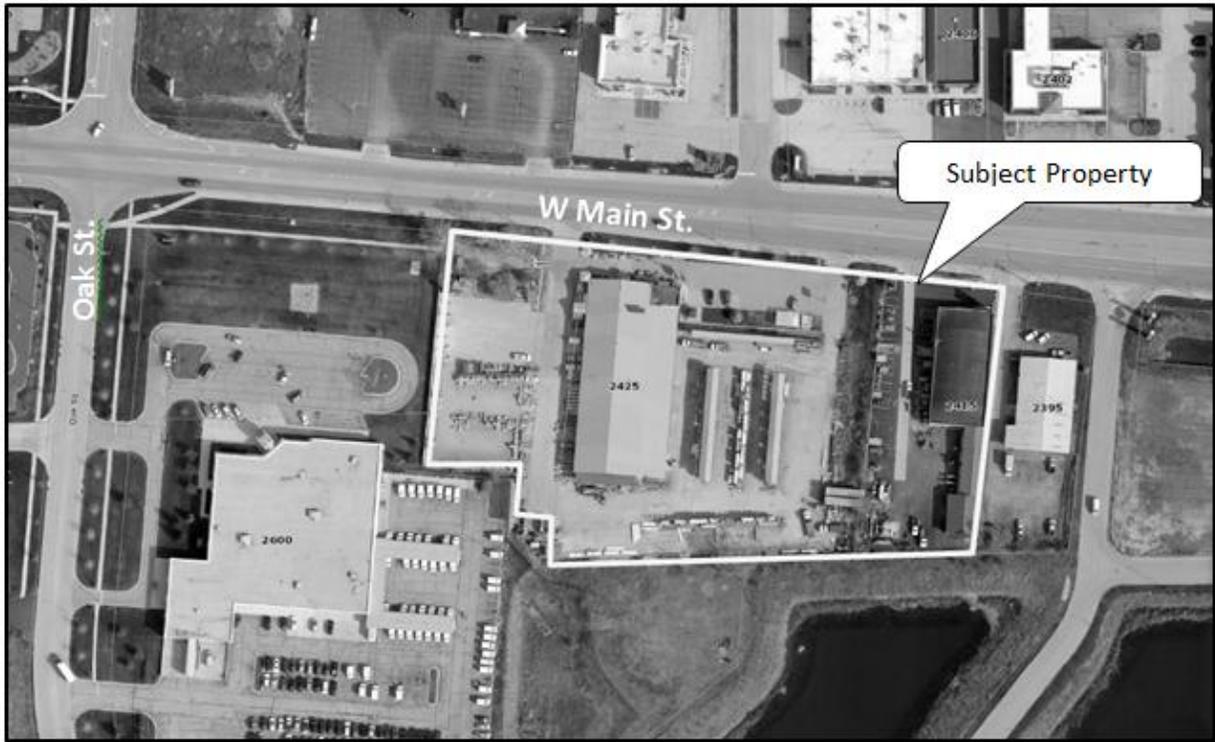
Project Name: 2425 W Main Street – Buona Beef

Applicant: St. Charles Main Street Partners, LLC

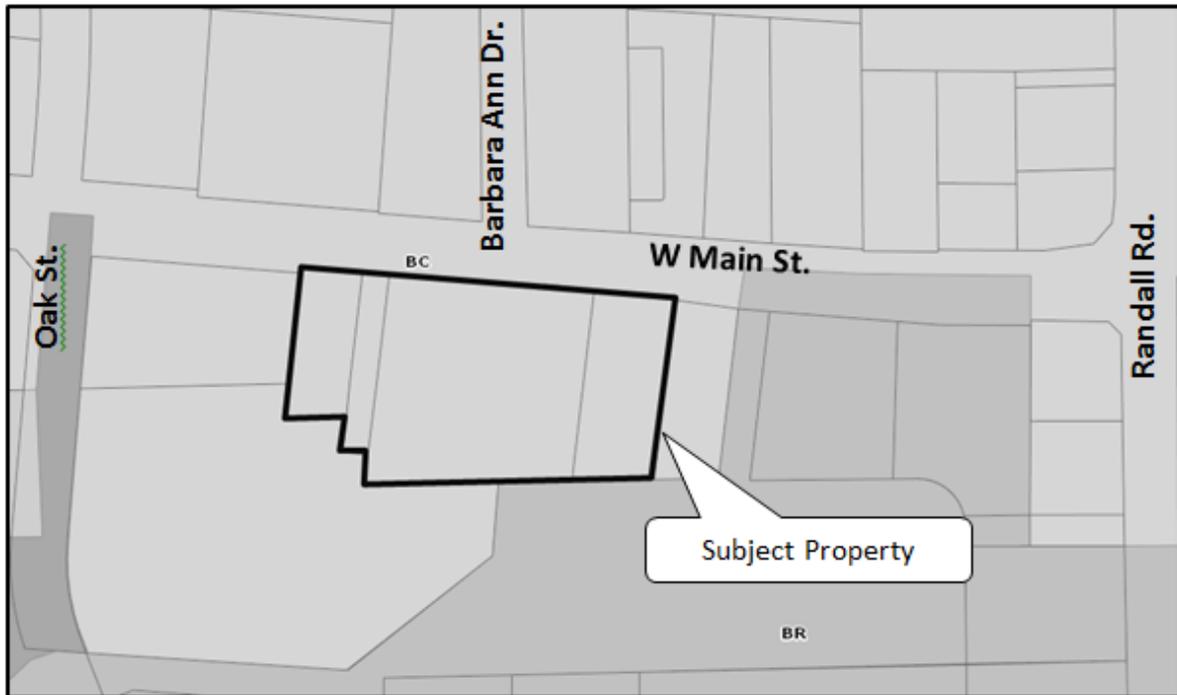
Purpose: Review Special Use Application for two Drive-Through Facilities and Preliminary/Final Plat of Subdivision in support of redevelopment of the former Deck Yard.

General Information:		
Site Information		
Location	2425 W Main Street	
Acres	3.34 acres	
Applications	1) Special Use for two Drive-Through Facilities 2) Subdivision Preliminary Plan 3) Final Plat of Subdivision	
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 17.26 Landscaping and Screening Title 16 Subdivisions and Land Improvement	
Existing Conditions		
Land Use	Vacant commercial building- former Deck Yard	
Zoning	BC- Community Business	
Zoning Summary		
North	BC- Community Business	St. Charles Bowl, Liquor & Wine, Multi-tenant retail
East	BC- Community Business	Rental Max
South	BC- Community Business / BR- Regional Business	US Post Office, detention pond
West	BC- Community Business	US Post Office
Comprehensive Plan Designation		
Corridor/Regional Commercial		

Aerial Photograph



Surrounding Zoning



II. BACKGROUND

The subject property, 2425 W Main Street, is located on the south side of W Main St. between Randall Rd. and Oak St. A vacant one story building, the former Deck Yard, is currently located on the property.

Property History

The three western parcels of the subject property were annexed into the City of St. Charles in 1998 and included an existing retail business, the Deck Yard. Upon annexation the property was rezoned to B-3 General Business District and Special Uses for an Outdoor Sales Area and an Open Sales Lot were approved. The eastern parcel of the subject property was annexed into the City in 2000 along with another parcel adjacent to the east.

Proposal

The three western parcels are currently under contract. The future owner, St. Charles Main Street Partners, LLC, is proposing to subdivide and redevelop the property upon demolition of the existing structures. The proposal includes:

- Subdivision of four existing parcels into three new lots.
- Two new buildings: a Buona Beef restaurant (3,940 sq. ft.) which will include an outdoor dining area and a two-tenant retail/restaurant building (7,000 sq. ft.).
- Two Drive-Through Facilities, each with 15 stacking stalls.
- Reconstruction of the parking lot to include 131 new parking spaces (on proposed Lots 2 and 3).
- Cross access between the proposed lots.
- New Landscaping around the site.

III. STAFF ANALYSIS

Staff performed an analysis of the submitted Site Plan for conformance with all relevant standards of the City's Ordinances. The following is a detailed description of Staff's analysis:

A. COMPREHENSIVE PLAN

Land Use Designation

The Comprehensive Plan Land Use designation for this property is *Corridor/Regional Commercial*.

West Gateway Sub Area Plan

The West Gateway Sub Area Plan on p. 94 identifies two objectives that could be advanced by the proposal:

- *Enhancement of the character of both existing and new development through onsite landscaping, attractive building design and materials, and more consistent sign regulation.*
- *Improved mobility and access throughout the corridor, including between adjacent development sites or blocks.*

B. ZONING STANDARDS

This property is zoned BC- Community Business. Staff has reviewed the submitted plans to ensure conformance with the applicable bulk and setback regulations per **Table 17.14-2 Business and Mixed Use Districts Bulk Regulations**. The table below summarizes this review:

Category	Zoning Ordinance Standard	Proposed Lot 3 (multi-tenant retail restaurant)	Proposed Lot 2 (Buona Beef)	Proposed Lot 1 (No improvements at this time)
Lot Area	1 acre	1.080 acre	1.536 acre	1.614 acre
Lot Width	N/A			
Building Setbacks:				
<i>Front</i>	20 ft.	90 ft.	69'2"	N/A
<i>Side</i>	10 ft.	67'5" & 37'2"	117'7" & 14'3"	N/A
<i>Rear</i>	30 ft.	69 ft.	167 ft.	N/A
Parking/Paving Setbacks:				
<i>Front</i>	20 ft.	20 ft.	20 ft.	N/A
<i>Interior Side</i>	0 ft.			
<i>Rear</i>	0 ft.			
Maximum Building Gross Floor Area	75,000 sf	7,000 sf	3,940 sf	N/A
Maximum Building Coverage	40%	14.8%	5.8%	N/A
Maximum Building Height	40 ft.	22 ft.	19'3" (top of screen); 26.5' (tower)	N/A
Parking Stall Size	9 x 18 ft. (2 ft. overhang allowed where parking stalls abut green space)	9 x 18 ft.	9 x 18 ft.	N/A
Drive-Aisle Width	24 ft.	24 ft.	24 ft.	
Parking Requirement	Stalls per 1,000 sf. GFA: Retail: 4 Restaurant: 10 15 stacking stalls for drive-thru	62 stalls + 15 stacking stalls (52 stalls + 15 stacking stalls required- 40 for restaurant and 12 for retail)	69 stalls + 15 stacking stalls (40 stalls + 15 stacking stalls required)	N/A

Staff Comments:

- There are inconsistencies between the Site Plan and the engineering plans submitted by the applicant, including differences in parking stall sizes, building square footage and dimensions, setbacks, and access drive widths. For some of the discrepancies, the dimensions shown on the engineering plans do not meet zoning requirements. For example, front yard parking setbacks are shown as 20' on the Site Plan, but 19.5' on the Geometric Plan (20' is required). The applicant has indicated that the Site Plan is correct and the zoning requirements shown in the table above were based off of the Site Plan. Staff requests the applicant revise the engineering plans to be consistent with the Site Plan.

Staff also requests the applicant make the following changes to the Site Plan:

- The parking spaces shown on proposed Lot 1 should be removed, as improvements are not being made at this time.
- Verify that all requirements for Site Lighting are met, including the 4:1 uniformity ratio of exterior lighting requirement and light pole height, which is not to exceed 40 ft. (Section 17.22.040)

C. DRIVE-THROUGH FACILITIES

The applicant is proposing one Drive-Through Facility to serve the Buona Beef building and another to serve the multi-tenant retail/restaurant building. Staff has reviewed the proposed Drive-Through Facilities 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 (for each drive-through)
Required Stacking Space Size	9' x 20'	?
Screened from Public Street	Concealed from view of public street	Yes- Located on east side of buildings

Staff Comments:

- While the proposal appears to meet the stacking space requirements, the applicant needs to add stacking space size to the Site Plan to ensure the requirement is met.

D. LANDSCAPE PLAN

While a complete Landscape Plan that meets the requirements of Section 17.26 will not be required until time of building permit, staff conducted a preliminary review of the intended landscaped areas to ensure that adequate landscaping will be able to be provided on the site.

It appears that the landscaping requirements will be satisfied, through staff requests the applicant add more information to the Site Plan pertaining to size of landscaped areas to verify this:

- The 'Proposed' column on the Landscape Requirements table shown on the Site Plan should be completed.
- Show dimensions of landscape islands. Ensure that islands meet the minimum width requirement of 8' and area of 160 sq. ft. (Section 17.26.030.K)
- Verify that Lots 2 and 3 together met the minimum landscaping percentage of 20%.
- At least 50% of the total horizontal length of the sides and rear building foundation must be landscaped. The landscaping may be distributed among the side and rear walls. For the proposed Buona Beef, this means that a total of 106.5' along the side and rear walls must be landscaped. As proposed, 80' would be landscaped. Due to the drive-through on the building's east side, to meet the requirement decorative surfaces like pavers can be used for the outdoor dining area on the west side of the building. (Section 17.26.080)
- Landscaping around the freestanding pylon sign must extend at least 3' from the outer edge of the sign base on all sides. Landscape with shrubs, grasses, and/or perennials to a height of 12" to 3 ft. (Section 17.26.100)

E. BUILDING ARCHITECTURE

Staff has reviewed the proposed elevations for the Buona Beef building to the extent possible based on information provided. The proposed building appears to meet the design standards set forth in Section 17.06.030, although a full design review will occur at the time of building permit. No elevations were provided for the multi-tenant building at this time.

F. ACCESS

The applicant is proposing to utilize the two existing access points off of W Main St. Because Rt. 64 is a state highway, staff contacted IDOT regarding the access points. IDOT staff expressed concern over the fact that the two drives do not line up with Barbara Ann Drive and the St. Charles Bowl access point. IDOT may require the drives be shifted west to line up with those drives. This will not cause major alterations to the Site Plan.

G. FINAL PLAT OF SUBDIVISION

The applicant has submitted a Final Plat of Subdivision. The applicant is proposing to alter the boundaries of the four existing parcels to create three new lots. Lot 3 (westernmost lot) will contain the multi-tenant retail/restaurant building and a Drive-Through Facility. Lot 2 will contain Buona Beef and a Drive-Through Facility. When initially submitted, proposed Lot 1 (0.726 acre) did not meet the 1 acre lot size requirement in the BC zoning district and would therefore not be a buildable lot.

The applicant recently submitted a revised Final Plat showing Lot 1 encompassing two existing parcels- the 0.726 acre parcel in addition to the parcel on which the Rental Max to the east of that parcel is located, for a total proposed Lot 1 of 1.614 acres. Staff did not have adequate time to conduct a thorough review of the revised Final Plat or get feedback from IDOT regarding the revisions, since the addition of the Rental Max parcel adds an access point to the subdivision.

IV. RECOMMENDATION

Conduct the public hearing for the Special Use and close if all the testimony has been taken.

Staff has placed this item on the meeting portion of the agenda for a vote should the Plan Commission feel that they have enough information to make a recommendation.

Staff recommends approval of the Special Use and Preliminary and Final Plat of Subdivision applications, subject to the following conditions:

- Revision of engineering plans to match the Site Plan.
- The owner obtaining authorization to include the Rental Max property in the subdivision.
- Access to the site as approved by IDOT.
- Addressing all outstanding staff comments.
- Compliance with all other zoning and subdivision code requirements.

The findings of fact to support the recommendation for approval of the Special Use were provided by the applicant as part of their Special Use application and are attached.

V. ATTACHMENTS

- Design Review Team Comments: St. Charles Electric Utility, Development Engineering Division (Memo)*, St. Charles Fire Department (Memo)
- Application for a Special Use; received 5/22/14
- Application for Subdivision Preliminary Plan; received 6/ 12/14
- Application for Final Plat of Subdivision; received 5/22/14
- Final Plat of Subdivision (revised); dated 6/12/14
- Site Plan; dated 5/5/14
- Engineering Plans; dated 5/9/14

- Architectural Elevations; dated 5/5/14

**Note that Development Engineering Division Memo from Chris Tiedt includes comments regarding the initial Final Plat submittal. Comments on the revised Final Plat will be provided to the applicant.*

Electric Utility Comments – 2425 W Main St. – Buona Beef

- Service to the two proposed buildings will be underground from the south east. The developer will be responsible for hiring a contractor to install conduits to existing electric utility facilities, and on-site conduit, boxes, and foundations per City standards.
- We would recommend positioning a transformer between the two buildings such that they could share a single transformer. This would save real estate and cost. Addressing the transformer location at this time is recommended so that landscape plans and parking lot plans will not have a conflict at a later date. The typical transformer foundation for this development would be 75" x 105", and clearances should also be considered. The three phase transformer clearance is on the attached, page 2 specifically.
- Transformers placed such that they are at risk of vehicle contact will require concrete bollards, per City standard.
- The City of St. Charles is a zero standard electric utility, and all costs related to the development for electric utility labor, contract labor, or material shall be the responsibility of the developer.
- The installation will follow the specifications and standards of the Electric Utility.

Comments from:

Thomas Bruhl, P.E. | Electric Services Manager
2 E. Main Street , St. Charles, IL 60174-1984
phone: 630.377.4407 | fax: 630.377.7009 | www.stcharlesil.gov
tbruhl@StCharlesIL.gov

**Community & Economic Development
Development Engineering Division**

Phone: (630) 443-3677

Fax: (630) 377-4062



Memo

Date: 6/11/2014

To: Ellen Johnson
Russ Colby

From: Christopher Tiedt, P.E. 

RE: 2425 W. Main St- Buona Beef project

I have reviewed the submittal for the proposed project located at the afore-mentioned address. The following documents were reviewed.

- Final Plat of Subdivision for Buona St. Charles prepared by Spaceco, Inc. dated 5/8/2014 (3-pages)
- Site Improvement Plans for Buona Beef, 2425 W. Main St prepared by Spaceco, Inc. dated 5/15/2014 (12-pages)
- Architectural plans including Site Plan, Site Lighting Plan, and Exterior Elevations prepared by Hague Architecture dated 5/15/2014 (4-pages)

I have reviewed the above documents for conformance with the City of St. Charles Ordinances, Kane County Stormwater Ordinances and general engineering and construction practices. The following comments are offered up for the applicant's consideration:

Final Plat of Subdivision:

1. The proposed subdivision monument at the SW corner of the property shall be relocated to the NW corner of the property.
2. Please revise the note calling out "Set Concrete Monument" to "Set Monument per City Standards".
3. The applicant needs to be reminded that the City of St. Charles has adopted more stringent documentation standards, see 16.06.050(C)5, with the newly adopted Title 16 and that a cost for the installation of these monuments needs to be included in the Engineers estimate and the performance guarantee.
4. Detention easements and associated provisions per City Code need to be included on the Final Plat of Subdivision.
5. An access easement to the proposed detention basin and associated provisions per City Code need to be included on the Final Plat of Subdivision.

6. Cross-access easements with provisions to allow public access across all lots need to be included on the Final Plat of Subdivision.
7. Public utility easements for all proposed public utilities (Public watermain, public sanitary sewer, City Electric) and associated easement provisions per City Code need to be included on the Final Plat of Subdivision.
8. A 10' wide perimeter easement along all property lines of each proposed lot and associated provisions per City Code need to be included on the Final Plat of Subdivision.
9. Please provide a chart on the Subdivision Plat that includes the following information:
 - a. Please number all easements being granted on each lot.
 - b. Please include the area for each easement being granted on each lot.
 - c. Please include the total area of the subdivision.
10. It is suggested that the property set aside for public road per document #1106449 on Lot 3 be vacated as part on the Final Plat of Subdivision.
11. IDOT may require additional ROW dedication along Route 64 to obtain a continuous 60' wide ROW through this area.

Final Engineering Plans:

12. Sheet C1: The Cover page should be signed and sealed by an Illinois Licensed PE.
13. Sheet TS1: Please add a note that identifies that the City of St. Charles Engineering Design and Inspection Policy Manual as an applicable standard.
14. Sheet TS1: Note 23A should be revised to reflect that the maintenance guarantee is for 15% and not 10% of the approved Engineers Estimate.
15. Sheet TS1: Note 24D should reflect that trench backfill is required within the zone of influence and not 2 feet within paved surfaces. Refer to the City of St. Charles Engineering Design and Inspection Policy Manual for additional details.
16. Sheet C2: Please replace current sidewalk detail with standard City details.
17. Sheet GM: Please provide a turning template to insure that a WB-50 can be routed safely through the site. This will be required to demonstrate adequate Fire Department access within the site.
18. Sheet GM: Parking stall dimensions and overall site layout are different than sheet A-01 that was submitted. Architect should coordinate with the Engineer so both plan sets match.
19. Sheet GM: The sidewalk on the west side of the multi-tenant building should have a 6' width given the shorter parking stall length adjacent to the sidewalk.
20. Sheet GM: Access locations onto Route 64 must be approved by IDOT. It would be the City's preference that the proposed easterly access point is moved further west to line up with Barbara Ann Drive on the north side of Route 64 and the proposed westerly access point be moved further west to line up with the existing access point to the St. Charles Bowl.
21. Sheet GM: The easterly access point appears to be too narrow and should be widened to accommodate anticipated traffic.
22. Sheet GM: Improvements on Lot 1 have not been identified and "plans by others" have not been submitted. It would be beneficial to receive these plans to insure a uniform development.

23. Sheet GM: How will the common access drive parallel to Route 64 terminate at the east end property line? Is coordination with the neighboring property taken place? If not, curbing and signs should be considered.
24. Sheet GR: Please provide a stage storage chart on this sheet identifying the proposed detention volumes and leave a blank column for the as-built volumes.
25. Sheet GR: Please provide T/W and B/W elevations a minimum of every 50' for all proposed retaining walls.
26. Sheet GR: All retaining walls greater than 4' in height will require that structural calculations, signed and sealed by a licensed Illinois Structural Engineer, are submitted a minimum of 90 days prior to construction of the wall.
27. Sheet GR: Please identify the location of the 100-year emergency overflow location of the detention pond.
28. Sheet GR: It is unclear in the middle of Lot 1 how the overland flows will travel south, but the 100-year overland flows will travel north.
29. Sheet GR: How will the changes in elevations be handled along the west property line without exceeding 3:1 slopes? Will retaining walls be added in this area?
30. Sheet UT: Please provide more information and a detail for the restrictor structure. The City requires the use of an orifice/weir wall type of control structure.
31. Sheet GR: Please verify rim and invert elevations called out for restrictor structure. (R-773.44 and Inv.- 780.0)
32. Sheet UT: Storm structure CB-310 appears to be placed over existing watermain. This is not acceptable and will not be allowed. Please clarify as needed.
33. Sheet UT: Please provide storm sewer calcs demonstrating the design can convey a 10-year rain event.
34. Please identify all downspout locations and how they connect to proposed storm sewer.
35. Sheet UT: Each building must have a separate domestic and fire service line tapped off of a publicly owned watermain per City code. Please add the domestic services and B-Box locations.
36. Sheet UT: Please label and identify all utilities as to what is publicly owned (sanitary sewer main extension) and privately owned (storm sewer, sanitary and water services).
37. Sheet UT: Please provide all invert elevations of the drop connection as well as existing sewer inverts at the point of connection on the north side of Route 64.
38. Sheet SE1-SE3: Please identify the location of the construction entrance and concrete wash-out area.
39. Sheet SE1-SE3: Inlet protection along Route 64 may be required as well.
40. Sheet SPEC: Please add a note that identifies the City of St. Charles Engineering Design and Inspection Policy Manual as an applicable standard.
41. Sheet SPEC: Note 6 under "General Notes" should call out "Non-shear" couplings are to be used. Please review and correct all notes to reflect current standards identified in the Engineering Design and Inspection Policy Manual. It can be found at the following web-page.

<http://www.stcharlesil.gov/departments/public-works-engineering/policy-manual>

42. Sheet DET01-DET02: Please include a restrictor structure detail.

Public Works Comments:**Sewer:**

43. Correct note #2 on sheet 6 – all sewers shall be SDR26 not SDR35.
44. Suggest relocating grease basin #2 further east and out of drive-thru lane as currently shown. Any maintenance or repair activities would essentially close the lane. Relocate approximately 30-40 ft. east just outside designated parking and extend the kitchen and domestic lines as well as manhole S4.
45. The directional bore under Rte. 64 should utilize C900 or SDR21 pipe. Three grease basins are immediately upstream and will produce hydrogen sulfide gas that will prematurely deteriorate ductile iron pipe.
46. Provide drop detail for existing sanitary manholes.
47. All flared end sections will need trash guards. Provide detail of guards.
48. Provide detail of all grease basins.

Water:

49. The existing well needs to be identified more clearly.
50. Please identify how the well will be abandoned.
51. All domestic water lines will need to have no lead brass fittings called out per IEPA and the City code.
52. PC valves must have epoxy coating, stainless steel bolts and meet City requirements.
53. Poly wrap and brass wedges on water mains as required.
54. Separation at crossings with the water main needs better detail. The sanitary crossing uses bottom of water main and top of PVC but not distance between. Sanitary over the water main must be water main quality for 10' in each direction.

Architectural Plans:

55. Sheet A-01: Parking stall dimensions and overall site layout are different than Sheet GM that was submitted. Architect should coordinate with the Engineer so both plan sets match. See comment 18.
56. Sheet A-02: Site lighting plan is not shown for Lot 1, even though it is part of the subdivision.
57. Sheet A-02: Light pole G4-T3 is shown to be placed directly over the proposed sanitary manhole. Please correct.

Stormwater Comments:

58. A stormwater permit, permit application fee and full report with all calculations and exhibits as required by the Kane County Stormwater Ordinance must be submitted and reviewed prior to any engineering approval. Part of this review will require a review by an outside wetland review specialist selected by the City of St. Charles, but paid for by the developer.

General Comments:

59. The existing well and septic system will need to be abandoned properly and per City and County standards during site demolition. These abandonments will need to be witnessed by the appropriate City staff and all appropriate documentation completed and submitted to the City for our files.
60. A site stabilization and landscaping plan has not been submitted for review.
61. Will the westerly building be under single ownership?
62. IEPA permits will be required for public main extensions.

63. An IDOT permit will be required for all proposed work in the Route 64 ROW.
64. An Engineer's estimate for monumentation, proposed public improvements and drainage improvements, including site stabilization and landscaping, needs to be submitted for review and approval. Ultimately, a financial guarantee for these items will need to be put into place prior to the start of construction.

The applicant's design professionals are responsible for performing and checking all design computations, dimensions, details and specifications in accordance with all applicable codes and regulations, and obtaining all permits necessary to complete this work. In no way does this review relieve the applicant's design professionals of the duties to comply with the law and any applicable codes and regulations, nor does it relieve the Contractors in any way from their sole responsibility for the quality and workmanship of the work and for strict compliance with the permitted plans and specifications.



Memo

Date: 06/12/2014
To: Ellen Johnson
From: Lt. Brian Byrne
Project: 2014PR014 - 2425 W. Main St.- Buona Beef
Application Number: 2014AP024

Site Plan-Review

The Fire Department offers the following Comments:

1. The Multi-Tenant building on lot 3 shows two fire service water mains. Separate fire service mains are not required for each tenant space.
2. A fire hydrant is required to be located within 75' of the fire department connections. Existing hydrant locations will be adequate if the FDC is located on the North side of the buildings.
3. The site circulation may not be adequate for the development, pending the outcome of IDOT's review. We require a WB50 turning template for circulation. Please provide drawing showing the results of the WB50.

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
MAY 22 2014
CDD
Planning Division

CITYVIEW	
Project Name:	2425 W. Main - Buona
Project Number:	2014 -PR- 014
Application Number:	2014 -AP- 024

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): 09-29-400-106, 09-29-400-107, AND 09-29-400-108	
	Street Address (or common location if no address is assigned): 2425 W. MAIN STREET, ST. CHARLES, IL	
2. Applicant Information:	Name ST. CHARLES MAIN STREET PARTNERS LLC	Phone 708.306.0550
	Address 610 KEYSSTONE VENTURES, LLC 418 CLINTON PLACE RIVER FOREST, IL 60305	Fax
		Email THAGUE@KEYSTONE VENTURES LLC.COM
3. Record Owner Information:	Name TED PALPANT	Phone 719.395.0911
	Address 1900 MOUNTAIN VIEW DR BUENA VISTA, CO 81211	Fax
		Email COLORADO SLOAR ENERGY@WILDBLUE.NET
4. Billing: To whom should costs for this application be billed?	Name ST. CHARLES MAIN STREET PARTNERS LLC	Phone 708.306.0550
	Address 610 KEYSSTONE VENTURES, LLC 418 CLINTON PLACE RIVER FOREST, IL 60305	Fax
		Email THAGUE@KEYSTONE VENTURES LLC.COM

Information Regarding Proposed Special Use:

Comprehensive Plan designation of the property: CORRIDOR / REGIONAL COMMERCIAL

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

What is the property's current zoning? BC - COMMUNITY BUSINESS

What is the property currently used for? COMMERCIAL (VACANT, PREVIOUS USE - DRIVE YARD)

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.

BC - RETAIL AND SERVICE USES - DRIVE THROUGH FACILITY

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

3,940 SQ FT BUBBA RESTAURANT BUILDING, 7,000 SQ FT MULTI-TENANT BUILDING

For Special Use Amendments only:

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

Why is the proposed change necessary?

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

Note for existing buildings:

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

Attachment Checklist

- 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://dnrecocat.state.il.us/ecopublic/>

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

□ **PLANS:**

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

Copies of Plans:

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

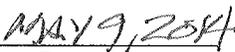
□ **SITE PLAN (Note: For a Special Use for PUD, submit PUD Preliminary Plan Application in lieu of Site Plan)**

A plan or plans showing the following information:

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

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

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

Record Owner	Date
	
Applicant or Authorized Agent	Date

May 5, 2014

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

Re: 2425 W. Main Street, St. Charles, Illinois

Dear City Representatives,

I warrant and represent that, as the owner of the referenced property, I have entered into a Real Estate Purchase and Sale Agreement with 6801 Investments, LLC for the sale of the property, and we acknowledge and consent to 6801 Investments, LLC, or a related entity, filing a Special Use Application for the proposed restaurant/retail development.

A handwritten signature in black ink that reads "Ted C. Palpant". The signature is written in a cursive, flowing style with a large initial "T" and "P".

Ted C. Palpant

**BUONA RESTAURANT DEVELOPMENT
2425 WEST MAIN STREET, ST. CHALRES, ILLINOIS**

LEGAL DESCRIPTION

PARCEL ONE:

THAT PART OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 29 AND PART OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 32, ALL IN TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHEAST $\frac{1}{4}$: THENCE EAST ALONG THE NORTH LINE OF SAID NORTHEAST $\frac{1}{4}$ 1184.10 FEET; THENCE NORTHERLY ALONG A LINE MAKING AN ANGLE OF 83 DEGREES 46 MINUTES 0 SECONDS, MEASURED FROM THE EAST TO NORTH, WITH THE NORTH LINE OF SAID SECTION 32, 235 FEET TO THE CENTERLINE OF STATE ROUTE NO. 64 FOR THE POINT BEGINNING: THENCE SOUTHERLY ALONG THE LAST DESCRIBED LINE 305 FEET TO A POINT 70 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 32 (MEASURED ALONG THE LAST DESCRIBED LINE): THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID SECTION 32, 145.2 FEET; THENCE NORTHERLY ALONG A LINE MAKING AN ANGLE OF 96 DEGREES 14 MINUTES 0 SECONDS, MEASURED FROM WEST TO NORTH WITH THE LAST DESCRIBED LINE, 289.7 FEET TO THE CENTER LINE OF STATE ROUTE NO. 64 AFORESAID; THENCE WESTERLY ALONG SAID CENTER LINE 145 FEET TO THE POINT OF BEGINNING, (EXCEPT PART LYING IN UNITED STATES POST OFFICE SUBDIVISION PLAT DOCUMENT 2001K068483 AND EXCEPT PART LYING WESTERLY OF THE 261.44 FOOT EASTERLY LINE EXTENDED NORTHERLY OF SAID UNITED STATES POST OFFICE SUBDIVISION AND ALSO EXCEPT PART CONVEYED TO THE PEOPLE OF THE STATE OF ILLINOIS BY DEED RECORDED NOVEMBER 1, 2004 AS DOCUMENT 2004K142515) (ALSO EXCEPT PART TAKEN BY STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION IN CASE 11 EDKA 35), IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

PARCEL TWO:

THAT PART OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 29 AND PART OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHEAST $\frac{1}{4}$; THENCE EAST ALONG THE NORTH LINE OF SAID NORTHEAST $\frac{1}{4}$ 1329.030 FEET; THENCE SOUTHERLY ALONG A LINE FORMING AN ANGLE OF 83 DEGREES 46 MINUTES 0 SECONDS, AS MEASURED FROM WEST TO SOUTH, WITH THE NORTH LINE OF SAID SECTION 32, 180.30 FEET; THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID SECTION 32, 373.56 FEET TO THE SOUTHWEST CORNER OF REA DIVISION, A SUBDIVISION IN ST. CHARLES TOWNSHIP, KANE COUNTY, ILLINOIS, RECORDED APRIL 20, 1971, IN BOOK 57 PAGE 2 OF PLATS, FOR THE POINT BEGINNING; THENCE NORTH 04 DEGREES 40 MINUTES 22 SECONDS EAST, 359.72 FEET ALONG THE WESTERLY LINE AND SAID WESTERLY LINE EXTENDED OF REA DIVISION TO THE CENTERLINE OF ILLINOIS STATE ROUTE 64; THENCE WESTERLY ALONG SAID CENTERLINE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 11,459.19 FEET AN ARC DISTANCE OF 101.98 FEET, CHORD BEARING NORTH 85 DEGREES 50 MINUTES 48 SECONDS WEST TO THE POINT OF TANGENCY; THENCE CONTINUING NORTH 85 DEGREES 35 MINUTES 05 SECONDS WEST, 230.91 FEET ALONG SAID CENTERLINE; THENCE SOUTH 04 DEGREES 24 MINUTES 32 SECONDS WEST, 394.06 FEET ALONG A LINE THAT IS 40 FEET EAST OF AND PARALLEL, AS MEASURED AT RIGHT ANGLES, TO THE EASTERLY LINE OF LANDS AS DESCRIBED IN DOCUMENT NO. 692383 AND SAID LINE EXTENDED SOUTH TO ITS INTERSECTION WITH THE SOUTHERLY LINE OF REA DIVISION IF EXTENDED WEST; THENCE NORTH 88 DEGREES 24 MINUTES 59 SECONDS EAST, 334.72 FEET ALONG SAID SOUTHERLY LINE EXTENDED WEST TO THE POINT OF BEGINNING, (EXCEPT PART LYING IN UNITED STATES POST OFFICE SUBDIVISION PLAT DOCUMENT 2001K068483 AND ALSO EXCEPT PART CONVEYED TO THE PEOPLE OF THE STATE OF ILLINOIS BY DEED RECORDED NOVEMBER 1, 2004 AS DOCUMENT 2004K142515) (ALSO EXCEPT PART TAKEN BY STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION IN CASE 11 EDKA 35), ALL IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

PARCEL THREE:

THAT PART OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 29 AND PART OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHEAST $\frac{1}{4}$; THENCE EASTERLY ALONG THE NORTH LINE OF SAID NORTHEAST $\frac{1}{4}$ 1329.30 FEET TO THE EAST LINE OF A TRACT OF LAND CONVEYED TO FRANK WHEELOCK AND DOROTHY WHEELOCK AS DOCUMENT 692383 FOR A POINT OF BEGINNING; THENCE SOUTHERLY FORMING AN ANGLE OF 83 DEGREES 46 MINUTES 00 SECONDS WITH THE LAST DESCRIBED COURSE (MEASURED COUNTERCLOCKWISE THEREFROM) ALONG SAID EAST LINE AND ITS PROLONGATION 125.72 FEET; THENCE EASTERLY FORMING AN

ANGLES OF 90 DEGREES 04 MINUTES 12 SECONDS WITH THE LAST DESCRIBED COURSE (MEASURED CLOCKWISE THEREFROM) 40.00 FEET; THENCE NORTHERLY ALONG A LINE FORMING AN ANGLE OF 89 DEGREES 55 MINUTES 48 SECONDS WITH THE LAST DESCRIBED COURSE (MEASURED CLOCKWISE THEREFROM) 345.64 FEET TO THE CENTERLINE OF STATE ROUTE 64; THENCE WESTERLY ALONG SAID CENTERLINE A DISTANCE OF 40.00 FEET TO THE EAST LINE OF SAID DOCUMENT 692383; THENCE SOUTHERLY ALONG SAID WEST LINE 219.92 FEET TO THE POINT OF BEGINNING, (EXCEPT PART LYING IN UNITED STATES POST OFFICE SUBDIVISION PLAT DOCUMENT 2001K068483 AND ALSO EXCEPT PART CONVEYED TO THE PEOPLE OF THE STATE OF ILLINOIS BY DEED RECORDED NOV. 1 2004 AS DOCUMENT 2004K142515) IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

EXCEPTING FROM THE ABOVE DESCRIBED PARCELS THAT PART TAKEN CONDEMNATION CASE 11 EDKA 35.

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.

Buona Restaurant Development
2425 W. MAIN STREET, ST. CHARLES, IL MAY 9, 2014
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.

SEE ATTACHMENT

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

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.

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.

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.

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.

**BUONA RESTAURANT DEVELOPMENT
2425 WEST MAIN STREET, ST. CHARLES, ILLINOIS**

FINDINGS OF FACT SHEET – SPECIAL USE

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

The proposed development includes new restaurants and retail shops that will contribute to the availability of new goods and service to the residents of the City and the public.

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

The proposed development, as depicted on the attached plans, will be served with new utility connections for water, sanitary sewer, storm sewer, and electric service through the existing utility infrastructure or upgraded facilities that will be concurrently constructed with the project.

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 development will demonstrate significant reinvestment into a site presently occupied by an older vacant commercial building and will re-position new restaurant and retail uses consistence with the BC – Community Business zoning district. The inclusion of new business activity and newly constructed buildings will have a positive impact on the surrounding neighborhood. The scale of the proposed development is consistence with the surrounding commercial uses.

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 subject site is zoned BC – Community Business, and the proposed development use of restaurants and retail shops are approved uses within the BC – Community Business zoning district. The proposed redevelopment plan has been designed to initiate the ability to create cross access with the neighboring properties, and proposes building locations in a manner consistence with its neighboring properties and thus will not impede the normal and orderly development and improvement of the surrounding properties.

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

The proposed development of new restaurants and retail shops will enhance the availability of goods and services to the residents of the City, and will not be detrimental to or endanger the public health, safety, comfort, or welfare of the residents of the City.

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.

As depicted on the enclosed plans, the proposed development conforms to the zoning ordinances, and complies with the Design Guidelines as referred to within the zoning code and the 2013 Comprehensive Plan.

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

SUBDIVISION PRELIMINARY PLAN APPLICATION

Received Date
St. Charles, IL

MAY 12 2014

CDD
Planning Division

CITYVIEW	
Project Name:	<u>Buona Beef - 2425 W. Main</u>
Project Number:	<u>2014 -PR- 014</u>
Application No.:	<u>2014 -AP- 027</u>

Instructions:

To request approval of a subdivision, complete this application and submit it with all required attachments to the Planning Division.

When the application is complete City 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 proposed subdivision 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): <u>09.29.400.106 09.29.400.107 AND 09.29.400.108</u>
	Street Address (or common location if no address is assigned): <u>2425 W. MAIN STREET, ST. CHARLES, IL</u>
2. Applicant Information:	Name: <u>ST. CHARLES MAIN STREET PARTNERS LLC</u> Phone: <u>708.366.0550</u>
	Address: <u>610 KEYSTONE VENTURES, LLC 418 CLINTON PLACE RIVER FOREST, IL 60305</u> Fax: <u></u>
3. Record Owner Information:	Name: <u>TED PALPANT</u> Phone: <u>719.395.0911</u>
	Address: <u>19000 MOUNTAIN VIEW RR. BUENA VISTA, CO 81211</u> Fax: <u></u>
4. Billing: <i>To whom should costs for this application be billed?</i>	Name: <u>ST. CHARLES MAIN STREET PARTNERS LLC</u> Phone: <u>708.366.0550</u>
	Address: <u>610 KEYSTONE VENTURES, LLC 418 CLINTON PLACE RIVER FOREST, IL 60305</u> Fax: <u></u>
	Email: <u>THAGUE@KEYSTONE VENTURES LLC.COM</u>

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 Exhibit 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://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.
- ❑ **PRELIMINARY PLANS:** Depicting all features listed in the Subdivision Preliminary Plan Checklist and the "Stormwater Management Requirements for Preliminary Plans."
- ❑ **SUBDIVISION PRELIMINARY PLAN CHECKLIST (COMPLETED)**
- ❑ **STORMWATER MANAGEMENT REPORT:** One copy of written information (reports, calculations, etc.) as described in the Stormwater Management Requirements for Preliminary Plans.

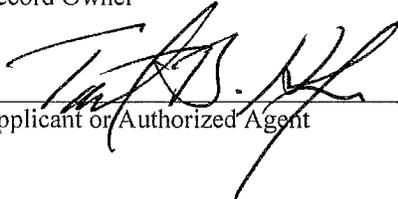
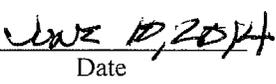
☐ **TREE PRESERVATION PLAN**

For sites with existing trees 6” or more in diameter: Twenty-two copies of a Tree Preservation Plan shall be submitted as part of the preliminary plan set and shall be at the same scale as the grading plan. Refer to attached “Tree Preservation Plan Requirements”.

☐ **ADDITIONAL WRITTEN INFORMATION:**

- Summary of Proposed Development sheet
- Proposed deviations from subdivision requirements, if any.
- For developments with residential units, Park and School Land/Cash and Inclusionary Housing worksheets

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

_____ Record Owner	_____ Date
 Applicant or Authorized Agent	 Date

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 Date
St. Charles, IL
MAY 22 2014
CDD
Planning Division

CITYVIEW	
Project Name:	2425 W. Main - Buona
Project Number:	2014 -PR- 014
Application Number:	2014 -AP- 023

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):	09.29.400.106, 09.29.400.107, and 09.29.400.108	
	Proposed Subdivision Name:	2425 W. MAIN STREET, ST. CHARLES, IL	
2. Applicant Information:	Name	ST. CHARLES MAIN STREET PARTNERS LLC	
	Address	418 KEYSTONE VENTURES, LLC 418 CLINTON PLACE RIVER FOREST, IL 60205	
	Phone	708.766.0550	
3. Record Owner Information:	Name	TED PALPAUT	
	Address	1900 MOUNTAIN VIEW DR. BUENA VISTA, CO 81211	
	Phone	719.395.0191	
4. Billing: <i>To whom should costs for this application be billed?</i>	Name	ST. CHARLES MAIN STREET PARTNERS LLC	
	Address	418 KEYSTONE VENTURES, LLC 418 CLINTON PLACE RIVER FOREST, IL 60205	
	Phone	708.766.0550	
		Fax	
		Email	THASQUE@KEYSTONE VENTURES.LLC.COM
		Fax	
		Email	COLORADO SOLAR ENERGY@WILDBLUE.NET
		Fax	
		Email	THASQUE@KEYSTONE VENTURES.LLC.COM

Attachment Checklist

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

If the owner is not the applicant, an original letter of authorization from the owner permitting the applicant to act on his/her behalf is required. If the owner or applicant is a Trust, a disclosure of all beneficiaries; if the owner or applicant is a Partnership, a disclosure of all partners; if the owner or applicant is a Corporation, a disclosure of all owners with an interest of at least ten percent (10%).
- ❑ **LEGAL DESCRIPTION:** For entire subject property, on 8 ½ x 11 inch paper
- ❑ **FINAL PLAT SUBMITTAL CHECKLIST (Completed)**
- ❑ **PLANS:**

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

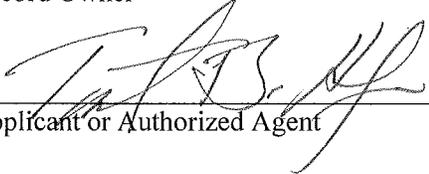
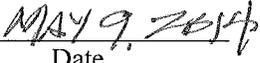
Copies of Plans:

 - Initial Submittal - Fifteen (15) full size copies, Three (3) 11" by 17", and a PDF electronic file on a CD-ROM.
 - Revision Submittal for Planning Commission - Twenty-Two (22) full size copies, Three (3) 11" by 17" and a PDF electronic file on a CD-ROM.
- ❑ **COVENANTS:** One copy of proposed agreements, provisions, or covenants which will govern the use, maintenance, and continued protection of the planned development and any of its common open space.
- ❑ **WORKSHEETS (For residential developments):**
 - Park and School land/cash worksheets in accordance with Title 16 of the St. Charles Municipal Code with population projections establishing anticipated population and student yields.
 - Inclusionary Housing Worksheet
- ❑ **ADDITIONAL APPLICATION:**
 - For Planned Unit Developments, a PUD Final Plan Application has been submitted.
 - For all other Subdivisions, a Subdivision Final Engineering Plan Application has been submitted.

ITEMS TO BE SUBMITTED PRIOR TO CITY COUNCIL APPROVAL:

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

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

_____ Record Owner	_____ Date
 Applicant or Authorized Agent	 Date